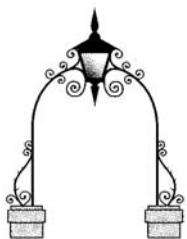


Devonport Heritage

We are holding our **AGM**
on **Thursday, November**
30th at 7.30pm in the
Community House.

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**DEVONPORT
HERITAGE**
— INCORPORATED —

We're on the Web:

[http://www.aix.de/global/
devonport.html](http://www.aix.de/global/devonport.html)

Navy Museum for the Wharf

Devonport Heritage supports in principle the plan to install the Navy Museum on the Devonport wharf.

We believe it is a much better alternative than the earlier proposal by the Navy to build a museum in Torpedo Bay, where the plans involved demolishing historic buildings to make way for the new museum building.

We pointed out the irony of destroying naval heritage to make way for a large modern building that resembled a supermarket.

So we welcome the plan for a navy museum on the wharf which we believe could rejuvenate this sad and dilapidated building. It would bring back life and heart to the wharf and be accessible to many Aucklanders and visitors by ferry.

However while we support the use as a museum, we will be very keen to ensure any new structure does not block off the waterfront from the village. We don't want a mini World Cup stadium on our wharf!

Devonport Heritage has expressed a wish to be closely involved in consultations about the design and bulk of the proposed museum.

We will want to ensure the museum doesn't greatly exceed the present height of the wharf building, is of a pleasing design and allows priority access for ferry users.



Devonport Wharf

Devonport Master Plan

The Wharf navy museum proposal coincided with the release of the Devonport Master Plan that has been adopted by the NSCC.

Devonport Heritage along with other interested parties, was part of the community consultations about the designs and we support the final plan.



Plan for Devonport centre

We look forward to the designs being implemented in the foreseeable future, not relegated to the bottom drawer in a planner's office after all the time and effort and expense that has gone into the project.

We especially look forward to the improvements on traffic and pedestrian safety in Bartley Square being implemented soon.

This area in front of the supermarket and into Clarence Street is the heart of the village for locals and the instigation of the Sill van Bohemen design for this area should be a priority for the Council.

It is important the Council keeps in mind that these improvements should be aimed at enhancing Devonport for the people who live here, not solely to attract tourists.

We must be vigilant that Devonport not become a chintzy tourist attraction but always remain a vital place for the local people.

Michael King Writers Centre

Throughout the year Devonport Heritage has been included in discussions with the Michael King Writers Trust about its use of the Signalman's House on Mt Victoria. We believe using the house for a resident writer and as a writers' centre is a great use for this superb, original Victorian bay villa.



Signalman's House

The Trust is committed to ensuring the community supports its presence in the house and it has regularly consulted with us about their plans for internal changes. As the house is in such a good original condition, they have proposed only alterations to include new bathrooms and to convert a shed at the rear into a writer's studio. Devonport Heritage has endorsed these plans and has written letters of support in the Trust's quest for funding. We also support the Council in its plans to restore some lost features of the exterior. We hope in the future the Signalman's house will be opened occasionally to the public so we can all enjoy this wonderful old house



36 King Edwards Parade

North Shore City Archives

There was some concern after the resignation of our long time archivist Karen Gillard, that the archives would not be accessible to the public. But good news. David Pryde has been appointed as information analyst. The archives which are located opposite the library are open 9.30-12.00 and 1.00-3.30 each week day. The archive holds the records of the Devonport Borough Council - minutes, rates records, plans – a rich source for researching a particular building. If you want to make an appointment David will look out appropriate records to have ready for you. His phone 486 8400 8834.

A big thank you to Karen. She was instrumental in ensuring that the Council retain and catalogue the records of the five boroughs after amalgamation. She almost single handedly created the archive – we are grateful for this invaluable legacy.

North Shore Heritage Week – Golden Weather

A wonderful effort by the North Shore Libraries with a full programme of historical events.

Devonport Heritage Inc mounted a display in the foyer of the Devonport Library with newspaper cuttings of our activities, pamphlets on our purpose and the 'Good Solutions Guide' for house alterations. It was a good chance to keep our profile in the public arena and let people know where they can find information and advice on heritage renovations.

36 King Edward Parade

The resource consent application for the heritage building at 36 King Edward Parade is still stalled.

Exactly a year ago the notified hearing first began for unauthorised alterations and additions to the Category B listed heritage building. These included the removal of heritage features, the installation of new aluminium windows and the use of cladding that does not match the original.

At the hearing Devonport Heritage strongly opposed the changes and argued that the stripping of the heritage 'sunrise' detailing from the second storey, the use of aluminium windows, the Titan board cladding, and enclosing the verandah with large plate glass windows, was a crude desecration of this protected building.

In our submission we urged the planning commissioners to decline the application and insist the original features be reinstated.

However, after several hours, the hearing was adjourned in order for the applicant to prepare a conservation plan. A year later this application is still 'on-hold'. The Council has allowed the matter to be stalled and this sadly degraded building, once a highly-valued heritage building remains on prominent view on Devonport's waterfront.

We first alerted the Council to the work on the building back in September 2003, and now three years later, the matter still has not been resolved.

Our calls for the hearing to be reconvened have been ignored and we are now considering going directly to the Commissioner for the Environment to stir the council to act on this gross breach of the heritage provisions of our District Plan.

Devonport Heritage Inc. Submissions

The Castle, Mays Street

Devonport Heritage supports the restoration of the original open verandahs on the north side, and the proposed remedial work on the interior and the exterior of the building.

We are opposed to the proposed additions for the following reasons:

1. The existing building at 13A Kerr Street is a North Shore City Council scheduled building, and therefore greater care is necessary to protect and enhance the integrity of the house.

We believe overall, the proposed additions will overwhelm the original house, and detract from the heritage features for which the house was scheduled.

The demolition of the existing east and western single storey wings would be a significant heritage loss. There is scope to restore and extend these wings to enlarge the house.

2. The proposed addition of a double-story conservatory on the southern side, and the planned roof cupola and windmill on top of the house, are completely out of character with the existing building and also with other building types in Devonport.

3. The height of these additions is so far over the allowable maximum height, that they make a mockery of the Council's height rules. There is no justification to allow such a major infringement of the height requirements, especially when affected neighbours' consents have not been given.

4. The proposal to demolish the existing house at 32 Mays Street is not backed up with any information of the age, condition and history of the building. From the road it appears in reasonable condition and there is no justification to demolition it to make way for an over-height, out of character conservatory.

5. The planned additions will triple the size of this already highly prominent landmark building.

As the composite photos show, the building will be highly visible and will have a huge impact on the surrounding neighbourhood.

While the existing house has a certain faded splendour, the proposed additions will take it to an absurd level of grandiosity. This will be totally at odds with the neighbouring houses.

The impact will be compounded by the mish-mash of styles of the proposed additions, which combine features of Buckingham Palace with echoes of the Crystal Palace, neither of which have any connection with an 1880's plastered concrete house in Devonport, New Zealand.

6. We strongly oppose the retention of two shipping containers in the front yard for the duration of the construction period. These have

been situated there illegally for two years, and have been roofed over. They have a significant adverse impact on the property and the surrounding neighbourhood, and there is no justification for them to remain on site.

Our Submission would be met by:

Granting consent only to the restoration of the verandahs on the northern face of the house, and remedial work on the exterior and interior of the building.

We would like to be heard in support of this submission.

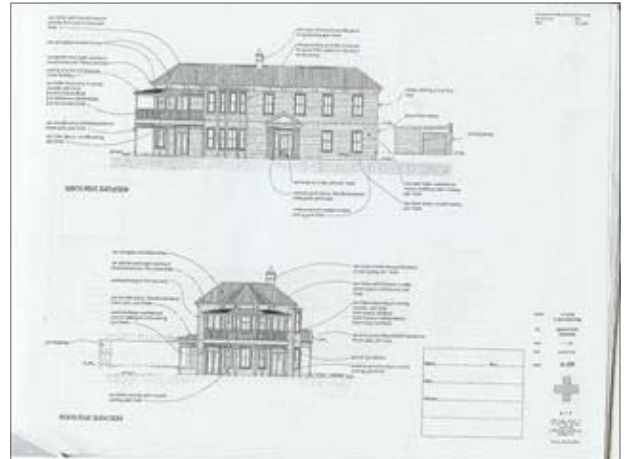


Plans of the Castle, Mays Street

44 Cheltenham Rd

Devonport Heritage is often invited to make submissions on notified resource consent applications. There were two major ones this year, both affecting houses listed on the Council's schedule of protected buildings.

Here is a summary of our submissions opposing the proposed additions and alterations.



Plans of 44 Cheltenham Road

44 Cheltenham Road.

1. Building heritage:

We believe the proposed alterations will substantially detract from the heritage features of the house.

It will turn this significant single-storied villa with distinctive heritage character, into a two-storied mansion that will overwhelm the site.

By lifting the original villa and building a storey below and a large extension behind it, the heritage integrity of the house will be lost.

It will result in the authentic historic fabric of the house being confused with the new material.

The Council's heritage assessment of the houses states:

"The most notable elevation is along the street front and includes the verandah-covered bay window, a pedimented entrance and a shop front. The garden beachfront setting and rock wall along the road boundary enhance the appearance of the house.

It also states: The significant elements of the house are the basic form of the original villa...and the setting"

We believe the original features that give the house its heritage significance will be overwhelmed by the new, replica nature of the additions.

2. Streetscape:

The extent and over-height proportions of the proposed two-storied house, and its relocation closer to the street, will have a bulky and dominant effect on the streetscape.

The "garden beachfront setting and rock wall along the road boundary" as mentioned in the heritage inventory, is one of the most notable features of the house and this will be destroyed by the proposed alterations.

The length of the new façade in relation to the street will be out of

Devonport Heritage Committee Members

Chairperson	Trish Deans
Secretary	Margot McRae
Members	Rob Allen, Judy Cook, Barbara Cuthbert, Sylvia Emm, Trish and Richard Joughin, Bill Raynor, Charlie and Leslie Store, David Truscott, Susan Yoffe
Inquiries	PO Box 3244 Devonport, or Margot at 445 1274



Devonport Library Heritage Plaques

Walking round Devonport is always a delight and full of interest. It has become an even richer experience, thanks to the heritage plaques which now mark nine houses of notable identities who formerly lived part of their lives in Devonport.

The plaques featured during Heritage week with the publication of a pamphlet by Devonport Library staff, plotting a path round the houses and rounding out the lives and characters of the plaque identities. Grab a copy next time you are in the Library, and keep on hand for visitors and family walks.

44 Cheltenham Road continued from page 3

keeping with surrounding houses. The other two-storied houses in the vicinity show their shortest elevation to the street and therefore do not have an overbearing effect.

In the Council's proposed Plan Change 17, there will be a requirement in the Residential 3 Zone, to have a greater separation between the living area of a house and the street. This is being introduced to avoid the exact situation being proposed by this alteration – the positioning of a large house close to a street boundary to the detriment of the heritage landscape of the area.

3. Coastal:

The impact on the beachfront will be significant. Nowhere on Cheltenham Beach is there a two-storied house of this height so close to the beach.

4. There are many unsympathetic features of the proposal:

The site will have to be excavated in order for the house to be set low into the ground level, and this is at odds with surrounding heritage houses which have steps and a modest extent of elevation.

The scale of the entrance portico is inappropriate and out of character. While the present house has a Georgian style entry that probably isn't original, it is at least modest in size and not prominent.

To clarify whether this application is a demolition disguised as a restoration, the alteration plans should have identified the actual extent of the new work as compared to the original building.

In summary, the application will result in a significant protected building losing its heritage integrity by being swamped by massive new additions.

It will also have a detrimental impact on the heritage streetscape and the beachfront.

Our Submission would be met by: The application being declined.

North Shore Heritage Trust

The Heritage Trust is now in its fourth year of operation working with owners to help conserve



41 Clarence Street

heritage houses, churches and other community buildings. It is already seeing exciting results, with completed conservation projects stimulating energy and interest on surrounding properties. The first round of projects

funded by the Trust are now complete, so it is keen to hear about more buildings needing conservation work.

The Trust has funds and expert knowledge available to help get projects onto paper, through the consent process and off the ground. Funding for most projects is limited to \$5,000.00, but larger amounts also have been given for a number of projects. Trustees are also available to meet on site to help with advice on work programmes and resource consent processes.

Victoria Theatre - Heritage Triumph!

This year's decision by the North Shore City Council to buy the Victoria Theatre was a huge win for heritage in Devonport.



Victoria Theatre

By acknowledging the need to retain landmark historic buildings like the Victoria, the Council has proved it recognises the importance of heritage on the Shore.

Devonport Heritage joined the hundreds of submitters who called for the Council to buy the building.

We made the point that the theatre would very likely be demolished or gutted and turned into apartments, if the Council didn't buy it.

We quoted Environment Court cases to show that if local councils failed to support the retention of heritage buildings, then the Court was not disposed to force individual land owners to do the same.

By buying the building, the Council would save it forever. Not to do so would seal its fate and the city would lose a unique landmark property.

Devonport Heritage congratulates the Council on its decision to buy the building and preserve this historic building for the future.