

Auckland Council District Plan (North Shore Section)

Proposed Plan Change 38

Proposed New Item

Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance



Name: Whites Dairy {& House at rear}

Address: 16 Vauxhall Road, Devonport

ID:	587	Category:	B	Use:	Dairy	DP Map:	32
Material 1:		Condition:		Cultural Heritage:			
Material 2:		Integrity:		Streetscape:			
Construction Dates: House 1904, shops 1925							
From:		To:		Alteration Dates: becomes one shop after 1953			
Legal Description: Lot 45 DP 215				Zoning: Business 1			

Architect/Designer/Contractor:

Not known

Architectural Style:

Interwar commercial

Reference Source:

See footnotes below

NZHPT Listing:

Not registered

Significant Elements:

Dairy formerly divided into 2 shops, plastered brick, monopitch roof concealed by parapet stepped to side elevations. Verandah supported on posts over Vauxhall Road. Tiled shop façade below verandah, decorative panels to parapet above verandah.

House, turn of the century, double bay return verandah villa. After 1951 new laundry and kitchen added and side verandah facing Burgess Road closed in.

Extent of Listing:

Entire exterior of house and shop, including street verandah.

History:

The earliest title for Lot 45 was issued to solicitor Peter Oliphant on 3/10/1898. Three years later, Oliphant sold the 21 perch section to a Devonport builder by the name of William Reid. Over the next four years, Reid took out numerous mortgages so it is safe to assume that he built the villa behind the dairy. It is not clear how long he lived there as his name is listed in the 1904, but not the 1905, Street Directory. However, in 1908, a mortgagee sale saw the property transferred to William James Short who sold it to William Thomas Parker Wells in 1911.¹

Between 1913 and 1920 the house was occupied by Mrs Wells and then, briefly, by Sydney E. Wright, Defence Officer before being sold to Bertha Marechal De Vidts in September 1920.² It was Mrs Marechal [spelt Marohele on the plans] who had the twin shops built on the corner of Burgess Rd. and Vauxhall Rd. in 1925.³

Small single storey, shops such as these, were built to service the immediate area at a time when most housewives relied on easy access, by foot or bus, to local grocery shops, fruit supplies, butchers and stationers. Corner stores, later known as the 'corner dairy', were particularly common in the 1920s and 1930s with many functioning well into the 1970s.

Listings from the mid 1920s give the house as no.16 and the shops as 16a. For many years the dairy, which prior to the 1940s was called a confectionery [or grocery]⁴, shared the premises with a boot-maker:

1928 - No. 16, Thos. G. Best, salesman. 16a - F. Berry, confectioner, and A.W. Eaton and Sons, boot-makers.

1931 - No. 16, Thos. G. Best, salesman and Phyllis Best, music teacher. No.16a – Mrs A. Parker, confectioner, and Thos. Hislop, boot-maker.

1937 / 38 - No. 16, Thos. G. Best, salesman and Phyllis Best, music teacher. No.16a – Mrs A. Parker, confectioner, and Richard Stack, boot-maker.

1943 - No. 16, Thos. G. Best, salesman. 16a – Ms Elizabeth Crozier, dairy, and Richard Stack, boot-maker.

¹ Land on Line CT NA89/268; Auckland Street Directories – 1901 to 1905.

² Land on Line CT NA89/268; Auckland Street Directories – 1913 to 1920.

³ North Shore City – Dataworks. Plan dated 22/6/1925 and signed Y. Morris.

⁴ The term "Dairy" was only commonly used after the late 1930s (Te Ara, online).

1947 – No. 16, Thos. G. Best, salesman. 16a – Mrs P.N. McRobert, dairy, and Richard Stack, boot-maker.

In 1947, the property changed hands again, this time to Thelma Christine Montgomery and then, in June 1951, to Jean Whitelaw Webber.⁵ Mrs Webber had some modifications made to the villa including a new laundry and addition to the kitchen and a verandah closed in on the Burgess Road side.⁶ The Webbers ran the dairy, which after 1953, was no longer listed as two separate shops.

Prior to James and Peggy White's acquisition of the premises, in 1981, the Dairy was variously known as: Webber and Scott Dairy (1953 and 1961); Newne's Dairy (1966); New Vauxhall Dairy (1972 and 1975) Whites Dairy (1979).⁷

The Whites owned the property until 1997.

Statement of Significance

Architecture:

16 Vauxhall Road is an example of functional interwar commercial architecture, its single storey scale fitting comfortably with the surrounding residential landscape

History:

The shops demonstrate patterns of convenience shopping from the interwar period until the present day and they are still in retail use, albeit as one dairy, rather than as two shops, as originally built. Constructed in pre-refrigerator days when daily shopping for perishables was common and shoes were made and repaired locally, such shops were a short walk away for many.

Development of shops along Vauxhall Road illustrates the piecemeal and adhoc growth of convenience shops in areas already fully developed for housing, the villa behind predating the shops. Such shops, usually along main roads and constructed to the street edge were built in front yards where space permitted and are dispersed throughout Devonport. Many are still in retail use, others have become offices.

The house has been lived in many of the dairy owners. For many years dairies were the only shops open in evenings and weekends and close living accommodation was essential as owners worked long hours. Dairies still exist although in many areas service stations and supermarkets which are open longer hours compete for customers.

The dairy is important in representing themes in the history of Devonport including Commercial Architecture and Commerce.

Context:

The single storey scale of the shops sits comfortably with the surrounding residential landscape and contributes to a rich and varied streetscape.

⁵ Land on Line CT NA89/268

⁶ North Shore City – Dataworks. Plans undated.

⁷ Auckland Street Directories – Various. The 1979 listing of White's Dairy may mean that they were leasing the premises from the Webbers who were still in the house.