

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: Winstone Holiday Cottage

Address: 5 Ringwood Street, Torbay

ID: 513	Category: B	Use: Residential	DP Map: 8
Material 1: Timber	Condition:	Cultural Heritage:	
Material 2: Corrugated iron	Integrity:	Streetscape:	
<u>Construction Dates</u>			
From:	To:	Alteration Dates: 1958 & 1991	
Legal Description: Lot 2 DP 67413		Zoning: Residential 2B	

Architect/Designer/Contractor:

1958 alteration – Professor Cyril Roy Knight

1991 alteration – Cook, Hitchcock & Sargisson Ltd.

Architectural Style:

The building, originally resembling a cottage, has been altered several times and has due to the additions lost its architectural descriptiveness.

Reference Source:

North Shore City Council property file no.1351981, 1351991, 1351986 & doc.NCCBSXEB

Gray, Marie & Sturm, Jennifer. ... *And Then Came the Bridge – A History of Long Bay and Torbay*. Auckland: Torbay Historical Society, 2008, p 60 & 88.

NZHPT Listing:

Not registered by NZHPT.

Significant Elements:**Extent of Listing:**

Entire exterior of building.

History:

The Winstone Holiday Cottage is believed to be originally a boarding house owned by Captain Charles Cholmondeley-Smith, an extremely well known pioneer in the Torbay area.

The boarding house was sold to William Percy Winstone (1880-1948) and his wife, Violet Matilda Winstone (née James) (1879-1948?), in 1925 for use as a holiday cottage. Video recordings of the family's life around the cottage are considered significant work of examples of amateur female filmmakers during the Depression in the 1930s, and are now stored at Archives New Zealand.

William Percy Winstone was one of the directors at W. and G. Winstone (later Winstones Ltd.), a family building supply company originally established in the 1860s as a freight business.

The Winstone Holiday Cottage was placed on the market for sale in the early 1950s, after the death of the Winstones.

The cottage was then purchased by Professor Cyril Roy Knight, an Australian who became the first Professor of Architecture in New Zealand at the University of Auckland. In 1958, the central gable block along the longitudinal elevation was altered to the design of Professor Knight. The cottage remained in the Knight family's possession until the early 1970s.

In 1975, Raymond Thorpe & Associates prepared an additions and alterations proposal for a Mr. Bryan Knox but it appears that the proposed work was never built.

After several changes of ownership, the Winstone family bought the property back in 1976 under The Muriel E. Bull Trust Incorporated, Muriel Bull being the Winstone's daughter.

Eventually the cottage was sold in 1978 to Peter Baird Hay and his wife, Janice Dale Hay, who commissioned Cook, Hitchcock & Sargisson Ltd. to design an additional storey to the house. The extension was carried out in 1991. The Hays also invested in constructing a second building adjacent to the Winstone Holiday Cottage and are currently running it as tourist accommodation.

Physical Characteristics:

- **Style:** The building is an altered cottage.
- **Construction/Craft Technology:** The building of timber frame construction, which is typical in Torbay. Its construction/craft technology is of no significance.
- **Age:** The cottage was originally constructed before 1925. While the exact date of construction remains unknown, its association with settler Captain Charles Cholmondeley-Smith suggests that the cottage is old in the context of the East Coast Bays.
- **Architect/Builder:** The 1958 alteration was designed by Professor Cyril Roy Knight, the first Professor of Architecture in New Zealand. Winstone Holiday Cottage has considerable significance due to its association with a prominent architect.
- **Design:** Further information on the building is required to determine if the building is of design significance.
- **Rarity and Representativeness:** Winstone Holiday Cottage does not represent a rare building typology.

Authenticity:

- **Site:** Winstone Holiday Cottage remains in its original location.
- **Curtilage:** The landscaped area around Winstone Holiday Cottage maintains the surviving early character of the area and enhances the nature of Torbay as a vacation retreat. Its curtilage is of moderate significance.
- **Alterations:** The most noticeable alteration of the building is the central gable block addition to the original single storey cottage. However the 1958 alteration is itself of considerable significance due to its direct association with a prominent architect.
- **Structural Integrity:** While there are structural changes to the building, its extent could not be measured in the absence of further information on the original design.

Associations:

- **Person:** Winstone Holiday Cottage was originally associated with Captain Charles Cholmondeley-Smith, who has made a huge contribution to the community as an early settler of Torbay. It was also associated with the Winstone family who ran the long established Winstones Ltd., and Professor Cyril Roy Knight, the first Professor of Architecture in the country, who lived at the cottage and designed its 1958 alteration.
- **Event:** The cottage is not associated with any event of significance.
- **Social/Cultural Patterns or History:** The Winstone family's life around the cottage and the site was self-recorded and are now considered important work

examples by amateur female filmmakers during the Depression in the 1930s. Winstone Holiday Cottage has considerable significance as the surviving physical evidence associated with the social pattern of this period.

Environmental Contribution:

- *Group Value:* Winstone Holiday Cottage is not part of any recognised group of buildings. It has no significance in terms of group value.
- *Townscape Value:* The early existence of Winston Holiday Cottage has moderate significance in shaping the subsequent development of vacation homes in the area.
- *Landmark Value:* Winstone Holiday Cottage is not considered a landmark.
- *Setting:* The landscaped site of Winstone Holiday Cottage and its seclusion are compatible with the function of the building.

Statement of Significance

Architecture:

The building is of considerable architectural significance due to its 1950s extension being the design of the first Professor of Architecture in New Zealand.

History:

The building is of considerable historical significance having been associated with a succession of prominent figures and the social pattern during the 1930s Depression.

Context:

The building is of moderate significance in shaping the later development of holiday homes in the area.

