

Clevedon Heritage Report

For: Manukau City Council
By: Etud Ltd
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1.0 Background

Manukau City Council (MCC) is in the process of preparing a Sustainable Development Plan for Clevedon Village, the key principles, concepts and outcomes of which will be incorporated into a future Plan Change to the Manukau Operative District Plan for Clevedon Village. The document sets out a strategy to guide the future development of Clevedon over the next 50 years.

As part of the process, Opus International Consultants (Opus) undertook a study that incorporates heritage assessments of built heritage sites within the Clevedon CBD. Of those assessed, following visual observations of the exterior, 35 built heritage sites were identified as being suitable for inclusion in the MCC District Plan.

2.0 Commission

ET Urban Design Ltd was commissioned by Manukau City Council in September 2010 to undertake professional, independent and objective heritage evaluations for 10 buildings in Clevedon Village.

3.0 Brief

The brief required ET Urban Design Ltd to review the report produced by Opus, specifically the 35 built heritage sites considered suitable for inclusion in the MCC District Plan, and undertake professional, independent and objective heritage evaluations for 10 of the buildings identified in Clevedon Village, and where appropriate, highlight the level and extent of protection considered appropriate.

4.0 Methodology

Following a review of the 35 heritage assessments undertaken (25 of which are buildings), a number of inconsistencies between the individual assessment sheets and final recommendations were evident. Furthermore, a number of buildings identified fell outside the study area. In identifying a number of buildings to revisit and assess further for the purpose of this report, the recommendations made in the individual assessment sheets informed the final choice.

Of those remaining 14 heritage assessments (for buildings only), 10 were chosen for further research and evaluation based on the initial findings and heritage values identified in the study.

A level of historical research was undertaken, and site visits were made on the 2nd, 3rd and 11th September 2010. Both external and internal inspections were carried out unless otherwise stated.

This report includes a brief historical summary of Clevedon and each of the 10 buildings identified; a physical description of each building, followed by an evaluation of the cultural heritage significance of the place and recommendations for future protection.

5.0 Constraints

The identification of only 10 buildings for evaluation in this report has been based on the limited timeframe available and is by no means an attempt to preclude the potential heritage significance of other items that fall outside the scope of this report.

The heritage evaluations have been carried out based on the information available at the time. Research for the assessment was undertaken to an extent that enables the building to be evaluated against the criteria, but is not exhaustive.

Full access to the interior of a number of buildings was not made available at the time of the site visits. Those interiors that were inspected did not include access to the roof space.

This report does not include an archaeological assessment of the site, an assessment of trees or an assessment of the importance of the place to Tangata Whenua.

6.0 Acknowledgements

ET Urban Design Ltd would like to acknowledge the support of Manukau City Council Planning Department in sourcing property information. Thanks must also be extended to the Clevedon and Districts Historical Society, in particular Jessie Munro and Fraser Murray, for their help, together with a number of Clevedon residents for being so accommodating.

7.0 Historical background

Between 1250 and 1350, Ngai Tai and Ngāti Paoa, tangata whenua of present-day Clevedon, established themselves in the area. Ngai Tai named the land Te Wairoa, which describes both the river and its surroundings, encompassing Clevedon village and the wider Clevedon district. Otau is another name traditionally applied by Ngai Tai to Clevedon, referring to the narrow stretch of the Wairoa River that winds through the village.¹ To the European settlers, the area became known as Wairoa or Wairoa South.

In 1836, the Fairburn Purchase saw the acquisition of over 80,000 acres of Ngai Tai land, but the purchase was challenged and by 1848, disallowed. This left Fairburn with a much smaller grant of 5,500 acres and in 1854, the commission granted just over 6,000 acres around Umupuia to Ngai Tai chiefs as 'Native reservation' and compensated them £500 for loss of their other land, but payments were not received.² Before the grants were made official, a number of European immigrants had arrived in Wairoa, the first among them in 1853 were George Hoyer and Duncan and Marion McNicol, Scottish immigrants who had previously spent time in the goldfields of Australia. This was a common pattern for a number of Wairoa settlers, going first to Australia before looking for a more permanent home in New Zealand.³ Most of the early European settlers were Scottish or English.

¹ Draft Sustainable Development Plan for Clevedon Village, August 2010 (from Green, Nat (2010) Otau, a Ngai Tai Cultural Heritage Assessment of Clevedon Village, Wairoa Valley)

² Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

³ Ibid.

In 1854, Wairoa land became available for settler purchase. Hoyer and the McNicols acquired land across the river from the Fairburn blocks. In the same year, James Sangster Wilson arrived in the Wairoa, documenting in his diary his encounters and participation in the trade circuit, the primary means of communication being via the river. Ngai Tai and Ngāti Paoa were engaged by settlers to build their first shelters. The Thorp family settled across the river from the McNicols and Hoyes in 1854; an English family whose contribution to the history and development of the area is highly regarded.⁴

By the early 1860s, a community was established with places of worship, a school, a library and the completion of the first bridge over the Wairoa River. This was also the time of the land wars, occurring throughout the Waikato, which resulted in Wairoa being transformed into a battleground, which left its mark on the land.⁵ Between 1864-5, Otatau and much of the land of the Upper Wairoa Valley were lost to Ngai Tai by confiscation.⁶

In 1865, the SS Viola brought a large influx of Scottish immigrants to Wairoa, under the Northern Waikato Immigration Scheme.⁷ A section of the area was divided into 10-acre settlement blocks, allotted to the settlers by the Government. Although many did not stay, the early settlement has helped shape the form of the village today.

European settlers knew the area as Wairoa or Wairoa South (Te Wairoa), but by 1886, according to Post Office records, the name Clevedon came into being and was slowly accepted for the name of the village.⁸

By the early twentieth century, Clevedon was an established rural community, with farming at the heart of its economy. The majority of Clevedon's buildings date from the twentieth century, resulting in a variety of architectural styles. A number of the earlier homesteads remain; primarily located on the outskirts of the village. Over time, subdivision has changed the pattern of development, gradually altering the appearance of the village. Today, Clevedon is a home, a commercial centre and a tourist destination.

8.0 Clevedon's buildings

Clevedon has a distinctive character which has evolved over the years. Its rural landscape and village core provide evidence of a range of built heritage from early settler's homes to later twentieth century structures; all acting as physical reminders of the area's important cultural heritage.

A number of buildings are already identified as having heritage significance and are protected in the MCC District Plan. But even the more modest buildings can represent an important aspect of Clevedon's past.

This report looks at 10 buildings within Clevedon Village, and assesses them against the evaluation criteria in set out in Appendix 6A of the MCC District Plan.

⁴ Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

⁵ Draft Sustainable Development Plan for Clevedon Village, August 2010 (from Green, Nat (2010) Otatau, a Ngai Tai Cultural Heritage Assessment of Clevedon Village, Wairoa Valley)

⁶ Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

⁷ Ibid.

⁸ Murray, F., 2009, *Yester-years*

9.0 Buildings to be evaluated

- 1 Monument Road
- 8 Monument Road
- 7 Papakura-Clevedon Road
- 17 Papakura-Clevedon Road
- 19 Papakura-Clevedon Road
- 29 Papakura-Clevedon Road
- 54 Papakura-Clevedon Road
- 65 Papakura-Clevedon Road
- Former North School building, Thorps Quarry Road
- 17 Clevedon-Kawakawa Road

It is worth noting here that although it is acknowledged that the extent of scheduling in the MCC District Plan does not currently extend to site surrounds, for completeness, it is considered important to note where the protection of the site surrounds can further safeguard the cultural heritage values of a place. In some instances therefore, recommendations for protection extend to cover the site surrounds, but do not feature in the final summary.

10.0 1 Monument Road



Figure 2: 1 Monument Road (ET Urban Design Ltd, 2010)

10.1 Identification of the place

10.1.1 Address

1 Monument Road, Clevedon

NZTM ref.: Easting: 1781197.90 / Northing: 5903660.50
Longitude: 175.036247 / Latitude: -36.995755

10.1.2 Ownership

The site of the subject property is in the ownership of Ms Ann Long.

10.1.3 Legal description

PT ALLOT 5 PARISH OF WAIROA

10.1.4 Local authority designation

1 Monument Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

10.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. Based on the age of the property and the information discovered to date, the place is not considered an archaeological site by definition of Section 2a(i) and 2b of the Historic Places Act 1993.

10.1.6 Site and location

1 Monument Road is located on a site flanked by Papakura-Clevedon Road to the west and Monument Road (formerly East Road) to the east, within the village of Clevedon. The building sits on a relatively level site, orientated so that the principal elevation fronts Papakura-Clevedon Road. The surrounds of the building are primarily laid to lawn, with a driveway to the east. An early timber framed, corrugated iron clad outbuilding sits to the north of the building, while a comparatively modern double garage structure is located to the east. The building occupies its original, albeit smaller, site.



Figure 3: Site boundary, with 1 Monument Road in top section (courtesy of maps.auckland.govt.nz)

10.2 Brief history

1 Monument Road was built in August 1914 for William Hyde, the first Vicar's Warden of the Parish. William was the son of Thomas Hyde and his wife Mary Sutherland⁹. The former, with George Couldrey, established the first general store on the western banks of the Wairoa river, and in 1865, had the 15-ton cutter *Rapid* built to provide the first regular professional service for commercial activities on the river, centred on Clevedon.¹⁰ Doris Hyde, the daughter of William Hyde, acquired the property and lived there until the 1970s.

The family name was no doubt given to Hyde Road, which is located at the southern section of the original family land parcel and links Papakura-Clevedon Road to the west with Monument Road to the east.

⁹ Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

¹⁰ Murray, F., 2009, *Yester-years*

The property was constructed by Jack Henderson and Tom Murray, the latter, a local builder who constructed over 100 houses in the surrounding district. The signatures of the builders are said to have been found pencilled into timber with a further note recording (along the lines of) *August 1914 War broke out in Europe*. However, during the 1996 extensions, the timber was removed from the building.¹¹

10.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

Date	Event
1914	Original construction of building for William Hyde. The property stayed in the Hyde family for several decades.
c.1970s	The building was purchased by the Box family.
c.1980s	Mr and Mrs Barry bought the property.
1996	Extensions were added to the rear (east) elevation.
1999	Mr and Mrs Long acquired the property. Ms Ann Long remains the current owner.
2000	A wrap-around deck and verandah was added to the building.

10.3 Building description

10.3.1 Style and form

The single storey building is an example of the single bay villa style with square plan and hipped shape roof, typical of the late Victorian to early Edwardian architectural period. The building has been extended to the rear (east elevation), resulting in an elongated 'bay' and associated addition beneath the extended rear verandah.

10.3.2 Exterior

Construction

The original building is constructed of timber framing with kauri plain weatherboards and a long-run corrugated iron roof. A brick chimney is positioned on the southern roof slope and unusual splayed concrete steps form the access to the principal western entrance.



Figure 4: West elevation (ET Urban Design Ltd, 2010)



Figure 5: East elevation (ET Urban Design Ltd, 2010)

¹¹ Oral information from Ann Long (current owner), September 2010



Figure 6: Outbuilding to north (ET Urban Design Ltd, 2010)



Figure 7: Concrete steps to front entrance (ET Urban Design Ltd, 2010)

Detail

The principal gabled bay is faceted with boxed framed double-hung sash windows and decorated with carved eaves brackets, droppers and finial. Similar detailing has been adopted in the rear bay extension. Both bays are linked by a bull-nose verandah which runs along the west, north and east elevations, supported by plain squared posts, with decorative droppers and scroll brackets. The principal entrance door to the west elevation is timber with two panels to the bottom section and single glazed panel to the top with patterned green glass. Positioned to the left of the door is a 'Chicago window'¹². The glazing throughout the property is a mixture of traditional cylinder glass and modern float glass.

10.3.3 Interior

Layout

The internal floor plan of the building features the typical layout of a late Victorian/early Edwardian villa, with all rooms clearly separated and accessed via a central hallway that extends from the front (western end) of the property through into the existing extension (eastern end) which accommodates the kitchen, lounge and laundry area. The original building comprises four rooms – two either side of the hallway.

Fabric and features

Throughout the building, the floors are considered to be of Rimu tongue and groove boards. The internal wall construction is assumed to be consistent of the period – with supporting timber framing and horizontally fixed timber lining boards. The walls generally have a smooth painted finish. The ceilings within the original section of the building are board and batten with mixture of either a painted or unpainted finish. The borders are finished with built up timber moulded skirting and architraves with a deep cornice in the bay sitting room. The internal hallway doors are four panelled with original fittings.

The back-to-back chimney features a cast iron fireplace with timber surround and mantle adorned with carved acanthus leaves and fan detailing in the sitting room. In the adjoining bedroom, the fireplace has been boarded over and it is unclear whether any original fabric remains behind.

¹² A two-over-two double hung sash window flanked by two narrow windows of the same height.



Figure 8: Front room fireplace (ET Urban Design Ltd, 2010)



Figure 9: Front room board and batten ceiling (ET Urban Design Ltd, 2010)

10.3.4 Modifications

A single storey timber weatherboard and metal roofed extension was added to the east elevation in 1996, forming the existing lounge, kitchen and laundry areas. The design has evidently taken its cue from the principal faceted bay on the front of the villa. In 2000, a wrap-around deck and bull-nose verandah was added to the west, north and east of the building. The style and proportions of the verandah were based on the original verandah to the west elevation, which had previously been in-filled. A number of top-hung windows have been installed in the north elevation.

10.3.5 Condition

The building is in good condition overall.

10.3.6 Use

The building continues its original use as a private residence.

10.4 Observations

1 Monument Road has local historical significance in exhibiting an association with a family that played a role in the development of the area's early history, and is remembered in one of the village road names. The building is located on its original site and on a section of the original landholding. The building has further associations with local builders Jack Henderson and Tom Murray who, between them, played a significant part in the physical development and appearance of the village.

Although the building is a late example of a single bay villa, it has some significance on a local scale being representative example of the Victorian architectural typology within the district. Although the building has undergone alterations and additions, the architectural integrity of the building's form, style and features has not been lost.

In a contextual sense, the building and its setting with early outbuilding, has some merit in demonstrating the character of an early twentieth century residential building in the village. The building has group value with other bay villas in relatively close proximity, such as 8 Monument Road and 29 Papakura-Clevedon Road.

10.5 Evaluation criteria

1 Monument Road:

- (i) reflects a representative example of the building typology associated with the early twentieth century growth of the area.
- (ii) is associated with the Hyde family, early European settlers in the district.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal in its original form as a single bay villa.
- (xii) is one of a group of villas within the area, representative of the architectural style and manner of construction of the period.
- (xiii) was constructed by builders who made a special contribution to their trade on a local scale, and provides an understanding of their work.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates integrity of historic form and fabric. Although compromised to a degree by later additions and modifications, they do not significantly detract from its overall cultural heritage values. Retains is original residential use.
- (xviii) retains its domestic setting and relationship with early outbuilding.
- (xx) has aesthetic, architectural, cultural, historical, educational and traditional value for present and future generations.

10.5.1 Recommendations

In consideration of the above evaluation, it is felt that 1 Monument Road is a borderline case due to it being a late example of a single-bay villa which has been extended and modified. It is nevertheless recommended for protection as a Group 2 building, including interior and site surrounds, in Schedule 6A of the District Plan.

11.0 8 Monument Road



Figure 10: 8 Monument Road (ET Urban Design Ltd, 2010)

11.1 Identification of the place

11.1.1 Address

8 Monument Road, Clevedon

NZTM ref.: Easting: 1781257.85 / Northing: 5903705.59
Longitude: 175.036909 / Latitude: -36.995338

11.1.2 Ownership

The site of the subject property is in the ownership of Mr and Mrs De Monchy.

11.1.3 Legal description

LOT 15 DP 35061

11.1.4 Local authority designation

8 Monument Road is not currently listed in Schedule 6A – Buildings and Objects to be Protected in Manukau City Council's Operative District Plan 2002.

11.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. Based on the age of the property and the information discovered to date, the place is not considered an archaeological site by definition of Section 2a(i) and 2b of the Historic Places Act 1993.

11.1.6 Site and location

8 Monument Road is located along Monument Road (formerly East Road) which runs roughly north to south within the village, and continues out of the village for some several kilometres. The building sits on a relatively level site, orientated so that the principal elevation fronts Monument Road. The surrounds of the building consist of both soft and hard landscaping, with a driveway to the south and a fenced swimming pool to the east (rear). The property benefits from views of the countryside to the east. The building occupies its original site.



Figure 11: Site boundary (courtesy of maps.auckland.govt.nz)

11.2 Brief history

8 Monument Road was built in April 1914 for George McKenzie, of the early McKenzie family who were among the immigrants to arrive on the *SS Viola* in 1865. At this time, the property formed part of the farm landholding at 17 Clevedon-Kawakawa Road (originally owned by the Wilson family) and continued to do so when the land (and buildings) were purchased by the Cunningham family in 1936. It has had a number of owners since.

The property was constructed by Jack Henderson and Tom Murray, the latter was a local builder who constructed over 100 houses in the surrounding district.

11.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

Date	Event
1914	Original construction of building for George McKenzie.
1936	The building was acquired by the Cunningham family.

1951-1966	The home of Brian and Hilda Cunningham. At this time, the front verandah was in-filled. ¹³
c.2003 - 2009	Additions and alterations were made to the building by a Mr and Mrs Trevithick. ¹⁴
2010	The property was purchased by Mr and Mrs De Monchy.

11.3 Building description

11.3.1 Style and form

The single storey building is an example of the single bay villa style with square plan and hipped shape roof, typical of the late Victorian to early Edwardian architectural period. An extensive rectangular extension with hipped roof has been added to the rear, forming a further living area and garage.

11.3.2 Exterior

Construction

The original building is constructed of timber framing with plain weatherboards and a long-run corrugated iron roof. The same materials are generally continued through into the extension. A gabled porch has been added to the front (west) elevation.



Figure 12: West elevation (ET Urban Design Ltd, 2010)



Figure 13: East elevation showing extension (ET Urban Design Ltd, 2010)

Detail

The principal gabled bay is faceted with boxed framed double-hung sash windows (also featured elsewhere on the property), and decorated with carved eaves brackets, droppers and finial. A bull-nose verandah runs along the remainder of the front (west) elevation which has been in-filled with weatherboards and modern glazed units. The glazing throughout the property is a mixture of traditional cylinder glass and modern float glass.

11.3.3 Interior

Layout

The internal floor plan of the building features the typical layout of a late Victorian/early Edwardian villa, with all rooms clearly separated and accessed via a central hallway that extends from the front (western end) of the property through into the new extension

¹³ Oral information from Hilda Cunningham (owner of 17 Clevedon-Kawakawa Road), September 2010

¹⁴ MCC Property file, September 2010.

(eastern end) which accommodates the kitchen, lounge and rear entrance hall. The original building comprises five rooms – three rooms to the left and two rooms to the right of the hallway.

Fabric and features

Throughout the original section of the building, timber floors and board and batten ceilings remain. The borders are finished with built up timber moulded skirting and architraves. The internal hallway doors are four panelled with original fittings.



Figure 14: Original hallway (ET Urban Design Ltd, 2010)



Figure 15: Original flooring (ET Urban Design Ltd, 2010)

11.3.4 Modifications

To the front elevation, the original bull-nose verandah has been in-filled to form an additional internal space, with a gabled porch added to the entranceway. To the rear garden area, a swimming pool was installed in c.2003 and in c.2007, a single storey timber weatherboard and metal roofed extension was added to the east elevation, linked to the principal villa by a lean-to addition. A number of French doors and a verandah have been added to the north elevation. Internal alterations, including the relocation of the kitchen, a fireplace and the creation of an en-suite and wardrobe to the master bedroom were undertaken in c.2009.

11.3.5 Condition

The building is in good condition overall.

11.3.6 Use

The building continues its original use as a private residence.

11.4 Observations

8 Monument Road has local historical significance in exhibiting an association with a family that played a role in the development of the area's early history. The building is located on its original site. The building has further associations with local builder's Jack Henderson and Tom Murray who, between them, played a significant part in the physical development and appearance of the village.

Although the building is a late example of a single bay villa, it has some architectural significance on a local scale being a representative example of that Victorian typology

within the district. Although much of the original building's form and style remains, its scale and features have been compromised by a disproportionate addition and further alterations.

In a contextual sense, the building has presence in the streetscape and has merit in reinforcing the character of early twentieth century residential buildings in the village. The building has group value with other bay villas in relatively close proximity, such as 1 Monument Road and 29 Papakura-Clevedon Road.

11.5 Evaluation criteria

8 Monument Road:

- (i) reflects a representative example of the building typology associated with the early twentieth century growth of the area.
- (ii) is associated with the McKenzie family, early European settlers in the district .
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal as a single bay villa, albeit altered.
- (xii) is one of a group of villas within the area, representative of the architectural style and manner of construction of the period.
- (xiii) was constructed by builders who made a special contribution to their trade on a local scale, and provides an understanding of their work.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates some integrity of historic form and fabric. Although compromised by later additions and modifications. Retains is original residential use.
- (xviii) retains its domestic setting and streetscape value.
- (xx) has aesthetic, architectural, cultural, historical, educational and traditional value for present and future generations.

11.5.1 Recommendations

In consideration of the above evaluation, it is felt that 8 Monument Road is a borderline case due to it being a late example of a single-bay villa and based on its additions and alterations. It is therefore recommended that the building not be considered for protection as in Schedule 6A of the District Plan.

12.0 7 Papakura-Clevedon Road



Figure 16: 7 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

12.1 Identification of the place

12.1.1 Address

7 Papakura-Clevedon Road, Clevedon

NZTM ref.: Easting: 1781275.04 / Northing: 5904009.44
Longitude: 175.037029 / Latitude: -36.992597

12.1.2 Ownership

The site of the subject property is understood to be in the ownership of S. T. P. Limited.

12.1.3 Legal description

Pt Allot 5 Parish of Wairoa & Deeds Plan 1380

12.1.4 Local authority designation

1 Monument Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

12.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its association with human occupation prior to 1900.

12.1.6 Site and location

7 Papakura-Clevedon Road is located on the west side of the main road in the centre of Clevedon village. The building sits on the street frontage, parallel to the road and on a relatively level site. To the rear of the site is hard-surfacing for car parking, accessed via a route along the right side of the building. Directly to the rear of the building are a number of outbuildings, some of which are likely to be associated with the early business. Among these is a 'copper', the original brick and corrugated iron construction still largely intact and providing an interesting physical and functional association with the early use of the principal building. The building occupies its original site.



Figure 17: Site boundary (courtesy of maps.auckland.govt.nz)

12.2 Brief history

7 Papakura-Clevedon Road was constructed in 1936 as a purpose-built butchers shop and office for Hawthorn & Munro Ltd. At that time, the company had long been established in the village having gained a licence to operate an abattoir along East (now Monument) Road as early as 1909. The business provided regular local employment until the 1950s and serviced butcher shops in Clevedon, Papakura, Manurewa and Papatoetoe.¹⁵

Prior to the construction of the subject building, the site was occupied by the 'orderly room' (so defined as a room for military business), likely related to the early military activities of the district which started as early as 1863.¹⁶

¹⁵ Munro, J. 2010, *Clevedon, a confident, stable rural community, 1900-1970*

¹⁶ Murray, F. 2009, *Yester-years*



Figure 18: Shop c.1940s (courtesy Clevedon and District Historical Society)

12.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

Date	Event
1936	Original construction of the building for Hawthorn & Munro Ltd as a butchers shop and office.
1973	Plans for a PWC structure to the rear of the building, and constructed by Tom and Fraser Murray for Clevedon Meats Ltd.
1979	Structural proposals by David A. Forrest for Ross Williams for a new opening to the front elevation to form a take-away bar. Further planned drawings for a duct for Clevedon Takeaways by Bruce Wallace Ltd. ¹⁷
1980s	A hair salon was established in the former butcher's shop. ¹⁸

12.3 Building description

12.3.1 Style and form

The single storey building is of a plain commercial architectural style with rectangular plan and sloping roof behind a stepped parapet. An unadorned flat roofed verandah, supported by original metal cable ties, is attached to the front elevation.

12.3.2 Exterior

Construction

The building appears to incorporate both a brick and timber framed construction. The principal façade being of rendered brick, the rear of painted brick and the side (north) elevation finished in plain timber weatherboards. Behind the parapet appears to be a corrugated metal roof.

¹⁷ MCC Property File, September 2010

¹⁸ Oral information from hair salon owner, September 2010



Figure 19: East elevation showing original shop-front (ET Urban Design Ltd, 2010)



Figure 20: View of side and rear from north-west (ET Urban Design Ltd, 2010)

Detail

Along the top of the façade, just beneath the parapet, the original company name “Hawthorn & Munro Ltd” remains; all the more pronounced by the recent use of contrasting paint colour. The building largely retains its original timber shop front, comprising a large window with four fixed lights above, a recessed entryway and fixed glazed multi-paned unit above the door. The frontage is finished up to door head height with plain white tiles, topped by a black tile band and detailed with the initials “H & M” in black tiles beneath the main window. To the right side of the window, within the entryway recess, are blue patterned tiles with a cow motif.



Figure 21: Hawthorn & Munro tiled logo to base of shop-front (ET Urban Design Ltd, 2010)



Figure 22: Cow motif on tiles to entryway (ET Urban Design Ltd, 2010)

12.3.3 Interior

Layout

The internal floor plan of the building features two principal spaces; the original butcher’s shop (now hairdresser) on the left and the former company office (now takeaway) on the right. It is likely that a number of internal partitions have been added to the rear section of the shop, and changes made to accommodate the takeaway, however, the proportions of the spaces overall remain largely intact.

Fabric and features

The original tiles that feature on the façade continue through into the interior of the shop. Physical evidence of the building’s former use as a butcher’s shop remain in features such as suspended metal hooks and vents in both the coving and ceiling. Within the rear section of the building, the original cool store/fridge is evident and continues to be utilised. New floor covering features throughout, although it is unclear what fabric remains beneath.



Figure 23: Ceiling hooks (ET Urban Design Ltd, 2010)



Figure 24: Door to cool store (ET Urban Design Ltd, 2010)

12.3.4 Modifications

The original door and small window in the right section of the front elevation have been replaced by a larger opening (fitted with a roller door) to accommodate the takeaway. Two double hung sash windows have been removed from the side (north) elevation and another opening installed. No evidence remains of the original windows, suggesting that new weatherboards have been fitted at some stage.

12.3.5 Condition

The building is in good condition overall.

12.3.6 Use

Although no longer a butcher's shop and office, the building maintains its commercial use and continues to offer services to the village as a hairdressers and takeaway.

12.4 Observations

7 Papakura-Clevedon Road has local historical significance in exhibiting a clear association with a locally established business that contributed to the economy of the district from the early twentieth century. It is also representative of changes to the global economy in the 1970s which affected the traditional meat and dairy industry, meaning farmers had to diversify or find work elsewhere.¹⁹

The building has some architectural significance as a 1930s purpose-built commercial building; the form, fabric and features of which remain largely intact. It also retains its relationship with its setting and associated outbuildings.

In a contextual sense, the building has presence, contributing to a varied, yet coherent townscape.

¹⁹ Draft Sustainable Development Plan for Clevedon Village, August 2010

12.5 Evaluation criteria

7 Papakura-Clevedon Road:

- (i) is a representative example of a local business that contributed to the commercial activity and growth of the district from the early twentieth century onwards.
- (ii) is associated with a business and associated families of local importance.
- (iii) provides knowledge of local history and teach us about the past.
- (vii) is an important element in the community's consciousness and makes a contribution to the identity of the district.
- (x) has aesthetic appeal as a good, and relatively intact, example of a 1930s commercial building with original shop front.
- (xii) has architectural merit as an authentic example of its type in the district.
- (xvii) demonstrates integrity of historic form, fabric and features, and the extent of modifications does not detract from the cultural heritage value of the place. The building retains a commercial use and provides evidence of the continuity between past, present and future.
- (xviii) retains its original street front setting and contributes to a varied, yet coherent townscape.
- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational, social, townscape and traditional value for present and future generations.

12.5.1 Recommendations

In consideration of the above evaluation, it is recommended that 7 Papakura-Clevedon Road is considered for protection as a Group 2 building, including interior and site surrounds, in Schedule 6A of the District Plan.

13.0 17 Papakura-Clevedon Road



Figure 25: 17 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

13.1 Identification of the place

13.1.1 Address

17 Papakura-Clevedon Road, Clevedon

NZTM ref.: Easting: 1781242.30 / Northing: 5903940.01
Longitude: 175.036678 / Latitude: -36.993229

13.1.2 Ownership

The site of the subject property is understood to be in the ownership of Mr Frederick Sanders.

13.1.3 Legal description

Pt Allot 5 Parish of Wairoa

13.1.4 Local authority designation

17 Papakura-Clevedon Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

13.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its association with human occupation prior to 1900.

13.1.6 Site and location

17 Papakura-Clevedon Road is located on the west side of the main road in the centre of Clevedon village. The building is slightly set back from the street frontage, but sits parallel to the road and on a relatively level site. The area to the front of the property is paved. The side access and the open area to the rear of the site are hard-surfaced. A small structure is located to the north of the principal building and a workshop and garage are positioned in direct proximity to the rear. A small area of lawn is located to the north, between the three buildings. It is unknown whether the building occupies its original site.



Figure 26: Site boundary (courtesy of maps.auckland.govt.nz)

13.2 Brief history

It is unclear when the building at 17 Papakura-Clevedon Road was built and whether it was erected on site or relocated from another. What is known is that the site was occupied by Robert Couldrey, a bootmaker, and son of George Couldrey who established the first general store on the western banks of the Wairoa River with Thomas Hyde in 1865. Reference is made to Couldrey's house being 'burned down'²⁰, possibly in 1910, which could suggest that the present building was established on this site after this time, although this is uncertain. Couldrey's small workshop was located to the southern corner of the site, a similar structure of which has been rebuilt to the north of the existing building and used as a craft shop.

The property was later transferred to Bessie Couldrey (daughter of Robert) who married William Dawe, one of Hawthorn and Munro's long-time employees and considered an integral part of the village.

²⁰ Murray, F., 2009, *Yester-years*, p.55

13.2.1 Chronology of events

The following is a chronological summary of known events associated with the building based on the historic certificate of title and property file:

Date	Event
Post c.1910	The current building was established on the site.
1941	Property owned by Bessie Dawe (nee Couldrey).
1962	The property transferred to Lionel Robert Dawe, a butcher from Mount Roskill and Ernest Horace Dawe, a Clerk from Clevedon.
1971	Transferred to Ernest Horace Dawe.
1983	The property is owned by Brett Wallis Kingdon Sanders, a licensed aircraft engineer.
1991	Purchased by Murray Lindsay Helm, a laboratory supervisor from Auckland and his wife Gina Helm.
1998	The property is transferred to Frederick Kingdon Sanders and Janice Sanders.

13.3 Building description

13.3.1 Style and form

The single storey building is an example of the square fronted villa style with square plan and pyramid/hipped shape roof, typical of the Victorian architectural period and one of the earlier forms in the evolution of the villa. A straight roofed verandah, with partial timber deck runs along the front elevation, and a modest lean-to (probably original) is located to the rear (west).

13.3.2 Exterior

Construction

The original building is most likely constructed of timber framing, with plain weatherboards and a long-run corrugated iron roof with boxed eaves. A metal cowl replaces the possible location of an earlier chimney. Access is gained to the entrance by a timber ramp.



Figure 27: East elevation (ET Urban Design Ltd, 2010)



Figure 28: Partial south and west elevations showing lean-to to rear (ET Urban Design Ltd, 2010)

Detail

Box framed double-hung sash windows featuring two-over-two panes are evident throughout the building, with a smaller version on the south wall of the rear lean-to. The frames are decorated with stop-chamfered detailing which is mirrored on the doorframe of

the principal entrance. The front door is a solid timber four-panel door, with patterned glazing in the top two panels and features an intricately detailed door knocker, possibly of iron. The straight roofed verandah to the front is supported by stop-chamfered square posts, but is otherwise unadorned. The glazing throughout the property is considered to be a mixture of traditional cylinder glass and modern float glass.



Figure 29: Window example (Et Urban Design Ltd, 2010)



Figure 30: Chamfered detail (ET Urban Design Ltd, 2010)



Figure 31: Front door (ET Urban Design Ltd, 2010)

13.3.3 Interior

Layout

The internal floor plan of the building features the typical layout of the late Victorian villa, with all rooms clearly separated and accessed via a central hallway that extends from the front (eastern end) of the property through into the rear lean-to (western end). The building comprises five principal rooms – three rooms to the left and two the right – and a lean-to. The rear right room (the north-western corner) is opened up into the hall which suggests that an internal wall may have been removed (although the direction of the ceiling boards continues through).

Fabric and features

The original timber floorboards largely remain throughout the building. The internal wall construction is assumed to be consistent of the period – with supporting timber framing and horizontally fixed timber lining boards. The walls generally have a painted finish. The ceilings are board and batten and the borders are finished with built up timber moulded skirting and architraves. Evidence suggests that a fireplace has been removed from the front right room.

13.3.4 Modifications

The building appears to be largely intact in both form and layout. The principal modifications have been to the front elevation with the replacement of what was likely to have been an original single double-hung sash window with a large four-light multi-paned unit, the two central lights being French casement doors. This has affected the symmetry of the front elevation. The verandah deck is of reduced proportions.

13.3.5 Condition

The building is in fair to good condition overall. General maintenance and re-painting required to rear and side elevations.

13.3.6 Use

The original use of the building was as a private residence. It now has a commercial use, occupying a flower shop and photographic studio/shop. It is unclear when this change of use took place, but a planned drawing²¹ from 2000 identifies the building as the 'existing house'.

13.4 Observations

17 Papakura-Clevedon Road has local historical significance in exhibiting an association with a family that played a role in the development of the area's early history.

Although potentially a late example of a square-fronted villa, the building has some significance as a largely intact, representative example of a Victorian architectural typology within the district. Although the building has undergone minor modifications, the architectural integrity of the building's form, style and features has not been lost.

Although domestic in scale and character, the building contributes to a varied, yet coherent townscape. Its contextual value is compromised somewhat by the large structure located in close proximity to the rear.

13.5 Evaluation criteria

17 Papakura-Clevedon Road:

- (i) reflects a representative example of the building typology associated with the early twentieth century growth of the area.
- (ii) is associated with the Couldrey family, early European settlers in the district.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal as a largely intact square fronted villa.
- (xii) is one of a group of villas within the area, representative of the architectural style and manner of construction of the period.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates integrity of historic form and fabric. Its minor modifications do not significantly detract from its overall cultural heritage values. No longer retains its original residential use.
- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational and traditional value for present and future generations.

²¹ MCC property file

13.5.1 Recommendations

In consideration of the above evaluation, it is recommended that 17 Papakura-Clevedon Road is considered for protection as a Group 2 building, including interior, in Schedule 6A of the District Plan.

14.0 19 Papakura-Clevedon Road



Figure 32: 19 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

14.1 Identification of the place

14.1.1 Address

19 Papakura-Clevedon Road, Clevedon.

There are two buildings with no.19 addresses; it is worth noting that subject building is shown as no.21 on the photographic aerial map.

NZTM ref.: Easting: 1781229.46 / Northing: 5903902.73
Longitude: 175.036543 / Latitude: -36.993567

14.1.2 Ownership

The site of the subject property is understood to be in the ownership of Mrs Janice Sanders.

14.1.3 Legal description

Pt Allot 5 Parish of Wairoa

14.1.4 Local authority designation

19 Papakura-Clevedon Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

14.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its association with human occupation prior to 1900.

14.1.6 Site and location

19 Papakura-Clevedon Road is located on the west side of the main road in the centre of Clevedon village. The building is set back from the street frontage, but sits parallel to the road and on a relatively level site. A ramped concrete access leads up to either side of the verandah with low level brick borders. The site is hard-surfaced to the front side and rear. An established oak tree is located to the rear of the site. The building does not occupy its original site.



Figure 33: Site boundary (courtesy of maps.auckland.govt.nz)

14.2 Brief history

The building at 19 Papakura-Clevedon Road was the residence of Jack Munro and his wife Maria. Jack was a local blacksmith and the son of George Munro, one of the early settlers who arrived in 1857. The building was moved to its present site from Creighton Road by bullock dray in the mid 1890s. It is not known when the building was originally constructed however its architectural style is typical of the latter part of the nineteenth century. Jack Munro purchased three sections; one for a horse paddock (for the horse-shoeing etc), one for the blacksmith's shop and forge, and the third for the house.²² It is thought that he remained in the property until the mid 1950s²³.

Little is known about the building's more recent history or when changes were made to the property. It is currently in use as a second hand store.

²² Oral information from Jessie Munro, September 2010.

²³ Oral information from Fraser Murray, September 2010.

14.3 Building description

14.3.1 Style and form

The single storey building is an example of the square fronted villa style with square plan and pyramid/hipped shape roof, typical of the Victorian architectural period and one of the earlier forms in the evolution of the villa. A lean-to verandah with concrete base runs along the front elevation, and a large extension is located to the rear (west).

14.3.2 Exterior

Construction

The original building is most likely constructed of timber framing, with plain weatherboards and a short-run corrugated iron roof with boxed eaves. A large extension of weatherboards and mono-pitch metal roof is attached to the rear (west) elevation.



Figure 34: East elevation (ET Urban Design Ltd, 2010)



Figure 35: Rear addition from north-west (ET Urban Design, 2010)

Detail

A box framed double-hung sash window with six-over-six panes features either side of the principle door on the front elevation. The door is timber with four panels, the top two of which are glazed. The verandah to the front is supported by chamfered square posts, but is otherwise unadorned. The glazing throughout the property is considered to be a mixture of traditional cylinder glass and modern float glass.

14.3.3 Interior

Access to the building was limited to the front section of the current shop. The floor plan no longer reflects the layout expected of this villa type. Internal walls appear to have been removed and few original features remain visible. A board and batten is evident in a room to the rear right of the villa. In the areas visible, it is unknown whether original features have been removed entirely or whether anything remains hidden beneath later 'layers' of fabric.

14.3.4 Modifications

It is considered that the base of the verandah has been modified to create a concrete ramped access. The front elevation of the villa appears largely intact, with examples of 12-pane sliding sash windows. Later casement windows have been installed in the north

elevation of the original building; the unit closest to the front elevation appears typical of a c.1920s style. A rear extension has been added to the building, possibly used as a garage and store. The internal layout of villa (based on what was visible at the time), is highly modified.

14.3.5 Condition

The building is in good condition overall.

14.3.6 Use

The original use of the building was as a private residence. It now has a commercial use, occupying a second hand shop. It is unclear when this change of use took place.

14.4 Observations

19 Papakura-Clevedon Road has local historical significance in exhibiting an association with a family that played a role in the development of the area's early history.

The building has some architectural significance as a late-Victorian square-fronted villa. The building has been extended and modified to a high degree, although its original form and some early features remain legible.

Although domestic in scale and character, the building contributes to a varied, yet coherent townscape.

14.5 Evaluation criteria

19 Papakura-Clevedon Road:

- (i) reflects a representative example of the building typology associated with the late nineteenth century growth of the area.
- (ii) is associated with the Munro family, early European settlers in the district.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal for its original form and features, but has been compromised by later additions and alterations.
- (xii) is one of a group of villas within the area, representative of the architectural style and manner of construction of the period.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates a level of integrity of historic form and fabric. Although the addition and alterations compromise the building, they do not significantly detract from its overall cultural heritage values. No longer retains its original residential use.
- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational and traditional value for present and future generations.

14.5.1 Recommendations

In consideration of the above evaluation, it is felt that 19 Papakura-Clevedon Road is a borderline case due to the level of change it has experienced. Nevertheless, the building retains cultural heritage value and as such is recommended for protection as a Group 2 building in Schedule 6A of the District Plan.

15.0 29 Papakura-Clevedon Road



Figure 36: 29 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

15.1 Identification of the place

15.1.1 Address

29 Papakura-Clevedon Road, Clevedon

NZTM ref.: Easting: 1781195.96 / Northing: 5903822.63
Longitude: 175.036186 / Latitude: -36.994295

15.1.2 Ownership

The site of the subject property is in the ownership of Mr Chris Stark.

15.1.3 Legal description

LOT 1 DP 58899

15.1.4 Local authority designation

29 Papakura-Clevedon Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

15.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its association with human occupation prior to 1900.

15.1.6 Site and location

29 Papakura-Clevedon Road is located along the west side of the main road that runs roughly north to south through the village. The building sits slightly back from the front of what is a relatively level site and is orientated so that the 'formal' front faces the road. The surrounds of the building consist of both soft and hard landscaping, with a driveway and outbuilding to the north and the main garden area to the rear (west). The property benefits from views of the countryside to the west and toward what is understood to be the former Fawcett homestead. The building is thought to occupy its original site.



Figure 37: Site boundary (courtesy of maps.auckland.govt.nz)

15.2 Brief history

It is unknown when the building at 29 Papakura-Clevedon Road was constructed, however, it is known that Charles Crawford Munro was born there in 1907²⁴. It was the property of Jack Ward who owned the Clevedon Motor Co. and the adjoining site (no. 31) in the early 1920s and was later occupied by Albert Smith who ran a carrying business and ran a taxi service.²⁵ The existing shop at no. 31 was erected as his truck shed and depot.²⁶

15.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

²⁴ Oral information from Jessie Munro, September 2010

²⁵ Murray, F., 2009, *Yester-years*

²⁶ *Ibid.*

Date	Event
1907	Charles Crawford Munro born in the property, indicating that it pre-dates this time.
Early 1920s	Owned by Jack Ward who owned the Clevedon Motor Co.
Unknown	Albert Smith occupied the property.
Unknown	The building was occupied by the Tuffin family.
Pre-1994	Rear and side extensions added.
1994	Property purchased by Chris Stark who remains the current owner.
c.1998	New roof installed. ²⁷

15.3 Building description

15.3.1 Style and form

The single storey building is an example of the single bay villa style with rectangular plan and U-shaped central gutter roof, typical of the late Victorian to early Edwardian architectural period. The building has been extended to the rear (west elevation) to the western side of the north elevation with relatively modest extensions.

15.3.2 Exterior

Construction

The original building is most likely constructed of timber framing with kauri plain weatherboards and a long-run corrugated iron roof with boxed eaves. A wrap-around verandah is located along the eastern and southern elevations and a painted brick chimney is positioned near the ridge of the northern roof slope.



Figure 38: East elevation (ET Urban Design Ltd, 2010)



Figure 39: West elevation (ET Urban Design Ltd, 2010)

Detail

The principal gabled bay is faceted with boxed framed double-hung sash windows, but lacks decorative ornamentation. The bay and north-western corner extension are linked by a lean-to verandah, supported by plain squared posts, with decorative timber fretwork and square profile balusters. The principal entrance door to the front (east) elevation is timber with two solid panels to the bottom section and a single glazed panel to the top with plain clear glass. The door is flanked by narrow timber panelled and pink patterned glazed fixed units, with plain glazed panels overhead of matching widths. Positioned to the right of the door is a 'Chicago' window. The glazing throughout the property is a mixture of traditional cylinder glass and modern float glass.

²⁷ Oral information from Chris Stark, September 2010



Figure 40: Front door (ET Urban Design Ltd, 2010)



Figure 41: Chicago window and front verandah (ET Urban Design Ltd, 2010)

15.3.3 Interior

Layout

The internal floor plan of the building features the typical layout of a late Victorian/early Edwardian villa, with all rooms clearly separated and accessed via a central hallway that extends from the front (eastern end) of the property through into the existing extension (western end) which accommodates the bathroom and laundry area. The original building comprises five rooms – three to the left side of the hallway and two the right. A rear extension occupies the current kitchen. The front right room is opened up into the hall which suggests that an internal wall may have been removed. This appears to be reinforced by the existing downstand and the decorative ceiling borders.

Fabric and features

The internal wall construction is assumed to be consistent of the period – with supporting timber framing and horizontally fixed timber lining boards. The walls generally have a painted finish. Apart from the back right room, all ceilings within the original section of the building are of board and batten construction with a painted finish. The battens have a wide profile and the ceilings are bordered with deep moulded coving. The central room to the left features a fretwork timber ceiling ‘rose’ or ventilator. Original timber moulded skirting and architraves feature throughout. The majority of the internal hallway doors are four panelled with original fittings and of note is an intricately detailed painted metal lock, fixed to the rear of the principal entrance door.



Figure 42: Board and batten ceiling with fretwork timber rose (ET Urban Design Ltd, 2010)



Figure 43: Metal lock to rear of entrance door (ET Urban Design Ltd, 2010)

Back-to-back fireplaces exist in the rooms to the right of the hall; their timber surrounds are likely to be authentic. Evidence on the ceilings of the front bay and middle left rooms indicates that a further chimney and associated fireplaces have been removed. The internal wall in the front right lounge runs flush with the chimney breast and a recessed area, presumably a cupboard, features either side of the fireplace. Evidence of hinges within the frames of the openings indicates that the openings previously had doors. Arches have since been formed within the top of the frames. The property is carpeted throughout, so it is unclear whether original timber floorboards remain.

15.3.4 Modifications

A single storey timber weatherboard and metal roofed extension has been added to the rear (west) and side (north) of the building. The latter, in particular, has resulted in the loss of part of the original external wall. The wrap-around concrete based verandah is also a later addition, although it is considered that a verandah would have featured originally on the front elevation. It is unclear whether the existing baluster profiles and fretwork replicates the original. A tongue and groove timber ceiling has been installed in the back right room and it is considered that a section of the internal wall which would have divided the hall and the front right room has been removed.

15.3.5 Condition

The building is in very good condition overall.

15.3.6 Use

The building continues its original use as a private residence.

15.4 Observations

29 Papakura-Clevedon Road has a level of historical and architectural significance as good example of a single bay villa, representative of the late nineteenth/early twentieth style within the district. It stands out as demonstrating a slightly higher degree of internal detail and workmanship than other local properties of the same type. Although the building has undergone some alterations and additions, the architectural integrity of the building's form, style and features has not been lost.

Although not highly visible in the streetscape, the building and its rural setting has merit in reinforcing and contributing to the earlier Victorian character of the village. The building has group value with other bay villas in relatively close proximity, such as 1 Monument Road and 8 Monument Road.

15.5 Evaluation criteria

29 Papakura-Clevedon Road:

- (i) reflects a representative example of the building typology associated with the early twentieth century growth of the area.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal in retaining its original form and features.

- (xii) has architectural merit as a single bay villa.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates integrity of historic form and fabric. Additions and modifications do not significantly detract from the building's overall cultural heritage values. Retains original residential use.
- (xviii) retains its rural setting which contributes to its cultural heritage value.
- (xx) has aesthetic, architectural, cultural, historical, educational and traditional value for present and future generations.

15.5.1 Recommendations

In consideration of the above evaluation, it is recommended that 29 Papakura-Clevedon Road is considered for protection as a Group 2 building, including interior and site surrounds, in Schedule 6A of the District Plan.

16.0 54 Papakura-Clevedon Road



Figure 44: 54 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

16.1 Identification of the place

16.1.1 Address

54 Papakura-Clevedon Road, Clevedon

NZTM ref.: Easting: 1781158.42 / Northing: 5903481.08
Longitude: 175.035846 / Latitude: -36.997379

16.1.2 Ownership

The site of the subject property is in the ownership of Mr and Mrs Terence Jenkins.

16.1.3 Legal description

LOT 1 DP 88575

16.1.4 Local authority designation

54 Papakura-Clevedon Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

16.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place is likely to be considered an archaeological site due to its association with human occupation prior to 1900.

16.1.6 Site and location

54 Papakura-Clevedon Road is located on a partial corner plot on the east side of the main road leading north into the village centre, and south of Hyde Road. The building is set back from the road and sits on a site that slopes gently from east to west. The immediate surrounds of the building are primarily laid to lawn, with a gravel driveway to the north-west. The building occupies its original site.

A large structure incorporating a garage and workshop is located to the west of the building; the section of the building fronting the road is possibly the old farm shed. A fenced storage area²⁸ is located to the west of the building, directly in front of the principal elevation. The original corrugated iron wash-house is located to the rear of the building in the south-east corner of the site. This was originally positioned slightly north of its current location.



Figure 45: Site boundary (courtesy of maps.auckland.govt.nz)

16.2 Brief history

The building at 54 Papakura-Clevedon Road is thought to have been built in 1886 for Andrew Alexander and his family by a Mr Knight. A signature reading Knight and what is assumed to be the date of construction was found on a section of timber lining board by the current owner.

Andrew Alexander was a blacksmith and it is thought that his workshop was located near his property; coal continues to be found in the area of the present-day windmill. It is

²⁸ When no longer in use, it may be possible to re-establish the area to the front of the house, providing an opportunity for enhancement.

believed that the Alexander land parcel was roughly 40 acres,²⁹ the minimum amount allowed to be purchased by the early settlers.³⁰ In the early 1920s, a strip of land running parallel (yet further to the west) to Monument Road and incorporating the current site (at the northern most section of the site) is shown to still be in the Alexander ownership.³¹ It is understood that the property remained within the Alexander ownership for quite some time and possibly until it was purchased by the current owner.



Figure 46: Alexander family outside 54 Papakura-Clevedon Road, date unknown (courtesy of Mr Terence Jenkins)

16.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

Date	Event
1886	Building constructed for Andrew Alexander and family by Mr Knight.
Early 1920s	Remains in the Alexander family ownership.
c.1930/40s	It is thought that the rear lean-to to the west and addition to east were added around this time. ³²
c.1960s	Property and section of the original plot purchased by Mr Terence Jenkins (current owner).
c.1970s	Part of the site was incorporated into the neighbouring section, which remains in the same ownership but on separate titles.

16.3 Building description

16.3.1 Style and form

The single storey building is an example of an L-plan cottage with gable roof. Such cottages were designed in their 'box' forms with the option of enlarging by addition in mind, "so that at any future time more rooms could be added if desirable, without interfering with

²⁹ Oral information from Terence Jenkins (owner), September 2010

³⁰ Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

³¹ Map showing the Clevedon Township in the early 1920s as remembered by Mr D. Shaw, Clevedon and Districts Historical Society

³² Oral information from Terence Jenkins (owner), September 2010

the parts already complete".³³ And this approach appears to have adopted in this case, with the cottage probably originally built (or not long after) with a modest lean-to, which has been later added to.

16.3.2 Exterior

Construction

The original building is constructed of timber framing with plain horizontal weatherboards of pit-sawn kauri and a corrugated iron roof (formerly shingles). This continues through into the earlier lean-to (thought to be original as no joints exist to suggest it was a later addition). Similar materials have been adopted in the lean-to extension to the rear (east) elevation and the in-filled verandah extension to the front (west) elevation, but with the use of plain horizontal rimu weatherboards and corrugated iron roofs. The original roofline of the earlier lean-to remains legible on both the north and south elevations.



Figure 47: North elevation (ET Urban Design Ltd, 2010)



Figure 48: South elevation with line of original lean-to roof visible (ET Urban Design Ltd, 2010)



Figure 49: Original wash house to rear (ET Urban Design Ltd, 2010)



Figure 50: Garage and workshop. Right section of building possibly early farm shed (ET Urban Design Ltd, 2010)

Detail

The windows throughout the cottage are original, featuring double-hung sash windows. The single windows in both gables have two-over-two panes, while the others have six-over-six panes. This approach of 'showcasing' the more fashionable (and expensive) windows with larger panes of glass on the 'formal' frontage, is the reflective of Victorian planning. Much of the original traditional cylinder glass remains.

³³ Salmond, J., 1986, *Old New Zealand Houses 1800-1940*, pg. 74 (from Sir J. Vogel, op. cit., 1875, pp.214 and 240)



Figure 51: Four-paned window (ET Urban Design Ltd, 2010)



Figure 52: 12-paned window (ET Urban Design Ltd, 2010)

16.3.3 Interior

Layout

The internal floor plan of the building is typical of the cottage typology. The rooms are grouped around a passageway which runs from west to east, and links all three principal rooms (two to the right and one to the left) and the lean-to.

Fabric and features

The original 6inch tongue and groove kauri floorboards remain throughout the cottage, while 4inch rimu boards have been used in the verandah extension.

The internal wall construction is assumed to be consistent of the period – with supporting timber framing and horizontally fixed timber lining boards. The walls generally have a wallpapered finish. The ceilings within the original section of the building are board and batten and the borders are finished with built up plain timber skirting³⁴ and architraves. The internal hallway doors are four panelled with original fittings, with a ledged timber door leading from the earlier lean-to into the extension.

16.3.4 Modifications

A single storey lean-to extension has been added to the east elevation, thereby elongating the existing lean-to. This addition is thought to have been constructed in the late 1930s/early 1940s, a time-frame that has been based on the Auckland Electric Power Board stove found in the lean-to and dated 1939.³⁵ The in-filling and extension of the front (west) verandah was undertaken at an unknown time, but it was in place in the 1960s when the current owner purchased the property. A section of the rear wall of the earlier lean-to has been replaced with pine weatherboards. The principal door to the west elevation is a later insertion.

Internally, the wall between the lounge and the earlier lean-to has been modified to create a larger opening, and although the original external wall remains within the in-filled verandah, the original double-hung sash window has been replaced with a door.

³⁴ The moulding was removed from the top section of the skirting boards in order to create new battens for the area of the ceiling where the chimney had been removed – Oral information from Terence Jenkins, September 2010.

³⁵ Oral information from Terence Jenkins (owner), September 2010

16.3.5 Condition

The building is in good condition overall.

16.3.6 Use

The building continues its original use as a private residence.

16.4 Observations

54 Papakura-Clevedon Road has local historical significance in exhibiting an association with one of the early European settlers in the area. The building is located on its original site, on a section of the original Alexander landholding.

The building has architectural significance as a representative example of an L-plan cottage with lean-to, of which there are considered to be few in the area. Although the building has been subject to additions and minor alterations, the architectural integrity of the building's original plan, layout and details remain intact.

In a contextual sense, the relationship between the building, its outbuildings (the wash-house and early shed) and surrounds is of value, although it's setting and contribution to the streetscape has been compromised by the fenced storage area located directly to the front of the property. This is nevertheless reversible, with the opportunity of enhancing the building's setting and re-establishing its 'frontage' in the future.

16.5 Evaluation criteria

54 Papakura-Clevedon Road:

- (i) reflects the relatively early settlement aspects of local history.
- (ii) is associated with the Alexander family, early European settlers in the district.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal in its original form as an L-plan Victorian cottage.
- (xii) has architectural interest as an L-plan cottage, retaining its original fenestration of both four-light and 12 light double-hung sash windows.
- (xv) belongs to the Victorian period which is the foundation of New Zealand's architectural character.
- (xvi) is representative of the vernacular practice of constructing earlier rural cottages.
- (xvii) demonstrates integrity of historic form, fabric and features. Although compromised to a degree by later additions, they do not significantly detract from its overall cultural heritage values. The building retains its original residential use.
- (xviii) has been compromised to a degree by its immediate setting, but the visual impact is reversible.

- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational and traditional value for present and future generations.

16.5.1 Recommendations

In consideration of the above evaluation, it is recommended that 54 Papakura-Clevedon Road is considered for protection as a (high) Group 2 building, including interior and site surrounds, in Schedule 6A of the District Plan.

17.0 65 Papakura-Clevedon Road



Figure 53: 65 Papakura-Clevedon Road (ET Urban Design Ltd, 2010)

17.1 Identification of the place

17.1.1 Address

65 Papakura-Clevedon Road, Clevedon

NZTM ref.: Easting: 1781097.17 / Northing: 5903525.80
Longitude: 175.035148 / Latitude: -36.996988

17.1.2 Ownership

The site of the subject property is in the ownership of Ms Rhonda Croon.

17.1.3 Legal description

LOT 1 DP 65298

17.1.4 Local authority designation

65 Papakura-Clevedon Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

17.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its possible association with human occupation prior to 1900.

17.1.6 Site and location

65 Papakura-Clevedon Road is located along the west side of the main road that runs roughly north to south through the village. The building sits slightly back from the front of what is a relatively level site and is orientated so that the ridge runs parallel to the road. The surrounds of the building consist of both soft and hard landscaping, with a driveway to the front (east) and further driveway and outbuilding to the north, with a garden, predominantly laid to lawn, surrounding the property. The property benefits from a number of trees and glimpsed views of the countryside to the west. A traditional picket fence, painted white, delineates the front boundary. It is unknown whether the building occupies its original site.



Figure 54: Site boundary (courtesy of maps.auckland.govt.nz)

17.2 Brief history

Very little is known about the history of the building at 65 Papakura-Clevedon Road. It has been suggested that it was the residence of Jack Henderson, a local Clevedon builder in the early decades of the twentieth century. This however, has not been substantiated by other available sources, suggesting that he lived a number of properties further north.

Dating the property is uncertain at this stage, but the building type is reflective of the mid to late nineteenth century cottage vernacular. A similar style cottage located in the village is thought to date from c.1880s³⁶.

Planned drawings indicate that Iain Ballantyne and Louise Abbott owned the property between 2006 and 2008. The current owner, Rhonda Croon, purchased the property in 2009/2010.

³⁶ 183 McNicol Road (outside the scope of this report), based on information from Jessie Munro, September 2010.

17.3 Building description

17.3.1 Style and form

The single storey building is considered to be an example of a cottage – representative of those small timber houses that by 1860 had become established as the New Zealand vernacular dwelling. The building was possibly constructed originally of a “saltbox” plan – a gabled cottage with built-in lean-to. The original form has been enveloped by multiple lean-to/monopitch additions to the rear (west) and a large gabled extension to the south.

17.3.2 Exterior

Construction

The original building is likely to be constructed of timber framing with plain timber weatherboards and a pressed metal tile roof to the gabled roof and corrugated metal to the lean-to. The additions are predominantly of horizontal timber weatherboard, and corrugated metal roofs.



Figure 55: East elevation of main cottage (ET Urban Design Ltd, 2010)



Figure 56: West elevation (ET Urban Design Ltd, 2010)



Figure 57: Garage extension to south of cottage (ET Urban Design Ltd, 2010)



Figure 58: View from north-west (ET Urban Design Ltd, 2010)

Detail

A bull-nose verandah, with corrugated iron roof, runs along the front (east) elevation, and is supported by square, stop-chamfered posts, with decorative droppers and timber fretwork brackets. The principal entrance door is timber with two panels to the bottom section and two glazed panels to the top. Boxed double-hung sash windows, with two-over-two panes, feature throughout the original property. The glazing throughout the property is a mixture of traditional cylinder glass and modern float glass.



Figure 59: Main entrance door (ET Urban Design Ltd, 2010)



Figure 60: Front window and verandah detailing (ET Urban design Ltd, 2010)

17.3.3 Interior

Layout

The internal floor plan of the building features the typical layout with a central passageway and room either side. Access and circulation through the rooms has changed somewhat with the creation of a larger opening between the passage and the front right room, and between the front right and rear right rooms. Furthermore, access via the passageway through into the rear rooms has been blocked. The majority of the original room proportions however, remain legible.

Fabric and features

Throughout the building, the floors are considered to be original timber boards. The internal wall construction is assumed to be consistent of the period – with supporting timber framing and horizontally fixed timber lining boards. The walls generally have a painted finish. The ceilings within the original section of the building are board and batten with a painted finish. The borders are finished with built up timber skirting and timber architraves featuring a plain board with moulding. A couple of early internal four panelled doors with original fittings remain.



Figure 61: Timber skirting and architrave (ET Urban Design Ltd, 2010)



Figure 62: Board and batten ceiling (ET Urban Design Ltd, 2010)

17.3.4 Modifications

A number of single storey extensions have been added to the rear of the property, utilised by a kitchen, corridors and a bedroom. A large, disproportionate, gabled extension and a mono-pitched roof addition to the south and west, accommodate a garage and bathroom respectively. Planned drawings³⁷ indicate that these were constructed between 2007 and 2008. At the same time, the access through the passageway was blocked. The original roof covering has been replaced.

17.3.5 Condition

The building is in good condition overall.

17.3.6 Use

The building continues its original use as a private residence.

17.4 Observations

65 Papakura-Clevedon Road has historical and architectural significance as an example of a simple Victorian cottage, representative of the local vernacular. The modest character of the cottage has been greatly compromised by numerous additions that cumulatively impact on its traditional proportions and symmetry. However, integrity of the building's original form, layout and details has not been lost.

In a contextual sense, the relationship between the building, its setting and the wider landscape is of significance in maintaining the surviving pastoral settlement nature of the area.

17.5 Evaluation criteria

65 Papakura-Clevedon Road:

- (i) reflects the relatively early settlement aspects of local history.
- (iii) provides knowledge of local history and teach us about the past.
- (x) has aesthetic appeal in its original form as a Victorian cottage.
- (xii) has architectural interest in retaining its verandah and original fenestration of four-light double-hung sash windows.
- (xv) belongs to the Victorian period which is the foundation of New Zealand's architectural character.
- (xvi) is representative of the vernacular practice of constructing rural cottages.

³⁷ Planned drawings by Albert Van Vliet Architectural Design for Iain Ballantyne and Louise Abott (MCC property file, September 2010)

- (xvii) demonstrates integrity of historic form, fabric and features. Although compromised by later additions, they do not significantly detract from the building's overall cultural heritage values. The building retains its original residential use.
- (xviii) retains its rural setting which contributes to its cultural heritage value.
- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational and traditional value for present and future generations.

17.5.1 Recommendations

In consideration of the above evaluation, it is felt that 65 Papakura-Clevedon Road is a borderline case due to the level and scale of additions. However, it retains value and as such is recommended for protection as a Group 2 building, including interior and site surrounds, in Schedule 6A of the District Plan.

18.0 Former North School building (now part of Camp Sladdin complex)



Figure 63: Camp Sladdin Complex, Thorps Quarry Road with former North School Building to left (ET Urban Design Ltd, 2010)

18.1 Identification of the place

18.1.1 Address

Thorps Quarry Road, Clevedon

NZTM ref.: Easting: 1781303.95 / Northing: 5904601.20
Longitude: 175.037211 / Latitude: -36.987260

18.1.2 Ownership

The ownership of the site of the subject property is unknown, although it is understood that it may be Manukau City Council.

18.1.3 Legal description

ALLOT 92 SO 44825 PARISH OF WAIROA

18.1.4 Local authority designation

The former North School building is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

18.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place may be considered an archaeological site due to its possible association with human occupation prior to 1900.

18.1.6 Site and location

The North School building forms part of the Camp Sladdin complex, located to the northern end of Thorps Quarry Road. To the north of the subject building is the modified former Schoolmaster's House, also relocated to the site, and a number of other buildings. Directly to the east is a new built toilet block. The former North School building sits on a relatively level site, but surrounded by undulated grassland. A hard-surfaced access leads from the east, and the building is accessed by concrete steps. Beyond the western boundary of the site is native forest, which provides an attractive backdrop of the complex. The building no longer occupies its original site.



Figure 64: Site boundary with subject building circled (courtesy of maps.auckland.govt.nz)

18.2 Brief history

The land on which the current Camp Sladdin complex sits and the nearby scenic reserve is thought to have previously formed part of the Thorp family farm, early settlers who first arrived at Wairoa South (Clevedon) in 1853.³⁸ The land was purchased from William Thorp (the son of early pioneers Joshua and Sarah Thorp), a keen conservationist, by the Wairoa Road Board as a quarry reserve in 1914. By 1930, the area was gazetted as a scenic reserve. In 1957, the Manukau Council (now City Council) were vested the control of the reserve. The New Zealand Scout Association has been affiliated with Camp Sladdin since 1964.³⁹

One of the structures on the Camp Sladdin complex is the former North School building, built in 1908. It has been relocated on a number of occasions and used as a school

³⁸ Munro, J., 2010, *Te Wairoa/Wairoa South: Settling and Growing, 1840-1900*

³⁹ *Clevedon Scenic Reserve brochure*, <http://www.manukau.govt.nz/SiteCollectionDocuments/Clevedon>

building, a senior classroom, a library and a projection room before being utilised as part of the scout headquarters.⁴⁰

18.2.1 Chronology of events

The following is a chronological summary of known events associated with the building:

Date	Event
1908	Original construction of North School building.
1954	North School closed. After this time, the building was relocated to Clevedon School.
1967	The building was transferred to Camp Sladdin as part of the scouting premises where it remains today. ⁴¹

18.3 Building description

18.3.1 Style and form

The single storey building is of a rectangular plan with a shallow gable roof. A lean-to is located to the west.

18.3.2 Exterior

Construction

The building construction is unknown, but presumed to be timber-framed. Clad with plain horizontal timber weatherboards the building has a corrugated iron roof with boxed eaves.



Figure 65: South elevation (ET Urban Design Ltd, 2010)



Figure 66: North elevation (ET Urban Design Ltd, 2010)

Detail

Both gables feature two boxed framed double-hung sash windows with six-over-six panes, and a small four-paned fixed light positioned in the apex. The same double-hung sash window is also located on the southern elevation of the lean-to section of the building. Traditional cylinder glass remains.

⁴⁰ Munro, J., 2010, *Clevedon, a confident, stable rural community, 1900-1970*

⁴¹ Oral information from Jessie Munro, September 2010

18.3.3 Interior

Although access to the interior was not gained, some parts were visible through the windows. The interior of the main gabled section of the building appears to retain its original proportions, with the single room space open up to the ridge. The underside of the roof and internal walls are lined with vertical timber boards. No further statements can be made regarding the remaining layout, other fabric and possible features.

18.3.4 Modifications

It is not entirely clear how original the lean-to extension is; indeed it could have formed part of the original construction, or added in whole or in part. The latter is the most likely conclusion, based on the building's overall configuration. The double-hung sash window, in the southern elevation of the lean-to, appears contemporary to the fenestration on the gabled section, however, this could have been acquired from an earlier external wall of the building, or from another building altogether. Later fixed timber windows have been installed in the north elevation and a new door fitted.

18.3.5 Condition

The building is in good condition overall.

18.3.6 Use

The building was originally used as a school building and arguably maintains a community use as part of the Camp Sladdin complex.

18.4 Observations

The former North School building has local historical significance as an early school building which played a role in the area's early educational history, and acts as a physical reminder of the distinctive community identity and way of life of early twentieth century rural living.

The building has some architectural significance as a relatively intact, modestly decorated school building, featuring its original fenestration.

Although the building is no longer on the site it was first constructed, its current location (a place it has occupied for almost as long as its original site), offers an attractive, albeit disparate, context. The building retains a physical relationship with the adjacent and highly modified former Schoolmaster's house, also relocated to the site from Clevedon School.

18.5 Evaluation criteria

The former North School building:

- (i) reflects a representative example of the building typology associated with the early twentieth century education of the area.
- (iii) provides knowledge of local history and teach us about the past.

- (viii) is an important element in the community's consciousness.
- (x) has aesthetic appeal in its simplicity and intactness of form and detailing.
- (xv) belongs to the Victorian-Edwardian period which is the foundation of New Zealand's architectural character.
- (xvii) demonstrates integrity of historic fabric. Although extended, the addition does not significantly detract from the building's cultural heritage values.
- (xx) has aesthetic, archaeological architectural, cultural, historical, educational and traditional value for present and future generations.

18.5.1 Recommendations

In consideration of the above evaluation, it is recommended that the former North School building at Camp Sladdin (Thorp Quarry Road) is considered for protection as a Group 2 building, including interior, in Schedule 6A of the District Plan.

19.0 17 Clevedon-Kawakawa Road



Figure 67: 17 Clevedon-Kawakawa Road (ET Urban Design Ltd, 2010)

19.1 Identification of the place

19.1.1 Address

17 Clevedon-Kawakawa Road, Clevedon

NZTM ref.: Easting: 1781432.93 / Northing: 5904005.49
Longitude: 175.038803 / Latitude: -36.992602

19.1.2 Ownership

The site of the subject property is in the ownership of Mrs Hilda Cunningham.

19.1.3 Legal description

LOT 1 DP 200083

19.1.4 Local authority designation

17 Clevedon-Kawakawa Road is not currently listed in *Schedule 6A – Buildings and Objects to be Protected* in Manukau City Council's Operative District Plan 2002.

19.1.5 Registration

The place is not registered by the New Zealand Historic Places Trust. By definition of Section 2a(i) and 2b of the Historic Places Act 1993, the place is likely to be considered an archaeological site due to its association with human occupation prior to 1900.

19.1.6 Site and location

17 Clevedon-Kawakawa Road is located within a large area of farmland, bordered by the Wairoa River to the east, the rear boundaries of properties facing Papakura-Clevedon Road to the west, and Clevedon-Kawakawa Road to the north. The building is set well back from the road, but is orientated so that the principal elevation fronts Papakura-Clevedon Road, from where it is visible sitting in its pastoral setting. Around the property is a fenced garden area, benefiting from mature trees and plantings which contribute to the setting of the building. Ancillary farm structures are located to the rear (east) of the property. The building occupies its original site.



Figure 68: Site boundary with the building circled (courtesy of maps.auckland.govt.nz)

19.2 Brief history

The building at 17 Clevedon-Kawakawa Road was built as the second home of James (J. S.) and Anne Wilson, early settlers and farmers who arrived in the Wairoa in 1854. The building stands on its original farm site, bounding the river, where James Wilson established the earliest commercial transport service with a sailing boat carrying 2.5 tons of cargo and some passengers.⁴²

The date of the property is uncertain at this stage, however, based on the association with the early settlers and on the building's architectural detailing, a date of c.1870s would seem a reasonable estimate.

An early 1920s map of the township, as remembered by Mr D. Shaw,⁴³ suggests that the property was occupied at this time by A. G. McKenzie. Sometime later, the Rye family

⁴² Murray, F., 2009, *Yester-years*

⁴³ Clevedon and Districts Historical Society, 2005, *Preserving the part for the future*

owned the property. At some stage, in the 1920/30s, the building was used as a boarding house; the room numbers were still fixed to the internal doors when the Cunningham family took over the property in c.1936. It remains in Cunningham family ownership.⁴⁴

19.3 Building description

19.3.1 Style and form

The building is an unusual storey-and-a-half colonial style villa, of rectangular plan with a gable roof and straight verandah. A lean-to extension has been added to the northern elevation and this has been further extended to the east with a modest lean-to entrance porch.

19.3.2 Exterior

Construction

The original building is most likely constructed of timber framing, with plain horizontal weatherboards and a pressed metal roof (original material unknown). Similar materials have been adopted in the lean-to extension to the side (north) elevation. Two red brick chimneys remain; one located on the principal ridge line and the other, an external chimney, located to the left of the north gabled elevation.



Figure 69: West elevation (ET Urban Design Ltd, 2010)



Figure 70: East elevation (ET Urban Design Ltd, 2010)



Figure 71: South and east elevations (ET Urban Design Ltd, 2010)



Figure 72: View from North-east (ET Urban Design Ltd, 2010)

⁴⁴ Oral information from Hilda Cunningham, September 2010

Detail

A “half dog-house” dormer window is located centrally on the eaves to both the front (east) and rear (west) elevations, detailed with decorative fretted bargeboards and finial. The same level of timberwork detailing is adopted on the principal gables, with eaves brackets featuring on the front and rear elevations. A straight, lean-to verandah is located on the front elevation, supported by stop chamfered square profiled posts and decorated with timber fretwork and droppers. The building retains its original windows throughout which feature single and Chicago style box framed double-hung sash windows. A mixture of both 12-paned (six-over-six) and ‘bordered’ sashes are used; the latter being the only examples seen in the locality. Much of the original traditional cylinder glass remains. The original front entrance remains, featuring a solid four-panel timber door and panelled side lights.



Figure 73: Main entrance door (ET Urban Design Ltd, 2010)



Figure 74: ‘Bordered’ Chicago window (ET Urban Design Ltd, 2010)



Figure 75: Dormer window (ET Urban Design Ltd, 2010)



Figure 76: Timber detailing (ET Urban Design Ltd, 2010)

19.3.3 Interior

Access into the interior of the building was not made available, so little can be made about whether it retains its original layout, fabric and features. However, it is known that the building accommodates two sitting rooms, a bedroom, a living room, kitchen and a bathroom on the ground floor, four double bedrooms on the first floor and two further rooms in the attic, suggesting that many of the original room divisions may remain.⁴⁵

19.3.4 Modifications

A single storey lean-to extension has been added to the northern elevation and this has been further extended to the east with a modest lean-to entrance porch. It is thought that

⁴⁵ Oral information from Hilda Cunningham (current owner), September 2010

the former was added sometime after 1966, when the current owner first occupied the property with her husband. The original roof covering to both the principal building and the verandah has been replaced with pressed metal tiles. This is likely to have occurred when the lean-to extension was added as it too features the same roof covering. French doors have been installed on the ground floor of the rear (east) elevation.

19.3.5 Condition

The building is in fair to poor condition overall, but appears mainly cosmetic.

19.3.6 Use

The building continues its original use as a private residence.

19.4 Observations

17 Clevedon-Kawakawa Road has historical significance in exhibiting a clear association with a family who played a role in the development of the district's early European history. The building is located on its original site, within a wider landholding that retains its relationship with the Wairoa River and surrounding farmland. The building acts as a physical reminder of the distinctive community identity, social history and way of life of early rural living.

The building has architectural significance as an unusual storey-and-a-half colonial style villa with eave dormer windows, a rare building typology in the district. Although the building has been extended and modified slightly, the architectural integrity of its form, style, fabric and features has not been lost.

Although set back from the main road and framed by its farmland surrounds, the building has presence, and streetscape value. In a contextual sense, the relationship between the building, its setting and the wider cultural landscape is of significance in maintaining the surviving pastoral settlement nature of the area.

19.5 Evaluation criteria

17 Clevedon-Kawakawa Road:

- (i) reflects early European settlement and farming development, an important aspect of New Zealand history and local history.
- (ii) is associated with the James Wilson, one of the early European settlers in the district.
- (iii) provides knowledge of local history and teach us about the past.
- (iv) is associated with early periods of European settlement in district.
- (vii) is an important element in the community's consciousness and makes a contribution to the uniqueness of the city and district.
- (viii) is a physical landmark.
- (x) has aesthetic appeal in its architectural character and detailing.

- (xii) has architectural merit and interest as a storey-and-a-half dormered colonial style house, retaining its original fenestration and detailing.
- (xv) belongs to the Victorian period which is the foundation of New Zealand's architectural character.
- (xvi) is well-crafted and demonstrates a high quality of building materials, methods and craft skills, representative of vernacular practice.
- (xvii) demonstrates integrity of historic form, fabric and features, with additions and modification not significantly detracting from its cultural heritage values. The building retains its original residential use.
- (xviii) retains its rural, farm setting which contributes to its cultural heritage value.
- (xx) has aesthetic, archaeological, architectural, cultural, historical, educational, social and traditional value for present and future generations.

19.5.1 Recommendations

In consideration of the above evaluation, it is recommended that 17 Clevedon-Kawakawa Road is considered for protection as a Group 1 building, including interior* and site surrounds**, in Schedule 6A of the District Plan.

*Although the interior has not been inspected, it is considered that the cultural heritage values of the associated with the building encompass the whole place. At present, it is not possible to gain access to the interior, but that could change in the future.

**It is suggested that the fence-line around the garden and outbuildings be considered to denote the site surrounds.

20.0 Conclusion

In conclusion, the table below summarises the buildings identified in this report that are recommended for inclusion in the MCC District Plan.

ADDRESS	GROUP	EXTENT	CRITERIA FOR SCHEDULING
1 Monument Road	2	Exterior and interior	i, ii, iii, x, xii, xiii, xv, xvii, xviii, xx
7 Papakura-Clevedon Road	2	Exterior and interior	i, ii, iii, vii, x, xii, xvii, xviii, xx
17 Papakura-Clevedon Road	2	Exterior and interior	i, ii, iii, x, xii, xv, xvii, xx
19 Papakura-Clevedon Road	2	Exterior	i, ii, iii, x, xii, xv, xvii, xx
29 Papakura-Clevedon Road	2	Exterior and interior	i, iii, x, xii, xv, xvii, xviii, xx
54 Papakura-Clevedon Road	2	Exterior and interior	i, ii, iii, x, xii, xv, xvi, xvii, xviii, xx
65 Papakura-Clevedon Road	2	Exterior and interior	i, iii, x, xii, xv, xvi, xvii, xviii, xx
Former North School building	2	Exterior and interior	i, iii, viii, x, xv, xvii, xx
17 Clevedon-Kawakawa Road	1	Exterior and interior	i, ii, iii, iv, vii, viii, x, xii, xv, xvi, xvii, xviii, xx

20.1 Further considerations

As previously noted, the list of built heritage sites evaluated in this report is not exhaustive. The buildings were chosen based on the findings of the Opus study, but due to the timeframes available, a number of other items (including buildings, objects and sites) were not evaluated. It is therefore recommended that, where possible, further research and evaluations are carried out for the remainder of the sites highlighted as being suitable for inclusion in the MCC District Plan.

A number of buildings that currently fall outside the study area or project scope are also considered worthy of further consideration.

These include:

- 183 McNicol Road (an early cottage possibly dating from the 1880s)
- 57 Monument Road (appearing to be a relatively intact square fronted villa, possibly from the late nineteenth century)

Finally, in the process of carrying out this report, it became apparent that a number of buildings that may prove to be of significant value have not been identified for possible inclusion in the District Plan (they are not highly visible from the road). These include a number of settler homesteads and in some cases associated cottage(s) and outbuilding(s). It is not known at this stage how intact the buildings are, but their historical associations to early Clevedon families are of value.

These include:

- Bell homestead (with possible barn), 62 Monument Road
- Munro cottage, 116 Monument Road
- Munro homestead and woolshed, 120 Monument Road
- Dow homestead (with possible barn), 164? Monument Road
- Fawcett homestead, 71 Papakura-Clevedon Road

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21.0 Bibliography

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