

**STOKE ST, TREVOR TER AND KENWYN TER NEWTOWN WELLINGTON RESIDENCE
JOINT SUBMISSION ON WELLINGTON CITY COUNCIL'S DRAFT DISTRICT PLAN
SEPTEMBER 2022 (PRE001 MDRZ CHARACTER PRECINCTS)**

Signed by the below
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Simon Bachler 26 Stoke Street Newtown Wellington
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Lewis Roney Yip 32 Stoke Street Newtown Wellington
Atul Patel 343 Adelaide Road (corner Stoke St) Newtown Wellington
Sarah Collier Jaggard 24 Stoke Street Newtown Wellington

ASK

We oppose the proposed zoning of the area between Adelaide Road, Stoke St and Kenwyn Terrace as High Density Residential. We submit it should be zoned Medium Density Residential (11 m) Council Officers recommendation; June 2021 for the following reasons.

- Impact of 21 m built form on neighbouring properties
- Impact of 21m built form is inappropriate to the character of the area
- Having a two story building overlooked by a 21 meter property is very extreme to the sensitivity of this character area, streetscape and inappropriate
- Loss of solar access leading to damp homes
- Loss of solar access meaning homes will be less energy efficient
- Loss of Biodiversity to the Newtown area
- Loss of wellbeing
- Loss of Privacy to our family homes

PROPOSE

We propose that the Boffa Miskel report 2019 and Site by site character analysis in Newtown is Applied to 1277 or 70 percent of the 1600 houses surveyed in the report.

Or at a minimum that the Officers Recommended Plan be reinstated in Newtown to increase current Character Precincts. This is approximately 300 Houses.

HISTORICAL IMPORTANT HOMES

Anchor House (Heritage listed)

26 Stoke St: Is a substantial Edwardian villa. It is notable for its unusual, but well-proportioned, street façade, and for its use of a palette of details and ornamental features that suggests a north American influence in its design. The diminutive garage is also of note for the care taken to articulate its south (street) façade.

The house is one of the grandest houses in a streetscape of bungalows and Edwardian villas.

Statement of Significance:

This house is a unique example of the American version of the Queen Anne Style in New Zealand. It is still largely untouched and is in very good condition, having been restored by the current owners. The trademarks of the Queen Anne Style which includes the ornate front façade. The interior kauri flooring and hand carved hearts in the staircase balustrade come from the original arts and crafts style of this house. The joinery and mouldings contribute to the aesthetic value of the house. The woodwork and detailing demonstrate the craftsmanship of the time. This high-quality workmanship adds to the scientific value. Although the house was first built and owned by contractor, Alexander Campbell, and later owned by physicians, the Durham's, not much social value is attached to it. The main value lies in the style of the architecture and as a reflection of the life of a relatively affluent family of the time.

The garage is original to the house and emulates the same style keeping a cohesive facade.

In 2006-2007 the house underwent repairs to the roof and it was discovered that the original diamond shaped asbestos tiles were still present in the roof of the house and garage. These were replaced with modern diamond shaped lightweight roofing tiles and in 2010 the owners received a **Wellington City Council Built Heritage Incentive Fund Grant for the work.**

In 2019 The owners received a **Wellington City Council Built Heritage Incentive Fund Grant for the work** for external work and water tightening.

The heritage incentive program is public funded to help preserve, maintain and restore character properties in Newtown for future generations to enjoy

To find out more about the History of this property please see the Wellington City Heritage <https://www.wellingtoncityheritage.org.nz/buildings/301-450/405-house-and-garage-26-stoke-street?q=>

28 Stoke St: Edwardian villa built in 1910 and renovated with original features kept intact. Pressed metal ceiling's, leadlight and sash windows, rimu floors, doors and trims, original fireplaces, built in copper washer, external trims. We believe this property was built by the same builder as 28 Stoke St.

Personal situation: We purchased this property as a permanent home based on its solar access. We have modified it to suit our now 11 year old daughter with Cystic Fibrosis so that she could have the best quality of life possible. If we lose solar access it will be hard to keep our property in a dry and warm condition that she needs with increased likelihood of damp and mould. This would lead to poor health outcomes and potentially premature death for our child. Our daughter is a member of the Newtown community with special needs and these needs should be taken into consideration

33, 35, 37 Stoke St: Working men's cottage with renovated with original features and external trims. These are brick houses which are unusual in Wellington.

1, 3, 5, 7, 9 Kenwyn Terrace: Edwardian villas

We oppose the proposed zoning of the area between Adelaide Road, Stoke St and Trevor Terrace as Medium Density residential (14m) We submit it should be zoned Medium Density Residential (11 m) Council Officers recommendation; June 2021 for the following reasons;

- Impact of 14m built form on neighbouring properties
- Impact of 14m built form is inappropriate to the character of the area
- Having a one story building overlooked by a 14 meter property is very extreme to the sensitivity of this character area, streetscape and inappropriate
- Loss of solar access leading to damp homes
- Loss of solar access homes will be less energy efficient
- Loss of Biodiversity to the Newtown area
- Loss of wellbeing
- Loss of Privacy to our homes

Historical important home

12 Trevor Terrace: Villa renovated with original feathers rimu doors, Matai floors, original windows and external trims.

6 Trover Terrace: Villa renovated with original feathers rimu doors, Matai floors, original windows and external trims.

ENDORSEMENT

We endorse the Newtown character protection submission for all of Newtown. By Claire Nolan, Margaret Franken, Michelle Wolland and James Fraser. That Proposes that the Officer's Recommended Plan is at minimum is reinstated Into the PDP as a minimum. Citing the Qualifying matter of character. Also, the new character precinct proposal for Green and Emmett streets.

[A150]

Heritage Collection
Reports Box 25

[00736:7:139]

26 Stoke Street
Newton, Wellington



Conservation Plan

October 2007

Marika Uys

Arch 273: Building Heritage Conservation

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1.0 Introduction

1.1 Building Profile

Building Name: House and Garage
26 Stoke Street

Building Address: 26 Stoke Street
Newtown, Wellington

Legal Description: Section 8 & part Section 7, Town Acre 955
DP 737

Owner/Occupier: S. Bachler

1.2 Purpose

This Conservation Plan assesses the heritage values of 26 Stoke Street in order to establish guidelines by which to conserve it in the future. It sets out what is significant in a place and what policies are appropriate to enable that significance to be retained in the future use and development of the place.

The first part of the Conservation Plan assesses the heritage value of the building through a heritage inventory. The second part consists of the conservation policy; the best practice for the future conservation of the building.

1.3 Executive Summary

26 Stoke Street is one of the early homes built in the new suburb of Newtown in 1905. It is located on a street alongside homes of the same period although not of the same style.

The building was constructed as a private dwelling, was later converted into flats, and is now once more used as a private residence.

The house is in good condition and has been carefully restored by the current owners. It is largely still of the original fabric and the face it represents to the street is still largely untouched. It does not have a classification under the New Zealand Historic Places trust but has a listing under the Wellington City Council as a heritage place.

The house is of simple construction and decoration. It is built in the Queen Anne Style, common in other parts of the world but a virtually unique New Zealand example of the style. It is also representative of a middle class businessman of the time.

2.0 Investigation

2.1 History

Although the Council's heritage inventory states that the house on No. 26 Stoke Street was built in 1905, the building application is in fact dated as November 29, 1908. The Certificate of Title is also dated 1908¹. The building application states:

“To the City Engineers, Wellington.

Sir, I hereby apply for permission to Erect House in Stoke Street, Section 8 part of Town Acre 955 for A Campbell of Mansfield St according to Plans and Specifications deposited herewith at the estimated cost of £ 700-00

Yours faithfully,

Campbell & Burke
Mansfield St
Wellington”²

In 1895, Town Acre 955 had been surveyed by R. R. Richmond for a Mr. Bridson “For subdivision of Land”.³ At this time Town Acre 955 was still located on the outer edge of the suburb of Newtown.

Newtown was one of Wellington's earliest suburbs⁴. It received its name from a hotel built there when it was still on the outskirts of the city from the hope that a “new town” would grow around it.⁵

Wellingtonians first settled around the Te Aro area but demands for land by government, business and industry eventually squeezed residents out of the city. New tramlines led commuters to suburbs in southern bays or east to Mount Victoria and Miramar⁶. From 1878 steam trams services the streets. They were replaced by horse trams in 1881 and with the new electric trams in 1904⁷.

The hospital was built in 1878 and Newtown school was opened as a tiny one room building for 52 students as early as 1879 and drew students not only from Newtown, but also Miramar(Watt's Peninsula), Lyall Bay(Maranui), and Kilbirnie⁸. This also serves to give some indication of the size of the Newtown at this time. In 1905, the first high school was established and the library opened in 1909. Leisure facilities included the Newtown Bowling Club (1893), the Zoo(1906).

Another subdivision that occurred around the same time as Town Acre 955 by Walter Turnbull advertised the blocks of land in the Evening Press of 12 February 1889. It describes Newtown's “ healthy location, accessibility, agreeable surroundings and improving location.”⁹ For the very fact

1 Certificate of Title Vol. 169, folio 272

2 Building Application Form 8113 Nov 29 1908

3 NewZealand Survey Department No. 737

4 Temple, Philip (1980). Wellington Yesterday. Dunedin: John McIndoe Ltd.

5 Kenneally, J.M. & B.M. (1984) On the Edge of Our City. Wellington: Colonial Associates, 21.

6 Temple, Wellington Yesterday.

7 Kenneally, On the Edge of Our City, 21.

8 Kenneally, On the Edge of Our City, 26.

9 Hudson, Sheena (2005) Corunna Avenue: The History of a Victorian Street.

that it is promoting itself, the truth of this description is not to be relied upon. However, it can be seen from this and from the businesses and leisure activities established around the late 1800's and early 1900's that at the time that at the time 26 Stoke Street was built in 1905/1908, Newtown was starting to develop into a thriving suburb.

An early photo (ca 1895-1908) (fig 1.) of the area shows the first few houses on the new subdivided land of Town Acre 955 on the outer edge of the Newtown next to a brickworks.

There were a number of brickworks in early Newtown, the main one which was Hutson Peter and Co. in Wallace Street and which occupied about two and a half acres. Along Adelaide road in 1897 close to the Adelaide Road and Riddiford Street intersection was Thomas Marchment and at 218 Adelaide Road was James Patching, Richard Patching and George William Warwick¹⁰. The latter, was the brickworks located opposite Stoke Street.

The large adjoining section to the north (Town Acre 953), owned by Thos. Stephens, was unsubdivided. Other properties on the periphery also appear to be fairly large sections with only a single house situated in the centre of each section. What appears to be the original house on Town Acre 955 can be seen fig 2. It is oriented in the same direction as single houses on the large adjoining properties and has a long driveway crossing the length of the Town Acre towards it, whereas the new houses face towards the street (fig 2.)

In 1908 Alexander Campbell received certificate of title for Lot 8 and part of Lot 7¹¹. He then applied building consent and built 26 Stoke Street House. He was a contractor by trade¹².

It appears that as the town encroached upon the brickworks that would have once stood on the outskirts, it gave way to residential use. By 1922 (fig. 3) Town Acre 955 was no longer on the outskirts. One more block had been added and the site of the brickworks was now mostly occupied by residences. However, the Thos. Stephens land adjoining to the north still appears unsubdivided. In comparison with the earlier photographs (ca 1895-1908), Newtown had become much more densely populated. The house at 26 Stoke Street can clearly be seen in this photo of 1922 (fig 3.), towering over its neighbours.

In 1921, Alexander Campbell had sold the house to Albert Steward, a company manager, who transferred the ownership of the property to his wife the following year. In 1927 the house passed to Richard Edwards a retiree, who had ownership until 1940 when it was bought by company manager, Briton Smith. The occupations of the owners until 1940 seem to indicate some wealth befitting the grandeur of the house.

The house then passed through the hands of several owners until it was taken into Public Trust in 1975 and bought by public servant, Gordon in 1978. Some time previous to this, the house had been converted into four flats and Gordon writes to the council in May 1982 informing them that the house had been converted back into a single family dwelling and that the last tenant had left on the 23 May. A site inspection of June 1982 notes that all unauthorized kitchens had been removed and the property was now used as a single family dwelling. Strangely enough very little evidence of this conversion can be seen.

From 1987-1994, the house was owned by John and Gillian Durham, both medical practitioners, who made substantial additions and alterations to it, costing approximately \$60,000.

10 Keneally, *On the Edge of Our City*, 32.

11 Certificate of Title Vol. 169, folio 272

12 Certificate of Title Vol. 169, folio 272

H. WELLINGTON, NEWTOWN.

1900's. 3750

$\frac{1}{2}$.



Fig 1.
Town Acre 955 ca. 1895-1908, center left alongside brickworks
G. 3750
Alexander Turnbull Library

4. WELLINGTON. NEWTOWN.

c 1900^{ca}

F 21040^{1/2}

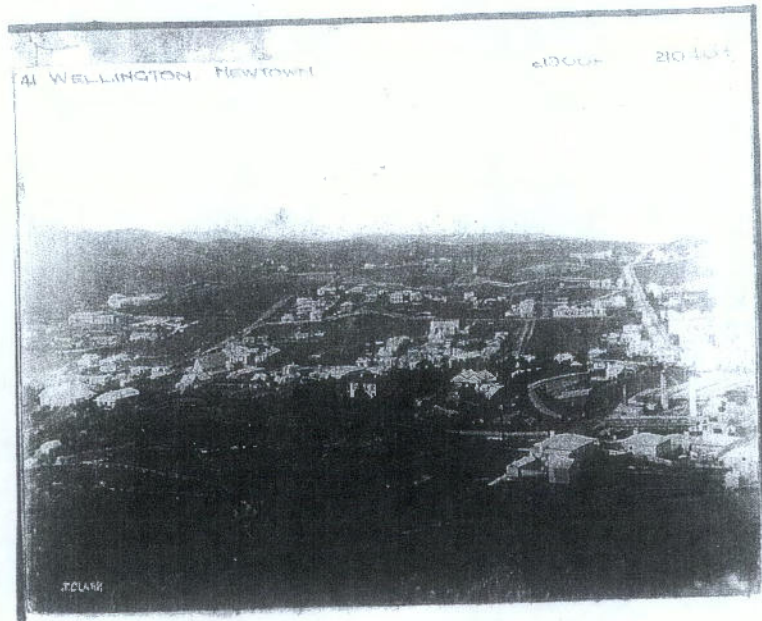


Fig 2.
Town Acre 955 ca. 1895-1908, far right alongside brickworks
F 21040
Alexander Turnbull Library



Fig 3.
Stoke House, 1922. Stoke Street Center
46098
Alexander Turnbull Library

2.2 The House

This house has a somewhat strange presence in the street as it is of a different style and size than its neighbours. Even in an early photo of 1922, it stands out above the streetscape (fig 3.)

The differing style of this house is perhaps owing to the possibility that the house was brought as a put together piece from elsewhere. No architect is noted on the original plans of the house. This could indicate that the house was one of many, and designed elsewhere. It is possible that as a contractor (and partner of the firm Campbell and Burke), Campbell would have drawn the plans up himself, possibly based on his own knowledge of architectural styles.

The Queen Anne Style in which the house was built was common in America at the time. The Queen style was a readily accessible style to middle-class homeowners from the late 1800's wanting to express their wealth. Campbell, an apparently successful contractor (a partner in the firm Campbell and Burke) built his outwardly as well as inwardly decorative house, towering above his neighbours and displaying his wealth.

The Queen Anne Style is an eclectic style, rich and varied in ornamentation and form.¹³ It is a highly decorative style combining elements in an eclectic way and played with contrasting materials. Stucco, clapboard, or decorative shingles were commonly used. Roofs were gabled or hipped and gable ends ornamented. Stained glass was also popular.¹⁴ Typical features are shown below in fig 4. and 5.:

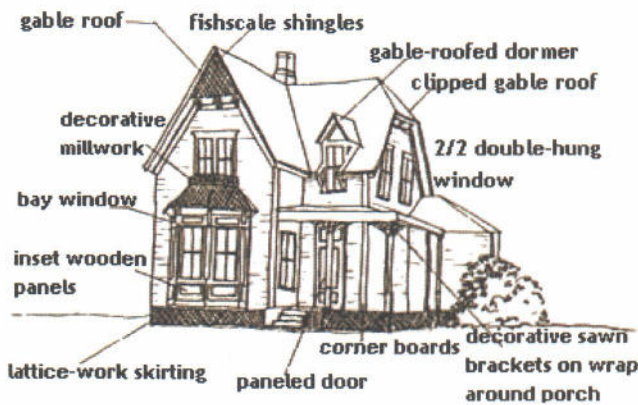


Fig 4.
Typical Queen Anne House
Source: The Old House Web

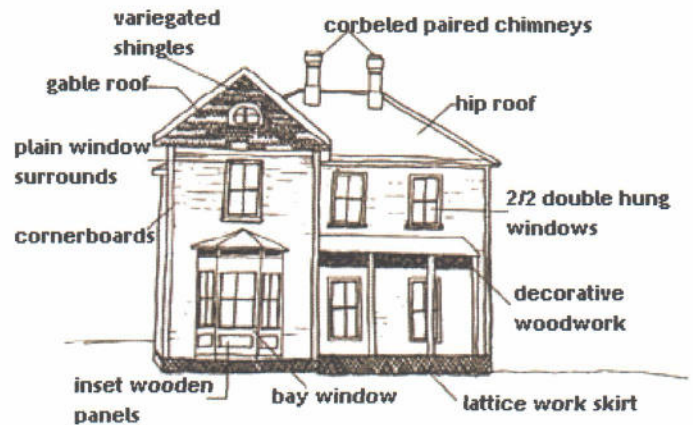


Fig 5.
Typical Queen Anne Farmhouse
Source: The Old House Web

Restoration and additions took place in 1988 under the Durhams but this only affected the back

¹³ The Old House Web, <http://www.oldhouseweb.com/stories/Detailed/10292.shtml>

¹⁴ Poppeliers, John C. and S. Allen Chambers Jr. (2003). *What Style is it?* A guide to American architecture. New Jersey: John Wiley & Sons.

elevation of the house and changes to the internal fittings of the kitchens and bathrooms.

The current owners have put a lot of time and money into restoring the house. Their restoration work has been very sympathetic to the original and has consisted primarily of replacing damaged elements and restoring to the original condition.

2.3 Chronology of Events:

1895, September 3	Town Acre 955 surveyed for subdivision
1908, March 12	Certificate of Title to Alexander Campbell of Wellington, Contractor
1908, November 29	Mr. A. Campbell of Mansfield St. applied for Building Consent for 26 Stoke Street
1921, October 25	Certificate of title to Albert Steward of Wellington, Company Manager
1922, January 30	Certificate of title to Roka Dorcas Steward of Wellington, Married Woman
1927, August 26	Certificate of title to Richard Edwards of Wellington, Retired
1940, June 18	Certificate of title to Briton Smith of Wellington, Company Manager
1941, August 28	Certificate of title to Frank Crowther of Wellington, Musician
1957, September 6	Certificate of title to Mary Louisa Mason of Wellington, Widow and William Crowther of Hamilton, Overseer and Administrator
1958, May 20	Certificate of title to Myrtle Blanche Millar of Wellington, Married Woman
1975, July 9	Transmission to Public Trustee
1978, April 26	Certificate of title to Peter John Teotene Gordon of Wellington, Public Servant
1986, August 19	Certificate of title to John and Gillian Durham of Wellington, Medical Practitioners. Significant renovation done.
1994, August 10	Certificate of title to Rowan McArthur, Public Relations Officer and Angela McArthur, his wife both of Wellington.
1996, May 2	Certificate of title to David Beard of Wellington, Management Consultant

3.0 Cultural Heritage Significance

3.1 Assessment Criteria

The assessment of the cultural heritage significance of 26 Stoke Street is based on the criteria established by the New Zealand Historical Places Trust. The four general criteria for assessing criteria are – aesthetic, scientific, social and historic.¹⁵

The aesthetic value considers the design, form, scale, materials, colours, patina or quality of space. The Architectural significance and design is important in this.

The scientific value of the building encompasses technology, archaeology, philosophy, custom, taste, usage, technique and material. Advanced construction techniques and technology, for example, could be add to the building's significance.

The Social value of the buiding is its value to the wider community, or group a particular motivation, be it cultural, spiritual, traditional etc.

The historic significance of the building is its association with events, persons, or ideas from the past. It takes into account personalities of importance to the community who might have resided there, as well as significant events or changes that were connected with it.

3.2 Levels of Significance

Because house's heritage value lies largely in it's unusual and distinctive style, distinguishing features of the Queen Anne style are highly rated in significance.

- A High Significance
- B Considerable significance
- C Of some significance. Can be replaced with similar new material.
- D Detracts
- N Neutral. Not of Significance but does not detract.

3.3 Tabulation of Significance

Garage				
	Roof	Asbestos tiles, showing some wear. Need to be replaced with a safe but sympathetic material. Parapets are in good condition.	orig.	B/A
	Walls	Brick, fairly good condition.		B
	Mouldings	Plaster moldings, good condition.		A
	Oculus	Fairly good condition, original glass? (needs some attention)		A
House				

15 Bowron, Greg and Harris, Jan (1999). Guidelines for Preparing Conservation Plans. Wellington: New Zealand Historic Places Trust, 5.

Roof	Front Gable &Porch roof	Asbestos tiles, showing some wear. Need to be replaced with a safe but sympathetic material.		
	Rest of Roof	Corrugated iron. Probably not originally. Original roof would probably have been completely clad in the 'gingerbread' look red asbestos tiles. As a trademark of Queen Anne Style, the tiles are important to its heritage value.	new	D detracts
Front Elevation	Gable	Shingles to gable, decorative trim and framing probably original although it deviates from original plans, its was probably constructed as is. Texture is important to Queen Anne Style and therefore the differentiated shingles to the gable are important. The decoration on the front facade is very important as this displayed the status of the owner. Glass in oculus has been replaced.		
		Shingles significant but can be replaced with similar		C
		Trim and framing		A
		Oculus		A
		Glass. New and therefore not significant	new	Neutral
	Wall	Rusticated weatherboard of good condition.		B
		Decorative framing on wall.		A
	Left Windows	Sash windows with 3 original stained glass In good condition.		A
	Front Door	Original door but pane replaced. This decoratively panelled door is an important part of the impression that the house has on the street, especially to the visitor approaching the entrance. Fairly good condition externally, showing some wear internally. It is not imperative that this be restored since it adds to the character of the house as an old dwelling. The new pane was put in to replace an unsympathetic addition and reflects pattern of the two smaller windows to its right.		
		Door and ringer		A
		Door knob		C
		Pane, new		N
	Right Windows	Original stained glass windows, good condition		A
	Upper Left Windows	Sash windows		A
	Upper Right Windows	(original?)		A?
	Porch	A porch over the entrance is a highly significant characteristic of the Queen Anne Style. Without this it would greatly loose it's heritage value. The porch pillars, timber ceiling, and decorative		A

		framing are all of excellent condition. (trims original?)	
Front Garden	Front garden wall	Concrete, painted white	C
	Steps from street	Concrete	C
	Wrought Iron trim	(B if original?)	
	Wrought Iron gate	(B if original?)	
	Garden Gate	Mimicks style of house and oculus. A simpler, more inconspicuous gate would be more appropriate. However, it is good that this is clearly modern since it is not possible to know what the original would've looked like.	N/D
	East Elevation		B
	West Elevation		B
	South Elevation		C
Interior	Entrance		
	Ceiling	Cornice and moldings around light fitting, good condition.	A
		Light switch. How old?	C
	Floor	Decorative, patterned lino floor (original?)	B
	Walls	Skirting and dado are different from rest of house so possibly not original.	C
	Front Door	(see above) Frame in good condition. Interior of door slightly damaged.	B
	Swinging doors	Frame, door stoppers, handles and panes in excellent condition. Category B is given to this door. Although a good representation of the style it could be removed from the house without significantly affecting its heritage value.	B
		Plaques in floor	A
	Drawing Room		
	Ceiling	Moldings and centre rose	A
	Floor	Original Timber Floor, exposed	B
	Walls	Original Skirting Dado, replica	B C

	Walls		C
Door	Door frames, doors, and hardware, original		A
Windows	Original Sash Windows, and stained glass panes		A
Sitting Room			
Ceiling	Moldings and centre rose		A
Floor	Original Timber Floor, exposed		B
Walls	Original Skirting Walls		B C
Door	Door frame, door, and hardware, original		A
Windows	Original Sash Windows, and stained glass panes		A
Fireplace	Original fireplace and surround. Original tiles?		A B
Dining Room			
Ceiling	Moldings and centre rose		A
Floor	Original Timber Floor, exposed		B
Walls	Original Skirting Original molded cornice Walls		B A C
Door	Door frames, doors, and hardware, original Fanlight pane probably not original		A C
Windows	Original Sash Windows		B
Fireplace	Original fireplace Original surround? (looks to be in different style than main fireplace)		A C
Hallway			
Ceiling			
Floor	Original Timber Floor, exposed		
Walls	Original Skirting Original molded cornice Walls		B A C
Stair	Original timber staircase. Excellent condition.		A
Storeroom door	Original		B
Bathrooms			
Fixtures	New		N
Floor	Original Timber Floor, exposed		B
Walls	New		N
Door	Original		B
Windows	New		N
Kitchen			
Ceiling	New		N
Floor	New		N
Walls	New		N
Door	Original		B
Windows	New		N
Bedrooms			
Ceiling	Original moldings not existent in most rooms Ceiling rose in master bedroom original		N A
Floor	Original Timber Floor, exposed		B

Walls

Original Skirting

B

Doors

Walls

C

Door frames, doors, and hardware, original

A

Windows

Original Sash Windows

B

Garage and Front Elevation



Entrance





Hallway and Stair



Drawing Room



Sitting Room



Dining Room



Kitchen



Bathroom



Bedrooms



Back Facades



3.4 Statement of Significance

This house is a unique example of the American version of the Queen Anne Style in New Zealand. It is still largely untouched and is in very good condition, having been restored by the current owners.

The trademarks of the Queen Anne Style which includes the ornate front facade, the interior joinery and molding contribute to the aesthetic value of the house.

The woodwork and detailing demonstrate the craftsmanship of the time. This high quality workmanship adds to the scientific value.

Although the house was first built and owned by contractor, Alexander Campbell, and later owned by physicians, the Durhams, not much social value is attached to it.

The main value lies in the style of the architecture and as a reflection of the life of a relatively affluent family of the time.

4.0 Development of a Conservation Policy

The following factors will influence the future use and treatment of the house and the policy that will apply to it.

4.1 Requirements of the Owner and Occupier

The existing use of the house is as a private residence. This was modified, apparently illegally¹⁶, to apartments in the 1980's after which it was converted back to a private dwelling. The owner wants to replace the roofing material in the near future as it is currently asbestos. Otherwise it appears that plans are to retain the house as a private dwelling.

4.2 Existing Condition

The building appears to be sound and in good condition. The exterior and interior are both of good condition. The current owners have gone to a lot of effort restoring the house back to its original condition, replacing some of the damaged elements with similar new ones.

The downstairs rooms contain more original elements than the upper floor, which is missing most of the original cornices and moldings.

4.3 Historic Places Act 1993

The Historic Places Act of 1993 states that its purpose is to “promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.”¹⁷

It seeks to promote the least possible alteration or loss of material of cultural heritage value and attempts to safeguard the options of present and future generations.¹⁸

This house is not currently on the Register of the Historic Places Trust and as such does not fall under its covenants or heritage orders.

4.4 Local Authority Plan Provisions

This house is listed in the Wellington City Council Heritage inventory. The objective of Heritage Policy in the District Plan is to “Identify and list items (buildings, objects, areas, trees and sites) significant heritage value” and “to avoid the loss of heritage value associated with listed items”¹⁹.

This heritage listing protects the building and provides information and financial assistance to owners²⁰.

Permitted activities to listed buildings include repair and maintenance and internal alterations, unless specifically stated. In this building therefore, the interior is not protected.²¹

Additions and alterations changing the design and appearance of a building that are not permitted activities are controlled activities and would need resource consent. The resource consent cannot be

16 See Appendix Notes to Council

17 Historic Places Act 1993, Section 4

18 Ibid

19 Wellington City District Plan, 20.2.1.1, 20.2.1.2

20 Wellington City District Plan, 1.4.2

21 Wellington City District Plan, 21.1.1, 21.1.2

refused, but conditions on the alterations may be imposed. This is assessed by the council by the degree the heritage value of the building is affected²².

The total or partial demolition, destruction or removal is a discretionary activity requiring resource consent.

4.5 Compliance with Statutory Codes

The Building Act 2004 requires that alterations and additions comply with the provisions of the Building Code. Alterations are addressed in section 112: Alterations must

“(a) comply, as nearly as is reasonably practicable and to the same extent as if it were a new building, with the provisions of the building code that relate to—

- (i) means of escape from fire; and
 - (ii) access and facilities for persons with disabilities (if this is a requirement in terms of section 118);
- and

(b) continue to comply with the other provisions of the building code to at least the same extent as before the alteration.”²³

The Act also requires the Council to be notified of intended change of use of the building. Where the change use of incorporates household units where these did not exist before, the territorial authority must be satisfied that the building will comply, as nearly as is reasonably practical with the building code.

In any other case of change of use, the building in its new use must comply, as nearly as is reasonably practical with the building code relating to:

- “(A) means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire-rating performance;
- and
- (B) access and facilities for persons with disabilities (if this is a requirement under section 118)”²⁴

4.6 Threats

Owner Care

The care of the building in the hands of the owners can be a threat to its continued historical significance. In the past the house has been neglected at times and some historical elements lost or damaged. The house has been subject to extensive restoration: by the Durhams in the 80's and most recently by the current owners. An understanding of the heritage value is essential to ensure continued respect and care for the house. Changes should be managed thoughtfully, according to the guidance of this conservation plan.

22 Wellington City District Plan, 21.2

23 Building Act 2004, Section 112

24 Building Act 2004, Section 114

Change of Use

The house has in the past been converted into four flats. Luckily this has left no great damage although the missing cornices in the upper storey could be due to this. Change of use could be a threat in the future if not managed well.

Natural Processes

The general weathering of external weatherboards and decorative trims especially should be monitored and kept well protected so that the heritage value is not lost through this.

Visitor Impacts

As this is a private residence, the wear and tear by visitors is not expected as a threat.

5.0 Conservation Policy

The conservation policy takes into account the place's cultural heritage significance and policies as outlined above. This conservation policy will consider the use of the building and will state how conservation is best to be achieved. It sets out the principles to be followed for conservation²⁵.

This conservation policy follows the the principles set out in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

According to the Charter Conservation should:

- a) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- b) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- c) involve the least degree of intervention consistent with long term care and the principles of this charter;
- d) take into account the needs, abilities and resources of the particular communities; and
- e) be fully documented and recorded.”²⁶

5.1 Conservation Practice

A conservation professional or architect should be consulted regarding additions or alterations to the house to ensure that these respect the historical scale, proportions and fabric.

5.2 Fabric, Physical Features and Setting

Architecturally, this house one of the few of its kind in New Zealand. It is in a very good condition with the front facade and much of the interior still intact. This is a well preserved example of this style. While this is a unique example of its style, it also means that it does not represent architecture characteristic of this time period. It represents one man's ambitions and aspirations. It is important however that an example of this kind of architecture is kept as valuable reference for the present and future generations, in accordance with the aims of the ICOMOS Charter.

It is important that certain features be retained if the historical significance is to be protected. However, this house is not of national significance and is not of such importance as to be turned into a house museum, it must therefore be kept in use to ensure its continued viability. In view of this, minimum historical fabric to be kept is specified to allow for alterations and additions.

The NZ Historic Places Trust Guidelines endorses adapting or modifying historic places where it is necessary to ensure continued livability or use²⁷. According to the ICOMOS Charter adaptation should involve the least possible loss of cultural value. Changes should be minimal, should not detract from the cultural heritage value of the place, should be compatible with the original fabric

25 Bowron, Greg and Harris, Jan (1999). Guidelines for Preparing Conservation Plans, p. 8.

26 ICOMOS Charter

27 New Zealand Historic Places Trust (2007) Sustainable Management of Historic Heritage Guidance Information Sheets-Draft.

and be suitably distinct to be read as a new work²⁸.

The most appropriate way of caring for the fabric, physical features and setting of the place is to allow adaptation to parts and protection to other parts of historical fabric.

5.3 Control of Physical Intervention

The ICOMOS Charter lists differing degrees of intervention. From increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. These are further defined in the Charter:²⁹

Non-intervention: No conservation work where intervention is undesirable.

Maintenance: the protective care of a place

Stabilisation: the arrest of the processes of decay

Repair: making good decayed or damaged material

Restoration: returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

Reconstruction: building again in the original form using old or new material

Adaptation: modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

Non-intervention is not an option here. The house is historically and significant and is to be conserved for future generations.

Continued maintenance is required to keep interior and exterior in good conditions

Extensive restoration has been undertaken recently. This has consisted of stripping interior joinery and flooring to the original timber. Ceiling moldings and dados have been replicated, following the original, where these have been damaged or missing. Later window panes have been replaced with ones that reflect the existing original ones.

Future repairs should be undertaken in a way which respects the original fabric and uses materials similar to the original.

Complete restoration to the original state is not required. Later additions are not required to be removed as it not known what the originals were. Also electric and bathroom fittings are also not required to be reconstructed or replicated for this and practical reasons. Most rooms on the upper storey no longer have original dados and cornices and it not necessary to restore rooms to the original state.

The lower storey and especially staircases, entrance way and front drawing room are in very good condition and of greater significance than the upper storey. It is appropriate here generally to restore to the original condition, replacing minor missing elements with similar.

28 ICOMOS Charter

29 ICOMOS Charter

As previously identified, this style of architecture is very much about the face it represents to the street. Therefore, it is essential that the facade is protected. The back facade has been altered and is mainly not of historical significance. Clearly identifiable new additions and not replication are encouraged for any new work. Adaptation of use and spaces are acceptable as long as they respect the historical fabric identified for protection and do not detract from the overall value.

5.4 Levels of Intervention

The elements of the building were previously assigned a symbol based on their historical value. Interventions should disturb higher value elements as little as possible to conserve the value as the elements of the building together add to its significance. The levels of intervention appropriate to each assigned value is outlined below:

Heritage Value A:

The element or part of the building is of high significance. Any changes to it should be carried out only in exceptional circumstances. Modifying this could significantly alter the heritage value of the building. Repair and restoration should be undertaken very carefully and with high skill. Stabilization is allowed and maintenance should be carried out regularly.

Heritage Value B:

Elements are of considerable value. Modifications should be made with care, if at all. It is preferable that these be kept in original condition as far as is practically possible. Maintenance, stabilization, repair, restoration and some adaptation where this is a necessary option, are allowed.

Heritage Value C:

Elements have some historic value, although can be adapted or replace with similar new material if necessary and for functional improvements or extensions. Maintenance, stabilization, repair, restoration and adaptation are allowed.

Heritage Value D:

This category includes new elements and additions that detract from the heritage value of the building. These should preferably be removed and replaced with more appropriate alternatives that respect but not necessarily replicate the original fabric.

Heritage Value N:

These elements have little or no historical significance and are mostly new additions. Adaptation, removal or replacement of these are generally acceptable. Replacements however or removal of these however should in no way negatively effect other elements of historical value. Maintenance, stabilization, repair, restoration and adaptation, removal is allowed.

5.5 Use and Future Developments

It has already been discussed that changing the use of the building is acceptable, providing that it respect the heritage fabric identified as of high value. Uses such as bed and breakfast, restaurant, or gallery could be compatible with the existing, if this ties in with the zoning of the District Plan.

In other words, adaptation is supported if it extends the life of the building. There is no reason to suppose that the building could not continue being used as a private residence for many years to come but these other uses could be a means of showcasing the unique architecture to the public and would not be detrimental to the historic value if the minor additions or alterations that would be necessary were carried out sensitively.

Apart from these changes of use, there is also scope for additions to the rear of the house for use as part of the private residence. These would not affect the historic value

6.0 Recommendations

6.1 Overview

The house is in very good condition and has been restored by current owner. There is still some minor restoration work left to be done. The policy by the owner has been to restore to original and this can be continued. The parts of the building which are of high significance to its heritage value and which this plan recommends to be kept in original condition have already been restored to excellent condition by the owner. For the parts of the house of lesser value, this plan allows either restoration or adaptation as the owner desires. Recommendations are desirable and there is no work of an urgent nature expect earthquake strengthening.

6.2 Recommendations for Conservation Work

Garage	Roof	Replace asbestos tiles with material of similar pattern and scale. The textured roof is an important feature of the Queen Anne style and it is desirable that similar material is used rather than corrugated iron.
	Walls	Check condition of walls for moisture.
	Oculus	Check condition of glass and replace cracked panes with similar if necessary.
Roof	Front Gable & Porch Roof	Replace asbestos tiles with material of similar pattern and scale.
	Rest of Roof	It is desirable that the corrugated iron be replaced with material closer to the original. See reasons given above.
Rear Facade	Balcony	It is not clear from plans weather this balcony is original or not. Balcony railing needs to be inspected for state of timber, currently unpainted and needs to be repainted to protect it. Check condition of floor boards and repair if necessary.
Brick Chimneys		Inspect for earthquake requirements and strengthen if necessary.
Interior	Doors	Return painted doors to original timber, varnish.

6.3 Management and Future Care

The building should be maintained in a good condition to prevent it losing heritage value through decay or damage.

Maintenance especially of external decorative trims and interior moldings are of a high priority. The external facades as well as decorative trims and windows should be inspected for water damage periodically and should be repainted approximately every five years.

Roofing and guttering should be examined and cleaned regularly to prevent decay and loss of fabric. Window panes also should be kept in good condition and cracked panes should be replaced to prevent damage to the interior. Leaks should be fixed when discovered.

Interior joinery, especially staircase should be re-varnished and sealed as required.

Maintenance requirements need to be reviewed and updated to changing circumstances.

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<http://www.oldhouseweb.com/stories/Detailed/10292.shtml>

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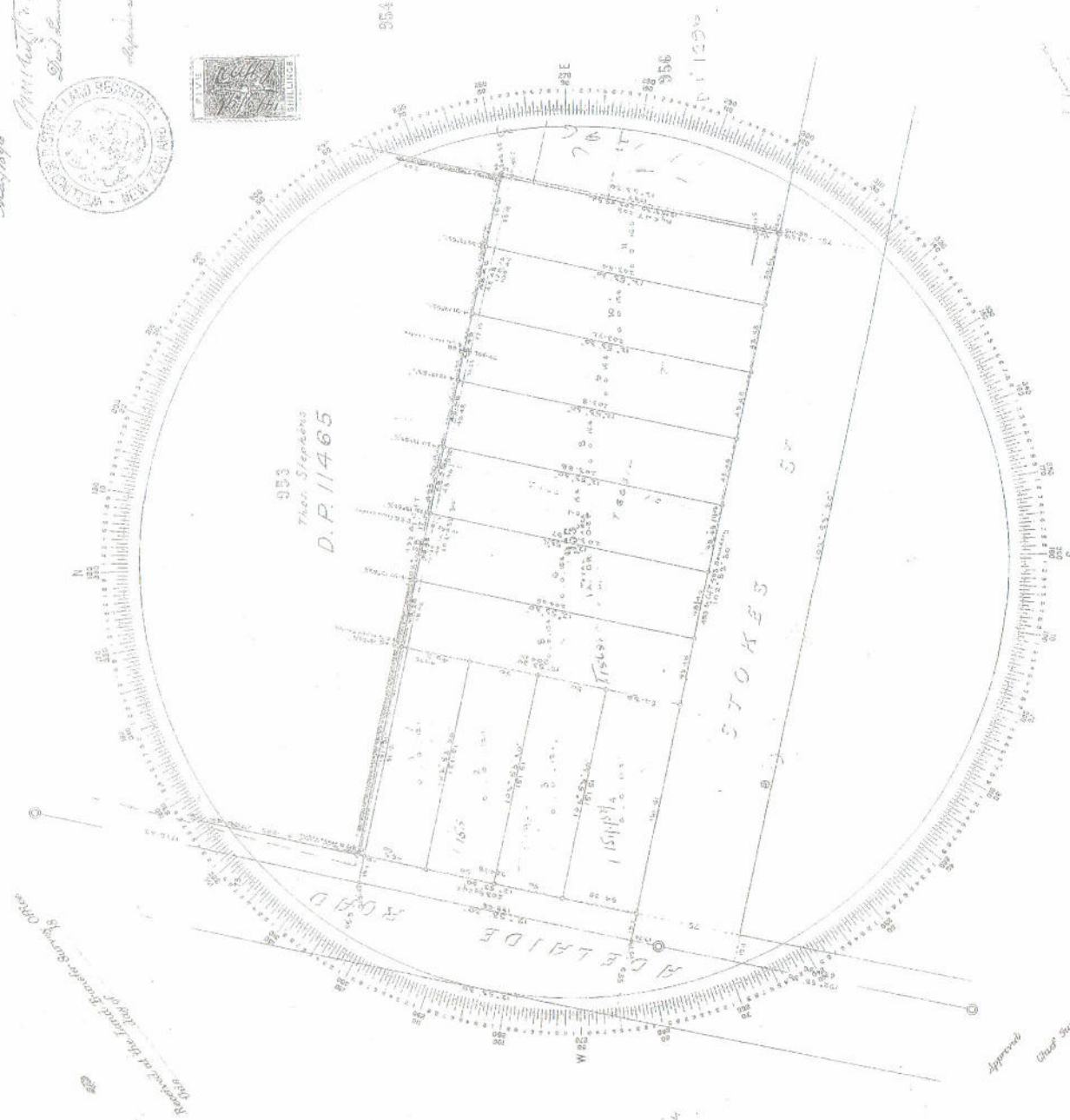
Wellington City Council (2006) Wellington City District Plan.

NEW ZEALAND SURVEY DEPARTMENT

For subdivision of Land under 'The Land Transfer Act'

No 737
 Received for deposit the 14th
 May 1896

Approved
 District Surveyor
 1896



Plan of Section 955, Wellington
 Surveyed for Mr. Benson
 By Mr. A. C. ...
 21st June 1895

Approved
 District Surveyor

Received the 24th
 May 1896

Approved
 District Surveyor

Approved
 District Surveyor

BUILDING APPLICATION FORM.

WELLINGTON,

Date, Nov. 29 1908

To the City Engineer,
Wellington.

Sir,

I hereby apply for permission to Erect House
in Stoke Street, Section 8
part of Town Acre 965 for Abampbell
of Mansfield St according to Plans and Specifications
deposited herewith at the estimated cost of £ 700-00

Yours faithfully,

Postal Address

Campbell & Burke
Mansfield St
Wellington

Specification

For the erection of Residence of M. G. Campbell
Stokes street Wellington South

Brickswork Bricks shall be well burnt and of a regular size and shape. Mortar shall be composed of fresh well burnt stone lime & clear sharp sand well mixed together in the proportions of three parts sand to one part lime.

Foundations shall be of concrete 12" thick and sunk to the solid foundation concrete shall be composed of five parts shingle to one part cement well mixed together. Piles to be of the same mixture 10" x 10" to the necessary depth.

Frame work The whole of the framework to be put together in the soundest and most workmanlike manner, plates to be hewed at angles and scarfed together where necessary over a stud or pile. Studs shall be cut off square and plates checked out 1/2" to receive same. The whole of the framing to be well braced with 8x4 solid bracing.

Partitions Gauges and notch down the joints where required & well skew nail them to the plates. Construct the roof as shown, rafters neatly scued up to the ridge and hips notched into top plates, struts and collars to be placed to every pair of rafters. All timber to be as sizes shown.

Studs in all walls & floors to ceiling joists & rafters to be spaced 18" centres. The whole of the roof shall be covered with rough paraking laid close up to the hips & ridges. The outside of all external walls shall be covered with rusticated boarding well cramped up and double nailed with 2 1/2" floor brads. Lay the floor with 6x1 1/2" flooring boards well cramped up and double nailed with 2 1/2" floor brads.

A porch to be constructed as shown with pillars. Floor to be covered with 4x1 1/2" boards well cramped and nailed.

Windows All windows to be of sizes shown on drawing and all float timber to be used and made thoroughly watertight.

iv The whole of the roof to be covered with felt well lapped and neatly tacked down, roofs to be covered with Mc Murray Roberts' Coy Asbestos slates

6 chimneys to be flashed with soft lead with separate stepping pieces fixed with lead wedges and pointed with cement

Fix all Eaves with 5" O.G. spouting with soldered angles and joints, secured with straps every 30" apart.

Fix 3" dia 24 G galv iron down pipes provided with shoes and straps & to deliver into gully traps where directed

Fix in kitchen a stoneware sink with overflow.

Provide same as well as the wash tubs with lead topped wastes with brass plugs grating and chains to each to convey water into gully trap

Fit in K. C. where shown a glazed earthenware pedestal seat closet & properly connected up to drains and provide same with 22 G galv iron three gallon syphon ^{flushing} cisterns connected up to closet pan with lead flushing pipes & provide with ball cock, brass chain and pull handle complete

From top of K. C. pipe lead a 3" dia 22 G galv iron vent carried well above roof & terminate with a cowl.

Drains

provide and lay drains 4" socket pipes sunk to a depth of at least 18" with a even surface fall & bend & jointed in ^{cement} and carefully wiped out.

Fix buchan trap with fresh air vent brought into the surface and bricked round

Fix glazed gully traps where directed with dishes, gratings, and properly connected to drains.

Painter

The whole of the outside walls to be painted with the coats of paint and all nail holes to be stopped.

All sanitary work to be done to the satisfaction of City Engineer.

All walls and ceilings to be lathed and plastered with pulp plaster

Reference: Vol. 169, folio 242
Transfer No.

Register, book

Vol. 171, folio 122



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 15th day of March, one thousand nine hundred and 1914, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington

Alexander Campbell of Wellington contractor

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered

is a little more or less, that is to say: All that parcel of land containing this of a perch being Lots 8 and 9 of Part Section 953 of Plan No. 234 part Section 953 of the City of Wellington



District Land Registrar

- Transfer 12777 produced 25th October 1914 at 10am Alexander Campbell to Albert Vance Howard of Wellington Company Manager. H. Richmond A.R.
- Transfer 12777 produced 25th October 1914 at 10am Alexander Campbell to Albert Vance Howard of Wellington Company Manager. H. Richmond A.R.
- DISCHARGE produced 30th January 1922 at 12.30pm. PRODUCED 23-10-29. H. Richmond A.R.
- Transfer 12777 produced 30th January 1922 at 10.30pm. PRODUCED 23-10-29. H. Richmond A.R.
- Transfer 185656 produced 26th August 1927 at 10.42am. H. Richmond A.R.
- Transfer 185656 produced 26th August 1927 at 10.42am. H. Richmond A.R.
- Transfer 24250 to Burton Cole. H. Richmond A.R.
- Transfer 240435 Burton Cole to Edwin Grother of Wellington Musician. PRODUCED 26th August 1914 at 11.53 am H. Richmond A.R.



Scale 1 chain to an inch etc.

... to Mary Louisa Mason
Wington Widow and William Ninning
... of Hamilton Overseer and Administrator
... 1957 at 2 pm.

... 415088 the registered proprietors to
... of Wellington, married
... 20.5.1958 at 2 pm.

DISCHARGED
... 370149 Myrtle Blanche Miller to
... and Richard Dwyer, produced
... 2.36 pm

... of Mortgage 370179 - 20.5.1964 at 9.25 am

... of Mortgage 370179 - 7.2.1972 at 11.04 am

... 132342 to The Public Trustee
... 9.7.1945 at 9.11 am

... 249763-1 to Peter John TeDene
... of Wellington, Public Servant
... 26.4.1978 @ 9.48 am

... 249763-2 to The Commercial
... Savings Bank (N.Z.) Limited
... @ 9.48 am

... Mortgage 249763-3 to The Public
... Investment Society Limited
... 26.8.1978 @ 9.48 am

DISCHARGED
... 267275-1 to Gault Mitchell
... Limited - 27.2.1978 at 10.05 am

... 197483-3 Transfer to John Anthony Durham
... and Gillian Anne Durham, both of Wellington
... Medical Practitioners 1978-1986 at 10.10 am

... 197483-4 Mortgage to National Bank
... New Zealand Limited 1978-1986 at 10.10 am

DISCHARGED
... Mortgage to Medical Refers
... Society Limited - 2.9.1988

B376628-2 Transfer to Rowan Wallace
M. Arthur, Public Relations Office, and
Angela Marshall McArthur, his wife,
both of Wellington - 10/8/1996 at
10.32 am

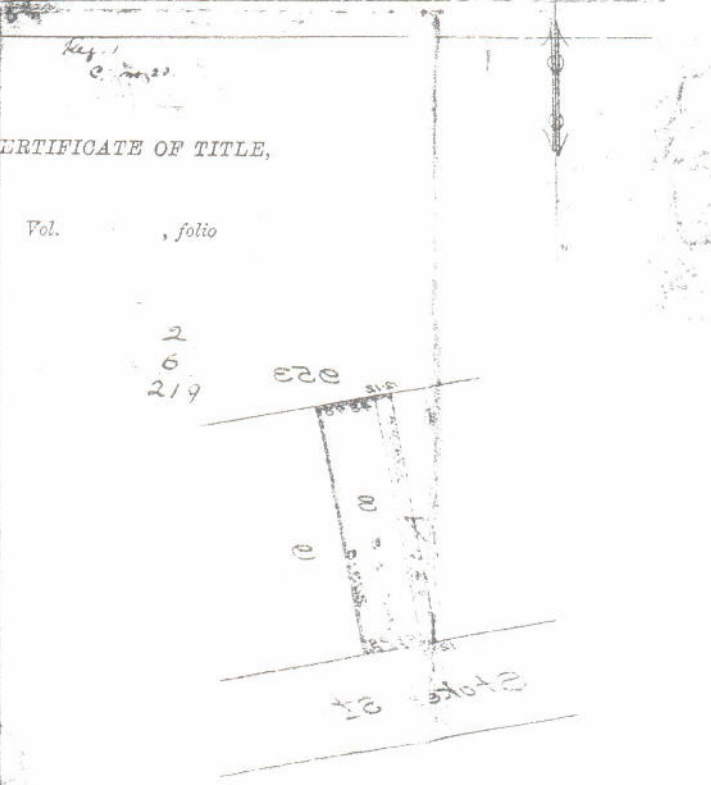
BS15794-1 ACR
B376628-3 Mortgage to ASB Bank
Limited - 10/8/1996 at 10.32 am

2.5.1996 ACR
... ACR

BS15794-2 Transfer to David Graeme
Beard of Wellington Management Consultant -
2.5.1996 at 3.41 pm.

BS15794-3 Mortgage to The National
Bank of New Zealand Limited
2.5.1996 at 3.41 pm.

... ACR



CERTIFICATE OF TITLE,

Vol. , folio

2
6
219

... ACR

AS/508/9
SOT-

26 Stoke Street,
Newtown,
Wellington 2
31 May 1982

The City Engineer,
Wellington City Council,
Box 2199
Wellington

Dear Sir,

Would you please note that my house, which is described in the rates notices as having 4 flats, has now been reverted to a single family dwelling, and the flats have been removed.

The last tenant left on 23 May .

Yours faithfully,
Peter Gordon
P.J.TeO. Gordon

16/82
Site inspection disclosed all amendments
kitchens removed. Property now used as a
single family dwelling.
Kevin Allan

Mr Whittaker
Please inspect.

Permit issued for 2 flats.
amendment.
ACB

J. Whittaker
9/6/82
M. A. Mulholland
All 4/6/82



AS/S08/9

18/12/1

POST. 815

1st August 1977

Mr. D.F.G. Alexander,
11 Mana Street,
WELLINGTON 2.

Dear Sir,

26 STOKES STREET

I refer to your letter dated 18th July 1977 and advise you that irrespective of bylaw matters these flats have in terms of the Town and Country Planning Act existing user rights.

However, as they are required to be upgraded in compliance with the building bylaws, it will be necessary to make application to the Building Branch for the necessary permits.

In matters of upgrading it is a formality that partial parking dispensations must be sought and in this respect this matter would be treated together with your permit application.

However, if additional parking can be provided for a minimal cost it is doubtful as to whether or not dispensation in these circumstances would be made available to you.

I suggest that officers of the Building Branch should now be conferred with prior to your proceeding any further in this matter.

Yours faithfully,



for K.V. CLARKE,
CITY PLANNER.

COPY FOR
The City Engineer
Alan Boyd

Recd. B/C
1/9/77 ✓
SS.

Mr. Mr. Parlane *11/8/77* *W.C. Dunning*
11/8/77



Presented to the Council with the within in
a copy of the...
at...
to...
Inspector.

City of Wellington

19/5/59

Phone 45-040

No. 2068

THE WELLINGTON CITY BY-LAWS AND REGULATIONS UNDER THE
HEALTH ACT, 1956.

To Mrs Myrtle Blanche Millar
26 Stoke Street,
WELLINGTON.

TAKE NOTICE that the premises situated and being 26 Stoke Street

Occupied by you

are not in accordance with the above provisions.

You are hereby required within fourteen (14) ~~Days~~ Days from the service of this notice to:-

- X 1. Repair the stormwater drain at the kerbside outlet.

Note.—Any plumbing and drainage work indicated thus X must be attended to by a licensed plumber and/or drainlayer.

Dated this 2nd... day of November... 19 59

[Handwritten initials]

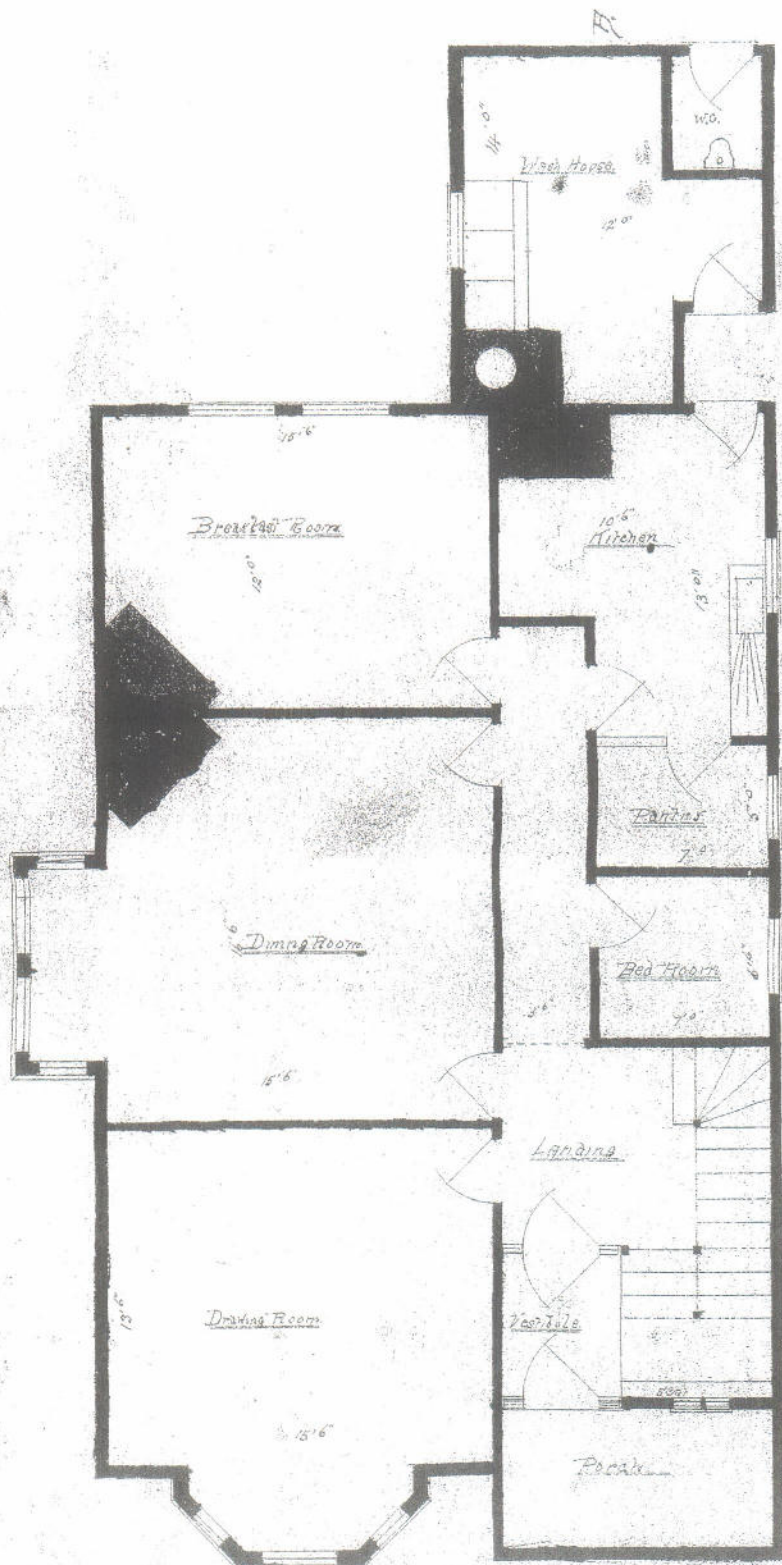
*Complied
10-11-59*

XXXXXXXXXXXX
City Engineer

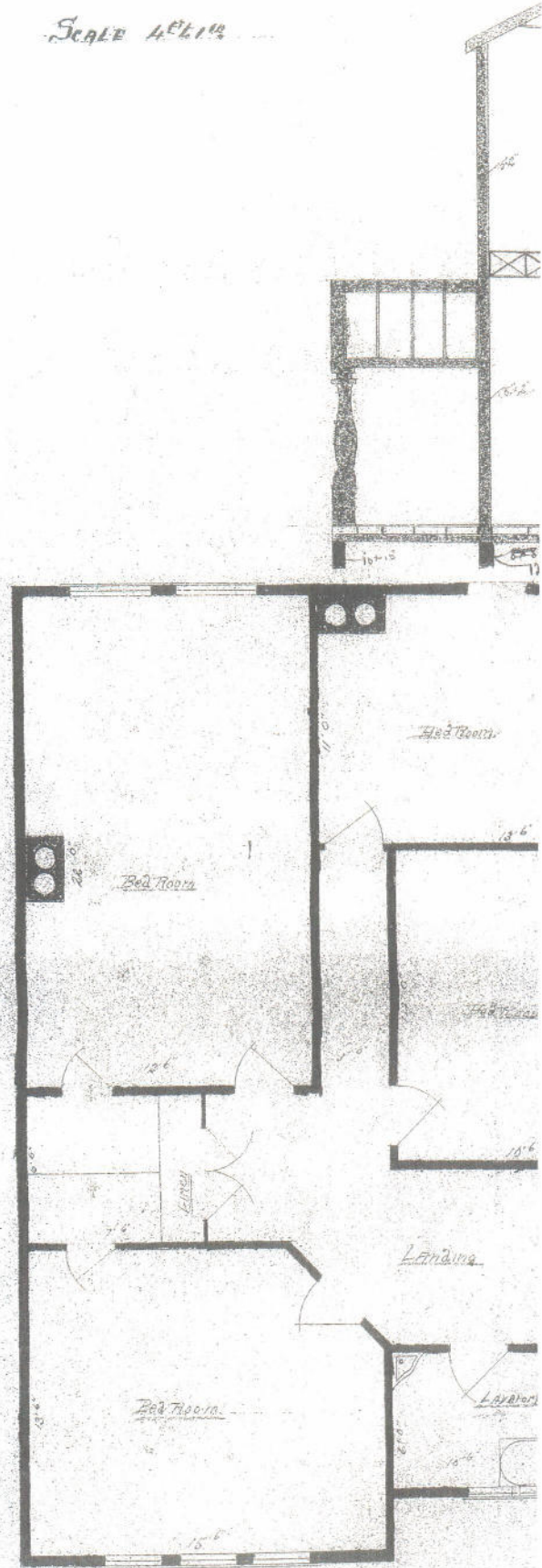
PROPOSED PLAN OF DWELLING TO BE ERECTED IN STOKES ST

FOR A. CAMPBELL ESQ.

SCALE 1/4" = 1'

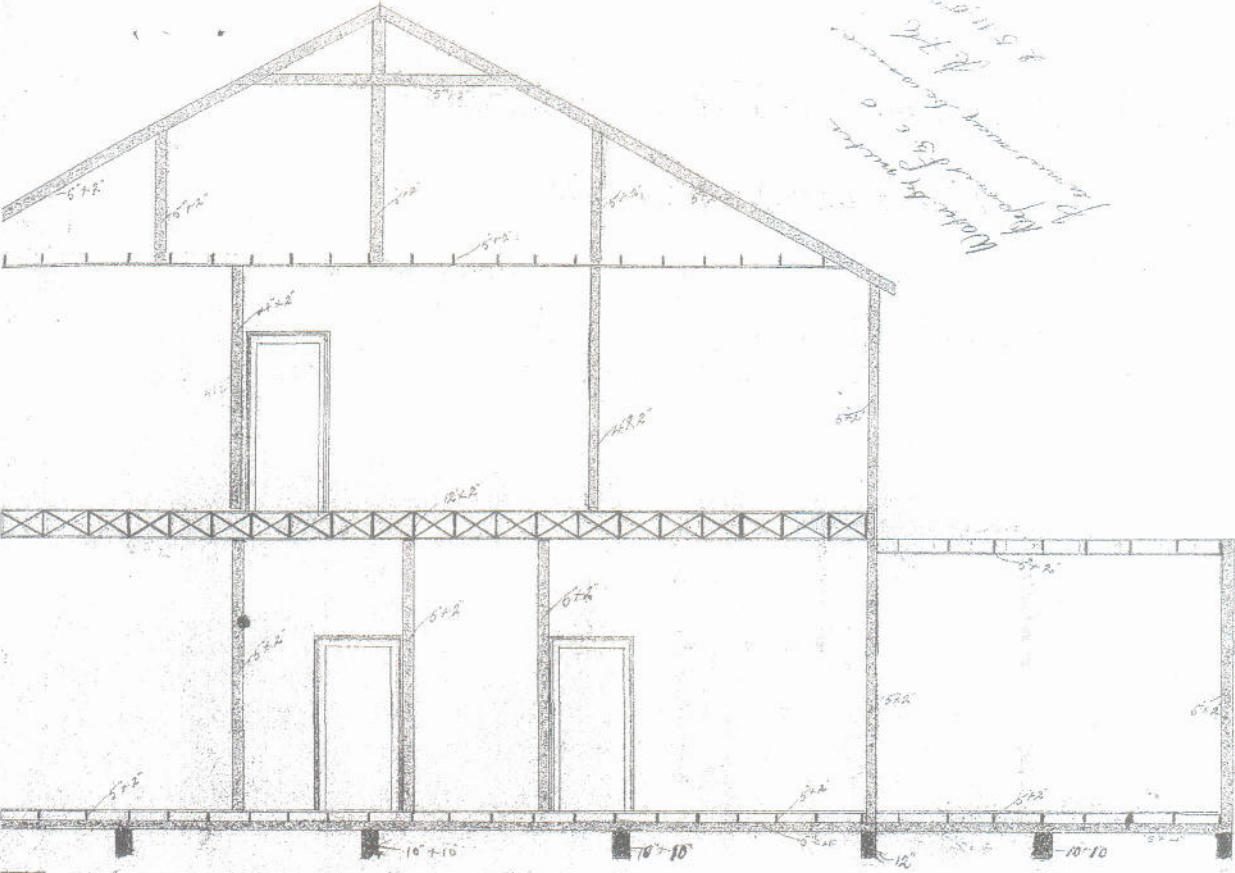


GROUND PLAN

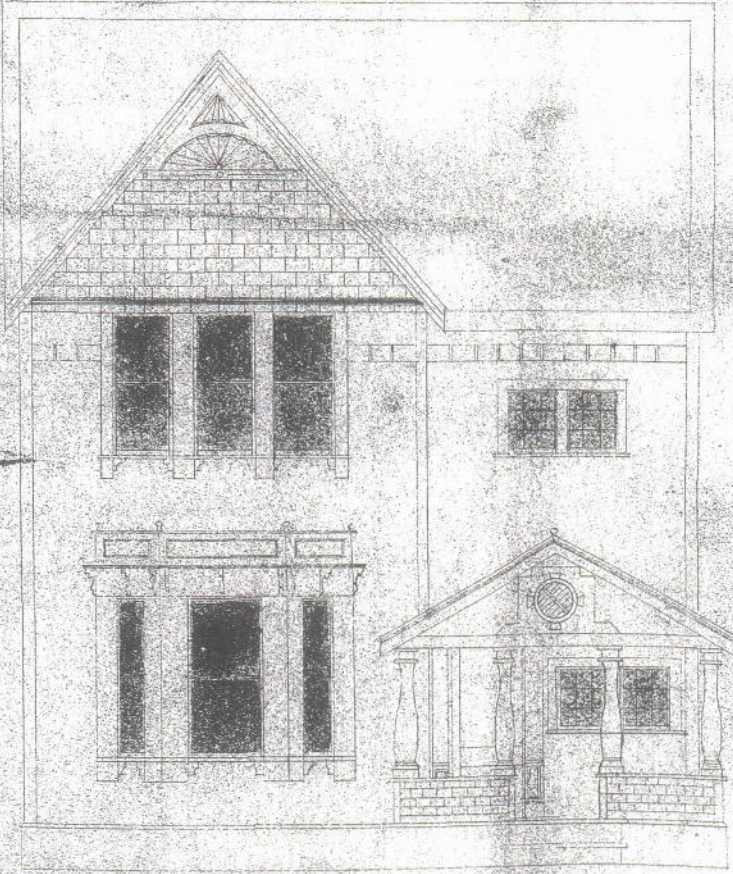


FIRST FLOOR PLAN

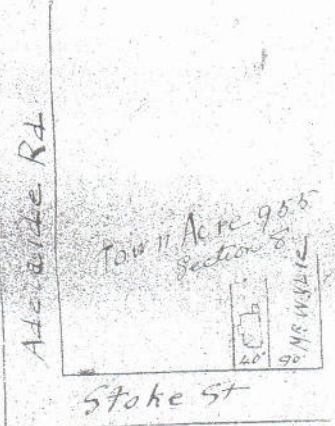
20' 11" 5/8
14' 7" 1/2
by measurement for comparison
Note: by picture
0. 0. 0.



SECTION A-B



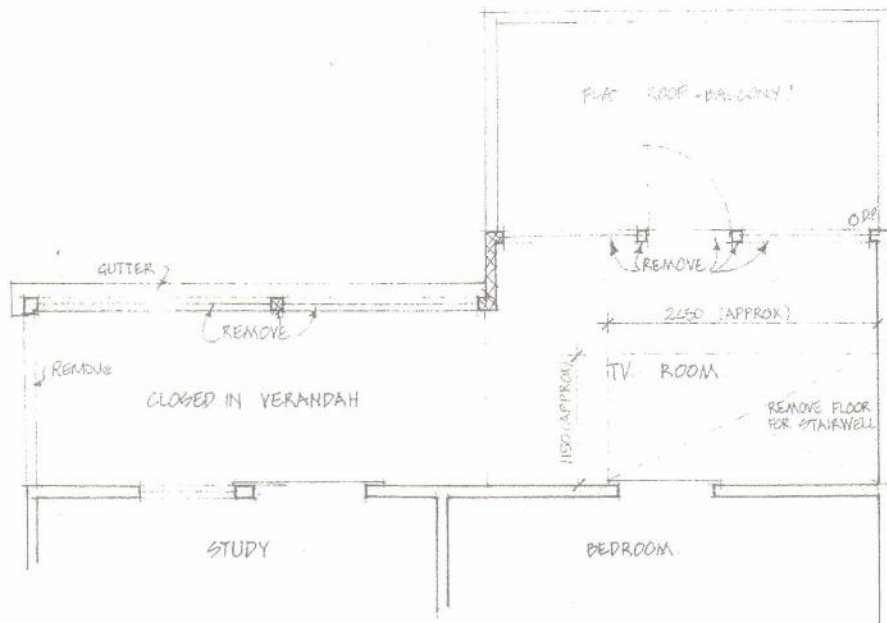
ELEVATION



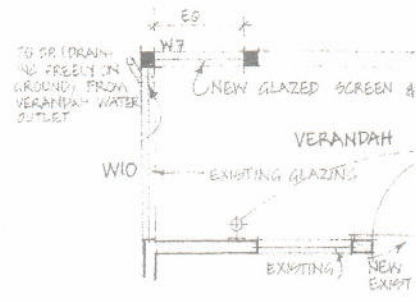
Town 11, Acre 95.6
Section 8

Stake St

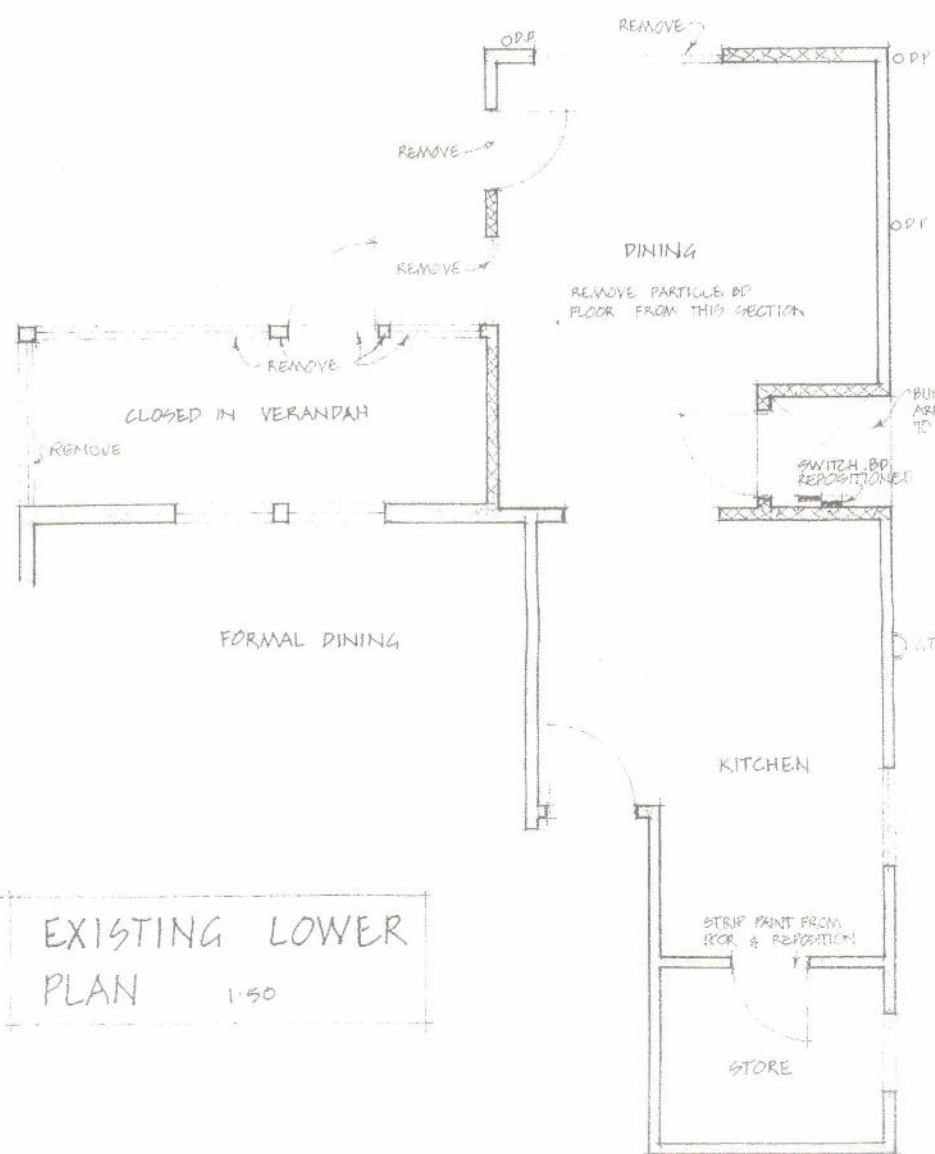
Site Plan



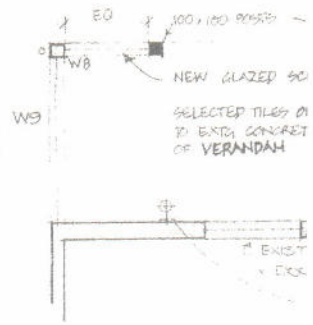
EXISTING UPPER PLAN 1:50



NE

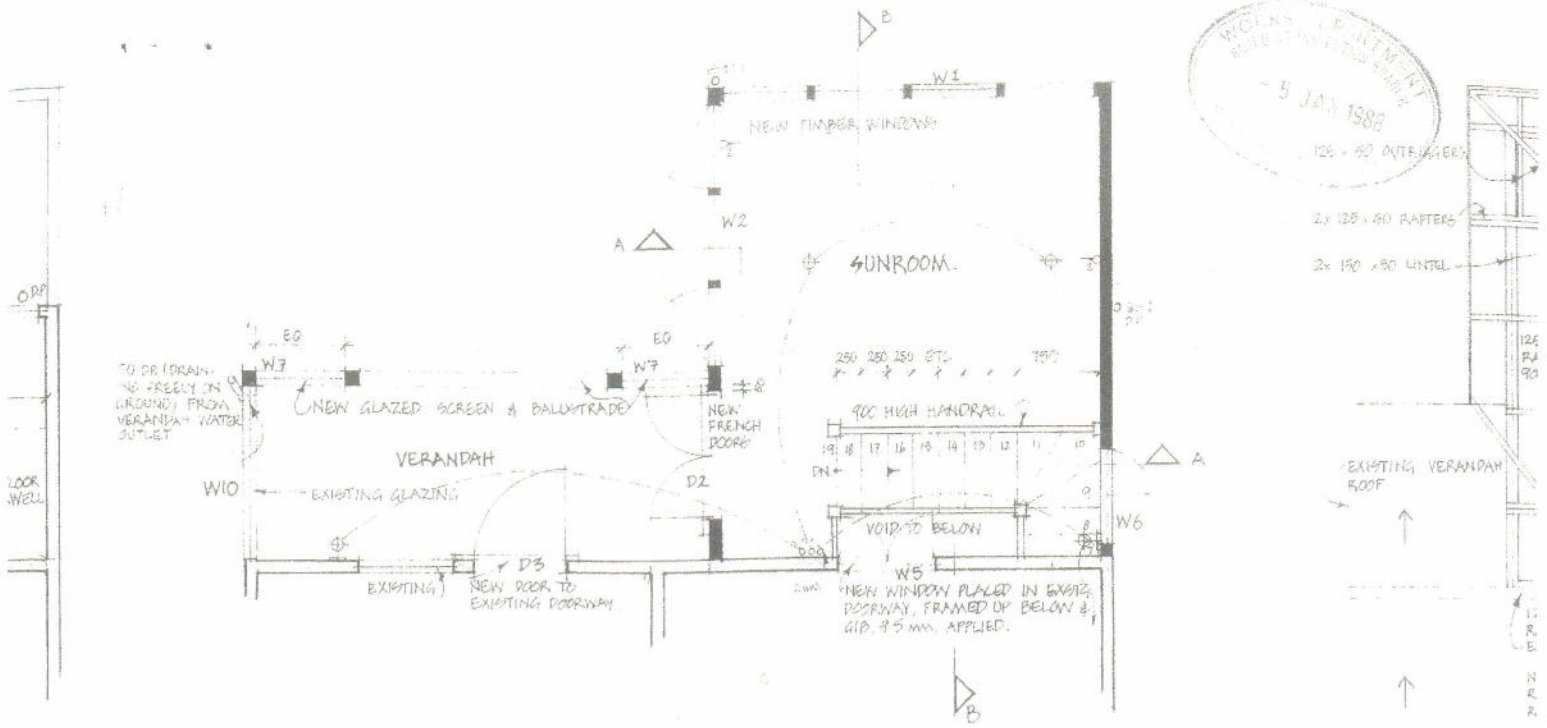


EXISTING LOWER PLAN 1:50



NEW LOWE

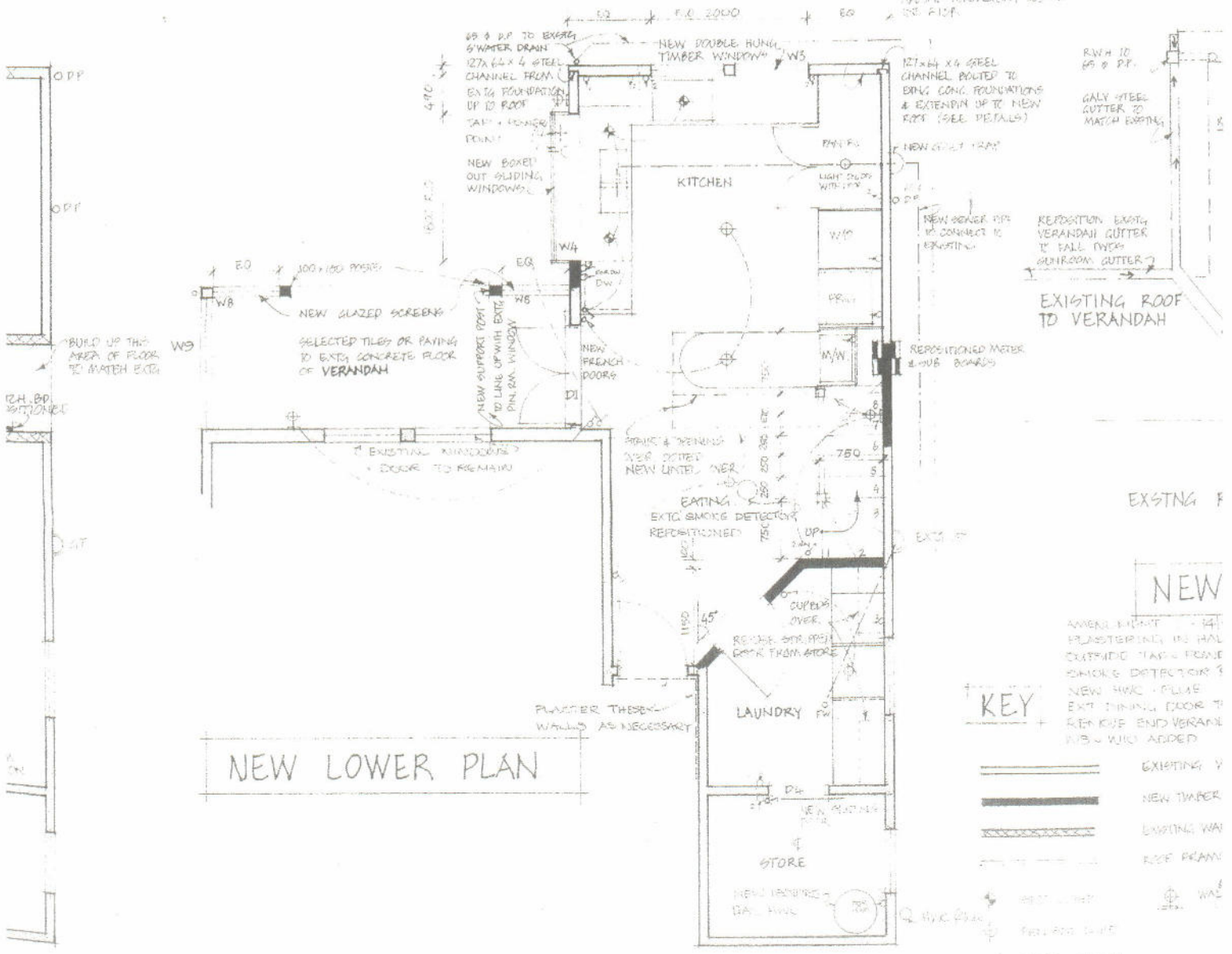
WORKS DEPARTMENT
 BUILDING DIVISION
 5 JAN 1988
 105 x 80 INTERMEDIARY



NEW UPPER PLAN

NEW FRAM

95 MM PERIMETER BRACING OVER INSIDE OF EX. WALL TO 255 FILL WALL - 50 MM WOOD PERIMETER, 505 PERIMETER, 505 PERIMETER.



NEW LOWER PLAN

EXISTING ROOF TO VERANDAH

EXISTING F

NEW

KEY

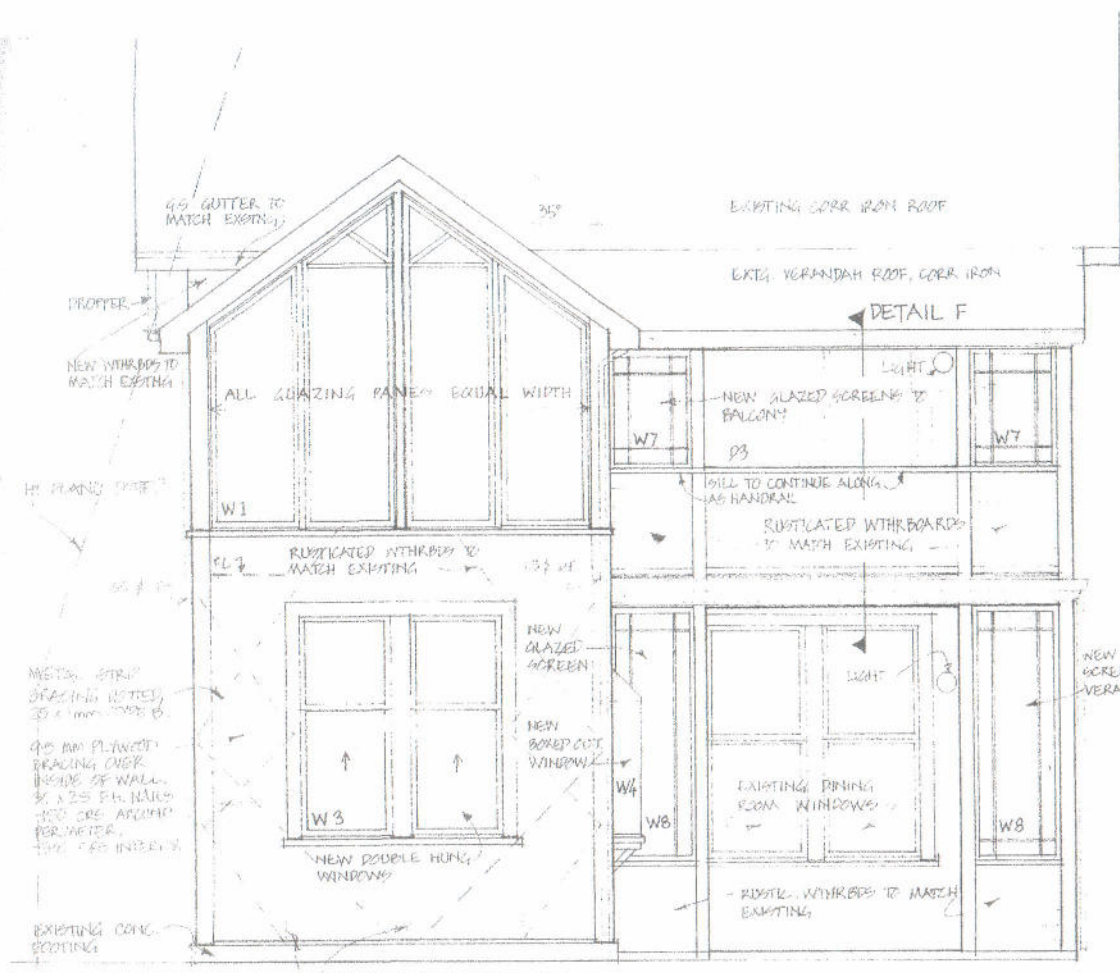
- EXISTING WALL
- NEW TIMBER
- EXISTING WALL
- ROOF BEAM
- DOOR
- WINDOW
- LIGHT FIXTURE
- VENT PIPE
- WALL
- WINDOW

AVENUE LIGHT - 141 PLASTERING IN HAL OUTSIDE TILES FROM SMOKE DETECTOR & NEW HVAC - PLUS EXT. DINING DOOR TO REPAIR END VERANDAH (B.S.) WILL BE ADDED

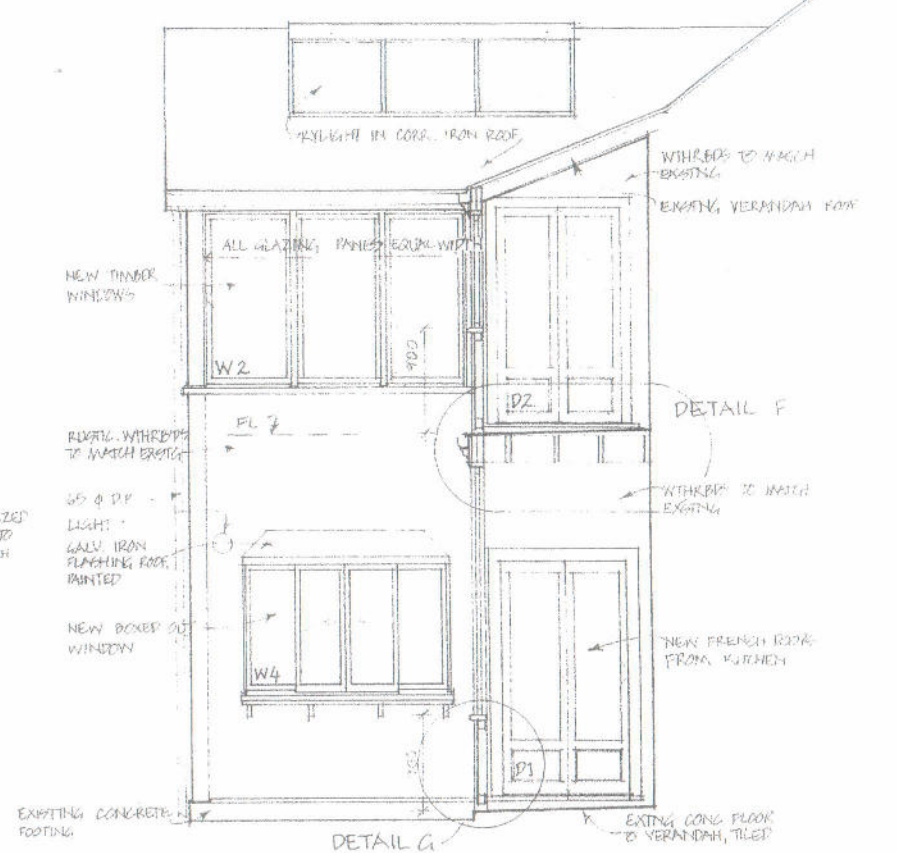
12x14 x4 STEEL CHANNEL ROUTED TO EXIST. CONC. FOUNDATIONS & EXTEND UP TO NEW ROOF (SEE DETAILS)
 NEW GULLY TRAY
 NEW POWER PIPE TO CONNECT TO EXISTING
 REPOSITION EXIST. VERANDAH GUTTER TO FALL OVER SUNROOM GUTTER
 GALV. STEEL GUTTER TO MATCH EXISTING
 REPOSITIONED METER & SUB. BOARDS

60 x 80 DP TO EXIST. 6" WATER DRAIN
 127x 64 x 4 STEEL CHANNEL FROM EX. TO FOUNDATION UP TO ROOF
 2" AIR - POWER DOWN
 NEW BOXES OUT SLIDING WINDOWS
 NEW GLAZED SCREENS
 SELECTED TILES OR PAVING TO EXIST. CONCRETE FLOOR OF VERANDAH
 NEW SUPPORT POST TO LINE UP WITH EXIST. PIN RAIL WINDOW
 BUILD UP THE AREA OF FLOOR TO MATCH EXIST.
 12x14 DP 100x100

EXISTING HANDRAIL & DOOR TO REMAIN
 FRAMES & TRIMMING OVER EXIST. NEW LINTEL OVER
 EATING EXTC. SMOKE DETECTOR REPOSITIONED
 REMOVE SMOKE PIPE FROM STORE
 PLASTER THESE WALLS AS NECESSARY



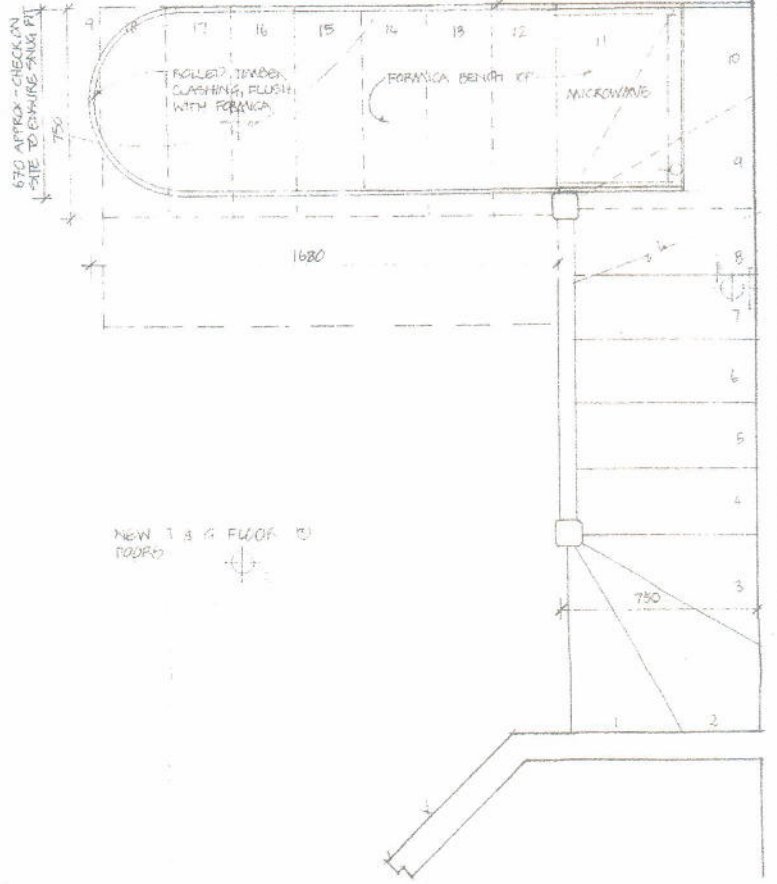
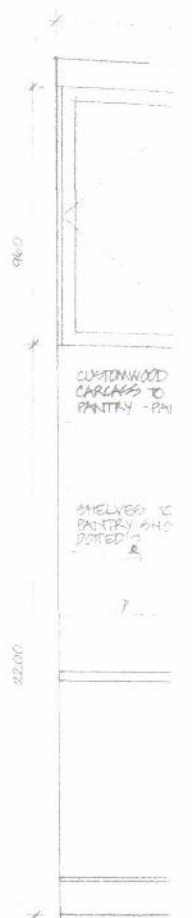
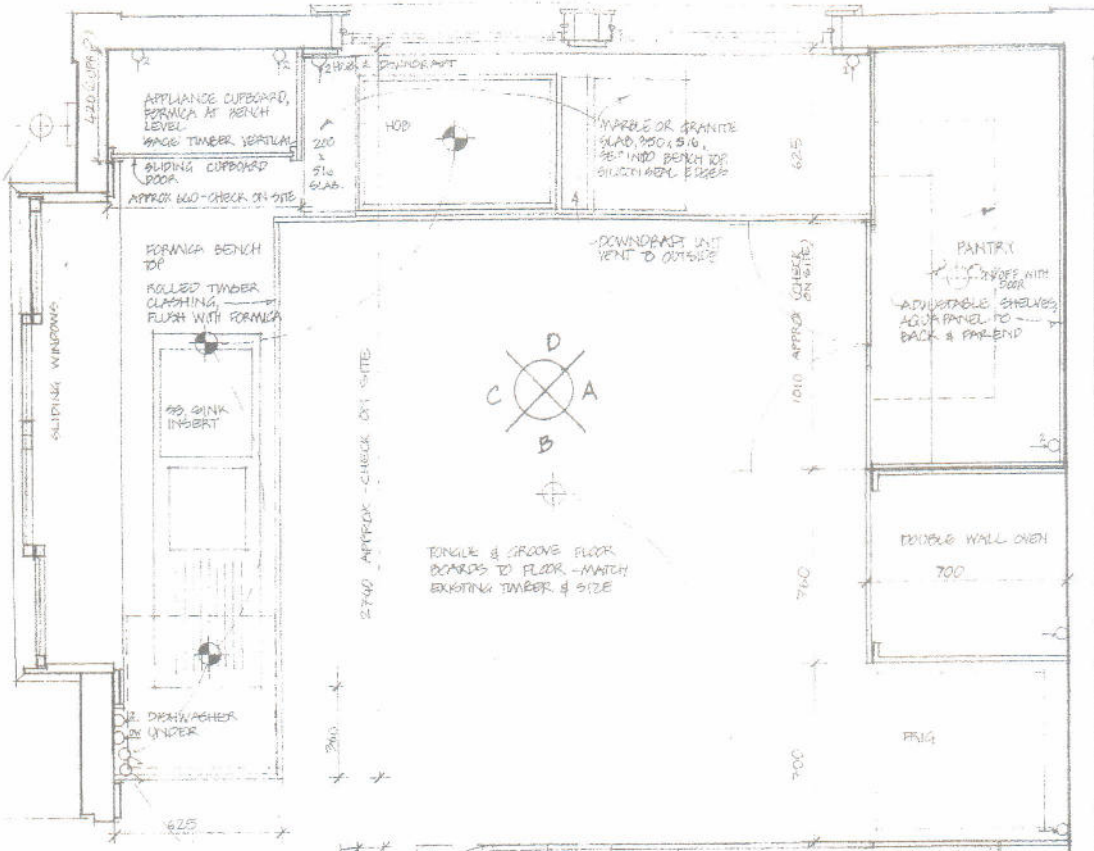
NORTH ELEVATION 1:50



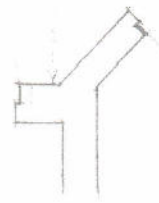
WEST ELEVATION



DETAIL C



NOTE: ELECTRICAL KEY ON P ①



KITCHEN PLAN 1:20

EXISTING ROOF 1200 PLYWOOD

CUT BACK EXISTING ROOF & FLASHING TO BE FLUSH WITH ADJACENT SECTION OF VERANDAH

EXISTING VERANDAH ROOF

OPEN VERANDAH

OPEN VERANDAH

100x100 POSTS

CONTINUOUS FLASHING UNDER ROOFING

PLASTICATED WEATHERBOARD TO MATCH EXISTING

DUNE GREY BUTYROL ROOF OVER 10m PLYWOOD ON 200x50 RAFTERS AT 600c/c - NEW 500x100 BEAM UNDER

NEW D3 2000 WIDE 1550 HIGH

OPEN VERANDAH

100x100 POSTS

NORTH ELEVATION: 1:50

NEW UPPER PLAN: 1:50

15m DP

DUNE GREY BUTYROL ROOF AT 15°

NEW 300x100 BEAM UNDER

EXISTING WINDOW REMAINS

NEW BALUSTRADE ENTIRE LENGTH OF VERANDAH NEW 100x100 POSTS

VERANDAH

DUNE GREY BUTYROL VERANDAH TO 500x500 BOLLARD ENDS OF VERANDAH (SEE DETAIL)

D3

D3

EXISTING WINDOW

NEW DOOR TO EXISTING SIDEWAY

NEW D3 TALK TO GET EXISTING C/P