

# 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:** Former Canavan House

**Address:** 26 Oxford Terrace, Cheltenham Beach / Devonport

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ID: 580	Category: B	Use: Residential	DP Map: 32
Material 1: Concrete	Condition:	Cultural Heritage:	
Material 2: Timber joinery	Integrity:	Streetscape: Beachfront	
elevation important			
<u>Construction Dates</u>			
From: c.1941	To:	Alteration Dates:	
Legal Description:	Lot 1 and Lot 2 DP 60434	Zoning: Residential 3C	

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**Architect/Designer/Contractor:**  
RGS Beatson, Architect

**Architectural Style:**  
International Style / Modernism

**Reference Source:**  
CTs 42/82; 83/119; 46/73; 747/52; 5B/705; 5B/70416C/574; 16C/573

*Home & Building* Vol. 6, No. 2, December 1942, pp.9-11.

**NZHPT Listing:**

Not registered by NZHPT.

**Significant Elements:**

Three-storey house with L-shaped footprint and flat roof. North-facing / beachfront elevations feature bands of picture windows, whereas south-facing street frontage has a symmetrical arrangement of two entrance doors, two porthole and two vertical strip windows to light the stairs. Single car internal access garage, stuccoed exterior and timber and aluminium joinery. Wrought iron balustrade on first floor balcony/patio accessed via concrete steps from garden/garage level.

The spacious garden setting, particularly beachfront garden and large pohutukawa tree are significant contextual elements.

**Extent of Listing:**

Entire exterior of house.

**History:**

This property was acquired by Graham Routh Canavan (b.1903), of the Royal New Zealand Air Force, in January 1938. In 1941 Canavan subdivided the lot, which originally extended from Oxford Terrace to Cheltenham Beach, and built a house on the beachfront property he retained. When this occurred Canavan's occupation was described as 'Government Control Officer' on the new title issued following the subdivision. Graham and Mary Canavan subdivided the property once again in 1965 and sold the subject site in the same year. In 1969 the site was once again subdivided but both parts have been jointly owned by a number of parties since that time.

The Canavan house was published in *Home & Building*, [c.1943] and its architect identified as RGS (Ronald Guthrie Senior, b. 1903) Beatson. Beatson resided at 19 Ewen Street, Takapuna and promoted prefabricated house design in the *Home & Building* journal and the model of his own house. Beatson worked for Horace Massey and was later a partner in the firm Massey, Beatson, Rix-Trott and Carter. As he had graduated from the Auckland School of Architecture in 1940 this house may be described as an early design and it appears to pre-date his partnership in the firm Massey, Beatson, Rix-Trott and Carter. Prior to this firm coming together in c.1946, Beatson worked for Horace Massey, one of Auckland's leading residential architects.

**Statement of Significance**

*Architecture:*

The house has architectural significance as evidence of the influence of the International Style upon New Zealand's domestic architecture. The house is also notable as an example of the work of RGS Beatson, who went on to be part of an award-winning architectural practice.

*History:*

The house has modest historic significance as a part of the residential development of Cheltenham Beach and as a family home.

*Context:*

Judging from a 1954 aerial photograph of Cheltenham Beach, the Canavan house must have been something of a local landmark when it was built, thanks to its size and style. Today the house is still highly visible from the beach, set within a minimalist garden setting that draws attention to the sentinel-like appearance of the building.