

## APPENDIX 2 – HERITAGE ASSESSMENT

Criteria are as follows:

### 8.2 CRITERIA FOR SCHEDULING CULTURAL HERITAGE RESOURCES

The Council will use the following criteria for inclusion in the District Plan (Schedule 8.A) of buildings, places, trees, objects or any other resource having heritage value or potential:

- a. The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.
- b. The community association with, or public esteem for, the place or resource.
- c. The potential of the place or resource for scientific interest and public education.
- d. The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.
- e. The symbolic or commemorative value of the place or resource.
- f. The importance of identifying historic places or areas known to date from early periods of Franklin's and/or New Zealand's settlement.
- g. The importance of identifying rare types of historic places or resources.
- h. The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.
- i. The significance of the place or resource to Tangata Whenua.

#### House at 24 Great South Road, Pokeno



#### Description:

Title for the land on which this building stands was issued to John Dean, storekeeper of Pokeno, in 1891. Dean family members, among them William and John Dean, were *Helenslee* immigrants. A former Dean residence in Dean Road (c.1875) has also been proposed for scheduling on the Franklin District Plan. The house at 24 Great South Road would appear to predate the title issue, however, judging from its architectural style, which suggests a date of c.1870. The cross-gable over the central entry and the veranda 'tucked' in under the eaves of the main roof are very similar in appearance to houses Jeremy Salmond dates to the 1850s and 1860s in his book *Old New Zealand Houses* (Reed Methuen, 1986). This house must date a little later because it would have been built after the redoubt was decommissioned, hence the proposed date of c.1870. A 1930s bungalow-style addition to the rear of the house is readily identified but does not detract from the good level of authenticity the building still retains.

Following ownership by the Deans the property passed through a number of hands, including those of Donald McDonald and William and Constance McRobbie, the latter members of a notable Pokeno family who first arrived in the village in the first decade of the 20<sup>th</sup> century. The continuous use of the building as a place of residence enhances its heritage value and its location on the Redoubt site overlooking Great South Road lends it additional significance.

**Assessment:**

a. *The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.* The 'Redoubt house' has been noted on survey plans and maps since the early 20<sup>th</sup> century and the building is associated with some notable Pokeno immigrant families.

c. *The potential of the place or resource for scientific interest and public education.* As the house stands on the site of the Queen's Redoubt, which is a recognized archaeological site, it has considerable potential to enhance knowledge about the Redoubt and its subsequent use and development.

d. *The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.* The house is notable for its Victorian styling, which is relatively uncommon in Pokeno. The symmetry of the principal elevation and the elegance of the central entrance door and flanking French doors suggest a desire by the original owners to make an architectural statement about their taste and social standing, rather than simply putting a roof over their heads.

f. *The importance of identifying historic places or areas known to date from early periods of Franklin's and/or New Zealand's settlement.* This house is associated with the *Helenslee* settlers who peopled Pokeno after the Waikato War.

h. *The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.* The house stands on the site of the former Queen's Redoubt and so has considerable heritage value due to its location and contribution to the story of the redoubt after its military function ceased.

i. *The significance of the place or resource to Tangata Whenua.* Whilst only tangata whenua can address this point, it is certainly the case that a site of British military occupation and defense from the period of the Waikato War remains a painful reminder of the impact of the war and the land alienation that followed on local iwi.

**Former Pokeno Post Office, 63 Great South Road (corner of Marlborough Street), Pokeno**



**Description:**

Pokeno's postal services began with the establishment of a military postal service at Queen's Redoubt in July 1863. A twice-weekly postal run between the Queen's Redoubt and Auckland carried hundreds of letters each week from soldiers fighting in the Waikato. With the reduction of the Queen's Redoubt to a maintenance standard the redoubt post office was closed. In its place, an official Post Office was established at Pokeno in November 1865. The office's original name was Mclean Township PO. With the coming of the railway to Pokeno

in 1875 mail from Auckland was now delivered to the village by train, rather than road. In 1879 the post office was relocated to the railway station, from whence mail to Maungatawhiri and Razorback was delivered by horse.

The post office on Great South Road opened on 1 November 1924. It continued in use until 21 September 1990. Judging from a 1923 survey plan the site was vacant prior to the construction of the Post Office, but there was a 'motor shed' and 'smithy' housed in two separate buildings on the section north of the PO site on Great South Road. The village telephone office had earlier opened in 1912 and the new Post Office included a telephone exchange and a residence for the postmaster. WH Kent was the first postmaster to serve the community from the new building. Originally the Post Office presented a single gabled elevation to the street but today the southern addition extending towards Marlborough Street contributes to the building's size and presence on Great South Road.

#### **Assessment:**

a. *The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.* The provision of postal services in Pokeno dates back to the Waikato War. The former PO is an important instance of essential infrastructure that extended government services to small settlements and in return connected their residents to the rest of the country and the world through postal and telecommunications systems.

b. *The community association with, or public esteem for, the place or resource.* In the past post offices provided essential community services and were important meeting places, in the same way as halls and churches were and are still.

d. *The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.* The fenestration of the principal elevation overlooking Great South Road is not original but the building envelope and roof form, including the major gable end, are largely intact. The building fits within the canon of inter-war government architecture in which a residue of classical architecture is married to a desire for economy and functionality.

h. *The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.* The former Post Office, Market Square, Pokeno Hall, and Pokeno War Memorial constitute the historic and present-day centre of the village. The significance of the Post Office is based in part on the absence of other community landmarks within the town centre, with the exception of the Pokeno Hall, which is considerably more compromised architecturally than the former Post Office.

#### **Former St Andrew's Church and Sunday School Buildings**



#### **Description:**

Presbyterian church services were first held in Pokeno by the Rev. Thomas Norrie in March 1865. At first the local congregation used the Redoubt chapel as a venue for services. On Sunday 30 August 1874 the opening of a Presbyterian church adjacent to the Redoubt site was celebrated. Thirty years later (1904) a new church was erected on Pokeno Hill and this structure was then relocated to its present site at the intersection of Fraser and Avon Roads in 1917. Previously title to the land on which the church now stands had been issued to David

Chapman, farmer of Pokeno, on 4 June 1891. Subsequent owners included William and George Fraser, whose family association with Pokeno is acknowledged in Fraser Road.

Both the church and the Sunday school hall at the rear of the property are now in private ownership. Judging from its style and construction it would appear the hall was built after the church was moved. Although the bell tower of the church has been removed and a door inserted into the north wall, the church still retains a high level of authenticity. Similarly the Sunday school, which has now been converted to residential use, retains its legibility as a subsidiary building to the church. The church manse was situated across the road and the adjacent cemetery completed this important spiritual and commemorative precinct. St Andrew's has a strong association with the Scottish origins of the *Helenslee* settlers and is a local and district landmark overlooking State Highway One.

Note: The historic heritage assessment did not confine itself to the boundaries of the Structure Plan area because the history of Pokeno as a nineteenth-century Waikato Immigration scheme settlement cannot be told without including the area to the east of SH1. For that reason the former St Andrew's Church and Sunday School were identified for their heritage significance, despite the fact that they are not in the Structure Plan area.

**Assessment:**

a. *The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.* The former church and Sunday school embody the Scottish origins and Presbyterian beliefs of the *Helenslee* settlers who came out to New Zealand as part of the Waikato Immigration Scheme (1864). That the church was relocated in 1917 says much for the physical capacity of the community to undertake such a feat and the value accorded to buildings at this time, such that relocation rather than demolition and replacement was the order of the day.

b. *The community association with, or public esteem for, the place or resource.* Even when churches have been decommissioned, as was the case with St Andrew's prior to its sale by the Presbyterian Church Property Trustees in 2007, they retain a high level of community association and esteem. As a former place of Christian worship and teaching, in close proximity to the Pokeno Cemetery, this heritage site undoubtedly holds the memories of many past and present Pokeno residents.

d. *The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.* The former church retains the principal decorative elements that identify its Gothic Revival style. In the nineteenth and early twentieth centuries Gothic Revival enjoyed considerable popularity in Great Britain and its colonies as the architectural style thought most appropriate to express Christian, and especially Protestant, principles and practices.

e. *The symbolic or commemorative value of the place or resource.* The former church and Sunday school are symbolic of the faith and values colonial settlers brought with them to New Zealand, along with the building practices and architectural principles which they used to shape the 'new world' built environment.

h. *The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.* The former church, Sunday school and Pokeno Cemetery constitute a historic and cultural landscape that embodies Christian values visibly expressed in structures of religious observance and commemoration.

**Conclusion:**

The Scots Presbyterian origins of the Pokeno settlement following the Waikato War of 1863-4 are embodied in this historic place, which also illustrates in more general terms the value placed on education by the Presbyterian Church, hence the provision of a stand-alone Sunday school building.



### House, 68 Great South Road, Pokeno

#### Description:

This small Victorian cottage stands on a prominent location immediately to the north of Market Square overlooking Great South Road. The first title issued for the property dates from 1927, but the house clearly predates the title by many years. A deposit plan dated 15 August 1926 shows the house in situ and thus provides a date by which the house had been relocated from elsewhere in Pokeno. In the mid-20<sup>th</sup> century the house was the residence of Mrs Ethel Dane, during which time ownership of the property passed from Alexander and Joy Johnstone to RG O'Leary Ltd.

Stylistically the cottage would appear to date from c.1880 and its size and form are indicative of the modest means of working people, rather than the architectural pretensions of the upper classes. At one time the cottage accommodated an antiques shop, but today it is back in residential use and makes an important contribution to the historic character and streetscape of Pokeno.

#### Assessment:

a. *The extent to which the place or resource reflects important or representative aspects of Franklin's and/or New Zealand's history.* A photograph of Pokeno taken in the early 20<sup>th</sup> century shows a number of dwellings of this nature dotted around the village. Today the village centre is more built up and its colonial-era character has been obscured. This cottage therefore represents an earlier pattern of residential settlement in Pokeno. That the house was relocated prior to 1927 says much for the physical capacity of the community to undertake such a task and the value accorded to buildings, such that 'recycling' rather than replacement was considered a priority.

d. *The technical accomplishment or value, or design of the place or resource. Whether a building, structure or object is a notable example of a particular style, designer or period of architecture, or shows special craftsmanship and technology.* The style of the cottage is typical of the mid-Victorian period, before the villa and, later, the bungalow established their preeminence.

h. *The extent to which the place or resource forms part of a wider historical and cultural complex or historical and cultural landscape. A particular place or resource may not be of such significance in itself that it warrants inclusion in Schedule 8.A, but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.* In conjunction with the Pokeno Hall, War Memorial, Market Square and former Post Office this cottage is part of a historic precinct whose functional variety, including residential, commemorative, civic and governmental uses, is typical of the compact nature of a small-scale settlement.