



OPOTIKI TOWN CENTRE HISTORIC HERITAGE STUDY PART TWO: INVENTORY AND RECORD FORMS

Prepared for
Opotiki District Council
New Zealand Historic Places Trust
Environment Bay of Plenty

By
Matthews & Matthews Architects Ltd
Lyn Williams
R A Skidmore and Associates
Archaeology B.O.P.

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INVENTORY AND RECORD FORMS

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1. INTRODUCTION

The following inventory lists places of cultural heritage significance within the Opotiki Town Centre study area. It identifies individual places which are currently scheduled in the district plan or registered by the New Zealand Historic Places Trust. The thematic overview has been used to identify potential gaps in the current identification of historic heritage in Opotiki. A number of other important places have been researched to support their inclusion in an inventory of significant places in the town centre.

Those in italics have been researched in detail as part of this study or previously by the New Zealand Historic Places Trust. Where possible preliminary historic data has been collated for other places and a basic record form set up.

In addition to the individual identification of places of high cultural heritage value in the following inventory, places or groups of places/ buildings which contribute to the collective heritage character of Opotiki have also been identified. Church Street and other streets within the town centre retain intact groups of early buildings. Not all are individually as historically or architecturally significant as key places identified, but collectively they reinforce the intact heritage character of the town centre. Simple shop buildings, butcheries and small offices survive from the early part of the twentieth century. They continue to be used and support and reinforce the character of the historic centre. Preliminary record forms have been prepared for these places, recording base information where possible.

Places have been grouped as follows:

- Places of high cultural significance - includes all currently registered places together with those that have been researched as part of this study (Heritage Character Defining).
- Places which are of significance which should be further researched based on thematic overview and preliminary information gathered (Heritage Character Defining).
- Places which although not of particular individual significance, contribute to the collective built heritage character of Opotiki (Heritage Character Supporting).

A potential Heritage Character Overlay Zone with Heritage Character Defining buildings, and Heritage Character Supporting buildings has been identified to reflect the core of historic buildings.

A potential Archaeological Alert Zone has been identified to reflect the area within the town centre with likely archaeological remains, to enhance management and protection of this resource.

These potential overlay zones are discussed in Part One of the study in section 7 where options for the future management of heritage resources in Opotiki town centre are set out.

2. INVENTORY OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE (HERITAGE CHARACTER DEFINING)

READ IN CONJUNCTION WITH MAPS 2 AND 3 WHICH SHOW RECOMMENDED HERITAGE CHARACTER OVERLAY ZONE AND SITE LOCATIONS

Place	Address	Registered by NZHPT	Currently Scheduled in Opotiki District Plan	Date/ Approx. age	Number of levels/ type/use	Materials/ Construction
1	Shalfoon's 1914 Building 100 Church Street, Opotiki			1914	2 commercial	Plastered brick, timber floor and roof structure, corrugated iron roof
2	Royal Hotel Corner Church Street and King Street, Opotiki	Category II Register No 3503	Appendix 4	1908/09 major remodeling of 1880s hotel	2 hotel	Timber
3	Rostgard's Building 99 Church Street Opotiki	Category II Register No 3504	Appendix 4	1914	2 commercial/ Retail	Plastered brick, timber floor and ceiling /roof structure, corrugated iron roof.
4	Patterson's Buildings 102-106 Church Street, Opotiki			1923	2 commercial /retail	Reinforced concrete, plastered. Timber roof structure, corrugated iron roof
5	Opotiki Courthouse 119 Church Street, Opotiki	Category II Register No 3502	Appendix 4	1910/11	1 courthouse	Timber framed and clad. Corrugated iron roof
6	Masonic Hotel 121 Church Street, Opotiki	Category II Register No3500	Appendix 4	Part 1910, part 1918	2 hotel	Plastered brick Timber roof structure, corrugated iron roof
7	Masonic Hotel Stables facade 123 Church Street, Opotiki			After 1921	1 Museum	Plastered brick or concrete .
8	Kowhai Takeaways Building 125 Church Street, Opotiki			c. 1910s	1 commercial/ retail	Plastered brick, corrugated iron roof

OPOTIKI TOWN CENTRE HISTORIC HERITAGE STUDY

	Place	Address	Registered by NZHPT	Currently Scheduled in Opotiki District Plan	Date/ Approx. age	Number of levels/ type/use	Materials/ Construction
9	Former Bridger's Building	126 Church Street Cnr Church and Elliott Streets , Opotiki			c. 1912	2 commercial/ retail.	brick building with steel posts and beams at ground floor level Timber roof structure, corrugated iron roof
10	De Luxe Theatre	127 Church Street, Opotiki	Category II Register No 3498	Appendix 4	1926	1 theatre, still in use	Plastered concrete/ brick. Timber roof structure, corrugated iron roof
11	Hiona St Stephen's Church	128 Church Street, Opotiki	Category I Register No 142	Appendix 4	1862-64	1 church	Timber framed and clad
	St Stephen's Church Hall		Category I Register No 142	Appendix 4	1909/10	1 Op shop	Timber framed and clad/ concrete side and end wall
	St Stephen's Sunday School		Category I Register No 142	Appendix 4	1957	1 hall	Timber/ sheet claddings
12	Former Bay of Plenty Electricity Building	128 A Church Street, Opotiki			1911/12	2 commercial	Plastered brick/ reinforced concrete frame. 1932 earthquake strengthening and alterations by HCD West
13	Shalfoon Bros	129 Church Street, Opotiki	Category II Register No 807	Appendix 4	Original house pre 1899. Shop extensions to Church Street 1906	1 Retail/ museum	Timber and corrugated iron clad timber framed buildings. Some brick party walls

Place	Address	Registered by NZHPT	Currently Scheduled in Opotiki District Plan	Date/Approx. age	Number of levels/type/use	Materials/Construction
14	Opotiki Hotel	Category II Register No 3499	Appendix 4	Sited here in 1904. Relocated hotel possible late 1800s.	2 Hotel Accom. upstairs	Timber framed and clad, corrugated iron roof
15	War Memorial	Category II Register No 3497	Appendix 4	1922/23	-	Plastered brick or stone.
16	Kelly Street Cemetery			1865 - c. 1975		
17	St Joseph's School Building			c.1919	1 classrooms	Timber framed and clad, corrugated iron roof
18	Opotiki Wharf			1904		
19	Former Salvation Army Barracks			1898	1	Timber framed and clad, corrugated iron roof
20	Former King Street Theatre			c. 1910	2 at front, large volume space at rear	brick side wall which are plastered inside, a timber trussed roof/ ceiling structure with timber t&g linings and skylights, and steel tie rods.
21	Former Black-smiths			c. 1911	1 Now retail	Brick, corrugated iron roof
22	Platt Bros			c.1904	1 shop	Plastered brick, corrugated iron roof
23	Building adjacent to Platt Bros			c.1904	1 shop	timber framed building with sheet and corrugated iron cladding, and a corrugated iron roof
24	Drill Hall			1913	1 hall	Timber framed and clad, corrugated iron roof

OPOTIKI TOWN CENTRE HISTORIC HERITAGE STUDY

	Place	Address	Registered by NZHPT	Currently Scheduled in Opotiki District Plan	Date/Approx. age	Number of levels/type/use	Materials/Construction
25	St John's Church	102 St John's Street, Opotiki	Category II Register No 806	Appendix 4	1907	1 church	of timber construction, with weatherboard cladding and Decramastic tiled roof
26	Whakatohea Maori Trust Board (Former Loan and Mercantile Co. Building)	122-126 St John's Street, Opotiki			1928/30	½ commercial	poured concrete external walls, with a timber truss roof clad in corrugated iron
27	Former Masonic Hall	125 St John's Street, Opotiki			1907	2 Retail/accom. upstairs	timber framed structure. The roof is clad with corrugated iron

3. PLACES TO BE FURTHER RESEARCHED, BASED ON THEMATIC OVERVIEW AND PRELIMINARY INFORMATION (HERITAGE CHARACTER DEFINING)

READ IN CONJUNCTION WITH MAPS 2 AND 3 WHICH SHOW RECOMMENDED HERITAGE CHARACTER OVERLAY ZONE, AND SITE LOCATIONS

Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/ Approx. age	Number of levels/ type	Materials/ Construction
28	Church Street Surgery			Late 1800s	1 Drs surgery	Timber framed and clad, corrugated iron roof
29	United Video (Former Alhambra Theatre)			c. 1918	2 Retail/ Storage upstairs	Timber framed, clad with corrugated iron. Assume timber truss roof structure. Steel tie rods evident.
30	Arthurs and Larmer's Building			c. 1915	1 retail	Plastered brick or concrete, corrugated iron roof
31	Former Regent Theatre			1926	2 at front. retail 1 - large volume at rear- unused except for storage	Large concrete blocks with steel reinforcing which is visible in places. The roof in the theatre has steel trussed roof structure. The building has a corrugated iron roof.
32	Paper Plus			c. 1920s	1 retail	Plastered concrete or brick, corrugated iron roof
33	Former Strand Arcade			Pre 1913	2 Retail/ commercial	Poured concrete
34	Ladies Restrooms			1936	1	Plastered concrete
35	Former Dalgety's Building			1902	1 large volume	Timber framed/ corrugated iron cladding to walls and roof

OPOTIKI TOWN CENTRE HISTORIC HERITAGE STUDY

	Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/Approx. age	Number of levels/ type	Materials/ Construction
36	Former Car Showroom and workshop	16 King Street, Opotiki			c. 1920	2 at front, 1 at rear storage	Plastered, timber framed, corrugated iron roof
37	Pohutukawa House	King Street, Opotiki					
38	Former Real Estate Agents Building	King Street, Opotiki			1912	1 Auto workshop or office	brick and plastered brick construction, with a corrugated iron roof
39	Opotiki Backpackers	30 King Street, Opotiki			Late 1800s	1 Accommodation	Timber framed and clad, corrugated iron roof
40	Former Maori Mission Hall	King Street, Opotiki			c. 1896	1 hall	
41	Former Presbyterian Church (1883)	St John's Street, Opotiki			1883	1 hall	Timber framed, re-clad with sheet claddings
42	Former County Council Offices (now D.O.C.)	St John's Street, Opotiki			c. 1947	1 Commercial	
43	Methodist Church	Ford Street, Opotiki					
44	Opotiki Cemetery				c. 1875 onwards		
45	Former Opotiki Race Course Totalizer building				c. late 1880s-1900	1 Club room	Timber framed and clad with corrugated iron roof

4. PLACES WHICH CONTRIBUTE TO COLLECTIVE VALUE (HERITAGE CHARACTER SUPPORTING)

READ IN CONJUNCTION WITH MAPS 2 AND 3 WHICH SHOW RECOMMENDED HERITAGE CHARACTER OVERLAY ZONE AND SITE LOCATIONS

Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/ Approximate age	Number of levels/ type	Materials/ Construction
46	Former Petrol Station					
47	Ocean Seafoods			c. 1930s	1 retail	
48	Easy Loans Building					Stepped parapet clad in baby iron, with simple capping. It has a gabled roof which is clad with corrugated iron, as are the side and rear walls.
49	Opotiki Children's Art House				1	
50	The Bakehouse			c. 1930s	1 retail	
51	Opotiki Butchery			c. 1930s	1 retail	Painted brickwork to the façade, and a plain parapet clad with fibrolite tiles
52	Patterson's Garage					
53	Bernina Sewing Centre			c. 1928	1 retail	Plastered brick or concrete construction. Timber framed roof, clad with corrugated iron
54	Opotiki Superette			c. 1928	1 retail	Plastered brick or concrete construction. Timber framed roof, clad with corrugated iron

OPOTIKI TOWN CENTRE HISTORIC HERITAGE STUDY

	Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/ Approximate age	Number of levels/ type	Materials/ Construction
55	Opotiki Market	Church Street, Opotiki			c. 1910	1	Brick construction with timber roof structure.
56	Jimmy Boys Takeaways	Church Street, Opotiki			c. 1920s	1	plastered brick, and part in poured concrete, with a corrugated iron roof, and corrugated iron verandah
57	Dawsons, Tangata Whenua, De Cut Salon	Church Street, Opotiki			c. 1930s	1	Plastered brick or concrete
58	1938 Hickey's Jewelers Block	Church Street, Opotiki			1938	1	Plastered brick or concrete
59	Ross's Butchery Building	Church Street, Opotiki			1934	1	Plastered brick or concrete façade with plain parapet, and a skillion corrugated iron roof.
60	Opotiki News	Church Street, Opotiki			c. 1950 facade	1	Brick
61	Wakelin Motors (Workshop)	33 King Street, Opotiki				1	
62	Adjacent to Pohutukawa House	King Street, Opotiki					
63	Shamrock Cottage	Elliott Street, Opotiki					
64	House	Elliott Street, Opotiki			1920s		
65	Young's Butchery	Elliott Street, Opotiki					

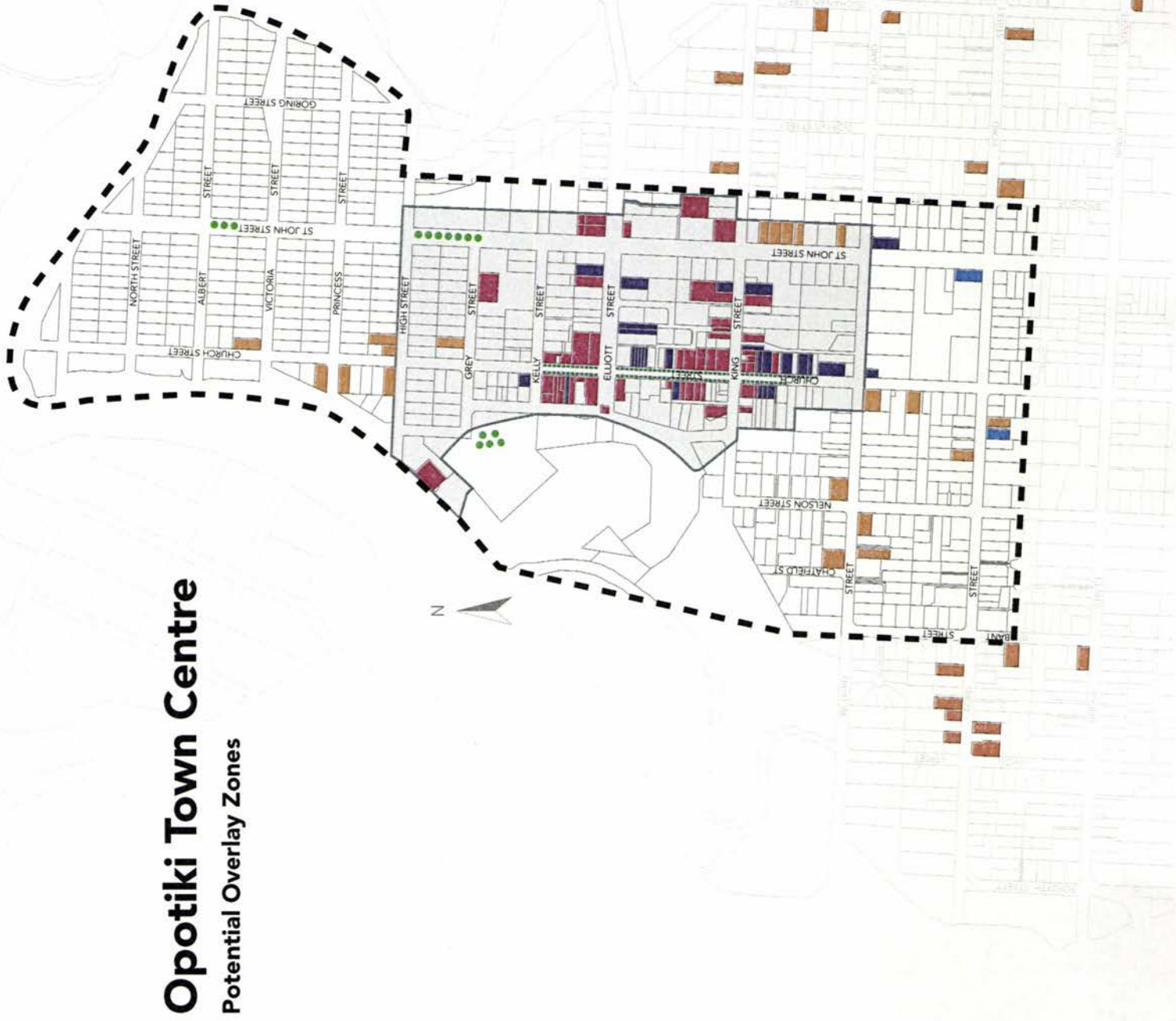
Opotiki Town Centre

Potential Overlay Zones

Map 2

Opotiki Town Centre

Potential Overlay Zones



Opotiki Town Centre
Inventory Site Locations

Map 3

Opotiki Town Centre

Inventory Site Locations



BUCHANAN STREET
GORING STREET


RICHARD STREET
ROAD HEAVIS

5. *RECORD FORMS*

RECORD FORMS

**PLACES OF CULTURAL HERITAGE SIGNIFICANCE (HERITAGE CHARACTER
DEFINING)**

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 18 King Street, Opotiki (South East corner of Church Street and King Street) or 100 Church St	ITEM NUMBER 1	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Shalfoon's 1914 Building	LEGAL DESCRIPTION Pt Allot 48 Sect 2 Opotiki Town.	
	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The building, built in 1914, is associated with the Shalfoon family, one of the most prominent extended families in Opotiki from around 1900. The building demonstrates the consolidation of Opotiki Town centre in the first decades of the twentieth century. The building is one of three historic two-level buildings which address this intersection of Church and King Streets. It also forms part of an intact group of historic buildings on the east side of Church Street between King Street and Richard Street and relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/ Recognition or Protection</i> The building is on the site of a blacksmith's dating from the period 1865 to c.1900. The 1914 construction process is unlikely to have completely destroyed evidence of earlier occupation of the site.	PERIOD / DATE OF CONSTRUCTION 1914	
ARCHITECTURAL QUALITIES <i>Style or Type</i> This building was built for the Shalfoons in 1914. It is a two level plastered brick building, in a simple stripped classical style. Historic photos show that it was originally finished with unpainted plaster. Its design is typical of retail and commercial buildings of this period, which were often more substantial with retail at ground level and accommodation or office space at an upper level. It is one of three substantial two-level buildings which address the intersection of Church Street and King Street. <i>Design</i> Utilising a simple stripped classical style, the building demonstrates a typical approach to the design of retail and commercial buildings, evident in many New Zealand centres around this time. The building addresses the intersection with its chamfered corner. The façade is divided into equal bays with plain pilasters, and it has a simple parapet and plain projecting string course. The original entry recess and doors on the corner at ground level remain together with original timber shop front joinery to part of the Church Street elevation. The shop fronts have been replaced to the King Street tenancy. The original double doors which lead to the upstairs accommodation remain. The regular pattern of fenestration at the upper level is a distinctive feature of the building. These windows are original double hung timber sash windows. The verandah is non-original and supported on steel posts. <i>Designer or Builder</i> Unknown.	ARCHITECT / DESIGNER Unknown	

<p><i>Construction</i> The building demonstrates typical construction techniques, materials and detail for this period.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> In 1866 after the land confiscation from Whakatohea, the site was surveyed as Allotment 48 of Section 2 of the Town of Opotiki, and was one acre in extent, its Church Street frontage being longer than its King Street frontage. The survey map of 1866 shows the site was owned by Patrick Murphy, presumably a land allocation in return for his military service in the New Zealand Wars. Murphy served in the 83rd and 89th Regiments and settled in Opotiki. It has not been established what use he or others made of the land until the erection of the Shalfoon's Building, although Mrs Ellen Butler states that her father, William Reece, "opened a blacksmith's shop at the corner of Church and King Street" after the family moved to Opotiki in 1867. As William Reece was a son of George and Martha Reece, it is more likely George who was the first blacksmith in Opotiki. In 1934 William Reece owned the southern part of Allotment 48 and Edwin Reece owned Allotment 47 to the east (DP 3291); they may have owned all of Allotment 48 earlier (not researched).</p> <p>The allotment was subdivided several times, from both the King St and Church St frontages. These are now occupied by shops and businesses, including United Video which was once the Alhambra Theatre. The subdivisions reflect the development of Church St as the main thoroughfare and the need for intensification of business premises.</p> <p><i>Associative value</i> The building was built in 1914 for Anthony Shalfoon for Shalfoons and Company's drapery business. On 31 August 1926 Stephen and George Shalfoon, both storekeepers of Opotiki, are cited as owning in equal shares the corner section of 6.57 perches, being 90.91 links (18.3m) on King St and 45.2 lks (9.1m) on Church St. According to his son George in 1931 "[Anthony] said to me 'look, we're going down the drain. If you'd like to leave school and drive me around the country, we will try and revive the business.' It was a silly thing to put in front of a young bloke 15 years old." They drove around the coast in a Model T Ford, hawking with suitcases full of drapery. After two years, business revived. "My sister Mary took care of the shop in town during this time."¹ This was the same Anthony who set up the other Shalfoons business on the corner of Church and Kelly Streets with his brother George and cousin Stephen. George Jnr, his sister Mary and her husband Edward Francis took over the grocery store in 1936.</p> <p>Anthony Shalfoon was the elder brother of George who had arrived in Opotiki in 1895. The family members, who came from Batroun in Lebanon, included brothers George and Anthony Shalfoon, their cousins, the brothers Charles and Stephen Shalfoon, and another cousin Edward Elias Francis. George and others bought a house in 1899 in Church Street, where they lived and established a depot. This was extended with a store at the front onto Church Street, where they traded as the Shalfoon Brothers, making deliveries with horse and cart. They opened a furniture factory in 1906 on the site of the present RSA in St John Street. In 1915 they used launches instead of pack horses, trading as far north as Kaitaia, where kauri was sourced for furniture and building. Charles Shalfoon later ran a drapery business.</p> <p>Anthony Shalfoon and Elias Francis arrived in New Zealand in 1896. They spent their first five years at Kaitaia before joining the family in Opotiki in 1902. Anthony returned to Lebanon to marry his cousin Amine in 1910, and returned in 1912 (1914?) to start his own business in Shalfoon's Building on the corner of Church and King Streets. In 1928 daughter Mary Shalfoon and Linda Reece were assistants in the shop.² Mary married Edward Francis who was a partner with George Shalfoon (junior) in Shalfoon and Francis from 1936. Anthony and Amine had five children. They attended the Roman Catholic primary school, St Joseph's. Their son George was the last of the Shalfoons to carry on the family business in Opotiki. Anthony Shalfoon ran a drapery and jeweller's business, which he later moved to Arthur's Building (on the west side of Church Street between King and Elliot Streets). His daughter Tameanie worked in the draper's shop for a few years, and then opened a homemade sweets shop in her father's building. She returned to help her father's business in the Depression in the 1930s, when Anthony was forced to return to hawking. Teamanie married Torphy Coory and they opened the first dry-cleaning business in Opotiki. After they retired the business was run by their two sons until the 1970s. Anthony Shalfoon died on August 13, 1945 aged 66. His son Raymond carried on until 1964 when he sold the business and left Opotiki.</p> <p>After the deaths of Stephen and George (senior), the estate was administered by various executors, including Norman Potts and Edward Elias Francis. Stephen's share was transferred to Mary Olga Lahood in 1966. Subsequently the whole 6.57 perches (166 sq.m.) was transferred to Donald Corbett Whitton, refrigeration engineer of Opotiki in 1971, then to De Raad Farms in January 2000. They changed their name to New Generation Emus Limited in June 2002. Peter and Rachel Davey purchased the property in September 2003 and are the current owners.</p> <p>ODC files for the building are sparse, showing only a drawing for the verandah, undated but from the mid-60s or later; and a Building Consent Application by the Daveys, 1.9.03, to add a toilet.</p>	<p>RARITY</p>

¹ Opotiki News Nov. 25 1999


² Lowe, D.A. OHAS scrapbook 20a/39

³ Opotiki 1877-19977 citing 1880 street directory


⁴ Cresswell 2003: 209

⁵ Opotiki 100 Years, page 43



<p>The Daveys own United Video as well.</p> <p>The building has seen a variety of tenants. A photo taken shortly after the building opened shows Anthony Shalfoon & Co.'s store at ground level and a dentist's office at the upper level. In the late 1920s Albert Mokomoko opened a fish and chip shop in the building. In 1946 the upstairs was occupied by Potts and Hodgson, solicitors (according to Betty Fleming nee Fairweather who worked for them then), and the corner was occupied by the dentist "Simmy" Simpson. Simpson was advertising in <i>East Coast Guardian</i> in December 1923. In 1946 and earlier, Sam Hei, a lawyer, had an office on the ground floor at east end, next door to the entrance to Potts and Hodgson's stairs. In 1947 this eastern part was used by the Newell brothers (Percy, Ken and Bill) for an ice-cream factory prior to their shifting the factory across Church St to the rear of the Mechanics' Institute block. They were later bought out by TipTop. In 1947 a hairdresser, Miss Hawkins, was in the corner shop on the ground floor. According to Bruce True, the hairdresser's was run at one time by Nancy Parkinson.</p> <p>A 1985 photograph at Whakatane Museum shows the Cane Shop as occupier of the corner shop. The Hew Gallery occupied the shop in the 1990s, and it is currently occupied by an arts and crafts gift shop. The eastern end on King St is currently occupied by State Insurance. The upstairs rooms are now used for residential accommodation.</p> <p>According to previous occupiers, the building was dangerous in an earthquake, it really shook. They said the building had noticeable cracks that got worse with every earthquake.</p> <p>The Opotiki street directory for 1880 lists only William Geoghan, bakery, and John Parkinson junior for this block of Church St and south to the school.³ The Reeces are not listed, but Edwin and William Reece are listed as blacksmiths in the 1910 directory, with no address given. They also had the distinction of shoeing horses for followers of Te Kooti, in 1889. Edward (or Edwin) Reece was a member of the Bay of Plenty Volunteer Cavalry in 1878; he was a farrier and wheelwright, a farmer and prominent in local government.⁴</p> <p>Albert Mokomoko was a prominent Opotiki identity, primarily through his work as the Opotiki pilot in the early 1900s -1910s. Other ventures were the fish and chip shop in this Shalfoons Building and another in Whakatane, supplying these by trawler sea netting from his boat the <i>Aio</i>. Mokomoko ran a taxi service at one time also.⁵</p> <p>The legal firm of Potts and Hodgson is on-going, based in a newer building nearby in King St. Norman Potts started his legal business prior to 1915, when Nelson Hodgson joined him as a law clerk. After Hodgson was admitted as a barrister and solicitor in 1919 at the age of 21, he went into partnership with Potts.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The building demonstrates the consolidation of Opotiki Town centre in the first decades of the twentieth century.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building demonstrates typical construction techniques, materials and detailing for its period.</p>	<p>INTEGRITY</p> <p>High, being very much as built except for the verandah. Ground floor has same use as built, as retail space.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The building is associated with the Shalfoon family, one of the most prominent extended families in Opotiki from around 1900. They ran one of the longest-serving businesses in Opotiki: a general store and furniture factory and delivered goods to a wide area. This building was the second to be built in Church Street for members of the Shalfoon family, and initially housed Anthony Shalfoon's drapery and jewellery business, and later his daughter Tameanie's homemade sweet business.</p> <p>It has associations with other prominent businesses and local people. Albert Mokomoko, who opened a fish and chip shop here in the late 1920, was the Opotiki pilot for many years and members of his family were involved with this and other shipping activities. Potts and Hodgson solicitors occupied the upstairs rooms for many years from at least the early 1940s, and Sam Hei, the first Maori lawyer to practice in Opotiki, occupied the eastern ground floor office in the 1940s. The Newell family, who had an ice-cream factory in the building during the late 1940s-early 50s, were involved in several business ventures around the town in the mid 20th Century.</p> <p><i>Identity</i></p> <p>It is a significant corner building which helps to define one of the main intersections in Opotiki's main street. Two of the other corners are occupied by 2-storeyed historic buildings, the Royal Hotel and Rostgard's. The fourth corner, occupied by the Mechanics' Institute library from the 1880s, was replaced with a modern library building in the late 1960s. Two of Opotiki's former picture theatres were built nearby: the Alhambra adjacent on Church St and the King's Theatre across the road on King St.</p> <p>Although simply designed the regular pattern of windows and pilasters along the facades make a strong contribution to the streetscape.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include earthquake damage, fire, inappropriate alteration, lack of maintenance.</p>

<p>The building represents the spread south of Opotiki's main retail area as the town grew in the late 19th- early 20th Centuries. Larger sections were subdivided and retail businesses replaced houses and small workshops. The buildings were more substantial, built of permanent (and relatively fire-proof) materials, were two-storey and reflected the growth and prosperity of Opotiki.</p> <p><i>Amenity/Education</i> It has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is two-storied and built of plastered brick. The roof was not visible. It is generally in a reasonable condition. Repairs are evident to the street facades above verandah level. Some cracking was also noted above the upper level window heads.</p> <p>The interior of the shop has framed and gib lined walls, and a suspended ceiling. The verandah is non-original and supported on steel posts. There is a cast iron post on the shop front line.</p>	<p>GROUP / CONTEXT VALUE The building is one of three historic two-level buildings which address this intersection of Church and King Streets. It also forms part of an intact group of historic buildings on the east side of Church Street between King Street and Richard Street and relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>
<p>REFERENCE SOURCES Personal accounts 2005: Percy Newell, Betty Fleming, Bruce True <i>Opotiki 1877-1977</i>: 2, 43 <i>Falling leaves of memory</i>: 55 OHAS Emma's Scrapbooks: 41 unidentified news clipping OHAS Emma's scrapbooks: 300, list compiled by D. A. Lowe New Zealand Historic Places Trust Registration form (Reg No 807) for Shalfoons and Francis Building at 129 Church Street . ODC files (Val. No. 7560/251/00) Cresswell 2003 <i>Opotiki: the Birth of a Small Town</i>.</p>	
<p>LAND INFORMATION DP 2904 (1925) shows a building with same north-south dimensions as Rostgards DP 3836 1947, for Lots 1 and 2 pt Allot.48: shows "iron building" on corner with 125.0 lk facing Church St and for about three-quarters of plot along King St. Shows 15.15 lk open onto Church St then 45.45 frontage unfenced, Hind Patterson as owner (labeled Pt 48 DP 3291). DP3291 little relevant information: was done for subdivision as approved by OBC 29 May 1934. Does not show all of building, which is marked "iron building" and shown to be 125 lk on Church St. DP 4130 up King St too far; shows east end of Allot 48 belongs to J. C. Booth</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki Historical & Agricultural Society's photograph archive, Vol 3 , No 17 A good aerial fairly close of the building is Whites Aviation 27251 flown 4/51</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 8 July 2005 INTERIOR: 8 July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ and JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 2	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Royal Hotel, King Street Bar INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Pt Allots 27 & 28 Sec 2 Town Of Opotiki OTHER LISTINGS NZHPT CATEGORY II (Register No. 3503)	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The Royal Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. It has connections with individuals of regional and national importance, such as Te Rangi Pai and the architect T. H. White. The building has played an important role in the social life of the community for more than a century, and is still in use for much of its original function. It is linked to varied aspects of provincial New Zealand life, such as recreation and civic administration in a pioneer town. Occupying a prominent position on the main commercial thoroughfare in Opotiki, the Royal Hotel has significant streetscape values, while elements of its visual appearance can be linked to the impact of the prohibition movement. It is part of a broader historical and archaeological landscape in the urban centre dating to the late nineteenth and early twentieth centuries, which includes other historic buildings such as the nearby Rostgard's Building, Masonic Hotel and Opotiki Hotel.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> Earlier hotel buildings on this site date from pre-1900, which makes it an archaeological site in its own right. There may be archaeological remains of associated buildings and structures in the grounds, such as privies, washhouses, fences etc. Rubbish pits can provide primary and compelling data about the everyday lives of the people who worked and lived on the site and can indicate changes in circumstances over time.	PERIOD / DATE OF CONSTRUCTION Original Construction - Construction of Royal Hotel: 1878 (circa) - 1880 (circa) Modification - Remodelled (architect: T.H. White): 1908 - 1909 Modification - Balustrade, gable decoration and flagpole removed: post-1922 Modification - Replacement of King Street wing by concrete block addition: 1952 (circa) Modification - Corner entrance created: 1997	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The Royal Hotel is one of several notable examples of hotel architecture in Opotiki, reflecting the town's role as a major commercial centre in the eastern Bay of Plenty. Its appearance is largely the result of remodelling in the early 1900s, although it may incorporate parts of an earlier structure. A two-storey building was initially erected by 1880, located on a corner site on the town's main commercial thoroughfare. It was probably commissioned by Stewart Bates (c. 1846-1902), who went on to found the 'Opotiki Herald' newspaper. The first timber Royal Hotel was remodeled and enlarged in 1908-1909, soon after an extensive flood in the town. New plans provided for approximately 55 rooms, advertised as incorporating comfortable bedrooms and extensive public spaces. Built of timber and concrete, the building incorporated a square porch on Church Street and an open balcony with union jack balustrade. Its appearance differed considerably from the earlier hotel, which had a return verandah and roofed balcony along both the Church and King Street facades as well as a corner entrance. The hotel also included outbuildings such as a horse stable, which was described by its publican in 1913 as 'first class'.	ARCHITECT / DESIGNER Remodelled in 1909 by T H White.	

<p><i>Designer or Builder</i> The remodeled structure was designed by the architect T.H. White, who lived in Opotiki at the time. Thomas Henry White (1843-1923) was born and educated in Birmingham and arrived in New Zealand in 1860. He returned to England then back to New Zealand in 1873. He farmed at Taupiri until there was sufficient demand for his profession and he practiced as an architect, civil engineer and surveyor in Hamilton for many years. He designed St Peters Church Hall in Hamilton and a building adjacent to the Ngaruawahia flour mill that is thought to be the first reinforced concrete building in the southern hemisphere. He also designed Firth's tower in Matamata, and other buildings in Opotiki such as St John's Church, the Catholic Church (since demolished) in Grey Street, and the Masonic Lodge in St John's Street. His personal allegiance was to the Unitarian Church and he designed the Unitarian Meeting House in Ponsonby Road, Auckland. Due to failing eyesight he moved from Hamilton to Opotiki where he lived for the rest of his life. He is buried in the Opotiki cemetery.</p> <p><i>Construction</i> The building demonstrates typical timber construction and detailing for its period.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> A comparatively large establishment, the hotel was initially run by John - or Big Jack - Parkinson (1849-1918), whose family supplied soft drinks to the locality from their cordial manufactory. It was constructed as colonial Opotiki recovered from an uncertain economic start to become an increasingly prosperous settlement. The first hotel provided accommodation as well as rooms for recreation and public gatherings, including meetings of the Opotiki Town District commissioners. The commissioners sought to improve roads, lighting, water and sanitation in the town between 1882 and 1911, and regulated the wharves and publicans' fees amongst other issues. They also occasionally met at the nearby Opotiki and Masonic Hotels.</p> <p>The first timber structure was remodelled and enlarged in 1908-1909, soon after an extensive flood in the town. New plans provided for approximately 55 rooms, advertised as incorporating comfortable bedrooms and extensive public spaces. The refurbished hotel attracted residential clientele that included the well-known concert singer and composer Fanny Rose Howie (1868-1916), also known as Princess Te Rangi Pai. Te Rangi Pai had toured extensively throughout New Zealand and Great Britain, giving several recitals at the Royal Albert Hall. She was the granddaughter of Tamati Tama-i-whakanehua-i-te-rangi, who had signed the Treaty of Waitangi (1840) as a prominent member of Ngati Porou.</p> <p>The remodelled structure was designed by the architect T.H. White, who lived in Opotiki at the time. Built of timber and concrete, the building incorporated a square porch on Church Street and an open balcony with union jack balustrading. Its appearance differed considerably from the earlier hotel, which had a return verandah and roofed balcony along both the Church and King Street facades as well as a corner entrance. These modifications encouraged less public lingering of its clientele outside the building, and can be partly linked to the strength of prohibition sentiment in the early 1900s. Votes for prohibition in national referendums peaked in 1908, when a majority cast in favour but failed to gain the three-fifths majority required to ban the sale of liquor. The hotel also included outbuildings such as a horse stable, which was described by its publican in 1913 as "first class".</p> <p>The hotel narrowly missed destruction by fire when several adjacent buildings burned down, also in 1913. The building was however reduced in size in the 1950s, after being purchased by Consolidated Hotels Limited. Alterations included the demolition of numerous residential rooms, and their replacement with a concrete bar extension fronting King Street. Catering for motor vehicles rather than horses, detached motel units were added to the rear in 1968, while a drive-in bottle store was added in 1989. The building still functions as a bar, although not as a hotel.</p> <p><i>Associative Value</i> The hotel is associated with significant early Opoitiki businessman John Parkinson, and well known singer and composer Princess Te Rangi Pai.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY The hotel remains in largely original condition. Alterations have been made to the balustrade detail, and corner entrance but generally the hotel is intact.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The Royal Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. It has connections with individuals of regional and national importance, such as Te Rangi Pai and the architect T. H. White. The building has played an important role in the social life of the community for more than a century, and is still in use for much of its original function. It is linked to varied aspects of provincial New Zealand life, such as recreation and civic administration in a pioneer town.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include fire, and damage in the event of an earthquake, as well as inappropriate modification.</p>


<p>Identity Occupying a prominent position on the main commercial thoroughfare in Opotiki, the Royal Hotel has significant streetscape values, while elements of its visual appearance can be linked to the impact of the prohibition movement. It is part of a broader historical and archaeological landscape in the urban centre dating to the late nineteenth and early twentieth centuries, which includes other historic buildings such as the nearby Rostgard's Building, Masonic Hotel and Opotiki Hotel.</p> <p>Amenity/Education The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is two storey timber framed, weatherboard clad, with a corrugated iron roof. The exterior of the hotel remains in generally original condition. Modifications have been made to the balcony balustrade, and to the two level canopy. Timber detail to the gable end has been removed at some stage. Glazed aluminium doors to the corner were installed in 1997. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study)</p> <p>The building exterior is generally in good condition. Reinstatement of the canopy and balustrade detail and detail to the gable end should be considered.</p>	<p>GROUP / CONTEXT VALUE The former Royal Hotel forms part of an intact group of historic buildings on the east side of Church Street near the intersection with King Street. This includes the adjacent Patterson's Building and Regent Theatre, as well as building around the intersection including Rostgard's Building and Shalfoon's 1914 Building. The Royal Hotel is one of a valuable group of historic hotels in Opotiki.</p>
<p>REFERENCE SOURCES New Zealand Historic Places Trust registration, research by Shirley Arabin and Martin Jones.</p> <p>Auckland Weekly News, 19 November 1908, p.39 Tony Chadwick, 'Howie, Fanny Rose 1868-1916', in Claudia Orange (ed.), Dictionary of New Zealand Biography Vol. 3 1901-1920, Wellington, 1996 Lindsay Clark (ed.), Opotiki 100 Years: 1877-1977, Whakatane, 1977 Kath Connor, Narena Olliver and Annabel Allan, Opotiki: the Women's Stories/Nga Pura Kau a Nga Wahine, Opotiki, 1994, pp.43-44 John Cresswell, Parkinson of Opotiki, Titirangi, 1982 Gordon McLauchlan, The Story of Beer: Beer and Brewing - A New Zealand History, Auckland, 1994, pp.99-100</p>	
 <p>306, Vol 2 Opotiki District Council Photo Archive</p>  <p>26, Vol 1, Opotiki District Council Photo Archive.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p>	<p>BY: AJ & JM Matthews</p>

FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND
HISTORIC PLACES TRUST. 2005.


CHECKED:

PHOTOGRAPHED: A J Matthews


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 99 Church Street, Opotiki	ITEM NUMBER 3	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Rostgards Building	LEGAL DESCRIPTION Lot 2 DP 9310	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No 3504)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The building is significant for its links with Danish immigration, and a multi-ethnic business community in Opotiki before the First World War (1914-1918). The structure also reflects the development of family-based enterprises in the early 1900s, and the importance of coastal communications for trade. It demonstrates the growing prosperity of Opotiki as a port and service town at a regional level, and is associated with the history of significant groups in the community such as the Opotiki Club. Rostgard's Building is a good example of provincial commercial architecture in New Zealand. It reflects the commercial attitudes of the retail trade, and particularly specialist draperies, in the early 1900s, including the importance of advertising and display. A significant corner building on a major intersection, Rostgard's Building adds to the variety and impact of the historic centre of Opotiki. The building's value is enhanced by its association with related historic structures in the town - such as Shalfoon's drapery and general store further north on Church Street - which demonstrate different approaches to retail including the development of the small-scale department store. It is one of a group of buildings in Opotiki thought to have been designed by H.L.D. West or the practice of Whincup and West.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The site may hold nineteenth-century archaeological deposits, including the remains of earlier timber shop buildings on the site, together with possible out buildings, privies, rubbish pits and fence locations.	PERIOD / DATE OF CONSTRUCTION Site of timber shops: pre-1911 Original Construction - Construction of Rostgard's Building: 1914 Modification - Internal modifications at first floor level: pre-1947 Modification - Verandah altered: 1994	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The building is a good example of a purpose built retail and commercial building and provides evidence of a period of development and consolidation of the Opotiki town centre in the 1910s. The Baroque-influenced building is one of the most ornate structures in the town. It consciously associated notions of quality and prestige with the Rostgard's business. The burning down of several nearby timber shops in 1913 may have influenced the use of brick, although this material also provided an enhanced sense of architectural grandeur. The structure was erected with the Rostgard's name on both main street elevations, and a large continental European-style coat-of-arms overlooking the crossroads, bearing a ram and a marine animal or fish. These appear to symbolise Rostgard's profession as a draper and coastal trader. The large ground-floor windows and verandah encouraged window-shopping for goods such as clothing, curtains and other fabric. As fashion items, these items were prominently displayed by shopkeepers, encouraging an	ARCHITECT / DESIGNER Likely to be Whincup and West.	

<p>emerging consumerist trend.</p> <p>The building immediately to the west of Rostgard's in King Street designed in a similar style, although built of corrugated iron with a plastered brick façade, originally formed part of the Rostgard's property.</p> <p>A part of Rostgards Building in King Street was demolished in the 1980s (Personal comment, Mr Cameron, July 2005). Another part had been demolished after the 1964 flood.</p> <p><i>Designer or Builder</i> The building may have been designed by Whincup and West, who were also tenants in the building in 1915. (The architect T.H. White - who had considerable experience of commercial design in the Waikato and elsewhere - also practiced in Opotiki in 1914, however similarities with other buildings by H L D West suggest that this was part of their work.</p> <p><i>Construction</i></p>	
<p>HISTORIC QUALITIES</p> <p><i>Associative Value</i> The brick building was constructed for the Coromandel draper, Hans Rostgard (1868-1941), who had come to New Zealand from Denmark. Up to 2,500 Danes migrated to the colony during the early 1870s, although the number of arrivals decreased in the later nineteenth century. Rostgard had first established a drapery in Coromandel in 1896 before setting up branches in Auckland and Opotiki. By 1906 Rostgard Bros. were operating a business in Church Street, Opotiki, probably under the management of Hans' brother Niels (d. 1947). Expansion was partly made possible by renewed gold mining in the Coromandel, where Rostgard's original drapery kept late opening hours. This profited from miners and other customers who bought items after hotel closing time at 11 p.m.</p> <p><i>Historical Pattern</i> Rostgard's Building is a reminder of Opotiki's prosperity as a port and supply town in the eastern Bay of Plenty during the early 1900s. An ornate two-storey structure containing shops and offices, it was erected in 1914.</p> <p>The new Rostgard's Building was prominently erected on a corner site in Opotiki's main commercial street, at the same crossroads as the Royal Hotel. It replaced a more modest timber shop, purchased by Hans Rostgard in 1908. It was divided into several shops at ground floor level, with the Rostgard business most likely occupying the corner premises. Other tenants included John Love, a tailor, and a saddler, W. McCready, who advertised himself as making any description of harness and saddlery on the site. Upstairs rooms were rented out as professional offices with Whincup and West, registered architects, advertising their presence in 1915. Rostgard Bros. remained only until 1916-1917, possibly forced out by competition from other drapers such as the successful Shalfoon Brothers. Specialist draperies also declined in importance through the early 1900s as their custom was taken by general and department stores.</p> <p>After the drapery business withdrew, Rostgard's Building continued to attract 'high quality' tenants, with the Opotiki Club being founded in one of the upstairs chambers in 1919. The club was a prestigious gentleman's organisation, occupying the building until 1924. Later modifications included converting part of the first floor to residential use by 1947, when it was used as a dwelling by a returned serviceman and his wife during the housing shortage that followed the Second World War (1939-1945). The building remains in use for both commercial and residential purposes (2003).</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS The building represents a consolidation of the Opotiki Town centre in the mid 1910s, when a number of the early small timber shops were replaced by more substantial buildings.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> The building demonstrates typical construction and materials for its time.</p>	<p>INTEGRITY Rostgard's Building remains in largely original condition. It retains original shopfront joinery and interior detail to the shops and elements such as the timber stair to the upper floor.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The building is significant for its links with Danish immigration, and a multi-ethnic business community in Opotiki before the First World War (1914-1918). The structure also reflects the development of family-based enterprises in the early 1900s, and the importance of coastal communications for trade. It demonstrates the growing prosperity of Opotiki as a port and service town at a regional level, and is associated with the history of significant groups in the community such as the Opotiki Club.</p> <p><i>Identity</i> Rostgard's Building is a visually interesting example of provincial commercial architecture in New Zealand. It reflects the commercial attitudes of the retail trade, and particularly specialist draperies, in the early 1900s, including the importance of advertising and display. Having important aesthetic and landscape values, Rostgard's Building adds to the variety and impact of the historic centre of Opotiki. The building's value is enhanced by its association with related historic structures in the town - such as Shalfoon's drapery and general store further north on Church Street - which</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential risks include fire, and damage in the event of an earthquake.</p>

<p>demonstrate different approaches to retail including the development of the small-scale department store.</p> <p>It is one of a group of buildings in Opotiki thought to have been designed by H.L.D.West or the practice of Whincup and West.</p> <p><i>Amenity/Education</i> The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Rostgard's comprises a two storeyed plastered brick building on the corner of Church Street and King Street, with a single level part facing Church Street.</p> <p>The facade is divided into bays with a distinctive curved string course line between the capped pilasters. The parapet level steps, and the chamfered corner features a decorative coat of arms featuring a ram and fish. The building retains original shopfronts with tiled recessed doorways, tiled columns, and tiled stallboards in olive green and terracotta coloured glazed tiles.</p> <p>The verandah is suspended from the facades on steel tie rods, and also has support posts. In 1994 the District Council required bracing of the verandah which was regarded as an earthquake risk.</p> <p>The building is of double skin unreinforced brick masonry with timber floor and roof structure, and timber partitions at the upper level. At ground level intertenancy walls are of brick construction. An arched opening was formed between two of the shops by the present owner, revealing approximately 15 inches of interconnected brickwork.</p> <p>The building is generally in good condition. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study)</p>	<p>GROUP / CONTEXT VALUE The building forms part of an intact cluster of historic buildings around the intersection of Church Street and King Street. Others include the adjacent 1920s retail shops, Shalfoon Bros 1914 shop opposite, the Royal Hotel diagonally opposite and the building of a similar design adjacent in King Street.</p> <p>It is one of a group of buildings in Opotiki thought to have been designed by the same architectural practice of Whincup and West, or H L D West.</p>
<p>REFERENCE SOURCES New Zealand Historic Places Trust Research by Shirley Arabin and Martin Jones.</p> <p>Alison Adburgham, <i>Shops and Shopping 1800-1914</i>, London, 1964 Auckland Weekly News, 21 June 1906, p.36 Peter Birkelund, 'Danish Emigration to New Zealand', in Henning Bender and Birgit Larsen (eds.) <i>Danish Emigration to New Zealand</i>, Alborg, 1990, pp.12-23 E. Bradbury (ed.), <i>The Settlement and Development of the Bay of Plenty</i>, New Zealand, 1st edition, Auckland, 1915 E. Bradbury (ed.), <i>The Settlement and Development of the Bay of Plenty</i>, New Zealand, 2nd edition, Auckland, 1919 Lindsay Clark (ed.), <i>Opotiki 100 Years: 1877-1977</i>, Whakatane, 1977 Cleave's Auckland Provincial Directory, Auckland, 1901-1907 & 1911-1917</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photo Archive, Vol 2, 246.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: Shops at ground level, July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 102-106 Church Street, Opotiki	ITEM NUMBER 4	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Patterson's Buildings	LEGAL DESCRIPTION Pt Allot 28 of Sect 2 of Opotiki Town	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE Patterson's Buildings and the site it is on have associations with long-standing members of the Opotiki community: the Addis family, the Parkinsons, the McGreys and the Pattersons. Many Opotiki people have run businesses within the building, or worked as staff members. The shoe shop, book shop and billiard saloon have enduring places in people's memories. The building demonstrates the consolidation of Opotiki Town centre in the first decades of the twentieth century. Patterson's Buildings forms part of an intact group of historic buildings in this part of Church street. It is also part of a group of buildings in Opotiki designed by H.L.D. West or the practice of Whincup and West.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The building is on the site of two or more timber shops built between 1865 and 1913, the last of which were destroyed in a major fire. A late-19 th C blacksmith shop may extend under the rear of the building or in its grounds. The 1922-3 construction process is unlikely to have completely destroyed evidence of earlier occupations of the site.	PERIOD / DATE OF CONSTRUCTION 1923	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> Patterson's Buildings is designed in a stripped Classical style which was typical for commercial and retail buildings of the 1920s. Similar buildings of this period used a simplified range of classical forms and detail to achieve a more modern appearance. A vertical proportion was still used for windows but these were often grouped in pairs or threes to achieve wider window areas. It is a substantial two storey building. The façade is symmetrically arranged and divided into six bays with plain pilasters. The parapet steps up above two bays which are further decorated with plaster shields, scrolls and lettering. The original elevations vary from what was actually built. The design shows decorative swags to each of the raised parapets. The parapet has been built much higher than that shown on the elevations. A projecting string course extends across the bays. The windows have a crossed detail to the toplights. At ground level the original timber shopfront joinery remains to the left of the main door, together with tiled stallboards, and a glazed, timber door. The upper floor has a series of rooms along the front, with an open plan area in the centre which has skylights. The layout and detail all appear intact. The curved verandah which extends along the front of Patterson's Buildings and that adjacent is	ARCHITECT H.L.D. West.	

<p>suspended from the pilasters and supported on decorative cast iron posts. The posts appear to pre-date Patterson's Buildings and have possibly come from an earlier building, and been added to Patterson's verandah at some later stage. (The original drawings show the steel framed verandah as supported from the pilasters.)</p> <p>At the rear of the building is a long single level room which was built as a billiard room, and continued to have this use until about 9 years ago when it was converted to a bar.</p> <p><i>Designer or Builder</i> The architect H L D West was based in Whakatane at the time that Patterson's Buildings was designed. The practice of Whinchup and West were tenants in Rostgard's Building in 1914. West or the practice of Whinchup and West are thought to have designed a number of buildings in Opotiki including the Masonic Hotel, Rostgard's Building, Bridgers' Building, Arthur and Larmer's Building, and the building at 16 King Street.</p> <p><i>Construction</i> Patterson's Buildings is a relatively early reinforced concrete and steel structure.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historic Pattern</i> In 1866 after the land was confiscated from Whakatohea, the site was surveyed as Allotment 28 of Section 2 of the Town of Opotiki, and was one acre in extent, its Church Street frontage being 500 links (100.6m) and its King Street frontage 200 links (40m). The survey map of 1866 shows the site was owned by James Hopcraft, presumably a land allocation in return for his military service in the New Zealand Wars. Hopcraft was an ensign in the 1st Waikato Regiment, coming to Opotiki with the East Coast Expeditionary Force in 1865.¹ (Length of his stay in Opotiki not researched, nor land ownership prior to 1926.)</p> <p>The whole Church St block from Elliott St to King St was encompassed in only two Allotments, not being intended for commercial use. However, Church St soon developed as the main commercial thoroughfare, the BNZ building a bank on the corner of Elliott and Church Streets in 1877 and the Royal Hotel being erected on the corner of King Street by 1880. An 1880 list of occupiers for this block (south to north) records Royal Hotel; J. Turner, tailor; John Clay, saddler; Edward Foster, engineer S.S. Staffa (presumably his residence); John Filmer, blacksmith's and wheelwright's, Bank of NZ.² None of these smaller businesses are listed in the 1910 directory; the directory is not listed by address therefore does not indicate the names of the businesses that replaced the 1880 occupiers.</p> <p>Survey plans confirm that several buildings have existed in Allotment 28; tying these in with photographic evidence requires more research to establish which were on the site of Patterson's Buildings. However photographic evidence does show a two-storey building was built on the site under study between 1900 and 1908, possibly occupied by McCready or McGrevey (name indistinct on parapet). McGrevey Bros saddlers (Thomas and James) are listed in 1910, as is William Joseph McCready, saddler. According to a deposited plan (DP 2888AK) surveyed in 1902, Thomas S. McGrevey owned a small property including a shop at approximately this location. It is probable that the building marked 'A. Parkinson' on the same plan was also on the study site, along with smaller buildings seen in photographs of this period. In 1913 several buildings incorporating ten businesses were destroyed by fire, between the Royal Hotel and what was then the two-level Strand Arcade (East Coast Guardian building). The fire bell rang at 2 am when the fire was first seen in the shop adjacent to the Guardian building. The owners of the other premises loaded their goods into all sorts of horse-drawn vehicles commandeered from nearby stables. The goods were temporarily stored in the Maori Mission Hall in King Street. Following this and other fires in central Opotiki the Borough Council established an area in the town centre where buildings had to be built of brick or concrete.</p> <p>One of the replacement buildings was Patterson's Buildings, designed in October 1922 for S. Patterson, and built in 1923. It appears that during the time of the commissioning of the design for a new set of shops and billiard room, the owner's ideas expanded to create a 2-storey building instead, as draft plans were for a single storey building (Hamilton Libraries archives collection). Patterson's Buildings adjoined the building to the north owned by Thomas McGrevey; a party wall agreement was included in the title. They were built in a similar style.</p> <p>Patterson's Buildings housed Patterson's drapery, milliners, and dress making business, and a single level room at the rear housed Sam Patterson's Billiard Saloon, but it has had many other businesses as tenants over the years. In 1923 Bert Battle's in Patterson's Buildings was advertising a wide range of ladies', gents' and children's footwear. In 1928 a listing from north to south from Sam Patterson's Billiard Saloon gives R. Semple's Books, Stationery, Fancy Goods (Miss Middleton assistant), then Bert Battle's Shoe Shop.³ It is possible that Charlie Morris barber and tobacconist was in front of the saloon (listed in 1928 and 1930), although a local informant believed he was (perhaps later) in the other barber's diagonally across the road in front of the</p>	<p>RARITY Patterson's Buildings is a relatively early reinforced concrete and steel structure.</p>

¹ Cresswell 2003: 195

² Opo 1877-1977: 2 quoting the Opotiki street directory

³ Lowe in OHAS scrapbooks

⁴ Opotiki News 4.4.1989 "Church Street her home" news clipping in Whakatane Museum files

⁵ CT75/271 and CT2D/81

⁶ Opotiki News 6.3.1962

<p>billiard saloon run by Harry Harris.</p> <p>The 1930 Opotiki directory also lists H.E. Battle, bootmaker. Battle sold out to Reg Anderson, but he went bankrupt during the depression and the business was bought by Mrs Olive Althea Patterson, wife of Sam and mother of Miss Theo Patterson. Miss Patterson joined her brother Jack on the shoe shop staff after studying at Hamilton Girls' High School and Brain's secretarial college in Hamilton and working at the Opotiki branch of the BNZ, "the first girl to be employed there in the Second World War." Miss Patterson stated: "My mother died in 1944 and my father was ill at the same time, so I didn't feel I had any choice other than to go into the business. We used to do a lot of our own travelling and buying, and when the war ended we could sell anything we could get. As a result of travelling around we became well-known." ⁴ Miss Patterson continued to work in the shop until semi-retiring in 1989. In 1962 Miss A.T. (Theo) Patterson and Mr H.J. (Jack) Patterson became the owners of the property; in 1995, Miss Patterson's share was transferred to Jack (now retired) and his wife Joan. Jack Patterson died in 2004 and in July 2005 it was sold to the current owners.⁵</p> <p>According to Bruce True, in 1944 the shoe shop was in the south end, then there was Harry Parkinson's bookshop, then the billiard saloon. The bookshop (now Woods') is remembered for being "crammed with stock". By 1995 the building was leased to Keith Goddard and partner who ran a restaurant and tavern, Jumpin Jax.</p> <p>The building has seen few changes. In July 1948 Jack Patterson applied for a building permit to build a 16x9 ft (c. 5 x 2.7m) addition to the store so that he could store stock above flood level. Stock had been damaged in a recent flood. Local builder George Wilkinson extended the saloon by 20 ft (6m) during the time Bruce True worked for him in the late 1940s to early 50s. In 1968 a building permit was issued for a concrete-block toilet block, to be a lean-to at the rear. In 1995 it was proposed to build an extension for Keith Goddard's Jumpin Jax restaurant and to establish a tavern.</p> <p><i>Associative Value</i> Patterson's Buildings and the site it is on have associations with long-standing members of the Opotiki community: the Addis family, the Parkinsons, the McGrevys and the Pattersons. Many Opotiki people have run businesses within the building, or worked as staff members. The shoe shop, book shop and billiard saloon have enduring places in people's memories.</p> <p>Sam Patterson came to New Zealand from Northern Ireland, at age 2 years with his parents and two older sisters in approximately 1887. The family first lived at Tablelands then in Goring St. Sam Patterson was apprenticed to W.J. (Jack) Addis as a blacksmith at the age of 13 years [ie c.1898] and continued with his trade until called up for military service in the 1914-18 war. He served with 41st Waikato Mounteds, and after he returned home he continued his trade but had to give it up for health reasons. Patterson represented Opotiki in football, played bowls, and was known throughout NZ as a billiard player, being the best in the Bay of Plenty for some years. He served as a borough councillor, being a member of the locally well known "Big Five". Sam Patterson died in 1962 aged 77 years. ⁶</p> <p>Pattersons listed in the 1910 directory were: Matthew, farmer, and Samuel, blacksmith; in the 1930 directory: Matthew, labourer, Miss Jane, dressmaker, Mrs W., draper, Samuel billiard saloon, and William John, blacksmith.</p> <p>Billiards had been a popular pastime since the European settlement of Opotiki, the early hotels offering a billiard table for guests' use. That Opotiki could sustain two large billiard saloons from the 1920s points to its continued popularity, and to the consolidation of Opotiki as a major service centre for the district in the early decades of the 20th Century.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The building represents a period of consolidation in Opotiki Town centre. Following a series of fires in the centre the Opotiki Borough Council established an area in the town where all buildings had to be constructed of brick or concrete.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building is a relatively early reinforced concrete commercial building.</p>	<p>INTEGRITY</p> <p>The building remains in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>Patterson's Buildings and the site it is on have associations with long-standing members of the Opotiki community: the Addis family, the Parkinsons, the McGrevys and the Pattersons. Many Opotiki people have run businesses within the building, or worked as staff members. The shoe shop, book shop and billiard saloon have enduring places in people's memories.</p> <p><i>Identity</i></p> <p>The building represents a period of consolidation in Opotiki Town centre. Following a series of fires in the centre the Opotiki Borough Council established an area in the town where all buildings had to be constructed of brick or concrete. It forms part of an intact group of historic structures in this part of Church Street.</p> <p><i>Amenity/Education</i></p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is potentially at risk from damage as a result of fire, or earthquake.</p>

<p>The building is part of a period of redevelopment in permanent materials following a series of fires in early 1900s. It adds to understanding of the businesses that have served the Opotiki community.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building has a corrugated iron roof to the two storeyed building, and to the single level billiard room at the rear, which appears sound.</p> <p>The exterior is constructed of reinforced concrete with a plaster finish. There are some minor cracks evident to the façade, and to heads of windows. One sill is chipped. A crack is evident above the down pipe on the right side. There is some spalling of concrete to the north wall.</p> <p>The interior remains largely unchanged. The specification describes Rimu skirtings, kauri doors, kauri and Totara window sashes and frames. Ceilings were described as "Petros" Plaster sheets (rough cast), with rimu battens. This detail all appears to be intact together with a beautiful original stair with timber balusters designed in Art Nouveau style.</p> <p>The building exterior and interior is in a reasonable condition.</p>	<p>GROUP / CONTEXT VALUE Patterson's Buildings forms part of an intact group of historic buildings in this part of Church street.</p> <p>It is also part of a group of buildings in Opotiki thought to have been designed by H.L.D. West or the practice of Whincup and West. Other buildings by the same architect/s include the Masonic Hotel, Rostgard's Building, Bridgers' Building, Arthur and Larmer's Building, and the building at 16 King Street.</p>
<p>REFERENCE SOURCES Plan of Opotiki SO2829 [1866] Street Directories (Auckland Provincial Directory) 1930-, 1932-33 Bradbury's Illustrated Guide to The East Coast, 1939 Original Plans and specification, in the Cave Collection at Hamilton Library Personal comments, Donna Becket, who visited the billiard room with her family as a child in the 1970s when it was very popular. <i>Opotiki 100 Years</i>, page 53, photo and information on the 1913 fire. ODC building files Val. No. 7560 – 240 – 00 and 7560 – 237 -00 Lowe, D.A. "Church St as it was in 1928" OHAS scrapbook 20a/39 Cresswell, John 2003 <i>Opotiki: the birth of a small town</i> <i>E Coast Guardian</i> Dec 1923</p> <p>Architectural plans Plan "Shops and Billiard Room Opotiki for S. Patterson, Esq.,"; H.L.D. West, Architect, Whakatane; no date, 2 sheets, 1 on linen, 1 a print. Shows design for 1-storey building with an existing 2-storey party wall at left. Plan for a small shop at left with saloon and billiard rooms behind, a central large shop with workroom behind, and a shop at right. Plus plan with the 2-storey version.</p>	
<p>ODC building file (NB valuation numbers as cited by ODC may refer to property on King St, lots 2 and 3 on DP8794)</p> <ul style="list-style-type: none"> • Drainage Plan 11.2.57 Owner S. Patterson, Church St: new drains between rear and Royal Hotel • Plan 5.2.68 for proposed toilet at rear – lean-to, 5'6" x 3'6", concrete block; for H.J. Patterson. Val. No. 755/165 • Proposed extension to Jack Patterson's (=owner) (mailing address King St). Goddard's Jumpin Jax. Partner = Keith Raymond Goddard. Plus establish a tavern inside building. 27.6.95 • Alterations to restaurant, owner KR Goddard 8.10.96 [from CT evidence he must have been occupier only] • 16 Jul 48 – additions for store above flood level, 16' x 9'; owner H.J. Patterson, boot and shoe dealer. Stock was damaged in recent flood. 	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 7 July 2005</p>

INTERIOR:

7 July 2005



Alexander Turnbull Library 31338 1/2. Shows site after fire in 1913 had destroyed previous buildings.



OHAS Photo Archive Vol 2 #306 (also ATL 7234 1/2)

Historic photos

- A hazy photo at Whakatane Museum shows the interior of a billiard saloon at Opotiki, not necessarily Patterson's.
- ATL 31338 1/2 shows remains after fire 1913
- CD vol. 1 # 152 Royal Hotel on rt, floods; shows bldg immed. adj. to a 2 storey shop with verandah over footpath and 2 x dble hung sash windows upstairs; then a paling fence then another shop with gable roof and a verandah; writing illegible on shops
- ATL 7234 1/2 shows whole block including new Patterson's Buildings
- *Auckland Weekly News* 6.6.1900 (Whakatane Museum has copy neg. A930-02)
- ATL 192 1/2 c.1911, shows block from BNZ south to Royal
- ATL 1237 1/2 shows block from Royal north; re-modelled Royal so post 1908 but pre-/=1912 as Rostgard's not built
- Wh Mu ph shows RH then gap then 2-storey Harvey's with curved roof verandah.
- Wh Museum ph taken 1985 has Wood's Bookshop and Patterson's Footwear

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: AJ & JM Matthews
CHECKED:
PHOTOGRAPHED: A J Matthews

Additional information

Possible contact

Mrs Patterson, widow of Jack, lives in King St, 2-3 houses past the church, well-kept, white fence.

Titles

CT75/271

Issued 24 July 1926 to Samuel Patterson, blacksmith Opotiki, for parcel of land containing 28 perches being part of Allotment 28 of Section 2 Town of Opotiki

- Describes rectangular plot fronting onto Church St 87.3 links (17.6m) and 200 links (40m) east-west
- On its east is Pt Lot s DP 8794; on north and south are other parts of Allot. 28.
- Prior ref. Deeds Index 1.0.321
- Outstanding agreement re party wall easement ref CT74/275 with Thomas McGreavy saddler
- 4 Oct 1962 transmission to Althea Thelma Patterson, Spinster and Harley John Patterson, Footwear Retailer, both of Opotiki as executors
- 10 Dec 1962 transfer to ATP and HJP
- 28 May 1969 cancelled and substituted by CT2D/81

CT2D/81

Issued 28 May 1969 for Althea Thelma Patterson, Spinster and Harley John Patterson, Footwear Retailer, both of Opotiki as tenants in common in equal shares, for 28 perches being Part of Lot 28 Section 2 Town of Opotiki.

- Describes plot with Church St frontage of 87.3 links (17.6m) and 200 links (40.2m) long, situated between two other Parts of Lot 28. Metric area 708 sq.m.
- Prior CT is 75/271
- A party wall easement is described in CT2D/82
- 16.2.1995 Transmission of ½ share of ATP to HJP and Joan Myrtle Patterson his wife as executors
- 12.5.1995 transfer of the interest of above transmission to Heather Margaret Abbot of Opotiki married woman and Glenys Anne Patterson of Rotorua, bank officer
- 12.5.1995 transfer of the ½ share of HMA and GAP to HJP retired
- 17.8.2004 transmission to JMP as executor
- 22.7.2005 transfer to Grant Kirkham Andrews, Glenda Susan Andrews and Michael G Stewart Trustee Co (1999) Ltd.

Survey plans

SO2829 [1866]

Shows Allotment 28 to be 200 links wide fronting onto King St and 500 links fronting onto Church St. The whole block Elliott St to King St was encompassed in only two Allotments, not being intended for commercial use. Sections were 1 acre in area. Allotment 28 was allocated to James Hopcraft

DP 2888AK Plan of Pt of Lot 28 Sec. II Opotiki Township surveyed August 1902 for Thomas Samuel McGreavy, owner ('28' crossed out and '1' written above)

- Describes a 25.7 perch lot half-way up Allotment 28, 80.3 links wide with fence and front of irregular-shaped shop, 4 small sheds or outhouses
- southern part of Allot 28 is 218.9 links (44m) from King St corner to a fence; within this plot is the Royal Hotel, a space, then building marked 'A. Parkinson';
- north of McGreavy's lot the remainder of Allot 28 is marked 'W.J. Addis and has one larger building set back from the road and two small buildings fronting onto Church St
- Allotment 3 to the north has one large building, and the BNZ marked on the corner of Elliott St.
- Allotment 27 to the east is marked W. J. Addis also.

DP 5012 Plan of Pt Allotment 28 Sec. II Town of Opotiki surveyed for W.B. Scott Nov. 1908

- shows detail in central portion of Allotment 28, with subdivision of one plot, Lot 1, concerned with concrete building 66.7 links (13.4m) wide which has a central passage [the Strand Arcade? Or was that further north?]
- adjoining to south is a wooden building, no detail given.

DP 8794 AK Plan of Subdivision of ptn of Lot 27 Sec II Town of Opotiki; surveyed for W.J. Addis by J.B. Birkmyer July 1913:

- Shows Allotment 28 to be divided by an iron fence cutting off the southern quarter of the Allotment
- On the east side of Allotment 28 a 'shed' is shown, partially only, a few metres north of the fence.
- No other relevant detail [relates to Allotment to the east].

DP 10613

- Shows hall as WJ Addis and Sam Patterson in blacksmith's shop; seems to be subdividing off a section at rear ref SO6208.
- Shows two sheds in McGreavy Bros property in Allot 28 and 2 sheds in Patterson's, in NW and west.

SO6208

Drawn 1971 for sorting titles around service lane, car park and accessways (Moody Place?). Shows complexity of CTs on whole block between Elliott, King and Church Sts.

News articles

Obituary: Mr Sam Patterson *Opotiki News* 6.3.1962

Aged 77 years, Northern Ireland, came to NZ at age 2 years with parents and two older sisters [ie c.1887]. First lived at Tablelands then built a home in Goring St. Mr Patterson was apprenticed to the late John (Jack) Addis as a blacksmith at the age of 13 years [ie c.1898] and continued with his trade until called up for military service in the 1914-18 war... served with 41st Waikato Mounteds; returned home, continued trade but had to give up for health reasons. Represented Opotiki in football and played bowls, known throughout NZ as a billiard player, being the best in the Bay of Plenty for some years. Served as a Borough councillor, being a member of the locally well known "Big Five".

"Wedding bells" *East Coast Guardian* 1919 [n.d.]

Samuel Patterson married Mary Ann Warrington at St Stephen's church. Sam's brother was M. Patterson

Sam's wife = Olive Althea, ma of Thea and Jack (death notice n.d.) OHAS 30c:18 [married twice then?]


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 119 Church Street, Opotiki	ITEM NUMBER 5	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Courthouse	LEGAL DESCRIPTION Allot 447 Courthouse Section 2 Town of Opotiki, Justice Purposes NZ Gazette 1991, p. 3522.	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No. 3502)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The courthouse at Opotiki reflects the town's historical role as a centre for the administration of law and order in the eastern Bay of Plenty. It is also linked with the ongoing improvement of government facilities following New Zealand's establishment as a Dominion in 1907. The courthouse at Opotiki is a well-preserved example of small-town judicial architecture from the early 1900s, still being used for its original purpose. Designed by the Public Works Department headed by John Campbell, the building incorporated influences from domestic architecture, including elements of transitional bungalow style. It is part of an intact group of historic buildings located around the intersection of Church Street and Elliott Street, including the Masonic Hotel, the former Bridger's Building and the Opotiki War Memorial.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> It is associated with an early outbuilding to the west, while archaeological deposits linked to the 1870s courthouse – as well as earlier colonial and Maori settlement - may also survive. The whare from which the Rev. Volkner was taken for his execution in 1865 is reputed to have been located on the post office site, a short distance to the south of the courthouse.	PERIOD / DATE OF CONSTRUCTION Other - Site of earlier courthouse: 1870s Original Construction - Construction of Courthouse: 1910 - 1911 Addition - Additions using day-labour: 1912 Modification - Internal alterations: 1987 Addition - Cell block wing on south-western corner: 1997	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> The courthouse at Opotiki is a well-preserved example of small-town judicial architecture from the early 1900s, still being used for its original purpose. <i>Designer or Builder</i> The courthouse was erected as a single-storey weatherboard structure, with a courtroom, judge's chamber, offices, and a strong room towards the rear. It was constructed at an initial cost of £1,073 under contract to C. M. Grant of Opotiki. Designed by the Public Works Department headed by John Campbell, the building incorporated influences from domestic architecture, including elements of transitional bungalow style. These included a low-pitch roof with cross gables, exposed rafters, and mouldings under the windows. Nevertheless, the scale of the courthouse and aspects such as the logo 'GR' ('George Rex', or King George V) above the main door, made it evident that it was a government building. The restrained ornamentation was part of a trend seen in other courthouses designed by John Campbell in the 1910s. This can be seen as displaying a more 'democratic' approach to the appearance of some government architecture in the years following the establishment of the Dominion. A strong influence from domestic architecture on the design of provincial courthouses was a common theme in northern New Zealand, extending back into the	ARCHITECT / DESIGNER Campbell, John - Architect. Grant, C.M. - Builder.	

<p>nineteenth century.</p> <p><i>Construction</i></p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The courthouse at Opotiki reflects the town's historical role as a centre for the administration of law and order in the eastern Bay of Plenty. It is also linked with the ongoing improvement of government facilities following New Zealand's establishment as a Dominion in 1907. Built in 1910-1911, the timber building was erected on the corner of Church and Elliott Streets, the main crossroads in the settlement. The structure replaced an 1870s courthouse on the same site, which was part of a group of government buildings - including a post office and police station - that were rebuilt in the years immediately after 1910. The courthouse occupied the most prominent position of these buildings and was the first to be replaced.</p> <p>As one of the most pre-eminent government buildings in Opotiki, the courthouse symbolised the presence and authority of government rule. The administration of government, and law and order in particular, was a significant issue in Opotiki, whose foundation as a military and commercial settlement in the 1860s had occurred on confiscated Te Whakatohea land. Erected at least partly as a result of local pressure, the courthouse was built not only shortly after New Zealand's Dominion status was achieved, but at the same time that civic government for the town was cemented. Opotiki was constituted as a borough in 1911, when its population was just over 1,000 inhabitants. The building fulfilled functions other than those connected with the judicial system, including the registration of births, deaths and marriages. The site had an important association with the first establishment of local government in the eastern Bay of Plenty, as a meeting in the previous courthouse in 1877 had founded the Whakatane County Council.</p> <p>Although the building was formally opened in February 1911, additions were made using day labour by 1912. A long outbuilding to the rear may have been erected partly as a coach house, and was being used as a garage by 1948. For much of the century, prisoners were brought to the courtroom from a lock-up behind the police station next door. Following the closure of the station, a cell block wing was added to the courthouse in 1997. Earlier modifications included relocating the courtroom to the southern side of the building, partly to improve the waiting facilities and create additional office space. The structure avoided the fate of many small courthouses in the 1990s, when many were closed, and remains in regular use by the Department for Courts.</p> <p>The courthouse at Opotiki is a well-preserved example of small-town judicial architecture from the early 1900s, still being used for its original purpose. It is linked with the improvement of the administrative infrastructure of New Zealand in the early years of the Dominion (1907-1947), and the architectural work of John Campbell. The building demonstrates Opotiki's administrative role in the Bay of Plenty region, and is believed to be the earliest purpose-built government building in the town to survive in its original location. It retains elements, such as an original safe, that are directly related to its early judicial and administrative functions. Located on the site of an earlier courthouse, its position directly reflects mid nineteenth-century ideas about the layout of new military and commercial settlements. The building adds to the streetscape and distinctive character of Opotiki, being located on a prominent corner. It is part of a valuable historical urban landscape of nineteenth and early-twentieth century date, which contains other heritage buildings, including the nearby Masonic Hotel and War Memorial.</p>	<p>RARITY</p> <p>The Opotiki Courthouse is believed to be the earliest purpose-built government building in the town to survive in its original location.</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY The Courthouse remains in largely intact original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The courthouse at Opotiki reflects the town's historical role as a centre for the administration of law and order in the eastern Bay of Plenty. It is also linked with the ongoing improvement of government facilities following New Zealand's establishment as a Dominion in 1907.</p> <p><i>Identity</i> The courthouse at Opotiki is a well-preserved example of small-town judicial architecture from the early 1900s, still being used for its original purpose. Designed by the Public Works Department headed by John Campbell, the building incorporated influences from domestic architecture, including elements of transitional bungalow style.</p> <p>It is part of an intact group of historic buildings located around the intersection of Church Street and Elliott Street, including the Masonic Hotel, the former Bridger's Building and the Opotiki War Memorial.</p> <p><i>Amenity/Education</i></p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include fire.</p>

<p>MATERIALS / CURRENT CONDITION (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study).</p>	<p>GROUP / CONTEXT VALUE It is part of an intact group of historic buildings located around the intersection of Church Street and Elliot Street, including the Masonic Hotel, the former Bridger's Building and the Opotiki War Memorial.</p>
<p>REFERENCE SOURCES New Zealand Historic Places Trust Registration research and website entry by Martin Jones & Shirley Arabin Appendices to the Journals of the House of Representatives, 1908, D-1, p.xi; 1911, D-1, p.46; 1912, D-1, p.86 Auckland Weekly News, 8 October 1908, p.39 Lindsay Clark (ed.), Opotiki 100 Years: 1877-1977, Whakatane, 1977 Peter Richardson, 'An Architecture of Empire: The Government Buildings of John Campbell in New Zealand', MA Thesis, University of Canterbury, 1988, pp.113-114</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

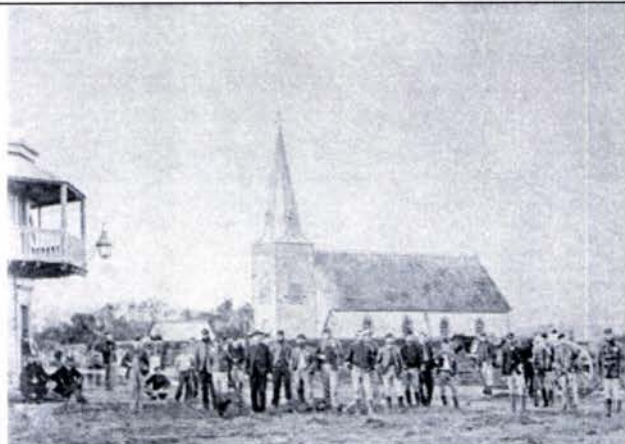
LOCATION / STREET ADDRESS: 121 Church Street, Opotiki	ITEM NUMBER 6	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Masonic Hotel	LEGAL DESCRIPTION Lot 2 DP 3538/CT 5B/1062: Gisborne District)	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No. 3500)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE There has been a hotel on this site since around 1872. The existing building has played an important role in the social life of the community for more nearly a century, and is still in use for much of its original function. It is linked to varied aspects of provincial New Zealand life, such as recreation and civic administration in a pioneer town. The Masonic Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. These large historic hotels represent a period in Opotiki's history when the town was the largest in the eastern Bay of Plenty. Travelers arrived by sea, and the hotels provided accommodation before people set off inland. It has connections with individuals of regional and national importance, such as Maori singer Te Rangi Pai. It is one of a number of Opotiki Buildings designed by HLD West or the practice of Whincup and West. Occupying a prominent position on the main commercial thoroughfare in Opotiki, the Masonic Hotel has significant streetscape values. It is part of a broader historical and archaeological landscape in the urban centre dating to the late nineteenth and early twentieth centuries, which includes other historic buildings such as the nearby Bridger's Building, the Opotiki Courthouse, the War Memorial and adjacent buildings in Church Street including Kowhai Takeaways, De Luxe Theatre and Shalfoon Bros shop.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai. Earlier hotel buildings on this site date from pre-1900, which makes it an archaeological site in its own right. There may be archaeological remains of associated buildings and structures in the grounds, such as privies, washhouses, fences etc. Rubbish pits can provide primary and compelling data about the everyday lives of the people who worked and lived on the site and can indicate changes in circumstances over time.	PERIOD / DATE OF CONSTRUCTION 1872 First Hotel on the site 1910 New part of hotel built 1918 old part of hotel destroyed by fire, rebuilt in brick	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> The building is designed in an eclectic Edwardian Baroque style, and features a rusticated base with arched windows and entranceways, pilasters, decorative balustraded parapet with raised turrets above the main entrances on Church Street and Elliott Street. The name Masonic Hotel in raised plaster lettering is located above these two entrances. The balcony over the main entrance with wrought iron balustrade projects from the guest lounge and two of the bedrooms. A string course defines the line of the upper level. At the upper level pilasters divide the facades into bays with one window per bay with label moulds with keystones. It is a substantial two storied building which strongly defines the corner of Church Street and Elliott Street in Opotiki. <i>Designer or Builder</i> It is likely that this building was designed by H.L.D. West or the practice of Whincup and West who also designed Rostgard's Building, the Arthur and Larmer's Building, Patterson's Building, 16 King	ARCHITECT / DESIGNER Thought to be designed by H.L.D. West or the practice of Whincup and West.	

<p>Street, and the former Bridger's Building opposite. All these buildings feature very similar details to the window facings, parapet details, and distinctive arched decorative moldings.</p> <p>H L D West was practicing from Whakatane by the time he designed Patterson's Building in 1923, but he is thought to have been in practice with a Mr Whincup in 1915 when their practice is listed in street directories as tenants in Rostgards Building (which they designed).</p> <p>The main foyer has timber paneling up to 2 meters with wallpaper above. The office which has been modified is located on the right. Stair balusters are made of 4" x1" boards with a pierced arrow design. The Public Bar runs down the Elliott Street side of the building, with a Casino and TAB adjacent. The Lounge Bar accessed from Church Street has a pressed metal ceiling. The bar was modified in the 1970s and has booth seating with glazed partitions. The restaurant is located at the back of the bar. Here the brick walls have been exposed, artificial beams have been installed along with brick archways. The old coal range from the kitchen which used to occupy this area is displayed.</p> <p>At the upper level are bedrooms, bathrooms, laundry and guest lounge all accessed from an L-shaped corridor. The hall ceilings are pressed metal on the northern side and paneled plasterwork on the south side. This change may indicate the part rebuilt after the 1918 fire. Each of the 11 bedrooms contain small vanity units, with shared bathrooms located off the hallway. From the rear of the restaurant a single storey brick wing extends towards Potts Ave. Some windows and doors have been bricked up. It is likely that this wing contained the staff quarters.</p> <p><i>Construction</i></p>	
<p>HISTORIC QUALITIES</p> <p><i>Associative Value/Historical Pattern</i></p> <p>In 1869 the site was transferred from John Marshall Mowbray (trustee of the bankrupt estate of Thomas Black) and Thomas Black to the Bank of Australasia. On 22 October 1870 it was conveyed from the Bank of Australasia to William Kelly with "all the buildings therein erected." It is likely that the first timber hotel dates from around this time.</p> <p>By 1874 a hotel on the site was owned by Arthur Parkinson. Following the disturbance in Opotiki after Missionary Volkner was killed the residents lived in a state of preparedness for any sign of threat from Maori. The armed constabulary arrived in Opotiki in 1868 and remained until 1882. Sandbags to ensure the safety of settlers and their families were made by the soldier's wives. The Masonic Hotel is described in an account of the times by James Parkinson as having the balcony protected with barrels of gravel. Other proprietors included James Kelly, Robert MacDonald, W McDonald (1893) Maurice Moses, E L. Smith (1893) S.J. Mankelow, A.Parker, E.L.Smith and by 1895 the proprietor was Geo h. Mann who still held the license in 1911.</p> <p>Noted Maori singer Princess Rangī Pai (Mrs Fanny Rose Howie) lived in Te Kaha from 1904 until her death at the Masonic Hotel in 1916, She sang from the balcony of the Masonic Hotel to a crowd below.</p> <p>In 1918 a fire destroyed "the wooden portion of the Masonic Hotel, consisting of a dining room, kitchen and several bedrooms, but the new portion of the brick hotel, protected by an iron door was practically undamaged." Historic photos show that the original façade was intact in 1900 and the present façade was built by 1910. Whether it was fire or the 1904 flood is not known but the hotel was substantially rebuilt and it was what remained of the original timber hotel which was destroyed by fire in 1918. In 1919 the proprietor E.H.Cucksey advertised that the hotel was recently rebuilt in concrete (actually plastered double brick) had electric lighting, and hot and cold baths. At this time there were double doors on the corner of the ground floor.</p> <p>By 1928 Cucksey had shifted to Auckland and was running the Prince Arthur Hotel. In 1929 the proprietor was P.C.R. Purcell who described the Masonic Hotel as "the official house of the Government Tourist Bureau, Auckland Automobile Association, the Commercial Travelers Association, and Cook's Tours." He was followed in 1933 by W.F.A Baker, and E W Oswald who remained proprietor for many years. He was nicknamed "Tag" or "The Hat" because of his habit of wearing all sorts of hats.</p> <p>In 1961 B L'Hullier was advertising twenty rooms and the endorsement of the Automobile Association, and the Commercial Travelers and Warehousemen. In 1977 the proprietors were Rex and Peg Helleur. In 1984 a garage was built adjacent to the Opotiki Museum and entered from Potts Ave. In 1990 the size of the office was halved providing a storeroom and the public bar was extended along the Elliott Street frontage. In 2002 the Hotel was owned by the Waterfront Group and the licensees are Jill and Kevin Pruden. The primary business of the hotel is the bar and restaurant with less emphasis on accommodation, although eleven guest rooms are available. In 2003 an Irish Bar opened in the former lounge bar.</p> <p>Fire caused the destruction of many timber hotels in New Zealand. In Opotiki the Wharf Hotel was destroyed by fire in 1874 caused by embers from one of the hotel fireplaces. It was rebuilt in 1875 and burnt down in 1880. The Opotiki Hotel dates from 1904, replacing an earlier hotel which burned down. The existing Royal Hotel managed to avoid fire damage and was built in 1884 and modified to its current configuration in 1908.</p>	<p>RARITY</p>

¹ The Cyclopedia Of New Zealand Volume II, Auckland page 142

<p>Victorian hotels were built at a time when the law required that anyone selling liquor also had to provide accommodation so hotels provided guest accommodation, public and private bars and dining rooms.</p> <p>They catered for tourists, travellers and commercial men, as well as permanent guests with families and were often the only place where the sick or injured bushmen and settlers without families could be looked after. In addition to providing accommodation and hospitality, hotels were frequently used for meetings and social gatherings. Some of the first temperance meetings were held in hotels.</p> <p>Hotels were typically two or three storeys high. Private and public bars would be located at the ground floor, with guest dining rooms, sitting rooms and bedrooms at the upper levels, and staff accommodation at attic level or at the rear.</p> <p>The prohibition movement gained momentum in the late 19th century, and by 1881 lobbying had forced changes to the licensing laws. Licenses were no longer automatically renewed, and many hotels lost licenses altogether over the years. Licensing Committees were responsible for the issue and regulation of licenses under the Alcoholic Liquors Sale Control Act.¹ At the turn of the century women's suffrage groups and the Temperance Party had a strong influence on the licensing Committees. The Methodist Church played a leadership role in the Temperance movement, and were active in promoting prohibition. In 1917, hotels had to close at 6pm instead of 10 pm as a temporary war-time measure which remained in force until 1967.</p> <p>Support for prohibition wore off during the 1920s. The effects of early closing became apparent, as fast serving and consumption of alcohol took over from the former more relaxed and social pub atmosphere. Old hotels were often altered to provide long bar counters to aid quick service. Uncivilised behaviour became an accepted norm. Bulk storage systems and plastic tubing introduced after World War II allowed beer to be pumped straight into the glass allowing even quicker service.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The building is a good example of a substantial provincial hotel, and represents the role of Opotiki as an important staging post for travelers arriving here before embarking on further journeys in the Bay of Plenty.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The hotel demonstrates typical construction techniques and detail for its period. It demonstrates contemporary and changing tastes in design over time.</p>	<p>INTEGRITY</p> <p>The hotel remains in largely intact original condition, including internal layout as well as some interior detail.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>There has been a hotel on this site since around 1872. The existing building has played an important role in the social life of the community for more nearly a century, and is still in use for much of its original function. It is linked to varied aspects of provincial New Zealand life, such as recreation and civic administration in a pioneer town.</p> <p><i>Identity</i></p> <p>The Masonic Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. These large historic hotels represent a period in Opotiki's history when the town was the largest in the eastern Bay of Plenty. Travelers arrived by sea, and the hotels provided accommodation before people set off inland. It has connections with individuals of regional and national importance, such as Maori singer Te Rangi Pai. It is one of a number of Opotiki Buildings designed by HLD West or the practice of Whincup and West.</p> <p>Occupying a prominent position on the main commercial thoroughfare in Opotiki, the Masonic Hotel has significant streetscape values. It is part of a broader historical and archaeological landscape in the urban centre dating to the late nineteenth and early twentieth centuries, which includes other historic buildings such as the nearby Bridger's Building, the Opotiki Courthouse, the War Memorial and adjacent buildings in Church Street including Kowhai Takeaways, De Luxe Theatre and Shalfoon Bros shop.</p> <p><i>Amenity/Education</i></p> <p>The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk from potential damage in the event of fire or an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The Masonic Hotel is a two storied plastered brick building, with corrugated iron roof. It appears to be in good condition. Survey by NZHPT noted ongoing problems with drainage, and deterioration of foundations caused by previous floods. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study).</p>	<p>GROUP / CONTEXT VALUE</p> <p>The building defines the corner of Church and Elliott Streets. It is part of an intact group of significant historic buildings on the west side of Church Street between Elliott and Kelly Streets which include the adjacent stables façade, Kowhai Takeaways, the De Luxe Theatre and Shalfoon Bros shop. On the opposite side are the former Bridger's Building, St Stephens Church Hall, St Stephens Church, the former Power Board Building and the Opotiki Hotel.</p>

<p>REFERENCE SOURCES New Zealand Historic Places Trust research prepared by Shirley Arabin. NZHPT FILE, Tauranga Wises and NZPO Directories 1886, 1911, 1929, 1939, 1947, 1961 The Settlement and Development of the Bay of Plenty, New Zealand Bradbury's Illustrated Guide, 1919, Auckland.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY EXTERIOR: July 2005</p>



Opotiki District Council Historic Photo Archive, Vol 1 8. View toward St Stephens Church with the Masonic Hotel balcony visible at left.



Opotiki District Council Historic Photo Archive, Vol 1, 13. Masonic Hotel around 1880s.



Alexander Turnbull Library 31661/2 Shows Masonic hotel and two storeyed timber buildings adjacent. Also in Opotiki District Council Photo Archive Vol.1 174.




Opotiki District Council Historic Photo Archive, Vol 3, 431. Masonic Hotel in 1910s.

PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.
FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND
HISTORIC PLACES TRUST. 2005.

INTERIOR:

BY: AJ & JM Matthews
CHECKED:
PHOTOGRAPHED: A J Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 121 Church Street, Opotiki	ITEM NUMBER 7	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Masonic Hotel Stables façade (now front of Opotiki Museum)	LEGAL DESCRIPTION Lot 1 DP3538	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The place reflects important or representative aspects of New Zealand history, the development of horse-drawn and motor bus transport services. The site has a long association with several local identities, whether as owners, occupiers, businessmen or workers. The site was of prime importance during its years as the Road Services bus depot, Opotiki being very dependent on public road transport for access to the eastern Bay, Gisborne, Whakatane and Rotorua. It is now the site of the Opotiki Museum. The existing façade forms part of a wider historical landscape being a continuation of the frontage of the Masonic Hotel. It forms part of an intact group of historic buildings on the west side of Church Street between Elliott Street and Kelly Street, together with the adjacent Masonic Hotel, Kowhai Takeaways, Opotiki News, De Luxe Theatre and Shalfoon Bros.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai; on the site of at least one timber shop built between 1865 and 1910; and a major bus depot 1940-84. Archaeological inspection of the site was carried out when excavations were made for the new museum building in 2003. Subsurface evidence of former activities on the site included artifacts from the late 19 th and early 20 th centuries. There was also evidence of a layer of charcoal from a previous building which burnt down, (probably the former timber Opotiki Lodge which burnt down in 1895) facing onto Church Street. Two small diesel storage tanks were removed from the site when it was excavated for the museum development.	PERIOD / DATE OF CONSTRUCTION c. 1920s (after 1921)	
ARCHITECTURAL QUALITIES <i>Style or Type</i> Thought to have been built in the early 1920s, the building appears to have been erected as the Masonic hotel stables, which also provided "service cars" and cars for hire in the 1920s. As a type it demonstrated the transition between horse and road transport facilities. It was used as the depot for NZR Road services and two other operators in the 1930s, and continued in this function until it was vacated by NZ Road Services in 1984. <i>Design</i> The façade of the stables are designed in a classical revival style, detailed to match the façade of the Masonic Hotel adjacent. It is a single level structure, built of reinforced concrete, approximately 5 m high. The façade has vehicle entrances on each side. The central part is divided into four bays with pilasters. The plasterwork is rusticated and within each bay an arch-headed window or door is framed by voussoirs. <i>Designer or Builder</i>	ARCHITECT / DESIGNER Possibly HLD West. Thought to have designed the Masonic Hotel adjacent.	

<p>It may possibly have been designed by architect H.L.D. West who is thought to have designed the adjacent Masonic Hotel.</p> <p><i>Construction</i> The side wall is plastered brick, with all original openings bricked or plastered over. There looks to have been a raised parapet above the central entry which has been removed. Windows and doors remain, with plywood temporarily fitted to openings. The tgv doors remain to the right entrance.</p> <p>The new Museum is under construction, with a two level structure set back from the façade. Effectively only the façade and one side wall of the original stable building remains. At the time of inspection there were two large timber trusses stacked at the back of the new Museum which came from the stables building. These are to be displayed in the museum building.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical pattern</i> After being confiscated from Whakatohea by proclamation in January 1866, the property on which the building now sits was surveyed as Allotment 2 of Section I Commercial Part of the Town of Opotiki. It was acquired by William Kelly. The section was one of five ¼-acre sections which ran from the river bank (now Potts Ave) through to Church St, each with a 100-link (20.12m) frontage onto Church St. The sections were 250 links long, 1 rood (ie 40 perches or ¼-acre) in area. The Masonic Hotel was built on Allotment 1 adjacent by 1872. Several buildings were associated with the Hotel to the rear, and in 1910 the Hotel was extended northwards into Allotment 2.</p> <p>The Opotiki street directory for 1880 lists for the west side of Church St, between Geary (who had the lot on the corner of High St) and the Masonic Hotel (ie two blocks) only Richard Wright, general store and R. McDonald.¹ No information relating to the exact location of either of these buildings has been found. Photographs show that in 1870 and 1889 two small wooden buildings existed adjacent and to the north of the Hotel. One of these would be on the site of the Hotel's 1910 extension, but the other would have been on the Stables site. By 1910–1918 two 2-storey timber buildings were adjacent to the original hotel, the southern one presumed to be the 1910 extension as an entrance into it is visible from the Hotel verandah. The northern of the two buildings is marked "Newsham Buildings" on the central parapet and "Matchett on the left. The ground floor has two display windows and a central door ie it was a shop rather than a stable. One or two small shops to the north, seen in streetscape photographs, may have been on the Stables site or on the adjacent site to the north (refer Kowhai Takeaways record form).</p> <p>According to Mr D.E. (Ted) Gibson, Custodian of the Opotiki Lodge, a Lodge Room was built in 1892 next door to the Masonic Hotel in Church Street. It was a two storey building with the Lodge Rooms upstairs, and a separate tenant at ground level, the R.M.T. Co. Garage. The site was leased to the lodge for a nominal rent by member Arthur Parkinson. In 1895 this Masonic Lodge building, together with records, regalia and furniture, was destroyed by fire.² [NB other accounts place the Lodge rooms next door to the Royal Hotel, or consecutively in each position. The RMT Co. would not have had a garage in 1895; it is possible that stories relating to each site have been interwoven and more research is required to clarify the Lodge's use of the stables/Masonic Hotel site.]</p> <p>On July 23, 1918, a fire in Church St resulted in the total destruction of Chas Newsham's buildings – one shop occupied by Mr George Matchett and another empty; also the wooden portion of the Masonic Hotel.³ The Hotel extension was rebuilt in brick by 1919. This is visible in a 1921 streetscape photograph, but the front of the adjacent site to the north appears to be empty. The date of the construction of the stables façade has not been determined, but is probably the early 1920s.</p> <p>In 1925 there was a stream running diagonally across the site.⁴ A stables for the care of horses existed at that time. However, motor transport was becoming more common and several stables facilities offered "service cars" and cars for hire by 1919, as well as providing mail services. "The Opotiki depot in Church St was being used for the Royal Mail Service as early as 1928.... When NZR Road Services established its presence in Opotiki in 1937, they used the depot in Church St.... This depot was used by the three transport operators, R.M. Transport Co. Ltd, Musgrave Services Ltd, and NZR Road Services." NZ Railways took over K Motors of Rotorua in 1937 which ran a service between Hamilton, Rotorua and Opotiki, also took over the Auckland-Gisborne Transport Ltd in 1938, and instituted a through-booking service for freight, effectively making Opotiki part of the rail network. They then took over the Rotorua Motor Company in 1940, R. Stott's service in 1941, and Musgrave Services Ltd in 1946.⁵</p> <p>In or by 1940 Allotments 1 and 2 had been resurveyed so that Lot 2 became the southernmost ie</p>	<p>RARITY</p>

¹ Opotiki 1877-1977: 2

² Written historic summary prepared in July 2005

³ Auckland Weekly News 1.8.1918

⁴ Nancy Forbes recalls this from when she was 15 ie 1925; verified by Peder Hansen when planning the new museum building

⁵ News clipping 13 March 1984: 1 = OMAS scrapbook p.377

⁶ News article Feb 19 1965

⁷ ODC building file: document written by Peder Hansen Innotech Systems (NZ) Ltd 14.12.01

⁸ Aerial photo #6262

⁹ Cresswell 2003:197 and elsewhere

¹⁰ Opotiki 1877-1977: 43

adjacent to Elliott St, and was enlarged so that the Stables site had a Church St frontage of 79.49 links and a rear (Potts Ave) boundary of 98.99 links (DP 3538, CTs 71/248 and 78/71). The boundary between new Lots 1 and 2 is stepped in plan view. All of new Lot 1 is marked "Occupied by NZ Rlys" and "covered shed for cars" and depicts one building taking up the entire lot except for two open spaces facing Church St. These are at either end of the concrete face of the building, and correlate to the extant wide arched doorway at the north end and the right of way at the south end. The shared southern right of way was surveyed to allow light and an entrance to the hotel plus egress for vehicles from the NZ Railways Road Services depot. According to Bruce True (local informant) buses would go through either of the two rear doors on Potts Ave, passengers would disembark about 2/3 of the way along. There was an office at the front, also a parcels depot. Passenger buses would go through the southern door into the right of way beside the Masonic and out onto Church St. In the main area the buses could be parked and worked on if necessary as there was a block and tackle hoist. In 1965 it was announced that a new bus station was to be built after 15 years of official discussions as the "present accommodation is most inadequate". The new NZ Road Services administration block was destined for the corner of Elliott and St John Sts. The intention was to scale up all the current facilities and remove the workshop from King St. The goods loading deck was only 792 sq ft. It would also help the town by taking the bus traffic out of Church St.⁶ But it was not until March 1984 that NZ Road Services vacated the old timber and corrugated iron premises.

The Stables site/ NZR buildings were vested in the ODC in 1985. The OHAS opened the Opotiki Museum in the building at Easter 1985. In 1989 the council transferred the land and building to the OAHS in full ownership. In 1993 the rear museum walls to Potts Ave and part of the side boundaries were rebuilt in concrete block and new roofing installed over parts of building.⁷

An aerial photo taken in April 1946 shows the NZR to be four buildings (judging by the roofs): two adjoining Potts Ave, one adjoining Church St and one between; all contiguous. The Church St building is narrower because of the right of way beside the Masonic Hotel.⁸

The Masonic Hotel main building encroaches onto what was Allotment 2, implying that the two Allotments were in joint ownership. [Land records have not been searched for this building.]

Associative value
 The site has a long association with several local identities, whether as owners, occupiers, businessmen or workers. The site was of prime importance during its years as the Road Services bus depot, Opotiki being very dependent on public road transport for access to the eastern Bay, Gisborne, Whakatane and Rotorua. It is now the site of the Opotiki Museum.

The first European owner of the land, William Kelly, was a prominent member of Opotiki society from 1865 when he came with the 1st Waikatos. He had been a brewer; he built the Wharf Hotel on the corner of Kelly and Wharf Sts, ran several different businesses including a bakery and butchery; was Acting Captain of the Bay of Plenty Volunteer Cavalry 1866-69, and was the first local Member of Parliament.⁹ Masonic Hotel owner Arthur Parkinson was one of family who settled in Opotiki from the late 1860s, father John P. Parkinson managing his sons' properties, running a cordial factory, and brothers becoming farmers, a baker, butcher, carpenter and hotel-keepers. One sister became a school teacher in Opotiki.

The 1910 electoral roll lists Charles Newsham as a farmer with land in Section 1; Albert Ed. Newsham is a carrier, land in Sect 2, George H. Newsham is a carrier in Sect 2. In the 1910 directory, A. and G. Newsham livery stables is listed. It may have been on this site. George Matchett is listed as a hairdresser. In 1930 directory, no Newshams are listed, and George Matchitt [sic] is listed as a farmer. A 1928 listing lists for this site the Royal Mail Service Buildings, Jack Musgrave, manager, and Dick Whittington, driver.

Albert Mokomoko had a restaurant "in a building next to the Masonic Hotel on the site now [1977] occupied by the NZR Road Services".¹⁰ Albert Mokomoko was best known for his years as the Opotiki pilot, escorting ships safely through the channel and around the bar at the harbour mouth. He also ran a fish and chip shop in the 1914 Shalfoon's building and another in Whakatane, working his own trawler to supply fish.

SCIENTIFIC QUALITIES
Information
Potential Research



REPRESENTATIVENESS

TECHNOLOGICAL QUALITIES
Technical Achievement

INTEGRITY
 Façade only.

CULTURAL HERITAGE VALUE
Sentiment
 The place reflects important or representative aspects of New Zealand history, the development of horse-drawn and motor bus transport services.
 The site has a long association with several local identities, whether as owners, occupiers, businessmen or workers. The site was of prime importance during its years as the Road Services bus depot, Opotiki being very dependent on public road transport for access to the eastern Bay,

VULNERABILITY / POTENTIAL THREATS
 Existing concrete and concrete block walls have been braced by a new fire-protected steel frame.

<p>Gisborne, Whakatane and Rotorua. It is now the site of the Opotiki Museum.</p> <p><i>Identity</i> The existing façade forms part of a wider historical landscape being a continuation of the frontage of the Masonic Hotel. It forms part of an intact group of historic buildings on the west side of Church Street between Elliott Street and Kelly Street, together with the adjacent Masonic Hotel, Kowhai Takeaways, Opotiki News, De Luxe Theatre and Shalfoon Bros.</p> <p><i>Amenity/Education</i> The history of the place increases understanding of the early pattern of development and functions in Opotiki and particularly the development of transportation services.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The façade is constructed of reinforced concrete with vehicle entrances on each side. The side wall is plastered brick, with all original openings bricked or plastered over.</p> <p>There looks to have been a raised parapet above the central entry which has been removed. Windows and doors to Church Street remain (with plywood temporarily fitted to openings). The tgv doors remain to the right entrance. Effectively only the façade and one side wall of the original stable building remains.</p>	<p>GROUP / CONTEXT VALUE Forms part of an intact group of historic buildings on the west side of Church Street between Elliott Street and Kelly Street, together with the adjacent Masonic Hotel, Kowhai Takeaways, Opotiki News, De Luxe Theatre and Shalfoon Bros.</p>
<p>REFERENCE SOURCES Ted Gibson, Opotiki Lodge: Written historic summary prepared in July 2005 <i>Auckland Weekly News</i> 1.8.1918 Nancy Forbes recalls this from when she was 15 ie 1925; verified by Peder Hansen when planning the new museum building News clipping 13 March 1984: 1 = OMAS scrapbook p.377 News article Feb 19 1965 ODC building file: document written by Peder Hansen Innotech Systems (NZ) Ltd 14.12.01 Aerial photo #6262, #7282 (May 1947), #7278 (May 1947) <i>Opotiki 1877-1977</i> Cresswell, John 2003 <i>Opotiki: birth of a small town</i> Lowe, D.A. "Church St as it was in 1928" Museum scrapbook 20a/39 <i>Leightons Auckland Provincial Directory 1930-31</i> <i>New Zealand Towns Directory 1910</i></p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Copy of Photo from OHAS Photo Archive Vol. 1 #13.</p>  <p>Alexander Turnbull Library 31661/2 Shows Masonic Hotel, its extension and the two-storey timber Newsham's Buildings adjacent. Also in OHAS Photo Archive Vol.1 #174.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ and JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

Additional information

Photographs (of site, Masonic Hotel, prior buildings etc)

OHAS photo archive

9: 1870 shows a 1-storey building beside Masonic Hotel

13: 1889 ditto, better view plus another building to the north

23: between 1904 and c.1912- appears to be no building there except the 4 wee shops to north

#24: between 1884 and 1904 - same aspect (ie from the north) as #23. New wooden Masonic Hotel extension but no Newshams Buildings.


#174 , MH was under Geo. Mann, 1910? Shows two 2-storey wooden bldgs beside Hotel, more northern of which is Newsham's Buildings, occupied by Matchett

618 and #6262 (1947): aerial photos from NE

Air Log/Whites Aviation #46530 22 May 1958 from NW shows back entrances and roofs

ATL 3166 ½ n.d. but shows Bridgers on RH edge as 2-storey ie after/in 1913. Shows two 2-storey wooden bldgs beside Hotel, more northern of which is Newsham's Buildings, occupied by Matchett. Matchett's appears to have curtain/shade cloth across shop window ie to protect wares from sunshine? ie not a stable.

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 125 Church Street, Opotiki	ITEM NUMBER 8	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Kowhai Takeaways Building (Former County Council Offices)	LEGAL DESCRIPTION Pt Allot 3, Sect 1 Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The building is of historic significance; associated with a local governance body of prime importance to the development of the town and district. It has important associations with local identities including William Kelly prominent early businessman and first local Member of Parliament, Donald McDonald businessman and member of the Town Board, Jack Arthur, businessman and three times Chairman of the Town Board. It is also associated with the Blind Institute. It forms part of the wider historical and cultural landscape and contributes to the collective historic character of Opotiki town centre. It forms part of a significant and intact group of historic buildings in this part of Church Street which collectively represent commercial and spiritual activities, a venue for secular community activities, arts, entertainment and local body administration.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai and on the site of at least two timber shops built between 1865 and 1910. The 1910s construction process is unlikely to have completely destroyed evidence of earlier occupation of the site. Several buildings or sheds have existed on the rear of the section, including an earlier fire station.	PERIOD / DATE OF CONSTRUCTION 1910s.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> Designed in Edwardian classical revival style, the building demonstrates the evolution of Opotiki town centre in the early 20 th century as many of the initial simple timber buildings were replaced by more elaborate masonry structures <i>Design</i> Utilising a simple classical style, the building demonstrates a typical approach to the design of retail and commercial buildings, evident in many New Zealand centres around this time. The building originally had a decorative curved central pedimented parapet. The top of the parapet has been cut down at some stage; (possibly after earthquake damage) The building originally had a verandah with deep fascia supported on posts. This building has a gabled corrugated iron roof, brick walls and a brick gabled parapet wall. The building immediately adjacent (right, north side) has a plastered brick façade simply divided with pilasters, with a corrugated iron lean-to roof and concrete block rear wall. The northern part is more recent, but was designed to match the style and appearance of the former part, which suggests it may have been built as an extension.	ARCHITECT / DESIGNER Not known.	

<p><i>Designer or Builder</i> Unknown.</p> <p><i>Construction</i> The building demonstrates typical construction techniques, materials and detail for this period. Kowhai Takeaways comprises two single level buildings. On the left (south), once used as the former County Council offices, is a brick building.</p> <p>The building retains some features of the early shop fronts, with timber mullions and sills. On the right a crazy-paving patterned plaster finish is applied to the shop front's stall board. The verandah is supported on steel posts.</p> <p>In the interior some original walls have been removed to link the two buildings. Interior linings are all recent/non-original and include ceiling tiles to the rear of the shop, with soft board at the front, Formica linings to walls and vinyl and carpet to floors.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> After being confiscated from Whakatohea by proclamation in January 1866, the property surveyed as Allotment 3 of Section I Commercial Part of the Town of Opotiki was acquired by William Kelly. The section was one of five ¼-acre sections which ran from the river bank (now Potts Ave) through to Church St, each with a 100-link (20.12m) frontage onto Church St. The sections were 250 links long, 1 rood (=40 perches or ¼-acre) in area. In or by 1896 a small (1-perch) section had been surveyed off the SE corner (CT68/39). This was acquired by Donald McDonald and by 1899 he acquired another portion of the lot, 17.5 perches in area (CT68/84). [Prior land information was not obtained as part of this research.] The two parcels of land, which together form a rectangular plot, have the same sequence of owners, and are treated as one parcel with the brick building being constructed over both. The third (northernmost) parcel of land was acquired in 1899 by Joseph Carroll, tailor (CT68/85).</p> <p>In June 1906 John Clarendon Arthur, a local painter, acquired all three plots. The 17.5p and 1p plots, which are the two plots relevant to the Kowhai Takeaways building, have had the same sequence of owners: in 1923 managed by the Guardian Trust and Executors Company after Arthur died; 1930 transferred to the Jubilee Institute for the Blind, Auckland, and the Opotiki Hospital Board in equal shares. It is believed that Arthur bequeathed the property to these organisations. The building was half leased by the Jubilee Institute for the Blind for 21 years to Opotiki Dining Rooms Ltd from 1st May, 1938 and also to A. Shalfoon & Co. for the same period. Rathie W.A. and A. have their names on some documents too and are credited with paying rent as well. A letter dated 23 Nov. 1949 states that this last couple were sub-lessees who converted their business into Opotiki Dining Rooms Ltd.¹</p> <p>Information provided by Judy Haswell from files held by the NZ Foundation for the Blind. From 1960 to 1964 Rona Mary Walker leased the properties, the leases taken over by Verner Ivo Hayward and Patricia Mary Haywood. The Haywoods bought the properties in 1968 and sold in 1974 to the Kowhai Dairy Limited. In 1982 ownership transferred to Donald James McLean and Maree Anne Mclean, restaurateurs; in 1989 transferred to Petrus Antonius van Boheemen and Elizabeth Alice van Boheemen, orchardists of Awakeri, and to the current owners George and Annette Goodley, in 2000.</p> <p>The northern plot was acquired in 1926 by George and Stephen Shalfoon. A very narrow strip (7.57 links or 1.52m) was subdivided from its northern boundary and incorporated into the De Luxe Theatre property owned by Shalfoons. In 1947 an even narrower strip was subdivided off, on the southern boundary, leaving a plot 32.8 links wide (presumed to be the site of the current Opotiki News office) owned by Roe and Cayne. This may have been a legal tidying of boundaries already in use, as the narrow strip follows the ownership sequence as for the two Kowhai plots from 1947. There is no 1.4m gap between the News office and the older Kowhai building.</p> <p>Survey plans show the Kowhai to be directly opposite the fence/hedge of St Stephen's, which ran north of the parish hall to the Torrens building. A 1940 survey (DP 3538) of Allotment 2 (occupied by NZ Railways) shows parts of three buildings on Allot.3. a brick building 'Opotiki County Council' on Church St; a building with a wood wall close to the boundary of NZ Railways and with an "Irr. face wood and corr.iron" on the Potts Ave boundary; and a small iron shed hard against this building and the NZR boundary. The brick building is c.20.7m long east-west (whole frontage not shown). On a 1947 plan the brick building is shown fully as L-shaped with the foot of the L on Church St being about 55 links (11m) wide and 44.8 links (9m) on its northern face, the total length of the building being 102.8 links (20.68m). Behind the brick building and against the Potts Ave boundary is a wooden shed 70.2 links (14.12 m) long. An aerial photo taken in May 1947</p>	<p>RARITY The building on the south side was used as the Opotiki County Council offices.</p>

¹ Information provided by Judy Haswell from files held by the NZ Foundation for the Blind.

² *Opotiki 1877-1977: 2*

³ ODC building file

⁴ Cresswell 2003:197 and elsewhere

⁵ Cresswell 2003

⁶ n.d. OHAS scrapbook 30c/18

⁷ Newbold 1995; Catran & Hansen 1992

⁸ *Opotiki 1877-1977: 4, 11*

⁹ *Opotiki 1877-1977: 11*

(neg.7278) shows these buildings. An April 1951 (neg 27663) aerial shows much of the back yard is covered in sheds of varying sizes. Another aerial photo (neg 46530) taken May 1958 from the NW further indicates the layout of the buildings, shapes of roof lines and sheds. The rear shed is seen to have a high wide doorway.

Further research is required to establish the actual date of the building's construction. Historic photographs of this block show the whole building, ie with its asymmetric frontage, was there by March 1921 (see photo attached). Images of Church St taken before and after 1904 (dates based on two versions of the Opotiki Hotel) show four small one-storey shops adjoining each other, in the approximate position of Allotment 3 (one may be on Allotment 2). The northernmost is more elaborate with three decorative spheres along the top of its parapet. At least two of the three smaller ones would be on the site of the Kowhai. Unfortunately the images are too oblique to discern any names on their frontages.

Evidence from various directories list: in 1880 north of the Masonic Hotel only R. McDonald and Richard Wright, general store (no indication whether either is north of Kelly St).² In 1928 a south to north listing has: Masonic Hotel, Royal Mail Service buildings, County Chambers, Mr Dick's tailors shop, large picture poster hoarding, Mrs Quirk's tearooms and sweet shop (also teacher of voice, violin and piano), De Luxe Theatre. A 1930 directory lists Mrs P.J. and Miss Quirk, music teachers, Henry V. Dick, tailor and the County Council office but addresses are not given. The 1910 directory lists neither Quirk nor Dick, but does have Thomas Arthur, bootmaker and John C. Arthur, painter (no addresses); Joseph Carroll is listed as a farmer and JP.

Several personal accounts state that the Opotiki County Council occupied the Kowhai building for many years; it is not clear however from research to date, whether Henry Dick occupied the northern part of the building or a separate building. It might be inferred that he carried on the tailoring business of Carroll, and therefore was in the adjacent property, but this has not been confirmed. Bruce True remembers the public counter being on the left in 1944; Joan Harriman, who remembers going into the OCC when a child in the 1930s, recalls the counter was on the left, down a corridor a few paces and there was a wall on the right ie the counter was not at the front. She remembers a dark brown varnished floor and dark green painted walls with opaque glass panes down the corridor. Neither could recall whether the council offices took up the whole width of the building or only the southern part.

A 1960 building application included to "Pull down old fire station on rear of section". Although not confirmed, this is probably the large wooden building shown on the 1940 and 1946 deposited survey plans and visible in aerial photographs. In 1960 the lessee Mrs R.M. Walker applied for a building permit to make several minor modifications such as removing ornaments from the parapet to leave it straight and newly plastered; re-mortaring bricks, removing a lean-to over the back door, strengthening the support for the beam across the shop and altering a window above the sink so that it complied with health regulations. In 1961 Mrs Walker applied to build a 20x10 ft lean-to to extend the rear of the premises. Later owners applied for permits: Des Bright in 1975 to build a potato shed and Paul Kalf in 1976 for minor alterations.³

Associative Value

The property has been associated with strong identities. The first European owner, William Kelly, was a prominent member of Opotiki society from 1865 when he came with the 1st Waikatos. He had been a brewer; he built the Wharf Hotel on the corner of Kelly and Wharf Sts, ran several different businesses including a bakery and butchery; was Acting Captain of the Bay of Plenty Volunteer Cavalry 1866-69, and was the first local Member of Parliament.⁴

Donald McDonald's father, also Donald, was a member of the 3rd Waikato Regiment and died in action with the BOPVC in 1869, just before his son was born. Donald junior was awarded his father's land grant. He was on the Town Board in 1905. His relationship to Robert McDonald (possibly a later occupier/owner) has not been researched. Robert was a trooper for the BOPVC in 1878 and was a publican in Opotiki.⁵

Jack (John C.) Arthur was three times Chair of the Town Board late in the 19th Century. A painter and paperhanger, he was a successful businessman whose name is still on the imposing building he built further south on Church St. He is remembered for his gift to the town of the camping ground area where he had planted many trees; and also for inviting the Governor-General Lord Ranfurly to Opotiki, wearing for the official welcome a top hat he had made out of black-painted tin. A death notice for Edward Hasten Arthur, states "... the son of Mr J.C. Arthur, who carried on a boot-making business in a building which comprises a portion of the News Office at present. Mr J.C. Arthur owned properties in Opotiki and left some valuable shop sites jointly to the Opotiki Hospital and the Blind Institute."⁶ (NB the 1910 directory lists JCA as a painter and Thomas Arthur as a bootmaker.)

At the time of Arthur's bequest to the Blind Institute of his building, this Auckland charity was the only institution for the blind in New Zealand. Established in 1890, it provided financial and other support to the blind and partially sighted, with accommodation, training schools, and in later years provided talking books, Braille readers and guide dogs. Its name changed more than once and is now the Royal New Zealand Foundation of the Blind.⁷

Local government in the Eastern Bay of Plenty was established at a meeting in the Opotiki Courthouse on January 9, 1877, with the formation of the Whakatane County Council. The first meeting was held in March 1899, with Mr R.T. Abbot as the first chairman. In 1899 the council was divided into Opotiki and Whakatane County Councils.⁸ The OCC annual meeting of 1902 was held in its new office⁹, which may have been this building although it is believed they were

<p>then based in Elliott St. The OCC occupied the building from at least 1928 and was a major port of call for people from the county when they came into town, receiving rates payments being one essential function of the office. In August 1947 the OCC purchased an acre of land and built the council chambers, vacating the Kowhai in 1947-48. The Opotiki County Council managed roads and other infrastructure from Ohiwa Harbour, up the Waimana River, just missing Motu but taking in a coastal stretch to the northeast. In 1938-39 the area of 1537 sq miles had a population of 4600 people. The OCC contributed towards services within the town as well, including financial support for the Ladies Rest Rooms and Plunket Rooms further south on Church St. In 1973 the OCC and Opotiki Borough Council merged, retaining the name of Opotiki County Council until its status changed to district council with nationwide restructuring of local government.</p> <p>From at least 1960 the building was used as a tearooms, dairy, restaurant or takeaway business, the only such facility at the north end of town at the time. Walker's Tearooms was a popular venue for socialising as well as refreshments.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building demonstrates typical construction techniques, materials, design and detailing for its period.</p>	<p>INTEGRITY</p> <p>The façade has been modified with the removal of the top part of the parapet. The interior has also been modified with removal of some walls, and installation of modern linings. The original ceiling may remain above ceiling tiles at the back of the shop.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The building has important associations with significant local institutions and individuals. It was owned at one time by the Blind Institute and Opotiki Hospital Board. It was occupied by Opotiki County Council from at least 1928 to 1947-48. The site was owned by businessman and first MP for the district, William Kelly. It was built by J.C. (Jack) Arthur, painter, chairman of the Town Board and philanthropist.</p> <p><i>Identity</i></p> <p>It forms part of a group of significant historic buildings that together form Opotiki's heritage streetscape.</p> <p><i>Amenity/Education</i></p> <p>The building adds to our understanding of the pattern of historic development in Opotiki and particularly its early administration.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk of possible damage from earthquake, fire, deferred maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The former County Council building has a gabled corrugated iron roof, brick walls and a brick gabled parapet wall. The building immediately adjacent has a plastered brick façade simply divided with pilasters, with a corrugated iron lean-to roof and concrete block rear wall. There is evidence of cracking to the south side brick wall, and mortar is eroded in this location. There is some cracking to the parapet at the rear.</p>	<p>GROUP / CONTEXT VALUE</p> <p>It forms part of an intact group of historic buildings on the west side of Church Street between Kelly Street and Elliott Street which include the Masonic Hotel and Stables, Opotiki News, the De Luxe Theatre and Shalloons Building. Another historic group of buildings faces the Kowhai: this includes Bridger's/Farmers', the Anglican Parish Hall, St Stephen's church, the Torrens/Power Board building and the Opotiki Hotel. Between them these buildings represent commercial and spiritual activities, a venue for secular community activities, arts, entertainment and local body administration.</p>
<p>REFERENCE SOURCES</p> <p>Catran, Ken and Penny Hansen <i>Pioneering a vision : a history of the Royal New Zealand Foundation for the Blind 1890-1990</i> Auckland, N.Z : RNZFB, 1992</p> <p>Cresswell, John C.M. <i>Opotiki: the birth of a small town</i> 2003</p> <p>Newbold, Greg <i>Quest for equity</i> 1995; Dunmore Press, Palmerston North</p> <p>Tennant, Margaret <i>Paupers & providers : charitable aid in New Zealand</i>; Wellington, N.Z : Jointly published by Allen & Unwin NZ Ltd and Historical Branch, Dept. of Internal Affairs, 1989.</p> <p><i>Opotiki 100 years 1877-1977</i></p> <p>OHAS scrapbooks</p> <p>ODC building file 126</p> <p><i>NZ Towns directory</i> 1910</p> <p><i>Leightons Auckland Provincial directory 1930-31</i> Leightons Limited, Auckland</p>	

ODC building file:

Valuation No. 7560/155/00

- Drainage Plan 18.11.60 permit no. 392, plan no scale or measurements shape of building and outhouse bldg? with new drains marked in red ink. Owner Jubilee Inst for Blind & [Ott] [Hosp.?] Board. Occupier Mrs R. Walker, Tea Rooms, Church St.
- App 30.9.60: Owner: Opotiki Hospital Board and Blind Institute. Brick walls, concrete floor, iron roof. Builder: H. Walker, applicant R.M Walker. To extend building; see ph'copy, inc. pull down old fire station Repairs to the Building to be carried out by Mrs R M Walker in conjunction with alterations as specified (transcribed from handwritten notes):
 - Repair verandah roof, spouting and downpipe and paint same
 - Remove ornaments from top of building, leaving straight parapet and finish off with ¾ inch of plaster composing of 2 ½ parts of sand to one apt cement
 - Clean out all loose mortar in brick work and replaster the whole of walls where necessary.
 - Take out loose bricks over back door and put in reinforced concrete lintel- reinforcement to be 4x ½ inch rods as directed.
 - Repair or pull down lean to over back door
 - Pull down old fire station on rear of section
 - Take out existing window over new sink bench and install suitable window as per instruction of health inspector
 - Beam across shop (9x3) to have 4x3 uprights at each end with iron straps bolted into beam and upright.
- Extend rear of premises owned by OHB and occupied by Walker's Milk Bar. Adopted 16 May 61, job fin 26.5.61: lean to 20'x10', corr iron, pine and rimu posts. NZRS shown to side of row, has plan, not copied, builder H.W and applic RMW
- Appl by Des [L? T?] Bright 28.5.75 to build potato shed, hollowstone block 15'x 8'5"; owner Des Bright, builder Stephe[sic] Bright, both PO Box 226, Opotiki, both ph no. 118.
- Applic by Paul Kalf, Legal owner, Kowhai Dairy Ltd, date issued 16.11.76. Builder [Pupuri] Construction; for adds and alts to restaurant. Copy plan
- Applic for plumbing and drainage – to install dishwasher- appl = [L & L. Lean? M..McLean?], Kowhai Dairy
- Build generator shed consent issued 25.5.04 has plan of shed and sketch of site plan

PHOTOGRAPHS (HISTORICAL)

July 8/05 image 7039. Copy of photo in Opotiki Library.

DATE OF SURVEY

EXTERIOR: 7 July 2005
INTERIOR: 7 July 2005
BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

**Additional information Kowhai Takeaways Building
Land Information, LINZ**

Survey map [1866]: block between Elliott and Kelly west of Church is divided into Allotments 1-5 within Section 1, Commercial Part of Town of Opotiki. Allotments 2-5 belong to W. Kelly; Allot. 1 belongs to T. Black (Masonic Hotel site). Each allotment has a 100-link (20.12m) frontage onto Church St or Potts Ave/Wharf St. The sections were 250 links long, 1 rood (40 perches or ¼ acre) in area.

DP 2984 surveyed June 1926 for subdivision of Lot 1 Pt Allot.3, a 7.57 lk strip off the northern side of Allot. 3. see CT77/101. Shows none of the buildings in Allot. 3 or 5 (which existed) and only 1 in Allot 4.

DP 3538 surveyed 29 May 1940, relating to the Lots to the south, shows features on Allotment 3. The whole is identified as being 'The Jubilee Institute for the Blind & the Opotiki Hospital Board'. Parts of three buildings are shown: a brick building Opotiki County Council on Church St, a building with a wood wall close to the boundary of NZ Railways and with an "Irr. face wood and corr.iron" on the Potts Ave boundary; and a small iron shed hard against this building and the NZR boundary. The brick building is c.20.7m long. There is no indication that the SE corner of the building is on a separate title (see CTs).

DP 3780 deposited 12 June 1947; surveyed by J.B. Birkmeyer 1946; title ref vol.77 folio 102 is for subdivision of Lot 1 pt Allotment 3, comprised in CT 77/102. [ie this small piece was split off on DP2984, CT77/101 from Allot.3.] New Lot 1 is 14.92 perches with road frontage onto Church St of 37.3 links (7.5m) (and is a low paling fence) and onto Potts Ave also 37.3 links (iron fence). The east-west boundaries are 250 links long (50.3m); to the north is a concrete building (De Luxe Theatre?); to the south is a brick building onto Church St. This building is L-shaped with the foot of the L on Church St being about 55 links (11m) wide, the common boundary with Lot 1 being 44.8 links (9m), and the total length of the brick building being 102.8 links (20.68m). Behind the brick building and against the Potts Ave boundary is a wooden shed 70.2 links (14.12 m) long. (NB other refs: for north (Shalfoon's) end DP5308; directly opposite the brick building is the paling fence of St Stephen's. Approved as a subdivision by OBC at a meeting 19.11.1946. Approved at a meeting of the Opotiki Hospital Board 6 Dec 1946.)

CT68/85 (summary only)

Issued 20 March 1899 for Joseph Carroll, Opotiki, tailor; for 21.5 perches being part of Allotment 3 of Section 1 Town of Opotiki

- Plot has Allot 4 on northern boundary, is rectangular between Church and Potts/Wharf Sts ie 250 lks long, and 51.85 lks (10.4m) wide.
- Transfer to Annie Carroll 1902, then Emily Martin 1903
- 7 June 1906 transfer to John Clarendon Arthur
- 1923 to Guardian Trust
- 3 August 1926 cancelled, new CTs 77/101 and 77/102

CT77/101 (summary only)

- issued 3.8.1926;
- belonged to George and Stephen Shalfoon, then Opotiki Theatres.
- is a very narrow strip adjacent to Allot.4 on the north, being Lot 1, Pt A lot 3; 7.57 lks frontage onto Church St and Wharf St.; only 3.01 perches

CT 77/102

Issued 3rd August 1926 for the Guardian Trust and Executors Company; 18.47 perches being part of Allotment 3 of Section 1 Town of Opotiki

- Transfer to the Jubilee Institute for the Blind, Auckland and the Opotiki Hospital Board as tenants in common in equal shares 25 August 1930.
- Transfer of all the land on plan 3780 to Francis Herbert Roe and William Reynolds Cayne as tenants in common equal shares 8 Sept 1947
- Cancelled ...[illegible].balance CT97/19

GS97/19

Issued 8th Sept 1947 for the New Zealand Institute for the Blind and the Opotiki Hospital Board .. as tenants in common in equal shares; for 2.79 perches being part 3 of Allot 3 of Section 1;

- very narrow (6.98 lks, 1.4m) plot between Church St and Potts Ave. (Metric area 71sq.m.)
- Change of name of NZ Inst for Blind to NZ Foundation for the Blind 27.1.60
- Lease to Rona Mary Walker from 1.10.60.
- Transfer of lease to Verner Ivo Hayward and Patricia Mary Haywood 21.9.1964
- Transfer to V I Hayward and P M Haywood his wife 4.4.1968
- Transfer to Kowhai Dairy Limited 13.5.1974
- Transfer to Donald James McLean and Maree Anne Mclean both of Opotiki restaurateurs 24.8.1982
- Transfer to Petrus Antonius van Boheemen and Elizabeth Alice van Boheemen both of Awakeri orchardists 28.9.1989
- Transfer to George Goodley and Annette Goodley 12.9.2000

CT68/39 (Reg Book 81 folio 189) [is SE corner of Kowhai Takeaways building.]

Issued 15 Sept 1896 for Donald McDonald of Opotiki, Commission Agent, 1 perch being part of Allotment 3 of Section 1.

- Prior refs: Vol.79 folio 213; Transfer No. 18796.
- Plot is on Church St, frontage 15.15 lks (3.05m) wide by 45.45 links (9.14m) long. [Doesn't extend to Wharf St, very small parcel of land.]
- Transfer to Jessie McDonald his wife 22 Dec 1902
- Transfer to John Clarendon Arthur, painter 15 June 1906; mortgages
- Transmission of interest of deceased JC Arthur to the Guardian Trust and Executors Company 13 March 1923
- Transfer to the Jubilee Institute for the Blind, Auckland and the Opotiki Hospital Board as tenants in common in equal shares 25 August 1930
- Change of name of NZ Inst for Blind to NZ Foundation for the Blind 27.1.60
- Lease to Rona Mary Walker from 1.10.60.
- Transfer of lease to Verner Ivo Hayward and Patricia Mary Haywood 21.9.1964
- Transfer to V I Hayward and P M Haywood his wife 4.4.1968
- Cancelled, see CT2B/115

CT2B/115 [is SE corner of Kowhai Takeaways building.]

Issued 4 April 1968 for Verner Ivo Hayward, restaurant proprietor, and Patricia Mary Hayward, his wife; 1 perch being part of Allotment 3 of Section 1 [Same dimensions as above; 25 sq.m.]; with mortgages.

- Transfer to Kowhai Dairy Limited 13.5.1974
- Transfer to Donald James McLean and Maree Anne Mclean both of Opotiki restaurateurs 24.8.1982
- Transfer to Petrus Antonius van Boheemen and Elizabeth Alice van Boheemen both of Awakeri orchardists 28.9.1989
- Transfer to George Goodley and Annette Goodley 12.9.2000

CT68/84 [covers most of Kowhai Takeaways building]

Issued 20 March 1899 for Donald McDonald of Opotiki, Commission Agent, 17.5 perches being part of Allotment 3 of Section 1.

- Prior ref. vol 81 folio 272, transfer no. 22426; Register book vol. 91 folio 266
- Diagram shows a rectangular plot except for the 1 perch portion described in CT68/39 in its SE corner; frontage onto Church St is 33 links (6.64m) wide, north boundary of plot is 250 links (50.29m) long ie extends to Potts Ave.
- [thereafter follows same ownership sequence as for CT68/39]
- 4.4.1968 Cancelled - CT2B/114

CT2B/114 [covers most of Kowhai Takeaways building]

[Not examined; presumed to follow identical ownership to CT2B/115]

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: Corner of Elliott Street and Church Street, Opotiki	ITEM NUMBER 9	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Bridgers' Building, Former Farmers Union Trading Co. Building, now Sports World	LEGAL DESCRIPTION Lot 48 of Sect 1 Opotiki Town	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The building was built for Bridgers' Ltd department store in the early 1910s, replacing an earlier timber building for Bridgers' on this site. The building defines the corner of Church and Elliott Streets. It is part of an intact group of significant historic buildings on the east side of Church Street between Elliott and Kelly Streets which include St Stephen's Church Hall, St Stephen's Church, the former Power Board Building and the Opotiki Hotel. It is one of a group of buildings in Opotiki thought to have been designed by architect H.L.D. West or the practice of Whincup and West. It was purpose built as a large department store, Bridgers', established in 1894, and later occupied by the Farmers Union Trading Co. It is evidence of the consolidation of Opotiki Township as an important service centre in the late 1890s-1920s. At the height of its development Opotiki commercial centre provided for practically all of the supply, service, entertainment and social needs of the community and surrounding district. Large numbers of residents of town and district have had associations through employment, use of rooms, or as customers. Visually and socially it has been a landmark building in Opotiki's history. The site is associated with St Stephen's church and the CMS, the redoubt and military activities, and a succession of at least three wooden buildings: a store and bakehouse owned by William Kelly c.1865- 1867 (burnt down); a general store owned/occupied by Bates and Walmsley c. 1870s-80s; a drapery store owned/occupied by Mrs Kirkham at least 1891-1895; and two wooden general stores owned consecutively by the Bridgers 1895-c.1913.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai, adjacent to the 1864 St Stephen's church, the redoubt and camp centred on the church in 1865-1867 and on the site of one or two timber shops built between 1865 and 1910. The c.1912 construction process is unlikely to have completely destroyed evidence of earlier occupation of the site.	PERIOD / DATE OF CONSTRUCTION c.1913-4	
ARCHITECTURAL QUALITIES <i>Style or Type/Design/Designer or Builder</i> The design of Bridgers' Building is based on an Edwardian Baroque style. It employs an eclectic range of decorative detail including perforated parapets with swags and scrolls, arched and rectangular windows. It originally featured high curved parapets and a projecting bay window at the upper floor on the corner. The high parapets have been removed at some stage. The facing detail	ARCHITECT / DESIGNER Possibly H.L.D. West, or Whincup and West	

around the windows matches that found on the Masonic Hotel opposite and although no original plans have been found for the building it is clearly one of those designed by HLD West, or the practice of Whincup and West in Opotiki which include the Masonic Hotel, Rostguards Building, Arthur's and Larmer's Building, 16 King Street, and Patterson's Buildings. All of these buildings feature a very similar detail around the windows and most have a distinctive curved detail with dentils applied to the façade or to parapets. Bridgers' Building is a substantial two-storey building which defines the western corner of Church and Elliott Streets. With the Masonic Hotel opposite it forms a gateway to the southern part of the town.

H L D West was practicing from Whakatane by the time he designed Patterson's Building in 1923, but he is thought to have been in practice with a Mr Whincup in 1915 when their practice is listed in street directories as tenants in Rostguards Building (which they designed). The same architect must have also designed the Bridgers' Building in Whakatane which is very similar in style.

Construction
 Historic photos show that the façade was originally banded with brick and plaster work. The building includes a two level area on the corner and a single level part fronting Church Street. The verandah extends along Elliott Street and the shop also includes a separate building adjacent. The building is of brick construction, with steel posts and beams visible inside the ground level shop. The shop fronts have been modified but retain some original timber frames, a tiled stall board and tiled pilasters. On the Elliott Street frontage there are some encaustic tiles to a side entry way (the door is modern), original timber shop front joinery, tiled pilasters, and textured plaster to the base. The interior of the main building has sheet linings with battens along Elliott Street, and t&g ceilings along Church Street. The walls are lined with gib or shop fittings.

The shop incorporates a separate building adjacent. This has a verandah with a deep fascia, supported on timber posts. The underside of this verandah has diagonal t&g and sheet linings. The interior of this building had pressed metal ceilings at the front with board and batten timber ceilings at the back. It appears that a wall has been removed. Timber posts support a very wide opening.

Beyond this building in Elliott Street is a single level extension which matches the detail of the main Bridgers' Building.

HISTORIC QUALITIES

Historical Pattern
 The building was built for Bridgers' Ltd department store in the early 1910s, replacing an earlier timber building for Bridgers' on this site. The site is within a few hundred metres of Pakowhai, the large kainga, and is immediately adjacent to St Stephen's church built 1862-64. It would have been within the activity zone of early traders, the CMS mission, the church builders, and the militia who built a redoubt around the church and occupied the land around it in 1865 onwards.¹ Since 1865 at least two other timber buildings, also shops, may have been on the site. The extant building is one of several representing the evolving mercantile development of Opotiki immediately prior to the First World War. Simple wooden shops such as the first Bridgers' and Torren's buildings were replaced with more imposing structures, the Masonic Hotel received a new substantial frontage, and Rostgard's and another Shalfoon's building were erected in 1914. Together these and other buildings reflect the strength of Opotiki's position in the Bay of Plenty at this time.

After being confiscated from Whakatohea by the government in January 1866, this parcel of land was surveyed as Allotment 48 of Section 1 Commercial Part of Opotiki, being 1 rood 8 perches (1214 sq.m.) in area with a frontage to Church St of 100 links (20.1 m) and to Elliott St 300 links (60.4 m). On SO 2829, the original survey plan [1866], the land is not shown as allocated and was presumably intended for purchase as a commercial section or by the Church of England who owned the adjacent property to the north. This was a prime site as not only was Elliott St intended to be the main street of the town, the main jetty for some years was at the west end of Elliott St only a short block away. It is understood that William Kelly had one of the first shops on the site, with a bakehouse behind, by the late 1860s. (Land records prior to 1926 were not researched.) Kelly was government contractor for meat and other foods for the troops, a storekeeper and an innkeeper. He owned more than one store, and it is not clear which was the one that burnt down in "mysterious circumstances" in June 1867. It contained stores for the troops, and the fire may have been politically-motivated arson.²

The Opotiki street directory for 1880 lists Bates and Walmsley's general store as the only building between the BNZ and St Stephen's, ie it would have been on this property.³ Stewart Bates came to Opotiki in 1871 and "carried on a successful storekeeping business for nine years".⁴ In *The Bazaar gazette* of 1891, Mrs Kirkham, a draper, milliner and dressmaker, advertised material suitable for the coming ball in the town hall.⁵ Her business on the corner of Elliott and Church Streets was bought out and in 1895 Bridgers Ltd was established. Bridgers Ltd consisted of its founder, Thomas Bridger, and his sons Len, Percy and Fred. The original wooden building may be the one identified in a Whakatane Museum photograph (neg.C76-02); this faced onto Church St (no substantiating evidence found). If so, it was replaced with a larger, more impressive though still single-storey

RARITY

¹ ATL photo F61256 ½ of redoubt shows extent of camp.
² Cresswell 2004: 106, 112
³ *Opotiki 100 years; 1877-1977: 2*
⁴ *Cyclopedia of New Zealand: 946-7*
⁵ *Opotiki 100 years; 1877-1977: p 23*

building with ornate parapets around the edges of the verandahs. The parapets are not visible in an 1899 photograph.⁶ This is visible in several photographs, one of which was produced in October 1911, and on the edge of the photo showing the devastation after the Church St fire of 1913.⁷ The wooden building had a floor space of 630 sq ft and was replaced with a two-storey concrete building in approximately 1913-14. The new buildings had a floor space of over 17,000 sq. ft, a considerable expansion for the business. The business grew sufficiently for a branch to be opened in Whakatane in 1914, run by Arthur E. Bridger.

Bridgers' was on a principal street corner, the intersection of two principal streets Elliott St and Church St. The other three corners were occupied by the courthouse, the Bank of New Zealand and the 2-storey Masonic Hotel. Immediately adjacent to the north on Church St, was St Stephen's Church and in 1910 the Parish Hall also, and the rest of the block and the block opposite were the main retail areas in the late 19th Century.

In the early 1900s, Bridgers' was one of the few places for people to buy books, albeit seen as "old-fashioned" by one newly-arrived family.⁸ In the early 1900s "The Town Clerk, Mr Merry, had his offices in Elliott St on a site now occupied by the Farmers' buildings" (not verified).⁹ The store sold drapery, clothing, millinery, boots and shoes, crockery and general house furnishings. It had a branch in Whakatane and also supplied mail orders. It included a furniture factory. (It would be interesting to know if any one has furniture produced by Bridgers' furniture factory.) A published diary by G.F. Joblin recording farming activities includes the entry "21.8.15: I went to town and bought a coat, boots and riding pants at Bridgers...".¹⁰ By 1919 Bridgers Limited described themselves as "The leading house of the Bay of Plenty" with drapery, clothing, millinery, boots and shoes, crockery and general house furnishings. They had an up-to-date furniture factory with a staff of first-class workmen and the "latest labour-saving machinery". They also offered a mail order service, with "all orders despatched same day as received".¹¹

Significantly, Bridgers had a window frontage of 208 feet (63.4 m) facing into the busiest intersection of the shopping area, with the BNZ, the Courthouse and the Masonic Hotel on the other corners. The edge of the verandah roof was utilised for advertising the various commodities for sale, as well as the business's name. This practice was followed by the Farmers Union Trading Company who bought the business and property in c. 1918. (In the 1919 edition of Bradbury's the business was still advertised as Bridgers'.) The Farmers was established in Auckland and had a similar line of merchandise to Bridgers', plus more dairying hardware and saddlery which they sold in the Torrens building that they purchased soon after. A major part of their business was by mail order, and this expanded to include groceries after the grocery department was established. The grocery department closed in the early 1970s after 40 years service.¹²

The top storey has seen many uses. First a tearoom and a show room for high fashion garments, in the early 1920s it was let as a social room, and was the venue for the local jazz club, high school dances, 21st birthday parties and other events. In 1928 Helen Larmer held her school of dancing there, and the first Plunket Society clinics were held upstairs in the cloakroom. The first meetings of the Caledonian Society were held upstairs. In 1937 Winnie Newell ran the Wattle Tearooms in the whole of the top floor above the Farmers. Her business partner was Betty Walker, and later, Addie Black. The Wattle catered for wedding receptions also. The tearoom closed during the war and the space was used as a servicemen's club run by Mrs Burgess. In c. 1947 Dr Don Meredith established his medical practice upstairs, and since then the rooms have been used by accountants, other businesses, the Department of Agriculture office and by Mr DeLatour for a dental surgery. It was used again as a showroom by the Farmers and also for storage.

All branches of the nationwide FTC were purchased by Chase Corporation and branches were closed in different towns. The Opotiki store was sold on December 13 1989 to Mick and Marie McKay, prominent local people.

The building suffered some damage in the 1931 Napier earthquake, losing some chunks from the parapet. The parapet was squared off afterwards (local informants).

Council building files are sparse, due to losses over the years from flood and fire. The records do show that during 1954, 1956, 1960 and 1997 the building underwent minor alterations, improvements to plumbing and drainage, and interior remodeling as usage of particular rooms changed. Later alterations in the 1990 involved the conversion of the first floor to accommodation and in 1993 of the ground floor to a restaurant. In 1996 the owners applied for a building consent to upgrade the conference/recreation room. This involved an extension to the building. Fire safety concerns were raised from time to time. These concerns were realized in early 1999 when the building, then including a brasserie as well as the restaurant, was damaged by fire. The repairs were undertaken and the bar and brasserie became "Ju Bayley's" by the end of 1999. The ground floor corner is occupied by a retail outlet.

⁶ *Auckland Weekly News* March 17 1899, Bridgers indistinct in background

⁷ ATL 31337 ½, ATL 1305 ½, ATL 191 ½, ATL 31338 ½

⁸ Du Pontet, ms

⁹ OHASM, Emma's scrapbook p. 77, undated news article).

¹⁰ OHASM scrapbook 20a: 14

¹¹ Bradbury 1919: 1

¹² Emma's scrapbk entry p. 91; clipping nd c.1973?

¹³ Cresswell 2003:197 and elsewhere

¹⁴ Emma's scrapbooks: 300, list compiled by D.A. Lowe

<p><i>Associative Value</i></p> <p>The property has been associated with strong identities. The first European owner or occupier, William Kelly, was a prominent member of Opotiki society from 1865 when he came with the 1st Waikatos. He had been a brewer; he built the Wharf Hotel on the corner of Kelly and Wharf Sts, ran several different businesses including a bakery and butchery; was Acting Captain of the Bay of Plenty Volunteer Cavalry 1866-69, and was the first local Member of Parliament.¹³</p> <p>Stewart Bates became a prominent member of the community, buying the <i>Opotiki Herald</i> in 1882. Besides serving on the county council, the domain board, school committee and the road board, he was a coroner and a master of the Masonic Lodge.</p> <p>The Bridger family remained in the district for many years. The District Electoral Roll for 1910-11 has the following entries for Bridger: Mary, Thomas, Leonard (cabinet maker), Violet, Walter E. (draper), Agnes and Thomas Percy (upholsterer). After Bridgers' was sold, Len Bridger continued working for the Farmers, in the furniture factory. Fred Bridger established the Economic with two shops in Church St, one with himself as manager of the Men's Department and George Dawson as manager of the Ladies Department. Dawson had worked for Bridgers' previously and remained in Opotiki for many years with his own business, George Dawson Ltd. Various members of the Bridger family remained in Opotiki also.</p> <p>A 1928 list cites the Farmers' Trading Co, with Hugh Jessop as manager.¹⁴ Bridgers' and the Farmers employed many people over the years and served a wide community through mail order services, and as such were highly influential in the social history of Opotiki. The wide variety of activities of the upper floor space, including medical services, meetings venue, social gatherings and celebrations, the music club and dance classes, the lounge for servicemen, and the tearooms for refreshment and gossip, influenced many aspects of many people's lives. The building acts as a landmark visually and culturally. It is still referred to as the Farmers, 15 years after the closure of the store. Families associated with the building and business, such as Bridger, Dawson, Newell, Larmer, McKay have contributed hugely to the district over the last century.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building demonstrates typical construction techniques and detailing for its period. It represents contemporary tastes in design and detail. It provides evidence of the consolidation of Opotiki where initial smaller timber buildings were replaced around the turn of the 20th century.</p>	<p>INTEGRITY</p> <p>Apart from some modifications to remove ornamentation from the parapet, the building retains much of its original character.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity</i></p> <p>Purpose built as a large department store, Bridgers', established in 1894, and later occupied by the Farmers Union Trading Co.</p> <p>It is evidence of the consolidation of Opotiki Township as an important service centre in the late 1890s-1920s.</p> <p>At the height of its development Opotiki commercial centre provided for practically all of the supply, service, entertainment and social needs of the community and surrounding district.</p> <p>Upstairs tenants have included dance teachers, tea rooms, a government department, a dentist and the Plunket Society, and rooms have been used for meetings of community groups, school dances and parties.</p> <p>Large numbers of residents of town and district have had associations through employment, use of rooms, or as customers.</p> <p>Visually and socially it has been a landmark building in Opotiki's history.</p> <p>Site is associated with St Stephen's and the CMS, the redoubt and military activities, and a succession of at least three wooden buildings: a store and bakehouse owned by William Kelly c.1865-1867 (burnt down); a general store owned/occupied by Bates and Walmsley c. 1870s-80s; a drapery store owned/occupied by Mrs Kirkham at least 1891-1895; and two wooden general stores owned consecutively by the Bridgers 1895-c.1913.</p> <p><i>Amenity/Education</i></p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk from potential damage in the event of fire or an earthquake. (The interior at ground level has a fairly minimal structure supporting the upper masonry level.)</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The former Bridgers' Buildings is a two level, brick building with steel posts and beams at ground</p>	<p>GROUP / CONTEXT VALUE</p> <p>The building defines the corner of Church and Elliott Streets. It is part of an intact group of significant historic buildings on the east side of Church Street between Elliott and Kelly Streets which include St Stephen's Church Hall, St Stephen's Church, the former Power Board Building and the Opotiki</p>

<p>floor level. Original high curved parapets have been removed together with a corner bay window. Single level brick wings extend along Church Street and Elliot Street.</p> <p>The building is generally in good condition. There is plant growth in one of the slots in the parapet. Sheet metal has been fixed over the pilaster on the left hand side of the façade. The building has double-hung sash windows with 4-light top lights which appear sound. The end wall of the single level wing in Church Street is visible adjacent to St Stephen's Church. Generally sound, however overflow pipe discharges water onto the brickwork and this is causing efflorescence. The corrugated iron roof over the single level part fronting Church Street is rusted.</p>	<p>Hotel.</p> <p>It is one of a group of buildings in Opotiki thought to have been designed by architect H.L.D. West or the practice of Whincup and West.</p>
<p>REFERENCE SOURCES Opotiki 100 years 1877-1977, Whakatane, pub by OCC Opotiki Museum scrapbooks Du Pontet, Dorothy "Opotiki as a young girl first saw it" ms Opotiki Library, Opotiki Museum Lowe, D.A. "The Farmers" ms in OHASM Scrapbook 20a: 75 E.E. Bradbury 1919, 2nd edition Settlement and development of the Bay of Plenty; E. Bradbury & Co., Auckland ODC building file Val. No. 7560 – 115-00</p> <p>Death notice Mr Thomas Bridger of Ford St, founder of the well-known business of Bridgers Ltd, who retired a few years ago when the business was converted into a private co. died aged 74. n.d. OHASM scrapbook</p>	
<p>ODC files</p> <ul style="list-style-type: none"> • Damaged by fire March (or earlier) 1999 when it was a bar and brasserie restaurant. Repair schedule 18 March 1999 includes complete new roof and trusses. • Letter 3.12.99 refers "now Ju Bayley's" • Plan of sewerage and stormwater, additions to existing drains, owner Michael McKay (professional Chambers) 13.5.97 • Michael Barry McKay, Elliott St bar and Brasserie; applic for consent to upgrade conference /recreation room; 7.8.96 – involved an extension. • 11.11.93 + similar dates – alteration to a restaurant, owner M.McKay. Several docs re fire safety. A letter from ODC refers to it as "former Olsen office block". Floor area 194 m2 (2150 sq.ft) ground floor. Timber floor. • Copy of CT: Farmers Trading Company Limited at Auckland, for property 1 rood 8 perches. Issued 2.4.1969 – various mortgages then on 2.7.1981 transferred to FTC Properties Ltd. The CT is an issued substitute for CT 78/69 No. 2c/1118. • Plan for conversion of first floor to accommodation and upgrade building. Refers to it as ex FTC building; 12.10.90; owner MB McKay • Drainage and install sinks for FTC 14.11.60 on Allot 48 and Pt47 Sec2. • Drainage Plan FTC 2.8.56: new drains • Structural alterations 23.3.54 for FTC commercial building = remodelling interior + storeroom • 19.10.60 minor alterations 	
<p>Land Info vol 78 folio 69; 24.9.1926 re 1 rood and 8 perches being Lot 48 of Section 1 Town of Opotiki</p> <ul style="list-style-type: none"> • Land owned by the Farmers Union Trading Company (Auckland) Limited with mortgages to Bridgers Limited • Transmission to the FTC 21 March 1927 • By transfer party wall rights over part of the land in CT78/4 [2C/1064 added later] 23 June 1928 • Cancelled and substituted by CT 2C/1119 on 2.4.1969 • Previous ref. Deeds index 1. 0. 933 Application No. C 321 [Wellington] <p>CT GS2C/1119</p> <ul style="list-style-type: none"> • Issued on 2 April 1969 for 1 rood and 8 perches being Lot 48 of Section 1 Town of Opotiki; ownership in fee simple to The Farmers Trading Company Limited at Auckland • Transfer to FTC Properties Ltd 2.7.1981 • Transfer to Michael Barry McKay of Opotiki farmer and Bernice Marie McKay his wife in equal shares 15.3.1990 <p>Deposited Plan 7169AK for Allot 31 drawn in February 1911, also shows Allot 48. Shows a section with 100 links frontage onto Church St, all but 2 links (on the northern end) of which is occupied by a shop. The shop is not shown in its entirety. Elliott St is shown as Main St.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>

INTERIOR:

July 2005



Alexander Turnbull Library 1106 ½ . Photo in Opotiki Historical & Agricultural Society Photo Archive, Vol. 1, 27.



Photo in Opotiki Historical & Agricultural Society Photo Archive, Vol. 2, 272.

CD vol 1 #136 shows a single storey wooden building on the corner opp wooden Masonic and single storey BNZ; no motor traffic. Verandah posts; glass-fronted displays

ATL 191 ½ (same view?) Price collection, Strand series; wording on parapet : clothiers drapers milliners

ATL 1106 ½ Price collection 2 storey brick with suspended verandah, Bridgers' Limited on edge of verandah and on corner diagonal parapet. Grandeur and ornateness suggest very successful building. Date: motor and horse and cart, man in waistcoat. Parish Hall (built 1910) visible on LH edge.

Photo of 2 storey brick with suspended verandah, Bridgers' Limited on edge of verandah and on corner diagonal parapet. Grandeur and ornateness suggest very successful building. Date: motor and horse

Context photo: ATL 1305 ½ Strand Series, Price collection: shows intersection from the south.

Image close up of same building with row of people (presumably staff) out front; 1937. 2 men possibly Maori. Tea rooms on window in upper storey corner. Farmers' Union Trading Coy Ltd on edge verandah. Clothing (nightshirts) visible in one window display.


ATL 31337 ½ ,ATL 1305 ½ ,ATL 191 ½ , ATL31338 ½

Auckland Weekly News March 17 1899, Bridgers indistinct in background

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 10	CATEGORY (IF SCHEDULED) II
BUILDING NAME (IF ANY) De Luxe Theatre	LEGAL DESCRIPTION Lot 1 DP 9134 and Lot 1 DP 2984 AK PT Allotment 4 Sec 1 Opotiki Town. (CT 97/18:Gisborne District)	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No. 3498)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The theatre is associated with the Shalfoon Bros business and provides evidence of their success in the 1920s. It is also associated with national cinema chain Kerridge Odeon and is one of the earliest to be incorporated as part of the chain. It was one of five theatres in Opotiki which opened in the 1910s and 1920s and is evidence of the significance of Opotiki as the largest town in the Eastern Bay of Plenty at the time. At the height of its traditional development around the 1920s and 1930s it provided practically all of the service, supply, social and entertainment needs of the local community and surrounding area. The De Luxe theatre makes a significant contribution to the broad historic landscape and collective historic character of Opotiki town centre. It forms part of an intact group of historic buildings on the west side of Church Street between Kelly Street and Elliott Street.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai. An earlier house on this site is likely to date from pre-1900, which makes it an archaeological site in its own right. The site may have archaeological remains of associated buildings and structures in the grounds, such as the previous house, privies, washhouses, fences etc.	PERIOD / DATE OF CONSTRUCTION Site of timber shop: pre-1910 Original Construction - Construction of De Luxe Theatre: 1926 Modification - Refurbishment following fire: 1961 Modification - Further refurbishment: 1972 Modification - Substantial alterations and repairs: 1980s-1990s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> It is a good example of the purpose designed provincial theatre from the 1920s. <i>Design</i> The design of the façade is based on a classical revival style, utilizing pilasters, cornice and triangular pediment. The foyer incorporates similar classically derived detailing. Having streetscape values, the building forms part of an important historic precinct in the commercial centre of the town. It has close links with adjacent historic buildings, including the former Shalfoon and Francis shops, and the Opotiki Hotel, where the wife of Epi Shalfoon once lived. <i>Designer or Builder</i> Said to have been erected by a builder, Bill Wild. <i>Construction</i> The picture theatre was built of concrete, with plastered brick and a corrugated iron roof. Its visual design fused aspects of both traditional public hall and commercial architecture, reflecting its association with communal entertainment as well as retail. The resulting eclecticism is evident in the main facade, which unusually combines a gabled roof end above a centrally-arched parapet. The	ARCHITECT / DESIGNER	

<p>structure's 'newness' was proclaimed by the date '1926' over the main door and its contemporary interior décor, such as a coved ceiling with linear detailing in the foyer. The latter contained stairs to a dress circle in the auditorium, while the auditorium itself held a timber stage, below which a pianist and other musicians sat when accompanying silent films.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i></p> <p>The De Luxe Theatre is an early surviving example of provincial cinema architecture, which has been at the heart of social life in Opotiki for several generations. Erected in 1926, the building was commissioned as part of the local commercial empire created by the Shalfoon cousins, George (?-1943) and Stephen (?1874-1942) in the eastern Bay of Plenty. The Shalfoons successfully established themselves in Opotiki after emigrating from the Lebanon during the 1890s. Their businesses included a successful drapery and general store, a furniture-making enterprise, and a shipping service which brought people into the town from smaller settlements along the East Cape. The theatre was erected immediately to the south of their general store on Church Street, with visitors arriving from the wharves likely to walk past the long shop frontage before entering the cinema. Passage on the ships was free providing that goods were purchased from their stores.</p> <p>The De Luxe initially hosted stage shows as well as silent films, and also incorporated specialist shops. As a purpose-built structure, the building had commercial advantages over rival establishments in the town, including the Regent Hall, which was opened at the same time in adapted premises. The gala opening of the De Luxe featured a silent film, 'The White Sister' and a live band - the Melody Boys - led by George's son, Epi Shalfoon (1904-1953). Of Te Whakatohea as well as Lebanese ancestry, Epi ran a music shop in the complex before going on to achieve national fame as a dance band musician and a Musicians' Union representative. The opening was attended by the cinema magnate, Robert Kerridge (1901-1979), who went on to create the largest exhibition chain in New Zealand and Australia in the following decades. Kerridge leased the building shortly after it opened as one of the first cinemas outside his Gisborne base, renaming it the Regent.</p> <p>New projection equipment was introduced in the late 1920s, when the earliest talkies were introduced. The first talking picture to be shown was Al Jolson's 'The Jazz Singer', while by 1933 a typical programme consisted of the Paramount News, Metro News, Our Gang Comedy, and a cartoon, followed by the main feature 'When a Fella needs a Friend'. The cinema was refurbished after a fire to the stage in 1961, and was again modified in 1972 while still under lease to Kerridge Odeon. It was the oldest cinema in the Kerridge chain at the time of its closure in 1981. Subsequently purchased by the Opotiki Community Theatre Trust, the building reverted to being known as the De Luxe. It has been modified further to reveal some of the building's original features, allowing both films and live entertainment to be shown once again.</p> <p>The De Luxe Theatre is significant as one of the earliest picture theatres to be incorporated in the Kerridge cinema chain, and is believed to be the oldest of these still operational. It is a valuable example of 1920s theatre architecture erected in a small-town context. The building is associated with the widespread extension of cinema into provincial New Zealand, and has been used continuously for entertainment since the age of silent films. It is associated with the history of live entertainment as well as that of moving pictures.</p> <p><i>Associative Value</i></p> <p>The building is associated with significant individuals, including Robert Kerridge and Epi Shalfoon. It demonstrates Opotiki's function as a cultural and commercial centre within the eastern Bay of Plenty, and has played a pivotal role in the social life of the settlement, as shown by its purchase by the local community in the 1980s.</p>	<p>RARITY</p> <p>It is associated with national cinema chain Kerridge Odeon and is one of the earliest to be incorporated as part of the chain.</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>Purpose built as a cinema, it demonstrates the design and detailing of such facilities in the 1920s.</p>	<p>INTEGRITY</p> <p>The Theatre remains in generally original condition, incorporating alterations made in the 1960s.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The theater is associated with the Shalfoon Bros business and provides evidence of their success in the 1920s. It is also associated with national cinema chain Kerridge Odeon and is one of the earliest to be incorporated as part of the chain.</p> <p>It was one of five theatres in Opotiki which opened in the 1910s and 1920s and is evidence of the significance of Opotiki as the largest town in the Eastern Bay of Plenty at the time. At the height of its traditional development around the 1920s and 1930s, Opotiki provided practically all of the service, supply, social and entertainment needs of the local community and surrounding area.</p> <p><i>Identity</i></p> <p>The De Luxe theatre makes a significant contribution to the broad historic landscape and collective historic character of Opotiki town centre. It forms part of an intact group of historic buildings on the</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk of possible damage from earthquake, fire, and deferred maintenance.</p>

<p>west side of Church Street between Kelly Street and Elliott Street.</p> <p><i>Amenity/Education</i> The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The picture theatre is built of concrete/ plastered brick and a corrugated iron roof. It is generally in a sound condition. The foyer has been recently conserved and maintained. The interior of the theatre retains changes made in the 1960s and 1970s. It is in reasonable condition but in need of general maintenance/ conservation. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study).</p>	<p>GROUP / CONTEXT VALUE It forms part of an intact group of historic buildings on the west side of Church Street between Kelly Street and Elliott Street which include the Masonic Hotel and Stables, Opotiki News, the Kowhai Takeaways building and Shalfoon Bros. Building.</p>
<p>REFERENCE SOURCES Interview with Don Paynter, by Shirley Arabin, 2 October 2002 Lindsay Clark (ed.), Opotiki 100 Years: 1877-1977, Whakatane, 1977 Innotech Systems (NZ) Limited, 'Restoration Report for the De Luxe Theatre, 129 [sic] Church Street, Opotiki', Opotiki, August 2001 Opotiki News, 8 March 1988, p.3 Reo Shalfoon, 'Shalfoon, Gareeb Stephen 1904-1953' in Claudia Orange (ed.) Dictionary of New Zealand Biography Vol. 4 1921-1940, Wellington, 1998 L. R. Shelton, 'Kerridge, Robert James 1901-1979', in Claudia Orange (ed.) Dictionary of New Zealand Biography Vol. 4 1921-1940, Wellington, 1998</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: July 2005 BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 128 Church Street, Opotiki	ITEM NUMBER 11	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Hiona St Stephens / Church of St Stephen the Martyr	LEGAL DESCRIPTION Allot 49 of Section 1 Town of Opotiki (CT 2C/1061: Gisborne)	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY I (Register No. 142)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area.	
SUMMARY OF SIGNIFICANCE It is associated with the oldest church community in the eastern Bay of Plenty, established by the Church Missionary Society early in 1840. A raupo chapel was built on or near the site of the Hall. This was replaced in 1864 by the wooden Hiona St Stephen's, a church that became pivotal in the development of Opotiki. The killing of Rev. Carl Volkner in 1865, the subsequent alienation of the local Whakatohea people and the settlement of Opotiki by militia settlers and their families radically changed the development of the town and that of its two principal churches. St Stephens Church is part of the complex of significant buildings on this site including the 1910 Hall and the Sunday School at the rear of the site. It also forms part of a broader group of significant historic buildings on the east side of Church Street between Kelly Street and Elliott Street which include the Opotiki Hotel, the Former Power Board Building, the Hall and the former Bridger's Building. Historic buildings on the opposite side of Church Street in this part of Opotiki include Shalfoon Bros shop, the De Luxe Theatre, Kowhai Takeaways and the Masonic Hotel and Stables, making this one of the most intact and historically significant blocks in the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> Church buildings on this site date from as early as 1839, and the site constitutes an archaeological site under the Historic Places Act 1993. The site includes the grave of Carl Volkner and is likely to have evidence of the military redoubt and possibly the first raupo church on the site.	PERIOD / DATE OF CONSTRUCTION 1864. Church opened. 1839 Hikutai mission opened with John Wilson lay catechist. 1843 first raupo chapel built near present church site 1861 Rev Carl Sylvius Volkner appointed by Church Missionary Society. 1862 Construction began 1864 Church complete and opened 1865 Rev Volkner killed 1869 Occupied by troops and used as a redoubt and then prison for Hau Hau 1875 Re-consecrated by Bishop Williams 1891 modifications including addition of buttresses 1910 Sanctuary added, enclosing Volkner's grave 1910 Parish Hall erected 1957 Sunday School built at rear of site	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> St Stephen's is significant as the earliest surviving structure in Opotiki and a significant example of church architecture for the Anglican Church in the 1860s. The simple Gothic style of the church with its high steeple is said to be more Continental than	ARCHITECT / DESIGNER Carl Sylvius Volkner (1820-1865) born in Cassel, Hessen in Germany. Although he had no background in Church design he engaged the carpenters, gave them the architectural brief and oversaw construction of the Church.	

<p>English and may reflect Volkner's German influence. Volkner's design can be seen replicated east of Opotiki in several Maori churches including Christ Church Ruakokore and Holy Trinity Torere.</p> <p>The building cost over 600 pounds. The government made a grant of 100 pounds, and Volkner wrote to thank Governor Grey for this. Traders, "friends of the Maori" in Auckland, Opotiki and England donated 85 pounds and "the rest was given by the natives" according to a report written by Volkner. Some of the timber was cut and pit-sawn locally in the Waioeka and Otara valleys. Kauri was shipped down from Auckland. Builder Thomas Bridson encountered problems with Maori who prized his plane irons, and they were often taken to make adzes and had to be replaced from Auckland.</p> <p><i>Designer or Builder</i> Carl Sylvius Volkner(1820-1865) born in Cassel, Hessen in Germany. Planned the church and engaged builders from Auckland: Thomas Bridson and John Wilson.</p> <p><i>Construction</i> The building provides evidence of early (1860s) timber construction techniques and detailing, and changes over time.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> Hiona St Stephen's Church built in 1864 is at the centre of a significant complex of Anglican Church buildings. St Stephen's was built by the Rev. Carl Volkner for the CMS mission, then having a congregation primarily comprised of Whakatohea from the large settlement of Pakowhai (a few hundred metres to the north). Some Whakatohea were adherents of the Roman Catholic faith, with their church nearby. Prompted by the influence of the Hau Hau movement, Volkner was killed in 1865, one of several events that led to the colonial and imperial military occupation of Opotiki later in 1865. A redoubt with defensive ditch and bank was built around St Stephen's, which was used as the military base for several years. The land was confiscated by the government, but this piece, Allotment 49 of the commercial section of Opotiki, was returned to the Anglican Church. In subsequent years the size of the congregation grew along with the town, even though other denominations were established as well. In the latter part of the 19th Century, the congregation comprised very few Maori, most of Whakatohea living separately from the townspeople.</p> <p>The Christian mission reached the East Coast Maori population through Piripi Taumataakura of Ngati Porou, who had been educated at Waimate and by the late 1830s there were 1500 professing Christians in the area. In response to a request from Maori the Church Missionary Society (CMS), lay catechist John Wilson was sent to Ohiwa in 1839. He chose a site for his mission Hikutaia in Opotiki and Bishop George Selwyn baptized his first candidates in 1842. A raupo chapel was built near the present church in 1843. There was early rivalry between the Anglican mission and the Roman Catholic mission in the area. Between 1852 and 1861 the Reverends Christopher Davies, Thomas Chapman and Rota Waitoa ministered in the district.</p> <p>Reverend Charles Sylvius Volkner was appointed by Bishop William Williams and arrived in Opotiki in 1861. Volkner considered his mission had similarities with St Paul's call to Macedonia, so named his mission Beria after the town where St Paul preached. The name translated to Peria in Maori and is now the site of a home for the elderly in Opotiki. Volkner was originally a Lutheran who had worked with German settlers in Nelson. He was ordained a deacon in the Church Of England in 1860 and a priest in 1862. He married Martha Emma Lanfear who arrived in New Zealand in 1852, and was the sister of another Missionary Rev Thomas Lanfear. She learnt Maori from Bishop Williams on her journey out.</p> <p>Hiona St Stephens was built between 1862 and 1864. The church was dedicated as Hiona (the Maori form of Zion) in 1864 and over 500 people attended. The interior was initially bare apart from a pulpit, the reredos and communion rails. There were no pews or seats.</p> <p>Volkner became caught in the rivalry between the Anglican and Catholic communities, which escalated when the land wars commenced. Father Garavel was removed by Bishop Pompallier after Volkner reported that the priest had carried a letter from the Waikato Kingites to the Whakatohea tribe. There was unrest in the Waikato where the tribes tried to encourage the Bay of Plenty tribes to join them, and the Arawa who were trying to discourage them. Volkner kept the Governor well informed of the state of affairs of Whakatohea and neighbouring tribes and realizing the state of danger took his wife safely to Auckland and returned to Opotiki with Thomas S Grace.</p> <p>In March 1865 the followers of the Hau Hau leaders Kereopa and Patara seized, assaulted and hanged Rev Volkner. This resulted in Kereopa and local men including Mokomoko being tried and executed by the Crown. The Rev Grace escaped ten days later on the H.M.S. Eclipse. Carl Volkner was buried at the east end of the Church and punitive military action was taken against the Whakatohea who were driven from Opotiki. The Church was fortified, a redoubt built around it and it was used as a sanctuary for local Europeans. The armed constabulary arrived in Opotiki in 1868 and did not leave until 1882. In 1874 the local European community requested the appointment of a clergyman and the government agreed to restore the church. It was rededicated in 1875 by Bishop William Williams as the Church of St Stephen the Martyr. Thomas Grace the missionary returned to Opotiki in 1877 to erect the tombstone over Carl Volkner's grave. Reverend Francis W Martin who was vicar from 1895 to 1900 made the altar.</p> <p>In 1891 buttresses were added to the church together with a string course and dentils. The upper level arched windows were removed and the doorway to the centre of the tower replaced with a</p>	<p>RARITY St Stephens Church is the oldest Anglican Church in the Eastern Bay of Plenty, and the oldest surviving building in Opotiki. Its temporary use as a military redoubt is also likely to be unique.</p>

<p>window. Internal access to the tower is provided by a ladder.</p> <p>In 1901 two windows were fitted to the east end and given label moulds. The original horizontal timber lining has been replaced by vertical tongue and groove boards, and possibly dates from 1910 when the sanctuary was built as was the adjacent hall. The sanctuary is framed by an arch. In the 1940s the stone had been moved to the west end to be visible to all entering the church, and in the 1960s it was moved back to the east end of the church in its current (2005) location.</p> <p>"Peria" was confiscated when the militia occupied the church and it was not until 1916 that the land was returned "for use of the parochial district of Opotiki". The site was used as a vicarage until one was built in 1918. The Rev Thomas Fisher was the first vicar of Opotiki to be provided with a car in 1919. After World War I, in 1919 Bishop W W Sedgewick, Bishop of Waiaapu, presented the church with a pair of brass candlesticks as a memorial to fallen soldiers who were communicants of St Stephens. The lean-to porch was added in 1953, and the church was re-blocked. A vestry was added at some stage. In 1957 the Sunday School was built at the rear of the Church and a porch and verandah was added in 1987. The church was carpeted in 1963.</p> <p>The pulpit dates from Volkner's time. The Bishops Chair and prayer desk were given in 1960 in memory of Nancy Looney and are made of twelve native timbers which, except for the kauri, were cut on the property where the timber for the church had come from originally. The oak litany desk and Sanctuary chair came from old St Mark's church in Wellington which was demolished in 1965. The pair of ornately carved prayer desks and chairs were presented by the parents of Alice Maxwell. Choir stalls on each side of the sanctuary were removed in 1970 in response to changes in the liturgy of the church. The timber was recycled into small tables and crosses. The sand blasted windows over the altar were a gift from the neighbouring Maori Parish of Te Kaha. At this time the leadlight top lights were removed from the windows and replaced with the sand blasted cross. The lead light was a continuation of the pattern of the lower panes, and now survives only at the front of the church. Maori parishioners took eighteen months to make the tukutuku which lines the sanctuary, and it was dedicated by Bishop Reeves in 1979. All of the decorative features of the church have been donated by Tangata Whenua over the years. Pakeha donations generally commemorate family members. The carved eagle on top of the lectern is a memorial to Frank Armstrong and William Anderson. The pews were sanded and stained a lighter colour in the 1970s. The old stone font was relocated from the entrance to close to the sanctuary in 1980s in response to liturgical change. In 1989 reconciliation commenced when the bodies of the executed Whakatohea people were returned to Waiaua Marae, and in 1993 a pardon was issued by the Governor General. In this spirit of healing and reconciliation between Maori and Pakeha the framed pardon is kept in the church.</p> <p>Electricity was connected in 1914.</p> <p><i>Associative Value</i> It is associated with the oldest church community in the eastern Bay of Plenty, established by the Church Missionary Society early in 1840. The church has significant associations with Rev Carl Volkner, with the establishment of the military settlement and with later reconciliation between Maori and Pakeha in Opotiki.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information/Potential Research</i> The history of the church is associated with early contact between Maori and European missionaries in Opotiki.</p>	<p>REPRESENTATIVENESS Hiona St Stephens Church represents the establishment of the Anglican Church mission in New Zealand, and particularly in the Eastern Bay of Plenty. It is associated with early contact between Maori and European missionaries in Opotiki, as well as the military settlement in Opotiki.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> Construction of the church dates from 1862-1864, and provides evidence of early design, techniques and detailing in timber. The original rimu was pit-sawn, and interior flooring and lining boards were hand planed, and match jointed. It also demonstrates early modifications and requirements to strengthen the building including the addition of buttresses in 1891. The interior demonstrates early progressive improvements as funds would have been available including the re-lining of the walls with vertical tongue and groove boards replacing earlier horizontal lining.</p>	<p>INTEGRITY The church remains in very authentic condition, retaining its original form and historic modifications that have occurred over time.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> It is associated with the oldest church community in the eastern Bay of Plenty, established by the Church Missionary Society early in 1840. A raupo chapel was built on or near the site of the Hall. This was replaced in 1864 by the wooden Hiona St Stephen's, a church that became pivotal in the development of Opotiki. The killing of Rev. Carl Volkner in 1865, the subsequent alienation of the local Whakatohea people and the settlement of Opotiki by militia settlers and their families radically changed the development of the town and that of its two principal churches.</p> <p><i>Identity</i> St Stephens Church is part of the complex of significant buildings on this site including the 1910 Hall and the Sunday School at the rear of the site.</p> <p>It also forms part of a broader group of significant historic buildings on the east side of Church Street between Kelly Street and Elliott Street which include the Opotiki Hotel, the Former Power Board Building, the Hall and the former Bridger's Building. Historic buildings on the opposite side of Church</p>	<p>VULNERABILITY / POTENTIAL THREATS The building is well managed and cared for, and has recently had a fire sprinkler system installed. Potential threats include possible damage in the event of a severe earthquake.</p>

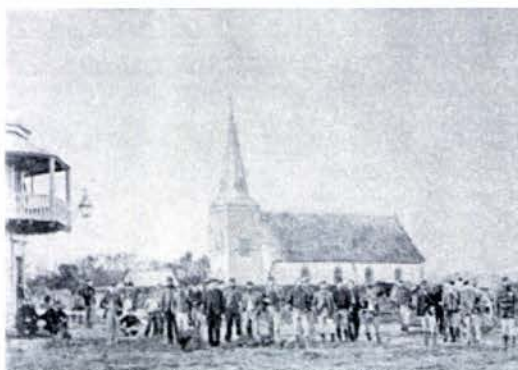
<p>Street in this part of Opotiki include Shalfoon Bros shop, the De Luxe Theatre, Kowhai Takeaways and the Masonic Hotel and Stables, making this one of the most intact and historically significant blocks in the town centre.</p> <p><i>Amenity/Education</i> The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The timber church, with corrugated iron roof and copper clad steeple is well maintained and in good condition. A Condition Report prepared by conservation architects Salmond Reed has guided recent conservation works including exterior maintenance and repainting, and installation of a fire sprinkler system. The porch which was added in 1953 has been recently modified and now has a small gabled roof.</p>	<p>GROUP / CONTEXT VALUE St Stephens Church is part of the complex of significant buildings on this site including the 1910 Hall and the Sunday School at the rear of the site.</p> <p>It also forms part of a broader group of significant historic buildings on the east side of Church Street between Kelly Street and Elliott Street which include the Opotiki Hotel, the Former Power Board Building, the Hall and the former Bridger's Building. Historic buildings on the opposite side of Church Street in this part of Opotiki include Shalfoon Bros shop, the De Luxe Theatre, Kowhai Takeaways and the Masonic Hotel and Stables, making this one of the most intact and historically significant blocks in the town centre.</p>
<p>REFERENCE SOURCES New Zealand Historic Places Trust research prepared by Shirley Arabin. <i>A Short History of the Church St Stephen the Martyr, Opotiki New Zealand.</i> Gisborne 1990c. Watson, Rosevear, <i>Hiona- A Centennial History of the Church of St Stephen the Martyr 1864-1964</i>, Opotiki, 1964. Salmond Reed Architects Ltd, <i>Hiona St Stephens Anglican Church Opotiki, Building Condition Report</i>, Auckland 2002 <i>Hiona St Stephens Anglican Church Opotiki New Zealand</i> Gisborne c 1996. NZ Map 4627, Auckland Public Library, shows redoubt.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>

INTERIOR:

July 2005



Opotiki District Council Photograph Archive Vol.6.



Opotiki District Council Photograph Archive Vol 1,8



Opotiki District Council Photograph Archive Vol 1,9




Copy of photo held by Opotiki Library.

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: **AJ & JM Matthews**
CHECKED:
PHOTOGRAPHED: **AJ Matthews**

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 128 A Church Street, Opotiki	ITEM NUMBER 12	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Power Board Building / Bay of Plenty Electricity Torrens Building	LEGAL DESCRIPTION Lot 1 DP 7169AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The place has important associations with the business of H. T. Torrens, and with the Bay of Plenty Power Board. The building is situated on the environs of the 19 th Century kainga Pakowhai and on the site of one or two timber shops built between 1865 and 1910. The building is a substantial one originally designed in Renaissance revival style and modernized in the early 1930s. It demonstrates progressive periods of redevelopment and consolidation of the town centre. The former Torrens/ Power Board Building remains largely unchanged and forms part of intact groups of historic buildings on the east and west sides of Church Street between Kelly and Elliott Streets. The building is an important part of a wider historical and cultural landscape.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research / Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai and on the site of one or two timber shops built between 1865 and 1910. The c.1912 construction process is unlikely to have completely destroyed evidence of earlier occupation of the site.	PERIOD / DATE OF CONSTRUCTION c.1912 Dates Pre- 1865 environs of Pakowhai, owned and occupied by Whakatohea 1866 Allotment 31 allocated to Frank Croon, carpenter 1880: occupied by Frank Croon, Angus Smith and Charles Litchfield (at least 2 buildings) 1883: Mousley in one shop 1884: Opotiki Hotel built at north end of allotment <u>Southern part of allotment 31:</u> Pre-1904: 2 wooden shops, one occupied by Platt Bros. 1904: Platt's bought by Hugh Torrens for general store, rear occupied by Torrens family 1910: Part Allotment 31 surveyed for G.O.K. Sainsbury (for smaller subdivision between hotel and Torrens') shows Torrens' store as L-shaped floor plan. 1911: (drawn in Feb, approved in Oct.) Part Allotment 31 surveyed for H.T. Torrens, shows Torrens' store as L-shaped floor plan 1912: new CT issued for Torrens 1920: building bought by Farmers' Trading Co. 1923 [1920?]: Torrens sells business 1926, September: Power Board decided to buy Torrens Building; purchase price £2500. 1927 change of ownership to BoPEPB 1932 earthquake strengthening and alterations by HCD West 1968 building vacated by BoPEPB	

<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type</i> It is a good example of a substantial retail and commercial building built in Opotiki in the 1910s, demonstrating the replacement of earlier timber buildings with more substantial ones in permanent materials.</p> <p><i>Design</i> The former Power Board Building was originally built as the H. T. Torrens General Merchants building. It is a substantial two-storied building. Raised plaster lettering on the parapet noted that H. T. Torrens was established in 1904.</p> <p>It was originally constructed in plastered brick, with a high parapet, and designed in a Renaissance revival style. The façade was divided with pilasters into three main bays, with a high parapet with central curved section. A vermiculated detail is used at the base of the pilasters. The two outside bays featured triangular pediments to the entablature above the windows. The wider central bay had two semi-circular pediments, and a central triangular one. The windows at the upper floor were framed with square pilasters, and the central divisions were formed with circular pilasters. With Corinthian capitals. The detail to the windows remains, but the original pediments above, and the detailed parapet have been removed. The windows themselves have been replaced in aluminium. The original vermiculated pilasters remain at ground floor level, although the shop fronts have been modified. The rear of the building is divided into 4 bays, with the expressed concrete frame. It has two arched windows, as well as paired rectangular windows.</p> <p><i>Designer or Builder</i> Unknown. H.C.D. West designed alterations in 1932, including earthquake strengthening</p> <p><i>Construction</i> The building is constructed of brick, with plaster render to the exterior. Brick piers are visible inside the building. Modifications include cutting down the original parapet, and strengthening the building with the addition of a reinforced concrete frame applied to the exterior. In February 1932 architect H C D West presented the Board with plans for alterations including strengthening after the Napier earthquake. Other alterations done by T J Burke may have occurred soon after his tender was accepted in December 1926 and extensions after April 1928 (see History).</p>	<p>ARCHITECT / DESIGNER Not known. H.C.D. West designed alterations in 1932, including earthquake strengthening.</p>
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The former Power Board Building was built c.1911-12 as H.T. Torrens, General Merchant Building, following a succession of smaller wooden shops on the same site.</p> <p>After being confiscated from Whakatohea by government proclamation in January 1866, most of the northern area of the proposed town of Opotiki was surveyed in ¼-acre sections for commercial purposes.¹ The Torrens/Power Board building is situated on the southern part of Allotment 31, the northern part being occupied by the Opotiki Hotel. Allotment 31 was granted to Frank Croon, a carpenter. (There was a George Croon also, owner of a sawmill on the corner of Potts Ave and Kelly St ie near to this property; Emily Croon, born 1867, was the second Pakeha girl born in Opotiki.²) Allotment 31 was adjacent to the Church of England property.</p> <p>Further research is required to establish the use of the site prior to Torrens' shop. The 1880 street directory for this part of Church Street north of the Church of England property lists (south to north): C.D. Litchfield general store, licensed interpreter, commission general agent; Angus Smith, branch of junction store and bakery; Frank Croon, builder and contractor ie Croon had subdivided or leased some of his land by 1880.³ Litchfield was in the Waikato Militia and later joined the Bay of Plenty Volunteer Cavalry (BOPVC); he captained a coastal vessel from 1866; was at one time a military caterer and was the clerk for the Opotiki Town and Road Boards.⁴ The meeting to decide on the formation of the BOPVC was held in Litchfield's store.⁵ Angus Smith was also in the Waikato Militia and BOPVC, built a store and bakehouse opposite the current Lawn Cemetery and farmed at Opotiki.⁶ An historic photo of a small wooden building with verandah roof is identified as "Mr Mousley's shop 1883 situated where Power Board is now".⁷ Another photo showing the first Opotiki Hotel (undated, but this hotel building existed only between 1884 and 1904) shows two wooden shops with verandah roofs between the hotel and the church property.⁸ In 1904 Hugh Torrens bought out Platt Bros. General Store, presumed to be one of the two shops mentioned, and established his own business. Photographs of the block do not clarify earlier owners or occupiers of the two wooden shops. On the 1910 survey plan (DP 6562AK) no building is shown between Torrens' store and the Hotel.</p> <p>Hugh Thomas Torrens established his business shortly after arriving in Opotiki from the Thames-</p>	<p>RARITY</p>

¹ Gwyneth survey [1866] SO 2829/1

² Cresswell 2003:188

³ *Opotiki 1877-1977*: 2

⁴ Cresswell 2003: 198

⁵ Cresswell 2003: 103

⁶ Cresswell 2003: 211-2

⁷ Whakatane Museum neg.488

⁸ OHAS photo archive CD Vol. 1

Waihi area in 1904 with his wife and 11 children. The shop was a wooden building decorated with nine spheres along the top of the parapet and a wide verandah-covered frontage.⁹ Initially, the family lived in the six rooms behind the store before shifting to 30 King St (still standing as the Backpackers Hostel) then in 1910 built their own home in Ford St.¹⁰ A survey plan shows this first store to be L-shaped with the Church St frontage being 82.5 links (16.6m) and taking up the whole length of the southern boundary (100 links or 20m).

In February 1911 Torrens had the 15-perch section re-surveyed and a new Certificate of Title was issued in April 1912. It is presumed that the new 2-storey building dates from this clarification of the boundary, as the new structure takes up almost the whole site with a frontage of nearly 100 links (20m).¹¹ An undated photograph of this block of Church St shows the wooden building was contemporaneous with the St Stephen's parish hall, which was completed by July 1910.¹²

H T Torrens General Merchants sold groceries, provisions, grain and produce, farm implements seeds and manure, hardware and crockery, as well as drapery, millinery, clothing, and footwear.¹³ They would have been in direct competition with Shalfoon Bros, on the opposite side of Church Street, for some goods, and with Bridgers (later Farmers), Loan & Merc. and Dalgety's for other merchandise. One farmer recorded he bought 25lb rice, cups and saucers and saucepan at Torrens' on 2/9/15; bought stores; raddle and knife on 14/10/07; also bought potatoes, salt, seeds, tea. He went to the Loan & Merc. for other goods on the same visits to town. Mrs D. Du Pontet recollected that Torrens let people put their horses and buggies in the back yard when they came into town.

Mr. H T Torrens was one of the first seven Borough Councillors following the establishment of Opotiki Borough Council in 1911.¹⁴ In 1919 L. Torrens was secretary of both the Opotiki Tennis Club and the Opotiki Rowing Club.¹⁵ The Torrens' bought a farm at Otakiri, near Edgecumbe, after selling the business. Hugh (died 1931) and Julia (died 1946) are buried in the Opotiki cemetery. Ownership was transferred from Torrens to the Farmers' Union Trading Co. Ltd in January 1920. Torrens family history states that the business was sold in 1923, rather than 1920; it is possible that the business changed hands at a different date from the land.¹⁶ However, a photograph identified as 1921 shows the Farmers' name on the verandah edge.¹⁷ The Farmers occupied the store for a short time only, their main business being run from the former Bridger's building on the corner of Church and Elliott Sts.

In September 1926 the Bay of Plenty Electric Power Board decided to buy the Torrens Building as its headquarters; the price arranged was £2500. Ownership transferred in May 1927.¹⁸ In December 1926, T.J. Burke's tender to alter the Torrens building was accepted by the Power Board; in July 1927 the Board met in its own building for the first time. In April 1928 a tender was accepted for extensions to the building, including the provision of a demonstration room for lighting and electrical appliances, and in Feb 1932, architect HCD West waited on the Board with plans for further alterations including strengthening after the Napier earthquake. In May 1937 the building "was graced by one of the first neon signs to appear in the Bay of Plenty".¹⁹

In 1932 a small section (c. 2.6m wide) was subdivided on the northern side, previously used as an access way to the rear of the building. The Power Board also acquired an adjoining piece of land at the rear of the building (ie to the east), subdivided from Allotment 32 in 1927.²⁰ Workshop facilities were established there. Alterations to the building by the Bay of Plenty Electric Power Board are shown on drawings held at the Opotiki District Council. These are not dated, but are likely to date from the mid 1960s. These show the existing floor plans at that time and proposed modifications including the formation of a concrete nib-wall along the shopfront. The ground floor contained a showroom, showroom manager's office, appliance workshop, lunchroom and store rooms. The upper level was used for offices. Alterations were carried out in 2004 to modify the internal layout for offices; a building consent for strengthening was issued in 2004 also. The building had been condemned as not being up to earthquake standards, but a second report established that rather than being of non-reinforced concrete the upper floor was wooden with only a 2 x 2 m concrete slab supporting the strongroom. The ground floor ceilings were tongue and groove.

Electricity was available in Opotiki by 1914, supplied by a private company, Lett Bros, whose direct current, suction gas-driven generator supplied power for lighting, including street lights. Investigations by a joint borough-county committee into the provision of an updated public supply resulted in the formation of the Bay of Plenty Electric Power Board in 1925. The first board included Messrs H R Hogg, (chairman) Hon. J B Gow, C Gordon (Opotiki County), G S Moody, C

⁹ See photo above

¹⁰ *Opotiki News* Mar 19, 1992, clipping in OHAS scrapbook 20a: 97

¹¹ DP 7169AK, CT69/289, DP 3047

¹² ATL 1301 ½; also OHAS photo archive CD-Rom vol.1 image 153

¹³ *Bradbury's Illustrated Guide to the Bay of Plenty* 1919: Advertisement page 148

¹⁴ *Opotiki 100 Years*, page 60

¹⁵ *Bradbury* 1919: 147

¹⁶ *Opitiki News* Mar 19 1992; OHAS scrapbook 20a/97

¹⁷ Photograph Opotiki Library

¹⁸ CT69/289

¹⁹ Avery 1975: 71

²⁰ DP 3047

²¹ Avery 1975: 74-75

²² *Opotiki 100 Years*, page 65

<p>H Fleming (Opotiki Borough), G Hewitt, W A McCracken, F J Burt (Whakatane County) with Mr G A Hathaway as secretary.</p> <p>Power was supplied by the BoPEPB in September 1928. The switching ceremony was led by the Minister of Public Works Hon. K S Williams. Unfortunately the generators broke down just in time for the switching ceremony. As well as the erection of power lines to meet up with the national grid, the re-wiring from direct current to alternating current and the installation of new wiring, electrical appliances and lighting was a major endeavour. Demand for supply increased rapidly in the 1950s when towns including Kawerau and Murupara grew to cater for the Tasman Pulp and Paper mills. By 1958 the number of consumers had grown from 855 to 4977 and power consumption from 469 KVA to a connected load of 46,598 kw. Progress was steadily made to reticulate country areas, however many remote areas were not connected until the 1950s and 1960s.</p> <p>In 1944 the Power Board had only eight staff. Morning tea was brewed in a billy in the corrugated iron workshop at the rear of the building. In the early and later years, the BoPEPB was a major employer, with engineers, clerical staff, meter readers, line men, electricians, salespeople and men working in the concrete pole factory. Some transferred to Whakatane when the headquarters shifted there in July 1968. The Power Board established depots, sub-stations, stores or staff houses at Waitohi, Whakatane, Kawerau, Murupara, Galatea and Edgecumbe.</p> <p>A major influence the Power Board had on life in Opotiki was the provision of new electrical appliances such as heaters, washing machines, vacuum cleaners and ovens, available for purchase from the Board's showroom, after demonstrations. The engineer J.D. Dicker personally tested all the new devices. The board devised a scheme of offering life-time free servicing guarantees for McClary ranges "and by 1935 Mr Dicker was able to proudly report that the board held the New Zealand record for having the highest percentage of electrical ranges per consumer".²¹</p> <p>Opotiki was described as the "prime mover" in the establishment of the Board, and it was natural that the headquarters were located in Opotiki. The Power Board was recognized as an Opotiki Institution. This changed in 1968 when the Board relocated to a new building in Whakatane, which became the main centre of the Board's operations.²²</p> <p><i>Associative Value</i> The place has important associations with the business of H. T. Torrens, and with the Bay of Plenty Power Board. H T Torrens General Merchants sold groceries, provisions, grain and produce, farm implements seeds and manure, hardware and crockery, as well as drapery, millinery, clothing, and footwear. Mr. H T Torrens was one of the first seven Borough Councillors following the establishment of Opotiki Borough Council in 1911.</p> <p>The Bay of Plenty Electric Power Board was formed in 1925 and occupied the building until 1968. In the early and later years, the BoPEPB was a major employer, with engineers, clerical staff, meter readers, line men, electricians, salespeople and men working in the concrete pole factory. the Power Board had a major influence on life in Opotiki through the provision of new electrical appliances such as heaters, washing machines, vacuum cleaners and ovens, available for purchase from the Board's showroom, after demonstrations.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>Although modified the building is a good example of early 20th century retail store/ general merchant's warehouse.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building demonstrates typical construction techniques, materials and detail from the early 1900s. Provides evidence of seismic upgrading.</p>	<p>INTEGRITY</p> <p>It retains much of its original fabric including its (modified) facade and strong rooms, and original linings and detail to dock area at the rear ground floor.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The place is associated with General Merchants H.T. Torrens. Provides evidence of the consolidation of the town centre in the early 1900s as more substantial buildings were built, in permanent materials.</p> <p>Hugh Torrens and family members served the neighbouring church of St Stephen's as organists, layreaders, warden, choir members and Sunday School teachers. Hugh and wife Julia are commemorated in the communion rail in the church. Their descendants held a reunion in 1992. Associated with the Farmers Trading Co., a major retail chain in the northern North Island.</p> <p>Long association with the Bay of Plenty Electric Power Board which was formed in 1925, and bought the building in 1927. The Bay of Plenty Electric Power Board was a significant service supply authority in the greater Opotiki district providing electricity and equipment for domestic, industrial and farm use. The Board was a major employer of Opotiki people until 1968 when the head office shifted to Whakatane. Staff were employed in the wider district also, including Galatea, Edgecumbe and Murupara.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential risks include damage in the event of an earthquake, fire, deferred maintenance, inappropriate change such as loss of original timber window joinery.</p>

<p>Identity It is a substantial two storied masonry building, originally designed in Renaissance revival style and subsequently modified.</p> <p>It forms part of an intact group of historic buildings on the east side of Church Street between Kelly and Elliott streets which include some of the most significant in Opotiki: the Opotiki Hotel, the former Power Board Building, Hiona St Stephen's Church, St Stephen's Church Hall, and the former Bridger's Building. It faces another intact group of historic buildings: Shalfoon and Francis, the De Luxe Theatre, the former Opotiki County Council building and the Masonic Hotel.</p> <p>Amenity/Education The site has a long association of use being in the environs of Pakowhai, close to the wharf and in the early commercial centre of town. The building demonstrates progressive periods of redevelopment and consolidation of the town centre.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is of load bearing brick construction, with reinforced concrete frame applied to the exterior (date unknown though a building consent was issued in April 2004 for strengthening). Drawings thought to date from the 1960s note some concrete columns.</p> <p>It has a corrugated iron roof which appears sound. The façade retains original elements including window detail at the upper level. The shop fronts have been modified and the original parapet reduced and modified. The interior retains original elements like strong rooms, and timber windows including architraves on the rear wall. At the back of the building the goods store area retains original diagonal tgv ceiling linings. Elsewhere there is a modern office fit out and the stair has been replaced. Inside the lobby at ground floor level brick work to the exterior walls is exposed.</p> <p>The building appears well maintained.</p>	<p>GROUP / CONTEXT VALUE The former Torrens/ Power Board Building forms part of intact groups of historic buildings on the east and west sides of Church Street between Kelly and Elliott Streets.</p> <p>The building is an important part of a wider historical and cultural landscape.</p>
<p>REFERENCE SOURCES <i>Opotiki 100 Years 1877-1977, page 65.</i> <i>Opotiki District Council Archives, File 7560/117/00</i> <i>Avery, Max Electricity in the Bay of Plenty</i> <i>Bradbury, E.E. Bradbury's Illustrated Guide to the Bay of Plenty 1919</i></p>	
<p>ODC file:</p> <ul style="list-style-type: none"> • Building consent 21/4/2004 Alterations for partitioning, strengthening, additions to grd floor. Considerable earthquake risk becous of its clay brick construction • Report by Designer Decorator Two, Whakatane 30.3.04 • Letter from Plutecki Consulting Group 5.3.04 to ODC – says building was built 1940s. • Letter 8.1.04 from a solicitor to ODC says building has been sold by Roland Prior • Doc 10.9.90 re 128A Church St shows BoP Elect as owner – for alterations, internal • Permit appl. Form 2.10.85 for renovations of top floor showroom. • Drainage Plan 29.7.57; owner BoP El. Power Bd; new drains • Doc 19.8.60 re new ceilings. 	

Summary of land information:

Related lots: Lot 1 DP3047, Lot 1 DP3254, Lot 1 DP7169-Ak, Lot 1 DP6156, Pt Allot 32 of Section 1 Opotiki Town

- **DP 6562AK** Plan of Pt Allotment 31, Sec I Town of Opotiki; surveyed Feb 1910 by O.M. Creagh for G.O.K. Sainsbury
 - Is for subdivision of small parcel between store and hotel
 - shows H.T. Torrens store, Opotiki Hotel, Bridgers property, Church of England property
 - store is L-shape 82.5 lks wide to Church St frontage
- **DP 7169AK** Plan of Pt Allotment 31, Sec I Town of Opotiki; surveyed Feb 1911 by James B. Birkmeyer for H. T. Torrens, owner;
 - the part surveyed (14.96 perches) is the southern part of the Allotment and is an L-shape;
 - shows L-shaped building with front on the edge of street to be 83.96 links (16.9m), southern side 100 links (20.12m).
 - Two small sheds in NE corner of property; an iron fence and a 2.6m wide alleyway on the northern side of the building.

- **DP 3047** March 1927 for Allot 32.
- **CT69/289** (vol.188 folio 278) dated 24 April 1912 for title of 15 perches as per DP7169AK
 - Hugh Thomas Torrens of Opotiki, storekeeper owns property 24.4.1912; has mortgages
 - Transferred to Farmers Union Trading Company (Auckland) Ltd 28.1.1920
 - Transfer the Farmers Trading Co. Ltd to the Bay of Plenty Electric Power Board 2.5.1927;
 - Title cancelled and substituted by **CT 2D/687** on 30.7.1969.
 - Prior ref: **Application No.5209**, held in Wellington?

- Plan of Part Allot.31 and 32 of Sect.1, surveyed by Birkmeyer 2.3.1932 shows a further subdivision (DP 6562 CT69/246 N. Potts) being a small area between the concrete building of the BoPEPB and the Opotiki Hotel (T.W. Hendry). A narrow section on east side of BoPEPB property, also belonging to the Power Bd is DP 3047 CT80/245. [Not copied.]

PHOTOGRAPHS (HISTORICAL)

Copy of photo held in the Opotiki Library, part of collection of historic images. Image on page 161 Bradbury's Illustrated Guide to the Bay of Plenty, 1919.

DATE OF SURVEY

EXTERIOR:

8 July 2005

INTERIOR:

8 July 2005



158, Vol1 Opotiki District Council Photo Archive


Other images:

- North side and roof view on Aerial Neg 27663 Apr 1951 (=image 6102 M&M)
- Frontage, north side and roof in aerial neg 46530 22.5.58
- Rear, northern side and roof in aerial Neg 6262 1947 and 7278 May 47. Shows long shed at rear.
- Historic image shows Opotiki Hotel (with verandah and balcony ie post 1904) next to empty strip (several m wide) then one storey shop with deep verandah, spheres along top of parapet, then hedge, single-storey Bridgers in background. Masonic no verandahs, wooden, horses;. (CD #23 File 1;
- Similar image but shows Parish Hall frontage. Hall completed by July 1910. (OHAS CD vol 1#153; also ATL 1301 ½ Price collection)
- Earlier image with Martin's Opotiki Hotel (burnt down 1904) on left, then fence c.2m long, then small wooden and iron building with gable and deep verandah, then parapet-with-spheres building.
- military parade, has Farmers Union bldg, and on left has fore-shortened EPB building, Torrens whitened over and just GEN showing where 'General Merchants' used to be on side of building. BNZ is 2-storey. (ODC CD vol. 2 #280)
- frontage pre-1932 (published *Opotiki News* Mar 19, 1992, OHAS scrapbook 20a/97)

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: AJ & J M Matthews
CHECKED:
PHOTOGRAPHED: A J Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 129 Church Street, Opotiki	ITEM NUMBER 13	CATEGORY (IF SCHEDULED) II
BUILDING NAME (IF ANY) Shalfoon Brothers Store and Warehouses INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Lot 2 DP 5308 Pt Allot Sec 4 Opotiki Town OTHER LISTINGS NZHPT CATEGORY II (Register No 807)	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The Shalfoon Bros shop buildings at 129 Church Street were part of the early commercial area in Opotiki, close to the wharf. All goods were transported to Opotiki by sea, and at the time these buildings were erected the Waioeka River channel was closer to Potts Avenue and Wharf Street than it now is. Shalfoon Bros is a good example of an early house which was altered and extended as a retail premises. It provides evidence of the change in functions on Church Street in Opotiki from early residential to commercial. Most residential properties on the main street were replaced by commercial development by around the early 1900s. The buildings remain in remarkably original condition, including the interior and collections. It forms part of an intact group of historic buildings on the west side of Church Street between Kelly Street and Elliott Street which include the Masonic Hotel and Stables, Opotiki News, the De Luxe Theatre and Kowhai Takeaways building. The place is associated with the Shalfoon family, one of the most prominent extended families in Opotiki from around 1900.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai. The original house bought by the Shalfoon Bros on this site dates from pre-1900 buildings, which makes it an archaeological site in its own right, and may have archaeological remains of associated buildings and structures in the grounds, such as privies, washhouses, fences etc. Early cottages like this would have contained rubbish pits and privies in their back gardens. Privies were frequently used as domestic rubbish pits when they had fulfilled their original function. Domestic rubbish can provide primary and compelling data about the everyday lives of the people who lived on the site and indicate changes in circumstances over time.	PERIOD / DATE OF CONSTRUCTION 1899-1906	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> Shalfoon Bros is a good example of an early house which was altered and extended as a retail premises. It provides evidence of the change in functions on Church Street in Opotiki from early residential to commercial. Most residential properties on the main street were replaced by commercial development by around the early 1900s. <i>Construction</i> The building provides evidence of change over time. Shalfoon Bros shop is a single level timber building with four co-joining hip-roofed elements together	ARCHITECT / DESIGNER Terrence Patterson, architect, altered the largest shop in the mid 1970s.	

<p>with a group of other buildings behind. Part of the four-part hip roofed building comprises the original house which was purchased by the Brothers in 1899 and extended in 1906. Evidence on the bargeboard and wall on Kelly Street indicates where the original house ended. A boarded up window was originally a door. There are a door and two windows where the building was extended. These windows are into the offices of the late George Shalfoon and his clerk. The Kelly street wall has weatherboards on the lower part of the wall and fibrolite on the upper part. Different profiles of weatherboards also indicate the original part and 1906 extension. The shops retain their original shopfronts with timber stall boards, timber shopfront joinery with top lights, timber doors, and recessed doorways. A corrugated iron verandah runs along the Church Street frontage supported on timber posts.</p> <p>On the Kelly Street frontage are two corrugated iron buildings with double doors and a gabled front. At the rear of the shops is an enclosed yard with toilets and a small building that was once used as a gelignite store. There was a herb garden in this courtyard at one time where coriander was grown.</p> <p><i>Designer or Builder</i> Unknown.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The Shalfoon Bros shop buildings at 129 Church Street were part of the early commercial area in Opotiki, close to the wharf. All goods were transported to Opotiki by sea, and at the time these buildings were erected the Waioeka River channel was closer to Potts Avenue and Wharf Street than it now is.</p> <p><i>Associative Value</i> The place is associated with the Shalfoon family, one of the most prominent extended families in Opotiki from around 1900.</p> <p>The Shalfoon family immigrated to New Zealand from Lebanon in the mid 1890s, when conditions in Lebanon made it difficult to make a living. George Shalfoon was the first to arrive in 1895, and started out hawking goods in Auckland. He was interested in Maori and moved to Opotiki for that reason continuing his business with a pack horse. In 1896 Anthony and Stephen Shalfoon arrived, together with their cousin Elias Francis. They also commenced business as hawkers trading between Cape Runaway and Matata. In 1899 they bought a house in Church Street in Opotiki, where they lived and used as a depot. Initially they added a warehouse next to the gates and eventually they opened a store in the front part where they traded as Shalfoon Bros., making deliveries by horse and cart around the district.</p> <p>The shop was enlarged to its present size in 1906. The shops were linked by a corridor, and provided separate access for groceries, hardware, furniture, drapery and jewelry. At a later date the corrugated iron buildings at the rear with frontages on Kelly Street were purchased.</p> <p>The Shalfoons opened a furniture factory in 1906, supplying other retailers as well as their own shop. They employed cabinet makers and timber workers to run the workshop which was next to the site of the present Returned Services Association club in St John Street.</p> <p>In 1915 launches took over from pack horses, including the "Te Kaha" and the "Tikirau" which were built by local boat builder Tine Savage. They traded as far north as Kaitaia where Kauri was sourced for furniture making. Stephen Shalfoon held a coastal Master's ticket but had two skippers for the launches. They offered customers free trips to and from home along the coast. On the return trip from Hick's Bay the launch carried a cargo of maize which the Shalfoons bagged and exported. All merchandise landed either at Opotiki or Kutarere wharf at Ohiwa depending on conditions on the bar.</p> <p>The De Luxe Theatre was built by the Shalfoons next door to their shop in 1926. Epi Shalfoon opened a music shop in the theatre building.</p> <p>George Shalfoon (d.1943) was a fluent Maori speaker and held an interpreters license. He was granted Letters of Naturalization on 12 June 1903. He married Raria (Mary) Hopa and they had ten children including sons Epi, Eugene, Hopa, Tony, and Norman, and daughters Mini, Freda, Katy, Olive and Corral, all of whom attended St Joseph's Convent School in Opotiki. George Shalfoon was elected to the Opotiki Borough Council. He was a friend of Sir Aparana Ngata and the prophet Rua. The latter was a good customer of Shalfoon Bros.</p> <p>George Shalfoon also supported local sports clubs, and was president of the Hockey Club, and presented the Shalfoon Shield which is still competed for in junior rugby. The good relationship George had with Maori continued, and many remained their customers until the shop closed in 2002. A Maori carving featuring a face with a split tongue remains in the shop. It was originally fixed to the gable on one of the Kelly Street buildings demonstrating that George Shalfoon the interpreter "spoke with two tongues".</p> <p>The founding brothers George and Stephen retired in 1937. The business was taken over by nephews George Junior and Edward Francis and became Shalfoon and Francis. The company's Ford truck was used over the years as a Fire Brigade emergency vehicle, an emergency ambulance as well as for delivering groceries. (The truck will be displayed in the museum).</p> <p>George Shalfoon (Junior) joined the fire brigade in 1937 and when he returned from active service</p>	<p>RARITY This is one of very few early timber shops remaining in the mainstreet of Opotiki.</p>

after the Second World War he became secretary of the fire brigade and a Station Officer. George Served in the Royal New Zealand Air Force and was stationed at Henderson Field in Guadalcanal. He was an accomplished horseman and rode in the Opotiki Hunt on his horse "Wardady". Edward Francis retired in the 1970s, and by the time George retired the business had been reduced to Four Square and True Value Hardware. The shop employed four to five people at its peak as well as the proprietors, and some staff stayed for many years. Mrs. Cecile Harris worked in the office for fifteen years and used a 65 year old typewriter until she retired.

In 1957 George took his mother to Lebanon and stayed for several years. He had not learned Arabic from his parents but found it necessary for this trip. His father, the brothers and cousins who had first came to New Zealand all spoke Arabic and French.

Floods in 1918 and 1964 left the timber shop floors uneven. A destructive storm in 1970 blew the outside signs off the buildings and they were not re-erected.

Max Lusty worked for the Shalfoons in the 1970s, at the time Edward Francis retired. By that time they were no longer selling drapery. He described Shalfoons as sugar wholesalers as they had a large sugar store from which they supplied other grocers in Opotiki. This was located in the garage part. There was a petrol bowser in the area that opens through gates onto Kelly Street. In the late 1930s Alan Rowe remembers a music teacher having a room in the area where the bread came in. In 1985 the store was described as stocking remnants of its past as well as the usual goods. Lining the walls were large iron kettles, pitchforks, copper washtubs old measuring scales and school slates. The Opotiki Library moved into Shalfoons from the Mechanics Institute while the new library was being built. The only building between the De Luxe Theatre and Kelly Street not owned by the Shalfoons was on the corner of Potts Ave and Kelly Street. It was originally a bank, and later Nagles, Opotiki News and more recently a sewing factory.

Epi (Gareeb Stephen) Shalfoon the son of George and Raria Shalfoon was a musician and in the 1920s formed the Melody Boys band along with his brother Eugene and friends Walter Burton, and Ernie and Gus Wells. They played at dances in Opotiki, then further a field in Gisborne and Tauranga. Epi married Yvonne Hawkins whose parents owned the Opotiki Hotel, and he eventually left and set up a full time music career. They moved to Rotorua, where they formed two bands and opened a music shop, and then to Auckland where he played at the Orange Hall and the Crystal Palace. He often had five bands playing at different venues on the same night. His brother Tony who had studied music at Salt Lake City also played in the bands and carried on managing them after Epi's sudden death in 1953.

During the 1920s the Shalfoon Bros extended their business interests to dairy farming at Waimana and by 1940 owned two more farms.

Stephen Shalfoon married Kate Bagstrem and was a partner in Shalfoon Bros until he sold out in 1936. He was elected to the Borough Council several times and was involved in projects such as the town water supply and the Waioka Bridge, and was still a borough Councillor at the time of his death.

George Shalfoon's elder brother Anthony Shalfoon (d.1945) arrived in New Zealand in 1902, together with his cousin Elias Francis. They spent their first five years in Kaitia then joined the family in Opotiki. Anthony returned to Lebanon to marry his cousin Amini in 1910, and in 1914 started his own business in the Shalfoons Building on the corner of Church and King Streets. They had five children Tameanie, Mary, George (the last of the Shalfoons to carry on the business in Opotiki) Charles and Raymond. In 1936 George and his cousin Edward Francis bought out Shalfoon Brothers and changed the name to Shalfoon and Francis. Anthony later moved his drapery and jewelry business to Arthurs Building (west side of Church Street between Elliott and King Streets) where his son Raymond carried on following his father's death in 1945. He sold the business in 1945 and left Opotiki. Anthony Shalfoon's son Charles and four school friends volunteered for military service in the second World War in the R.N.Z.A.F. They flew bomber missions from Britain over Germany and all five were killed in action. Charles Shalfoon is remembered on the Runnymede memorial, in Surrey England which commemorates by name over 20,000 Commonwealth airmen who died in the Second World War operating from bases all over England. He is remembered on the War Memorial in Opotiki.

Tameanie Shalfoon worked in her father's drapery shop for a few years and then opened her own homemade sweets shop in her father's building. She later returned to help her father's business when in the 1930s economic depression caused Anthony to return to hawking. Tameanie married Torphy Coory and they opened the first drycleaning business in Opotiki. After they retired their business was run by two of their sons until the 1970s. Anthony's other daughter married Edward Francis, her brother's partner and had three sons.

Charles Shalfoon (1871-1946) was the last member of the family to emigrate from Lebanon and first went to Canada trading in fur, and gold prospecting. He and his wife Sadie opened a drapery and shoe business in Church Street (Paper Plus in 2005), which operated until his death in 1946. He had two sons Joseph and Stephen. Joseph Shalfoon (1915-1977) graduated from Auckland University College with a Bachelor of Commerce and married Anne Bouhout. He founded a dental supply company which in 1942 became the Dental Division of Kempthorne Prosser and Co Ltd with Joseph as director. By 2002 Shalfoon Dental was the largest dental supply company in New Zealand and part of the largest in Australasia.

The Shalfoon shops and associated structures became part of the Opotiki Museum in 2003 and will become a shop museum when restored.

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The buildings remain in remarkably original condition, including the interior and collections.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The Shalfoon Bros shop buildings at 129 Church Street were part of the early commercial area in Opotiki, close to the wharf. All goods were transported to Opotiki by sea, and at the time these buildings were erected the Waioeka River channel was closer to Potts Avenue and Wharf Street than it now is.</p> <p>The place is associated with the Shalfoon family, one of the most prominent extended families in Opotiki from around 1900.</p> <p><i>Identity</i></p> <p>Shalfoon Bros is a good example of an early house which was altered and extended as a retail premises. It provides evidence of the change in functions on Church Street in Opotiki from early residential to commercial. Most residential properties on the main street were replaced by commercial development by around the early 1900s.</p> <p><i>Amenity/Education</i></p> <p>It has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk of possible damage from earthquake, fire, and deferred maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Shalfoon Bros comprises is a single level timber building with four co-joining hip-roofed elements together with a group of other buildings behind. Part of the four-part hip roofed building comprises the original house which was purchased by the Brothers in 1899 and extended in 1906. The corrugated iron roof is rusted. The floor is uneven, and the buildings are generally in need of careful maintenance and conservation together with the historic collections they hold. At the rear of the buildings, a plastered brick party wall is badly cracked and has been propped (for some time) with timber props. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study)</p> <p><i>Note: it is intended that the wall will be demolished and rebuilt in reinforced concrete block with a brick skin (reusing existing bricks) inside the warehouse. Two thirds of roofing is also proposed to be replaced under guidance of NZHPT.</i></p>	<p>GROUP / CONTEXT VALUE</p> <p>It forms part of an intact group of historic buildings on the west side of Church Street between Kelly Street and Elliot Street which include the Masonic Hotel and Stables, Opotiki News, the De Luxe Theatre and Kowhai Takeaways building.</p>
<p>REFERENCE SOURCES</p> <p>New Zealand Historic Places Trust research prepared by Shirley Arabin.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>



Opotiki District Council Historic Photo Archive, Vol 1 ,173.
View over roof of Shalfoon Bros with wharf visible behind. Dates from prior to 1926 when the De Luxe Theatre was built next door.



Vol 3, 12. Shalfoon Bros store in the 1910s.



Vol 3, 23 Shalfoon Bros store in the 1910s




Vol 3, 14. Interior of Shalfoon Bros.

PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.
FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.


INTERIOR:

BY: AJ & JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 130 Church Street, Opotiki	ITEM NUMBER 14	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Hotel	LEGAL DESCRIPTION Lots 2 3 DP 3254 Pt 1 DP6562 Allots 27 30 Pts 31 35 Sec 1	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No. 3499)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE <p>The Opotiki Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. It has the oldest external appearance of any surviving hotel in the town. The structure demonstrates Opotiki's prosperity in the early twentieth century and may reflect commercial links with the Coromandel at that time. It may also reflect attitudes to buildings as portable commodities during the early twentieth century.</p> <p>The hotel has important streetscape values, occupying an extensive frontage in the commercial heart of Opotiki. The building has associations with other structures in the historic urban centre, including the former Shalfoon and Francis shops, which were erected at a near-identical time.</p> <p>Reflecting the location of a much older hotel, the building is part of an important historical and archaeological landscape dating to the late nineteenth and early twentieth centuries.</p> <p>The existing Opotiki Hotel has remained in constant use for hotel, bar and entertainment purposes since its opening on this site in 1904 when it replaced an earlier hotel dating from 1884 which had burnt down. The building has played an important role in the social life of the community for a century. It is linked to everyday aspects of New Zealand life, such as recreation and medical care in a pioneer town.</p> <p>It provides evidence of evolving attitudes and trends in the use and design of such facilities, as well as trends in licensing laws, the hotel industry and drinking patterns in New Zealand. It has important associations with numerous publicans and licensees. The Opotiki Hotel makes a significant contribution to the broad historic landscape and collective historic character of Opotiki town centre.</p>	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The building is situated on the environs of the 19 th Century kainga Pakowhai. The earlier hotel building on this site dates from pre-1900, which makes it an archaeological site in its own right. There may be archaeological remains of associated buildings and structures in the grounds, such as privies, washhouses, fences etc. Rubbish pits can provide primary and compelling data about the everyday lives of the people who worked and lived on the site and can indicate changes in circumstances over time.	PERIOD / DATE OF CONSTRUCTION Site of first Opotiki Hotel (destroyed by fire): 1884 Original Construction - Construction of second Opotiki Hotel (possibly relocated from the Coromandel Peninsula): 1904 Modification - Chimney removed: 1982 Modification - One bay of balcony closed in: pre-1984 Addition - Wholesale liquor outlet extension: early 1990s	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The hotel building is a good example of a late Victorian two storeyed timber hotel building. The Opotiki Hotel is one of several notable examples of hotel architecture in Opotiki, reflecting the town's role as a major commercial centre in the eastern Bay of Plenty. The timber hotel was erected in 1904 as a replacement for an earlier establishment on the same site that had burnt to the ground. The two-storey building was erected within two months of the disaster, and is said to	ARCHITECT / DESIGNER Unknown	

<p>have been imported by sea from the Coromandel Peninsula, where it may have serviced the goldfields.</p> <p>A two-storeyed structure with a hipped roof, the building initially measured 23 x 20 metres (74 x 64 feet). It was erected as a large, square-fronted structure, with a timber frame and horizontal weatherboard cladding. Its ornate balcony and verandah, as well as its main entrance, all faced onto Church Street - the main commercial thoroughfare in the town. This arrangement differed from that of the earlier hotel, which had a plain facade and a corner entrance at the junction of Church and Kelly Streets. The upper storey contained a guest lounge and numerous bedrooms, while the bars, kitchens and dining room were located on the ground floor. The replacement of a plain building with a more refined structure can be seen partly as a response to the growing influence of the temperance movement, which had vigorous proponents in Opotiki towards the end of the nineteenth century. Its emphasis on 'respectable' accommodation also gave it a more acceptable face. Subsequent owners included D. C. Hawkins, whose daughter Yvonne married the prominent band leader, Epi Shalfoon (1904-1953) (see 'De Luxe Theatre, Opotiki').</p> <p>Modifications to the building have included the addition of wholesale liquor outlet on Kelly Street in the early 1990s. Still used for its original purpose, the building retains many original elements. These include a substantially intact upstairs floorplan, and internal details such as an elaborate newel post to the main staircase which connects the two floors.</p> <p><i>Designer or Builder</i> Unknown</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern/ Associative Value</i></p> <p>The Opotiki Hotel is one of several notable examples of hotel architecture in Opotiki, reflecting the town's role as a major commercial centre in the eastern Bay of Plenty. Located on one of the major thoroughfares in the town, the timber hotel was erected in 1904 as a replacement for an earlier establishment on the same site that had burnt to the ground. The two-storey building was erected within two months of the disaster, and is said to have been imported by sea from the Coromandel Peninsula, where it may have serviced the goldfields. The hotel license was retained in the meantime by operating temporary premises in a corrugated iron shed on the site. The new building offered accommodation to travellers and residential guests, with the first proprietor believed to have been F. Little. At the time of its construction, the structure was the closest hotel to the main wharves, which lay at the western end of Kelly Street. Long-term residents included the only doctor in the district during the first years of the 1900s, Dr John Hood. Hotels were often the only place in Opotiki where sick or injured bushmen and settlers from outlying areas could be treated and convalesce.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The Opotiki Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century, and the role of Opotiki as a significant service centre.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>While some modifications detract from the appearance of the hotel, it still remains largely intact.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The Opotiki Hotel is one of a valuable group of historic hotels in Opotiki, which demonstrate the changing style of provincial establishments in the early twentieth century. It has the oldest external appearance of any surviving hotel in the town. The structure demonstrates Opotiki's prosperity in the early twentieth century and may reflect commercial links with the Coromandel at that time. It may also reflect attitudes to buildings as portable commodities during the early twentieth century.</p> <p>The hotel has important streetscape values, occupying an extensive frontage in the commercial heart of Opotiki. The building has associations with other structures in the historic urban centre, including the former Shalfoon and Francis shops, which were erected at a near-identical time.</p> <p>Reflecting the location of a much older hotel, the building is part of an important historical and archaeological landscape dating to the late nineteenth and early twentieth centuries.</p> <p>The existing Opotiki Hotel has remained in constant use for hotel, bar and entertainment purposes since its opening on this site in 1904 when it replaced an earlier hotel dating from 1884 which had burnt down. The building has played an important role in the social life of the community for a century. It is linked to everyday aspects of New Zealand life, such as recreation and medical care in a pioneer town.</p> <p>It provides evidence of evolving attitudes and trends in the use and design of such facilities, as well as trends in licensing laws, the hotel industry and drinking patterns in New Zealand. It has important associations with numerous publicans and licensees.</p> <p><i>Identity</i></p> <p>The Opotiki Hotel makes a significant contribution to the broad historic landscape and collective</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include damage from fire, earthquake and inappropriate modification.</p>

<p>historic character of Opotiki town centre.</p> <p><i>Amenity/Education</i> The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The Opotiki Hotel is a two storeyed timber building with weatherboard cladding, timber window joinery and corrugated iron roof, and verandah roof.</p> <p>The building façade has been modified with the infilling of one bay of the upper verandah, and one and a half bays of the ground level verandah area. Windows at ground level have also been modified. Verandah detail is concealed behind signage which extends along the full length of the hotel. These changes have detracted from the appearance of the building.</p> <p>(Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study)</p>	<p>GROUP / CONTEXT VALUE The Opotiki Hotel forms part of an intact group of historic buildings at the northern end of the main street including the adjacent former Power Board Building, St Stephens Church, St Stephens Church Hall and former Bridger's Building, as well as buildings opposite including Shalfoon Bros, the De Luxe Theatre, Kowhai Takeaways and the Masonic Hotel. It also forms part of a group of historic hotels in Opotiki.</p>
<p>REFERENCE SOURCES New Zealand Historic Places Trust Research prepared by Shirley Arabin and Martin Jones. Auckland Weekly News, 15 September 1904, p.19; 17 November 1904 E. Bradbury (ed.), The Settlement and Development of the Bay of Plenty, New Zealand, 3rd edition, Auckland, 1922 Lindsay Clark (ed.), Opotiki 100 Years: 1877-1977, Whakatane, 1977 Kath Connor, Narena Olliver and Annabel Allan, Opotiki:the Women's Stories/Nga Pura Kau a Nga Wahine, Opotiki, 1994, p.48 Reo Shalfoon, 'Shalfoon, Gareeb Stephen 1904-1953' in Claudia Orange (ed.) Dictionary of New Zealand Biography Vol. 4 1921-1940, Wellington, 1998</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photo Archive Vol 1 153.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

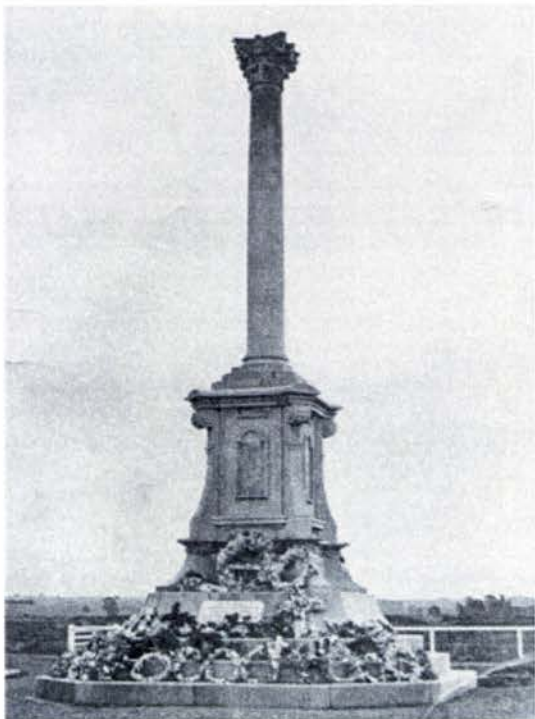
LOCATION / STREET ADDRESS: Junction of Potts Ave and Elliott Street, Opotiki	ITEM NUMBER 15	CATEGORY (IF SCHEDULED)
BUILDING / PLACE NAME (IF ANY) Cenotaph	LEGAL DESCRIPTION Opotiki District Council roads reserve on Elliott Street between Potts Ave and Church Street intersections.	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS NZHPT CATEGORY II (Register No. 3497)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE The War Memorial in Opotiki is significant as a highly distinctive monument of unusual design. It demonstrates early twentieth-century attitudes in New Zealand towards military conflict and the British Empire. It also reflects the particularly close association between Opotiki and aspects of New Zealand's military history. The monument is important for commemorating the lives of many men from the Opotiki district, both Maori and Pakeha, including Richard Travis. As the centrepiece for Anzac celebrations for 80 years, it has played a significant role in the commemorative life of the town. The memorial has important aesthetic and streetscape values, being a visually prominent component of the urban centre. It is part of a wider historic and archaeological landscape of late nineteenth and early twentieth-century date, with adjacent historic buildings including the courthouse and Masonic Hotel. It has close links with other commemorative and military-related structures in the town, including the 1914 New Zealand Wars memorial in Kelly Street, the 1914-1915 drill hall in Ford Street, and the archaeological remains of the military redoubt around St Stephen's Church.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The memorial is situated on the environs of the 19 th Century kainga Pakowhai. The road reserve was laid out in the survey of Opotiki carried out in 1866.	PERIOD / DATE OF CONSTRUCTION 1922-23	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> An unusually grand memorial for a small town, the monument was designed as a Corinthian column of white marble, on top of a supporting plinth and stepped base. The plinth contained bronze plaques listing the dead, while the base was decorated with stylised wreaths. Unlike the broken obelisk design adopted by other war memorials, the soaring qualities of the Opotiki monument can be seen to reflect a more triumphant tone. The classical column as a monument - such as Nelson's Column in London - was frequently associated with the achievements of Empire through its connection with ancient imperial power. The bronze plaques - manufactured by W. H Worrall of Auckland - list men in alphabetical order and not according to rank, reflecting a comparatively egalitarian attitude towards the fallen. Following	ARCHITECT / DESIGNER	

<p>further loss of life in the Second World War (1939-1945), additional plaques were added to the monument's base. These were manufactured by the same company, and are similarly arranged.</p> <p><i>Designer or Builder</i></p> <p><i>Construction</i></p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern/ Associative Value</i></p> <p>The War Memorial in Opotiki commemorates men from the eastern Bay of Plenty who fought and died in the First and Second World Wars. Probably constructed in 1922-1923, the tall column and plinth was erected close to a number of government buildings in the formal heart of the settlement.</p> <p>Positioned at the western end of Elliott Street, the monument was visible from the Waioeka River - which provided one of the main access routes in and out of Opotiki - and from the major commercial thoroughfare of Church Street. It replaced a temporary memorial made from packing cases, which had stood at the junction of Church and King Streets, at the more 'fashionable' end of the town. This had first been erected in 1918 and was a focal point for commemorations every Anzac Day (25 April) until 1922.</p> <p>The new monument was initially built to commemorate soldiers from the district who had died in the First World War (1914-1918). Opotiki had strong connections with martial activity, having been established as a military and commercial township in the 1860s, following the capture by Imperial forces of Pa Kowhai - a large Te Whakatohea settlement on the same site. Subsequently protected by a local militia and - later - the armed constabulary, patriotic feelings towards the British Crown among the settler population remained high. During the South African War (1899-1902), the citizenry formed a local volunteer force - the Opotiki Mounted Rifles - while 25 men served on overseas duty without loss. In early 1914 a memorial to those who died in the New Zealand Wars was unveiled in the town. At the outbreak of the First World War, numerous men from the district, both Pakeha and Maori, volunteered for action, including Richard (Dick) Travis (1884-1918) who was awarded a posthumous Victoria Cross for his actions at Rossignol Wood in 1918. Many of those who stayed at home contributed in other ways, with over £1,000 being raised by a patriotic fund within three months of the outbreak of war.</p> <p>The monument continues to act as an annual focus for Anzac Day commemorations.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity</i></p> <p>The War Memorial in Opotiki is significant as a highly distinctive monument of unusual design. It demonstrates early twentieth-century attitudes in New Zealand towards military conflict and the British Empire. It also reflects the particularly close association between Opotiki and aspects of New Zealand's military history. The monument is important for commemorating the lives of many men from the Opotiki district, both Maori and Pakeha, including Richard Travis. As the centrepiece for Anzac celebrations for 80 years, it has played a significant role in the commemorative life of the town.</p> <p><i>Amenity/Education</i></p> <p>The memorial has important aesthetic and streetscape values, being a visually prominent component of the urban centre.</p> <p>The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The memorial is of plastered brick or concrete, which has been paint finished at some time. The plaques are bronze. The memorial is generally in reasonable condition. Moisture ingress under coatings are causing surface plaster to spall in some areas. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study).</p>	<p>GROUP / CONTEXT VALUE</p> <p>It is part of a wider historic and archaeological landscape of late nineteenth and early twentieth-century date, with adjacent historic buildings including the courthouse and Masonic Hotel. It has close links with other commemorative and military-related structures in the town, including the 1914 New Zealand Wars memorial in Kelly Street, the 1914-1915 drill hall in Ford Street, and the archaeological remains of the military redoubt around St Stephen's Church.</p>

REFERENCE SOURCES

New Zealand Historic Places Trust Research by Shirley Arabin and Martin Jones.
Bay of Plenty Times, 23 March 1914
Lindsay Clark (ed.), Opotiki 100 Years: 1877-1977, Whakatane, 1977
East Coast Guardian, December 1923
Jamie Mackay, 'War Memorial', NZHPT Report, Wellington, 1995 (copy held by NZHPT, Tauranga)
Chris MacLean and Jock Phillips, The Sorrow and the Pride: New Zealand War Memorials, Wellington, 1990

PHOTOGRAPHS (HISTORICAL)



Opotiki District Council Photo Archive Vol 3, 353.
Auckland Public Library 35R 2173


PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

DATE OF SURVEY

EXTERIOR: July 2005
INTERIOR:

BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: Kelly Street, Opotiki	ITEM NUMBER 16	CATEGORY (IF SCHEDULED)
BUILDING / PLACE NAME (IF ANY) Kelly Street Cemetery	LEGAL DESCRIPTION Allotments 12, 13 and 28, Section 1 of Opotiki Town	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS Notified as a Recreation Reserve (N.Z. Gazette 21 Oct. 1875 p.662)	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER: cemetery <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Residential Zone	
SUMMARY OF SIGNIFICANCE The cemetery is part of the infrastructure of the original settlement of Opotiki as a colonial military town. The planned cemetery near the southern boundary of the town could not be used because of on-going skirmishes and threats of reprisal from Whakatohea, Pai Marire followers and later, Te Kooti. The cemetery holds the remains of military personnel and is therefore of national significance. These may include Maori from other districts. The cemetery also holds the remains of civilians from the earliest period of sustained European settlement (1865-c.1875), and of one of the early surveyors in the area. A monument commemorating the men who died during the land wars in this area is one of 12 erected by the Victoria League Graves Committee and the Department of Internal Affairs during the early decades of the 20 th Century. It was sculpted by McNab and Mason of Auckland and is an excellent example of their work. During the period of its initial use the cemetery was near to the kainga Pakowhai, the wharf, the Wharf Hotel, the Masonic Hotel, St Stephen's Church redoubt, the first Roman Catholic church building and early shops. It remains in close proximity to structures representing a range of communal activities historically and currently, including the town centre, the Roman Catholic enclave and school, housing and pasture. Nearby buildings date from the late 19th-early 20th Centuries.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> Site is part of the environs and/or cultivations of Pakowhai, the large kainga occupied at least between 1830s and 1865 by Whakatohea and in the late 1860s by the wives and families of European militiamen. Pakowhai was adjacent to the northwest of the cemetery. The cemetery is believed to hold at least 60 graves, most of which are unmarked. Fieldwork is required to map the existence of unmarked graves. Research is required to trace records of those who may be buried here and relate these to archaeological evidence. Several years ago, research of the military records of known soldiers buried here was undertaken by the Genealogical Society through Archives NZ.	PERIOD / DATE OF CONSTRUCTION First burial 1865; monument 1914.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> Monument: obelisk. <i>Design</i>	ARCHITECT / DESIGNER	

<p><i>Designer or Builder</i> Monument: an excellent example of the work of McNab and Mason, Auckland.</p> <p><i>Construction</i> Monument: marble. Graves: one grave has a cast iron fence surround.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The large kainga, Pakowhai, occupied by Whakatohea from the 1830s (or earlier) to 1865, was situated nearby to the northwest; it is probable that the cemetery site is part of the kainga's environs either for housing, cultivations or pasture for stock. Immediately adjacent to the east in the 1840s-60s was the Roman Catholic chapel (a raupo whare) and other whare for the priest and staff. After the confiscation of land in January 1866, the area was surveyed as ¼ -acre allotments within Section 1, Commercial Part of Opotiki Town. Allotments 12, 13 and 28 are shown on map SO2829/1 [1866] as an L-shaped reserve between Kelly St and Grey St, with residential/commercial plots to the west and southeast, and the sections to the east of allotment 13 being allocated to the Roman Catholic Church.</p> <p>According to Cresswell this was a military cemetery, used from 1865 to the mid 1870s when the main cemetery was opened. 1 Local historian Dave White believes that Maori soldiers fighting for the government may be buried here.2 Original records for the cemetery are not known to exist, but copies of Internal Affairs documents on file at Opotiki District Council show that the cemetery was inspected at various times by the War Graves and National Monuments office. In 1923 a letter to Internal Affairs from the local secretary of the RSA said there used to be 60 graves in the cemetery and that only seven were still marked, of which three were for servicemen. The rest were assumed to be civilian settlers as no other cemetery was available until the cessation of hostilities. Cresswell has been able to confirm only 17 burials.</p> <p>Among the verified burials are Thomas Melville Brown, Patrick Parsons and Thomas Ratsey (or Ratsay or Ratsen), each having served in the Taranaki Military Settlers.3 The headboard for these three had fallen over by 1912. It recorded that they died at the battle at "Kiore Pa", assumed to be the Kiorekino flat below Te Tarata, on 5 October 1865.</p> <p>Three of the Geary family are buried here: Mary (2 November 1866), Anne (died 12 January 1867 and Edward (buried 12 January 1874), possibly children of the shoemaker John Geary, an Opotiki resident.4 Preliminary research shows that the deaths of Mary and Anne Geary were not officially registered. John Geary is reputed to have burnt down the Catholic chapel on the grounds as it was desecrated by troops using it as a dance hall. The headstone for Mrs Smith, the mother of Mary Capper the local midwife, was recorded by Cresswell but it has been removed.</p> <p>Until bridges were built across the rivers, crossing was dangerous and three victims of death by drowning are buried here: Thomas Mills, Private J. Keilor (Kelly/Keily?), and John Kelley (Kelly?). Roach of the 1st Waikato Regiment was drowned in January 1867 crossing a river while drunk; it is not known whether his remains lie here.5 In 1911, Mr W. Winray provided further soldiers' names: Private William Fuller and Trooper Ross, both of the Wanganui Yeoman Cavalry and both drowned in the Waioeka River.6 Another tragic death was that of 1st WR private Robert Dunn who burnt to death in his whare in 1866, reported by John P. Parkinson in his diary to have been set alight by Maori.7 One headstone commemorates Robert Picaim, a surveyor who was killed on an island in Ohiwa Harbour.</p> <p>The main cemetery was operating by 1876 when Daniel Addis was buried there, but the date of the last burial at Kelly St is not recorded. It may have been in the 1880s or later, as some people had purchased plots in advance.8 Most of the grave markers would have been wooden, such as the last surviving one which was replaced by the Historical Society with a plaque. Unfortunately their efforts to preserve the original failed as it was burnt in the fire that destroyed the wharf sheds in 1986.9 In August 1986 a proposal to remove the burials from Kelly St cemetery and shift them to the main cemetery was met with protest. The idea was subsequently abandoned by the Council.</p> <p>According to Bruce True (conversation August 2005), the reserve strip to the west of the cemetery strip used to be unkempt with rank grass. No headstones remained in the western strip, Allotment 12, but it is possible that this strip was never used for burials. A 1947 aerial photo shows a central path running the lengths of sections 13 and 28, leading to a gate in the wall at each end. Section 12 is intensively gardened, apparently veges or a plant nursery, well laid-out.</p> <p>The monument commemorating the men who died during the New Zealand wars was one of 12 erected around the country due to the efforts of Edith Statham. Statham began her campaign for</p>	<p>RARITY Has monument to the New Zealand Wars, one of 12 in New Zealand that were erected through the efforts of Edith Stratham.</p> <p>Unique site within Opotiki.</p>

¹ Cresswell 2003: 177

² news article, OHAS scrapbook 20a: 93

³ Opotiki Town Board minutes 10 January 1911, cited in Genealogical Soc. ms

⁴ Cresswell 2003: 178, 191

⁵ Cresswell 2003: 99

⁶ Opotiki Town Board minutes 10 January 1911, cited in Gen. Soc. ms

⁷ Cresswell 2003: 99

⁸ news article, OHAS scrapbook 20a: 93

⁹ news article, OHAS scrapbook 20a: 93

<p>recognition of the graves of Pakeha and Maori soldiers fighting for the government in the land wars as a member of the Victoria League Graves Committee, but in 1913 she was appointed as an official of the Department of Internal Affairs. Her work continued on a more formal, authorised basis. The Opotiki monument had been proposed ten years earlier but came to fruition because of Statham's efforts. In February 1914 she wrote to the mayor of Opotiki suggesting a patriotic function to mark the unveiling of the monument.¹⁰ Other monuments are sited in cemeteries, churches and battle sites around the country. Although erected at a similar time (January 1914), the monument at Whatawhata is of a very different style, being a simple plain tablet. Most of the inscriptions refer directly or by implication only to the government supporters who died, but after one at Te Awamutu was approved commemorating the opposing Maori who died at Orakau and Hairini, Statham promoted the erection of others commemorating Maori.¹¹</p> <p>The Opotiki monument was made by McNab and Mason, an Auckland firm of monumental masons. In the 1890s McNab was in partnership with Bouskill but by 1910 the firm, whose office was in Upper Symond Street, was run by Thomas McNab and Walter Mason.¹² Their work can be seen in many cemeteries throughout the northern North Island</p> <p><i>Associative value</i> The cemetery is part of the infrastructure of the original settlement of Opotiki as a colonial military town. The planned cemetery near the southern boundary of the town could not be used because of on-going skirmishes and threats of reprisal from Whakatohea, Pai Marire followers and later, Te Kooti. The cemetery holds the remains of military personnel and is therefore of national significance. The cemetery also holds the remains of civilians from the earliest period of sustained European settlement (1865-c.1875), and of one of the early surveyors in the area.</p> <p>A monument commemorating the men who died during the land wars in this area is one of 12 erected by the Victoria League Graves Committee and the Department of Internal Affairs during the early decades of the 20th Century.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i> Demonstrates potential for research into burial practices - through archaeological excavation or sub-surface mapping, and research into monumental design and construction.</p>	<p>REPRESENTATIVENESS The site is typical of small local cemeteries that have been inadequately cared for over many decades, with the loss of headstones.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY Although most of the graves are now unmarked, there is no known damage to the sub-surface remains of the cemetery and the site is of high integrity.</p> <p>The loss of the northern fence, the poor state of the southern fence and gate and roughness of the path and lack of identifying signs detract from the site's integrity. Better maintenance and interpretation would improve the integrity of the cemetery.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The cemetery is part of the infrastructure of the original settlement of Opotiki as a colonial military town. The planned cemetery near the southern boundary of the town could not be used because of on-going skirmishes and threats of reprisal from Whakatohea, Pai Marire followers and later, Te Kooti. The cemetery holds the remains of military personnel and is therefore of national significance. These may include Maori from other districts.</p> <p>The cemetery also holds the remains of civilians from the earliest period of sustained European settlement (1865-c.1875), and of one of the early surveyors in the area.</p> <p>A monument commemorating the men who died during the land wars in this area is one of 12 erected by the Victoria League Graves Committee and the Department of Internal Affairs during the early decades of the 20th Century. It was sculpted by McNab and Mason of Auckland and is an excellent example of their work.</p> <p>Some of the burials are of Roman Catholics and therefore lie adjacent to their parish church. As a cemetery related to the community the site has spiritual and social history significance.</p> <p>The New Zealand wars monument is sited within a few hundred metres of the spot where Rev. Volkner was killed, the event that sparked the invasion by the colonial and Imperial troops.</p> <p>The cemetery bears witness to several aspects of Opotiki as a newly-formed colonial military settlement: militiamen and other servicemen, a surveyor, women and children. Family members of</p>	<p>VULNERABILITY / POTENTIAL THREATS Vandalism, deterioration of remaining headstones.</p>

¹⁰ Maclean, Chris and Jock Phillips *The Sorrow and the Pride* 1990 Historical Branch, Dept of Internal Affairs, Wellington : 31-34

¹¹ Maclean and Phillips 1990: 34ff


¹² NZPO Directory 1910: 1578

<p>those buried here remain in the district.</p> <p><i>Identity</i> During the period of its initial use the cemetery was near to the kainga Pakowhai, the wharf, the Wharf Hotel, the Masonic Hotel, St Stephen's Church redoubt, the first Roman Catholic church building and early shops.</p> <p>It remains in close proximity to structures representing a range of communal activities historically and currently, including the town centre, the Roman Catholic enclave and school, housing and pasture. Nearby buildings date from the late 19th-early 20th Centuries.</p> <p><i>Amenity/Education</i> The site has commemorative significance. It has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION</p> <p>The Kelly Street cemetery runs between Grey Street and Kelly Street, adjacent to the St Josephs primary school. The area is mown grass with a few shrubs and trees. It retains a concrete path, six headstones on either side of the path, and a monument on the line of the path. A low concrete and steel fence with gateway is located along the Kelly Street frontage which is 20m long. The fence is one of a number of similar ones in concrete found in and around Opotiki. Formerly, a wall ran along the Grey St frontage as well (visible in aerial photos). The Grey St frontage is 40m long, the side boundaries are approx. 100m. A boundary fence runs along the eastern side but the western side is open to an empty house section and a property with a 1950s house.</p> <p>In 2005 only 6 headstones remain; they include originals and replacements. Repairs are evident and some were re-set in concrete in the 1980s as they had fallen over.¹³ The monument commemorating men who died in the New Zealand wars is a white marble obelisk on a concrete plinth. The top is broken and previous repairs are evident.</p> <p>The Geary headstone is of Carrara marble, with a concrete base; the headstone is broken. Inscription reads: Edward Geary (died 12 January 1874), Mary Geary (died 2 November 1866) and Annie Geary (21 December...).</p> <p>The gravestone for J. Keilev [Kelley?] is etched granite set into a small concrete desk, and is a 1973 replacement of an earlier marker. The inscription contains inaccuracies and in the opinion of the War Graves inspector in 1989, it should be replaced.¹⁴</p> <p>The headstones for John Kelly and Robert Pitcairn are of sandstone, the inscriptions worn and difficult to read. The grave for Thomas Mills is marked with an obelisk set in a concrete base and is surrounded by an ornate cast iron railing fence. Inscription: Thomas Mills, died 29 October 1869, Erected by his brother David Mills.</p> <p>In 1989 a piece of the headstone for John McCarthy was lying on the surface, but its current whereabouts are unknown. Other unmarked graves are evident from small dips in the ground surface, and it can be presumed that there are perhaps 50 more unmarked graves in the cemetery.</p> <p>Cenotaph type memorial with cast iron railings and concrete base surround. Inscription: Erected in the memory of those brave men who gave their lives for New Zealand in the Maori Wars in and around Opotiki.</p>	<p>GROUP / CONTEXT VALUE</p> <p>During the period of its initial use the cemetery was near to the kainga Pakowhai, the wharf, the Wharf Hotel, the Masonic Hotel, St Stephen's Church redoubt, the first Roman Catholic church building and early shops.</p> <p>It remains in close proximity to structures representing a range of communal activities historically and currently, including the town centre, the Roman Catholic enclave and school, housing and pasture. Nearby buildings date from the late 19th-early 20th Centuries.</p> <p>The path through the cemetery is used to access the neighbouring houses and school.</p>
<p>REFERENCE SOURCES</p> <p>Cresswell, John 2003 <i>Opotiki: the birth of a small town</i> OHAS scrapbooks ODC files including copies of Archives NZ files Opotiki Town Board minutes 10 January 1911 Maclean, Chris and Jock Phillips 1990 <i>The Sorrow and the Pride</i> NZPO Directory 1910: 1578</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p> <p>Part of the cemetery can be seen in a 1951 aerial photo 27663 from Whites Aviation.</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 7 July 2005 INTERIOR: 7 July 2005 BY: AJ and JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

¹³ Archives NZ file CUL 3/5/18; copy in ODC files

¹⁴ Archives NZ file CUL 3/5/18; copy in ODC files

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 20 Grey Street, Opotiki	ITEM NUMBER 17	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) St Joseph's School Classroom Block	LEGAL DESCRIPTION Lot 2 DP 5676	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER -school <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Residential Zone	
SUMMARY OF SIGNIFICANCE This classroom building thought to have been built in 1919 is associated with St Josephs School. It is the earliest remaining building associated with the Catholic school and church complex which included St Mary's Church and Convent. The school has had many pupils over the decades and it has a sentimental association for many current Opotiki residents. The classroom block forms part of the collective historic built fabric which survives in Opotiki town centre. Located adjacent to the historic Kelly Street Cemetery, it forms part of a complex of more recent buildings built by the Catholic community in Opotiki comprising the school, church and convent. Through its historic associations the classroom block adds to an understanding of the historic development of Opotiki including the establishment of the Roman Catholic mission in the 1840s, and the ongoing development of associated facilities on the site including the convent, Church and school.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> The large kainga, Pakowhai, occupied by Whakatohea from the 1830s (or earlier) until 1865, was situated nearby to the northwest. It is probable that the school site is part of the kainga's environs either for housing, cultivations, orchards or pasture for stock. In the 1840s-60s the Roman Catholic chapel (a raupe whare) and other whare for the priest and staff were immediately adjacent to the east of Pakowhai in the approximate location of the school buildings.	PERIOD / DATE OF CONSTRUCTION c. 1919	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> The building provides evidence of the approach to classroom design around 1920. The early St Joseph's classroom block is a simple gabled building aligned east-west with a hall and cloak room at the rear. It contains two original classrooms within the main gabled form. It is timber framed and clad in ship lapped weatherboards, with some original timber window joinery at the rear. On the Grey Street façade the original timber window facings remain but windows have been replaced with aluminum doors or windows. It has exposed rafters at the eaves, and splayed vertical boards at the base. From a 1983 plan, the size of the original classroom block was 24m long x 6.7m wide. The interiors retain early or original plasterboard linings with timber battens to the ceilings and walls. Original timber pegs and lockers remain in the corridor. The building has been added to on the western end with a new administration building set at right angles and a whare-style front porch facing Grey Street, and at the eastern end with an extension	ARCHITECT / DESIGNER Unknown.	

<p>classroom in turn joined to the hall which was built in the 1960s.</p> <p><i>Designer or Builder</i> Unknown.</p> <p><i>Construction</i> The building demonstrates typical timber construction and detailing for its period.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The large kainga, Pakowhai, occupied by Whakatohea from the 1830s (or earlier) until 1865, was situated nearby to the northwest. It is probable that the school site is part of the kainga's environs either for housing, cultivations, orchards or pasture for stock. In the 1840s-60s the Roman Catholic chapel (a raupo whare) and other whare for the priest and staff were immediately adjacent to the east of Pakowhai (exact site not determined) ie within the area currently occupied by the Roman Catholic campus. After the confiscation of land from Whakatohea in January 1866, the area was surveyed as ¼-acre allotments within Section 1, Commercial Part of Opotiki Town. At the second sitting of the Native Land Court, beginning on 9 September 1867, the Roman Catholic Church's claim for the mission station land was heard. The Church was awarded one acre, being the area surrounding their chapel and accommodation buildings.¹ The Church subsequently added to the land, owning Allotments 14, 15, 16, 17 and the northern halves of Allotment 24 and 25.</p> <p>In 1890 the arrival of Sisters of Our Lady of the Missions led to the Roman Catholic parish opening a fee-paying school, St Mary's, with 12 pupils, and St Joseph's School with 32 pupils. In September 1891 a boarding facility was opened. New school buildings were opened in December 1894 and 1919. In 1898 there were 24 pupils at St Joseph's, in 1900 56 pupils. In October 1919 the new school was near completion and 40 new desks had been ordered at 2/6 each. High school classes opened in 1902 but closed in 1920, as did St Mary's; the pupils attended the parish school instead. On 28 June 1933 the new infant room was blessed and opened; the infants again got a new classroom in September 1959 (possibly the first extension to the east). By September 1960 the school roll was 183. St Joseph's celebrated its centenary in 1990.² It is presumed that the school building in this study is the one that opened in 1919. By the 1940s there were three classrooms (conversations with ex-pupils) and only the one building.</p> <p>There are now several school buildings plus a pool with changing sheds, and a new convent, church and presbytery each of which face onto Kelly St. The playground is partly paved, partly grassed, with shade areas. A basketball court lies to the west of the new admin building. The school building was extended to the east, first with an additional classroom, then with a hall. The original building had its entrance in the west end of the north wall (seen in an 1958 aerial photo³) but within the last few years the west end of the building has been opened into a short corridor connecting to a new entrance foyer and administration block.</p> <p><i>Associative Value</i> Whakatohea's first contact with Christianity occurred through the work of Maori missionaries such as Piripi Taumatakura who had been taught at the Bay of Islands and returned to the Opotiki area in 1834, and with William Williams' CMS mission on the East Coast. By 8 January 1840 Rev. J.A. Wilson had selected a site for a CMS mission. The kainga of Pakowhai was large enough to encourage the Roman Catholic Church to establish a mission also. Bishop Pompallier visited Pakowhai in late March 1840. He was welcomed by a large number of people including Moka, a northern chief who had married a high ranking Opotiki woman. They had built a church of reeds "... and it was in this modest little building that Pompallier celebrated the district's first Catholic mass and baptized a baby girl. Pompallier said there were 700 Maoris at Opotiki." Pompallier drew up a deed to help protect their land, and provide land for a Catholic mission.⁴</p> <p>On the 27-28 May 1840, when seven Whakatohea chiefs signed the copy of the Treaty of Waitangi, three of the chiefs, Tautoro, Rangimatanuku and Rangihaerepo, wanted it noted that they were Roman Catholic; a crucifix was drawn next to their names. Although many of the iwi became Anglicans, a large proportion of Whakatohea converts preferred the Roman Catholic concepts. In 1841 Father Rozet and his French servant established the seventh Catholic mission in the country. A raupo chapel was built, with a wooden floor because of the mud and flooding. After Rozet left, the mission was managed from Whakatane until Father Chouvet took up residence at Opotiki in 1843 until 1846. In 1850 the Mill Hill Fathers took over the mission with Fathers Grange and Garavel. Garavel remained there till 1865. Roman Catholic parishioners seem to have been less influenced by the Hauhau rhetoric when Kereopa and his followers agitated for rebellion against the government early in 1865, but fled nonetheless when Opotiki was invaded by the militia and Imperial forces in September 1865. The mission and kainga were taken over by the militia. John Geary is reputed to have burnt down the Catholic chapel on the grounds it was desecrated by troops using it as a dance hall.</p> <p>In 1890 the Sisters of Our Lady of the Missions arrived; a large two-storey wooden convent building was erected, facing onto Kelly St beside the new church. A presbytery, also facing Kelly St, was built for the accommodation of priests. All these buildings have since been replaced.</p>	<p>RARITY It is the earliest remaining building associated with the Catholic School and Catholic Church complex in this part of Opotiki.</p>

¹ Gilling 1994: 141-2

² Watson [1990]

³ AirLog/White's Aviation 46525; 22/5/58)

⁴ Westgate 1991

<p>The school building is adjacent to Grey St. During the period of its initial use the school was near to the wharf and the older part of the commercial area including shops, hotels and the Anglican church, St Stephen's. The blocks to the north, including the other side of Grey St, were sparse housing interspersed with pasture.</p> <p>Some of the known burials in the Kelly St cemetery adjacent to the west are of Roman Catholics who were part of the congregation.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The old schoolrooms are evidence of the longevity of Opotiki's Roman Catholic parish.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>Style is indicative of schoolroom design in the late 1910s-20s.</p>	<p>INTEGRITY</p> <p>The building remains generally intact, apart from modification to window joinery. Classrooms and the corridor retain original or early ceiling and wall linings, and four paneled doors. The corridor space retains original or early timber bag hooks and storage seats/lockers.</p> <p>The position of the main entrance has been altered and additional rooms added.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>This classroom building thought to have been built in 1919 is associated with St Josephs School. It is the earliest remaining building associated with the Catholic school and church complex which included St Mary's Church and Convent. The old church was condemned after being damaged in April 1968 by a tropical storm and the convent, a large two-storey wooden building in Kelly St, was replaced by a more modern (and convenient) structure in 1973.</p> <p>The school has had many pupils over the decades and it has a sentimental association for many current Opotiki residents.</p> <p><i>Identity</i></p> <p>The classroom block forms part of the collective historic built fabric which survives in Opotiki town centre. Located adjacent to the historic Kelly Street Cemetery, it forms part of a complex of more recent buildings built by the Catholic community in Opotiki comprising the school, church and convent.</p> <p><i>Amenity/Education</i></p> <p>Through its historic associations the classroom block adds to an understanding of the historic development of Opotiki including the establishment of the Roman Catholic mission in the 1840s, and the ongoing development of associated facilities on the site including the convent, Church and school.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Fire, inappropriate modification.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The buildings have a corrugated iron roof, in good condition. Steel gutters include a quadrant profile to the Grey Street side and square profile to the playground side, all in good condition. It is a timber framed, weatherboard clad gabled building, and is well maintained and in good condition. Windows on the Grey Street side has been replaced with aluminum, but the timber facings and sills remain. Aluminum sliding doors have been installed in the first classroom, opening to a set of stairs. The building has concrete piles, with braced timber jack studs.</p> <p>The interiors of the classrooms have early or original finishes including plasterboard with timber battens to the ceilings, and a similar detail to the walls above a high dado.</p>	<p>GROUP / CONTEXT VALUE</p> <p>Located adjacent to the historic Kelly Street Cemetery. Part of complex of more recent buildings comprising the school, church and convent.</p>
<p>REFERENCE SOURCES</p> <p>ODC building file: Val. No. 7560 – 096 – 00A</p> <p>Gilling, Bryan D. 1994 "Te Raupatu o to Whakatohea: the confiscation of Whakatohea land 1865-1866" report for the Treaty of Waitangi Policy Unit, Dept of Justice</p> <p>Vaggioli, Dom Felice 2000 <i>History of New Zealand and its inhabitants</i> University of Otago Press</p> <p>Translated by John Crockett. (Written in the 1880s, 1st published 1896.)</p> <p>Watson, Cherry editor [1990] <i>Celebration and Memories</i></p> <p>Westgate, Errol 1991 "The Treaty of Waitangi in the Bay of Plenty", <i>Historical review</i> 39 (1): 44-58.</p> <p>Orange, Claudia 2004 <i>An illustrated history of the Treaty of Waitangi</i>. Wellington: Bridget Williams Books</p>	

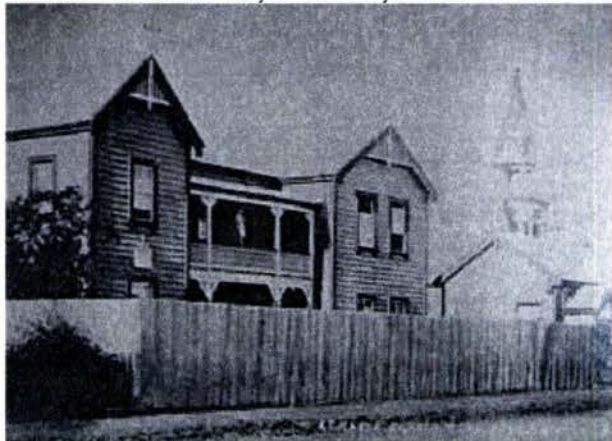
ODC building file :
Val. No. 7560 – 096 – 00A

Plans for hall addition at eastern end 1966 approved.
Proposed alterations 23.11.83 by Colin Porton architect involved addition of store and sickroom on west end of south side and extension to form an L-shaped building running away from Grey St from west end; also internal alterations to existing classrooms.

July 2000 plans from Gisler Architects, Pirongia, for administration development includes connection to old building on its western end and alteration of use of that end from classroom to reception

PHOTOGRAPHS (HISTORICAL)

1306 ½ Alexander Turnbull Library. Shows St Mary's Church and Convent in Kelly Street.



Copy of image, held at Opotiki Library.

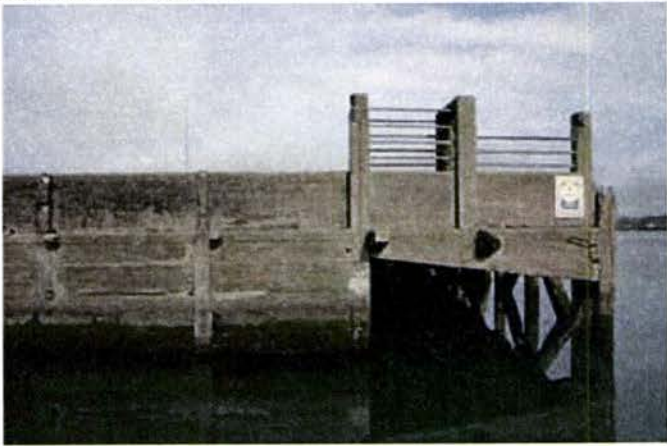
PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

DATE OF SURVEY

EXTERIOR: July 2005
INTERIOR: July 2005

BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: Opotiki Wharf	ITEM NUMBER 18	CATEGORY (IF SCHEDULED)
BUILDING / PLACE NAME (IF ANY) Opotiki Wharf	LEGAL DESCRIPTION DPS SO 2829 Lot: part 334 Road Res.	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER Wharf <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE The wharf provides tangible evidence of the importance of the navigable harbour and coastal location as the primary reason for the settlement of Opotiki by Maori and by Europeans. It is the only remaining physical evidence in Opotiki town centre of the thriving ship building and shipping industries in which Whakatohea played a significant role between 1840 and 1860 and which were vital to the early functioning of the town prior to improvements in road transport. The wharf has important associations with local families eg Mokomoko, Walker, Savage, Abbot, as well as Opotiki residents and workers. It provides evidence of the role and functions of the Opotiki Borough Council in the 1920s. It has played an important recreational role for fishing and swimming and is still used for recreational fishing.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1904, 1923 replacement of wooden foundations with ferro-cement.	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The inclusion of cattle/ stock races is an unusual feature and demonstrates how the wharf was used. <i>Builder</i> Charlie Abbot <i>Construction</i> The wharf is constructed of poured reinforced concrete with concrete piles and braces, with a concrete deck. It has a concrete breastwork wall with a suspended section supported on concrete piles. It incorporates a concrete cattle/ sheep race formed with concrete posts and infill balustrades.	ARCHITECT / DESIGNER Built by Charlie Abbot.	
HISTORIC QUALITIES <i>Historical Pattern</i> A major factor in Opotiki's settlement by Maori and its development as a European town is its coastal situation with a navigable harbour. Until roads and rail tracks were constructed, it was easier to go by sea, particularly for freight. Opotiki became a major port in the Bay of Plenty, exporting locally-made agricultural and other products and importing goods for local consumption. Initially the port was used for passengers also. Small private jetties and wharves were built along the shore of	RARITY Cattle/stock races an unusual feature.	

¹ Grace A driven man

the Waioeka River backwater along what is now Potts Avenue. In 1866 Macky built a wharf adjacent to a steamer wharf at the end of Kelly St. The main steamer wharf, often referred to as the cutter wharf, was at the end of Elliott St. In later years the Shalfoons built a wharf handy to their King St/Church St corner store.

The first survey map, 1866, shows this block (Lot 334) as Landing Reserve but doesn't mark any wharves. In early 1865 ships were anchored off-shore and passengers and freight were collected by a smaller boat.¹

By 1881 the Northern Steamship Co. was providing a weekly service to Auckland. By 1902 they had a regular bi-weekly service Auckland to Opotiki, the trip taking 19-24 hours, compared with 3 days overland. Other services connected Opotiki with Whakatane, Te Puke and Tauranga. The tenders *Fingal* and *Paeroa* were used to unload boats such as the *Waiotahi* and the *Terra Nova*, when the water at the bar was too shallow for them to negotiate. They were kept at Opotiki till c. 1905. Boats with shallower draft were put on the run by the Northern Steamship Co., but were still often halted at the bar.

In addition, the Waioeka River backwater was slowly silting up, and larger vessels were having trouble accessing the cutter wharf. In 1891 the Northern Steamship Company advised that the SS *Waiotahi* would not be able to continue trade until it could dock in high and low tides; it is probable that this pressure encouraged the building of the new wharf, in 1904, in the main Otara-Waioeka stream. Ships the size of *Ngatiawa* (463 tons) frequently berthed there. The wharf was built by Charlie Abbot. Extensions and improvements to the wharves and wharf sheds were done in 1913, and again in 1923, 1936 and 1937. The Northern Steamship Co. leased the wharf from the council from 1931. The company had an office in town initially, but later moved to a new building close to the wharf (visible in photos standing alone to SE of wharf). By 1922 Opotiki was one of the three ports handling the bulk of the region's trade.²

The last run by the SS *Ngatiawa* was made on the August 31, 1922, passenger traffic having dwindled as road and rail services improved. Freight services continued however as this 1923 report states: "Being a seaport town and the centre of an extensive and rapidly developing district, the volume of shipping that passes over the Opotiki wharves is considerable. The authority administering the harbour is the Opotiki Borough Council.... Until recently, the trade between Opotiki and Auckland was conducted by steamships, but owing to the local conditions, a specially-constructed motor-ship was substituted... the oilship *Motu*...."³ There were many small trading vessels, but passenger ships were almost entirely under the flag of the Northern Steamship Company. Trade was mostly with Auckland but the *Waihau*, *Fairburn*, and the *Aio* went to East Coast settlements.

Port facilities were owned by the Opotiki Borough Council. "The authority administering the harbour is the Opotiki Borough Council, which body has found it necessary from time to time to extend the wharves and the wharf buildings. Extensive improvements to the wharves are now [1923] in progress, involving the expenditure of £1,200. The whole of this amount is being met out of the accumulated wharf dues, so that it is unnecessary to borrow money for the work. The improvements include the replacement of the old wooden foundations by substantial ferro-concrete piles. The pig-yards near the wharves were recently concreted and shelter sheds for pigs awaiting shipment were erected."⁴ A 1962 report stated: "Siltting is a problem and a bar at the entrance negotiable only at high tides by shallow boats drawing 6ft of water. Between November and April the depth of water at the bar frequently drops below 6 ft and the port therefore becomes unworkable. The wharf, which is in a good state of repair, is some 180 feet in length. There is one large shed of approximately 7000 sq.ft. Since 1931 the wharf has been leased to the Northern Steamship Co."⁵ The wharf had facilities for loading and off-loading stock, with a race built along one edge. This led to a holding paddock with a shelter shed (visible in 1947 aerial photo). These facilities seem not to have been used since c.1944.

The Marine Department was advised in 1955 that the council wished to retain management of the Opotiki wharf for a further 14 years, but it was evident in 1957 that the shipping service to Opotiki would be discontinued. One of the difficulties was the seasonal shoaling of the harbour, making it difficult to maintain regular schedules. Cargoes subject to deterioration eg butter, had to be unloaded and returned to cool storage, involving extra handling charges. The Port of Tauranga provided better facilities and more reliable access. "The last boat out of Opotiki was the M.V. *Tuhoe* on August 16, 1957, with no outward cargo."⁶ Use of the port was sporadic in its last two years of operation and in 1959 the Northern Steamship Company advised that, because of a decrease in trade it was closing its Opotiki office. Their office was a building standing alone at the entrance to

² BoP Region. *National Resources Survey*: 239

³ East Coast Guardian Dec 1923.

⁴ East Coast Guardian Dec 1923

⁵ BoP Region. *National Resources Survey*: 238

⁶ *Opotiki 1877-1977*: 34, 49, 61, 86

⁷ Bruce True, personal information

⁸ Van der Wouden, A. 1985: 95

⁹ *Falling leaves*: 25

¹⁰ *Opotiki 100 years 1877-1977*, page 43

¹¹ Du Pontet, Dorothy "Opotiki as a young girl first saw it" ms Opotiki Library, Opotiki Museum

¹² *Opotiki 1877-1977*: 43

¹³ Du Pontet, Dorothy "Opotiki as a young girl first saw it" ms Opotiki Library, Opotiki Museum

<p>the wharf, facing away from the river to the street.</p> <p>A concrete pad at the south, west (seaward) and north ends of wharf formed the road around the buildings that trucks could use. The southernmost of the three buildings was shorter than other two and didn't have a covered canopy for loading as they did. It did have a sliding door through which trucks could drive for parking overnight within the building, especially when in use as a council depot. Trucks would back into the buildings for unloading or sometimes unload directly into the boats eg for perishable produce. Buildings had wooden floors, the piles of which were sunk into the substrate ie not just built onto the wharf. One part had a small concrete pad. The larger two wharf sheds had skylights. There was a toilet at the seaward end of the middle building, deposits went directly into tide. The barricades/curbs along the seaward edge used to be smaller and lower than current ones.⁷</p> <p>After the port closed, the council used the wharf sheds as its works depot. The sheds and their contents, which included council archives and records and Museum collection items, were destroyed by fire on 20 February 1987. Barrels of tar stored in one of the sheds added to their flammability.</p> <p>The wharf itself is now used for recreation, fishing being a popular pastime. The wharf provides access to the Opotiki Yacht Club/Coastguard building and a launching ramp to the northeast.</p> <p><i>Associative Value</i></p> <p>Shipbuilding and ownership of small sailing vessels was established by Whakatohea living at Ohiwa and Pakowhai during the 1840s, such that between 1847 and 1867 there were 19 named ships Opotiki-built and/or Whakatohea-owned. Small steam ships began calling at the Bay of Plenty ports in the 1860s – they were quicker and more efficient, but too big a financial outlay, and consequently use of sailing ships and Maori ownership died out. A drop in the market and the troubles of 1865 cemented this change. The first of the steam ships “was the S.S. <i>Tauranga</i> (1867) which was followed by the S. S. <i>Southern Cross</i> (1872) and the S.S. <i>Staffa</i> (1876).⁸ Boatbuilding did continue, Valentine Savage’s yard being on the Otara river near the wharf. Savage died in 1942 aged 100.⁹ Charles Abbot, the builder of the wharf, was listed as a carpenter living in Richard St and with White as Abbott and White builders and contractors in Wharf St in the 1880 directory, and as a shipwright in the 1910 Opotiki directory.</p> <p>For over seventy years any ship entering the Opotiki Harbour was piloted by a member of the Mokomoko family. Albert Mokomoko (Whakatohea, Tuhoe) married Mere Paeroa Awahou and they had nine children. Albert Junior was the first Maori to gain a Master’s ticket and was a skipper on the Northern Steamship Company’s route to Whakatane. Henry was a marine engineer, Mate spent 40 years at sea as a bosun, Fred was the Opotiki Pilot and the youngest son Wetini was an AB on overseas boats, daughter Annie succeeded Fred as the Opotiki Pilot.¹⁰ In the late 1920s Albert Mokomoko supplied his fish and chip shop by trawler sea netting from his boat the <i>Aio</i>. Albert Mokomoko gained a restricted Master’s ticket and joined Jimmy White as the Opotiki pilot, later taking over the service. His first boat was the Muriel, and later the <i>Aio</i> was built by local boat builder Tine Savage. The <i>Aio</i> carried mail, goods and was used as a supply boat to the sulphur works on White Island.</p> <p>One local woman recollected two small tenders, the <i>Fingal</i> and the <i>Paeroa</i> and the <i>Clansman</i>. Mokomoko was skipper of the <i>Clansman</i> – she describes him as a jolly, good-tempered large man. She also mentions Fly Ranapia, a thin man who was deckhand on the <i>Fingal</i>.¹¹ Jimmy White was another of the Opotiki pilots.¹² Mokomoko’s wharf and Walker’s wharf were upstream up the Otara R from the main wharf. Walker was known for the picnic outings to White Island during Show Week.</p> <p>Many local people did (and still do) spend a lot of time a lot of time at the wharf fishing, an activity that continues today.¹³ Jumping off the wharf shed roofs into the water was another favourite pastime, involving a long jump to clear the wharf platform.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>This wharf is the last remaining evidence of a series of early wharf structures in this vicinity which were integral to trade and transport to and from Opotiki between 1860 to 1957.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The wharf is constructed of poured reinforced concrete with concrete piles and braces, with a concrete deck. It has a concrete breastwork wall with a suspended section supported on concrete piles. It incorporates a concrete cattle/ sheep race formed with concrete posts and infill balustrades.</p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The wharf has important associations with local families eg Mokomoko, Walker, Savage, Abbot, as well as Opotiki residents and workers. It is tangible evidence of the importance of the navigable harbour and coastal location as the primary reason for the settlement of Opotiki by Maori and by Europeans. It is the only remaining physical evidence in Opotiki town centre of the thriving ship building and shipping industries in which Whakatohea played a significant role between 1840 and 1860 and which were vital to the early functioning of the town prior to improvements in road transport. It has played an important recreational role for fishing and swimming and is still used for</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Deterioration of concrete structure, possible damage in the event of an earthquake.</p>

<p>recreational fishing.</p> <p><i>Identity</i> The wharf helped form Opotiki's identity as a major port and service town for the eastern Bay of Plenty.</p> <p><i>Amenity or Education.</i> Interpretation of the wharf has potential to increase understanding of past lifestyles in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The wharf is constructed of poured reinforced concrete with concrete piles and braces, with a concrete deck. It has a concrete breastwork wall with a suspended section supported on concrete piles. It incorporates a concrete cattle/ sheep race formed with concrete posts and infill balustrades. There are 6 steel bollards along the edge of the wharf, which are marked 1939 AHB (Auckland Harbour Board).</p> <p>The layout of the sheds (burnt down in 1987) and driveways can be discerned in the various surfaces of concrete and tarseal.</p> <p>The wooden barriers around the seaward edge are more recent replacements post 1987. Since the stopbanks were built after the 1964 flood the road access into the wharf has changed, it used to more to the south.</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES Du Pontet, Dorothy "Opotiki as a young girl first saw it" ms Opotiki Library, Opotiki Museum <i>East Coast Guardian</i> Dec 1923 <i>Bay of Plenty Region. National Resources Survey Part II</i> Town and Country Planning Branch, Min of Works, Wellington 1962 ODC building files Bruce True, personal information Vic Carter- Opotiki Volunteer Fire Brigade OHAS scrapbook 20a p.8 Van der Wouden, A. 1985: 95 <i>Falling leaves</i>: 25 <i>Opotiki 100 years 1877-1977</i>, page 43 <i>Grace A driven man</i></p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>

INTERIOR:



OHAS Photo Archive, Vol 2, 376.
Alexander Turnbull Library Negs F 1150/4 1944, G1308 ½, 1310 ½



Alexander Turnbull Library, close up 1310 ½.



View toward the wharfs behind Shalfoon Bros. Taken prior to 1926 as De Luxe Theatre not yet built.
OHAS Photo Archive Vol 1,173



Part of 1309 ½ Alexander Turnbull Library, c 1910. View looking south towards wharf.

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: AJ & JM Matthews
CHECKED:
PHOTOGRAPHED: A J Matthews

Additional information

QDC Files

Val. No. 7560-159-00

DPS SO 2829

Lot: part 334 Road Res.

- Applic. For jetty, boat ramp, flood wall, 25.5.00 and later dates – annual check/work? Jetty is 162m²
- file includes work for Yacht Club, O Coast Guards (rescue boat building 13.3.00)
- Nothing about original or main wharf.

Photographs

Whakatane Mus. AWN 18/4/07


Wh Mus AWN 19/12/07 shipping maize

Wh Mus AWN 06 new wharf

Wh Mus distant view from steeple showing large ship, 1910

Neg 7281 May 1947 aerial photo shows that there was a triangular holding paddock with cowshed, with a race leading into the loading race. Further upstream were 2 jetties with wharf sheds and further again, a long boatshed with ramp. There is another ramp near the animal shed. No jetties in the backwater, but lots of trees ie definitely disused as unloading area.

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: King Street, Opotiki.	ITEM NUMBER 19	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Art Society Hall, Former Salvation Army Hall	LEGAL DESCRIPTION Lot 3 DP 5913 (previously Allotment 30 section 2 DP 2596)	
INSERT PHOTOGRAPH 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE The hall is associated with a period of significant growth and expansion of the Salvation Army in New Zealand and Australia. It is associated with pioneering members of the organisation in Australia, demonstrating a close relationship at the time. It is associated with the founder of the Salvation Army in London William Booth, in whose name the title was made. The Opotiki Salvation Army Barracks has important associations with Captain George Moore, Commanding Officer and Captain Alex Armstrong, Assistant who established the Opotiki Corps. The simple but neatly designed hall was designed by Melbourne architect, Major Saunders. It makes an important contribution to the historic pattern of urban development in Opotiki town centre, which is characterized by the survival of a range of building types providing evidence of the early patterns of use and development. The hall forms part of an intact group of historic buildings in King Street which include Rostgard's Building, the adjacent former car showroom building, a smithy and the NZR workshop. The hall is associated with a period of significant consolidation of Opotiki Township, when it was established as an important service centre for the District as dairying and sheep farming intensified. The hall represents the on-going consolidation of cultural and community life in Opotiki. It has on-going associations with later cultural organizations in Opotiki with its purchase and use by the Opotiki Arts Society since the mid 1970s.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information / Research/ Recognition or Protection</i> No prior buildings or uses have been identified for this property. According to Percy Newell, the section adjacent to the north, where Farmlands is now, used to be tidal, swampy. Newells bought the land, council filled it in, he and his brothers ie mid-20 th C.	PERIOD / DATE OF CONSTRUCTION 1898	
ARCHITECTURAL QUALITIES <i>Style or Type</i> Purpose built for the Salvation Army the building provides evidence of the expansion of that organisation in New Zealand in the late 19 th century. <i>Design</i> The building is a late-Victorian timber gabled hall, which originally incorporated and adapted elements from both the classical and gothic traditions. The façade was symmetrically arranged with pointed windows either side of the entrance which also had a pointed top-light. The gable was	ARCHITECT / DESIGNER Major Saunders, Architect, Melbourne.	

decorated with a scalloped barge board, with tie beam and braces. Timber plaques with scalloped corners were located above the doors, and beneath each window. Rusticated weatherboards were neatly finished at the corners with timber cover boards.

Designer or Builder

The Salvation Army Hall was designed by architect Major Saunders of Melbourne. Major Edward Saunders is credited with John Gore of pioneering the Salvation Army in Australia. Born in Stratfordshire in England he trained as a stone mason and worked in the building industry. He designed a number of buildings for the Salvation Army in Australia. Edward Saunders became an Officer in 1883 and the Salvation Army capitalized on his experience as a builder and sent him to Sydney to build a new hall for the increasing number of converts there. Other buildings being erected at that time were also supervised by him. He was appointed Property Secretary at THQ in Melbourne in 1889, a position that he retained until 1912, when as a Lieutenant-Colonel he retired from The Army.

From c.1889 -1912, Edward Saunders was responsible for the designs and location of The Army's buildings. His most noticeable architectural success is the now redundant Training Garrison in Victoria Street, East Melbourne.



The Melbourne Training Garrison for the training of Salvation Army officers
1901-1978

It is believed that the Opotiki Barracks are identical to buildings located in Melbourne (not verified), designed by the same architect and member of the Salvation Army Major Saunders. It demonstrates contemporary and uniform approach to the design of Salvation Army churches in parts of Australasia.

Construction

The Opotiki Barracks were built with the help of local labour from Teddy Webbs, 'Piggy' Jim Thompson, and Mr Rogers.

The building remains in generally original condition, however the original pointed windows have been altered and detail to the gable end on the front of the building has been removed. The circular louvred timber grill remains at the apex.

HISTORIC QUALITIES

Historical Pattern

The Salvation Army was established in 1865 by Methodist Minister William Booth in East London. Initially known as the Christian Revival Society the name was changed to the Salvation Army in 1878. William's wife Catherine Booth played a leading role in the development of the organisation, ensuring equality for women as part of its ministry. A simple form of uniform was gradually adopted by members, and ministers were known as officers and took on military rank titles depending on seniority. Part time ordinary members were known as soldiers. Mission stations or churches became known as Corps. The Salvation Army expanded first to America and then Australia, and now works in 106 countries.

The Salvation Army officially came to New Zealand at the request of Miss Arabella Valpy and John Brame. Valpy was the well-traveled daughter of a wealthy Dunedin businessman and she donated the substantial sum of £200 toward the cost of rescuing the 'perishing souls in this respectable and highly favoured city.'¹ Meanwhile Brame, an Auckland printer who also ran a temperance boarding house with his wife, had written to Booth urging that Salvation Army officers be sent to New Zealand.²

By the early 1880s the Salvation Army had spread to Scotland, Ireland, Canada, U.S.A., France, India, Switzerland, Sweden and Australia. In August 1882, following the requests of Brame and Valpy, Captain George Arthur Pollard and Lieutenant Edward Wright were sent to New Zealand via Australia.³ During their stop-over in Australia Pollard and Wright recruited three further Salvationists to join them on their quest to bring the movement to New Zealand. They arrived at Bluff in March 1883 before continuing on to Port Chalmers. Meetings were soon underway in Dunedin, Auckland and Wellington. More officers were sent from Australia and England and the

RARITY

The hall was designed and built for the Salvation Army in Opotiki, and is the only building of its specific type in the town.

¹ Ibid., pp.3-4.

² Ibid., p.3.

³ Ibid., p.5.

movement quickly grew. By the close of 1884 there were some thirty Salvation Army Corps established in New Zealand.⁴

The rapid growth during the formative years of the Salvation Army is closely linked to the social needs of the public. Despite being persecuted by some parts of the community the Salvation Army was progressive and innovative in its early approach to spreading the Gospel. The use of Brass Bands which was the pop-music medium of the time is a good example. The Salvation Army was often involved in providing practical assistance to people in need through homes and refuges.

By 1896 the movement reached a peak in popularity when 1.5% of the New Zealand population were Salvationists.⁵

The Opotiki Salvation Army Corps was established in 1896, with Captain George Moore as Commanding Officer and Captain Alex Armstrong as Assistant. It was the 99th opened in New Zealand.⁶ Armstrong and Moore had joined the Salvation Army together in the South Island mining town of Brunner in 1890. They subsequently spent six months training with the Salvation Army in Christchurch before beginning their long careers as Salvation Army officers. They went to work among the Maori of the Whanganui River where a mission had been started in 1888. In 1896 Moore and Armstrong were sent to the Bay of Plenty where another Maori mission was planned. Moore spent much of his remaining career in the Bay of Plenty area where he became a trusted friend of local Maori. He became a health inspector during the small pox epidemic and served as a justice of the peace and court translator. Moore and Armstrong would also establish a successful fish processing company with Salvation Army funds to provide an income for local Maori. While Armstrong assisted Moore for periods in the region Armstrong went on to command Salvation Army corps in other parts of the country.⁷

It was the 99th opened in New Zealand. Within the first six months over 100 "soldiers" had enrolled. Meetings were held in private homes, streets and the town hall until a hall was built. Funds were raised by the "soldiers" for the construction of a hall. Many of these were farmers who set aside a percentage of income from crops for this purpose. Mr Rogers (Harold Roger's father) donated the site on which the hall stands, together with money.

After being confiscated from Whakatohea by the government in January 1866, the parcel of land on which the hall sits was surveyed as Allotment 30 of Section 2 Military Part of Opotiki. On the original survey map SO 2829 [1866] it is shown as belonging to Fred Whitaker. The allotment was an irregular shape with narrow frontage (77 links or 15.5m) on King St, and another narrow frontage onto what was then unsurveyed land along the river bank. A swampy strip ran across the NW corner of the property. Land records for the 19th Century have not been researched.

In April 1902 the site was surveyed for subdivision, the Army retaining the southern irregular block. Title for this was issued in December 1903. The site remained in Salvation Army ownership (first in England and later as Salvation Army Property (New Zealand) Trust Board), a small portion being subdivided from the NW corner and another portion added to the SW corner to form a rectangular plot in 1975.

The original drawings for the hall show that the drawings were prepared in 1897 by Major Saunders of Melbourne, who pioneered the Salvation Army in Australia together with John Gore. Teddy Webbs, Piggy Jim Thompson and Mr Rogers donated a portion of their crops to buy materials and donated their labour to build it. The hall was officially opened in 1898. The opening was reported in the Salvation Army's magazine *The War Cry* where the building was described as "without a doubt the best building in Opotiki". By 1912 a lean-to was added to the rear wall, and another built of fibrolite for "Sanitary Conveniences" was added in 1951. Improvements to the drains seem to have been an on-going issue, the site being low-lying. The flood in 1964 pushed the hall sideways. The original puriri blocks were replaced following the flood. In 1967 a permit was issued for a new roof at the rear changing from a slope to horizontal, with new rear wall.

The Opotiki Corps was officially closed on 28 October 1972 but continued as an outpost of the Whakatane Corps until around 1975. The hall was rented for a nominal fee by the Arts Society. In the early 1970s the hall was valued at \$10,000 and members of the Arts Society contributed \$1000 each to purchase the hall, with help from the Lions. The hall and rooms at the rear of the main space have been used since then for exhibitions, workshops and art classes.

Associative Value

Records retrieved from a fire-damaged history book about the Opotiki Salvation Army show the range of activities the corps was associated with: enrolling new members, fundraising, forming the Opotiki Salvation Army band which regularly played in the town as well as at the Regent Theatre, in Whakatane and at the hospital.

The Opotiki Salvation Army Barracks has important associations with Captain George Moore, Commanding Officer and Captain Alex Armstrong, Assistant who established the Opotiki Corps.

Harold Bridge, currently living in Opotiki, was a member of the Salvation Army and first remembers

⁴ *Ibid.*, pp. and 28.

⁵ *Ibid.*, p.68.

⁶ *The War Cry*, September 17 1898, p. 3.

⁷ C.R. Bradwell, 'Moore, George 1871-1947', Dictionary of New Zealand Biography, updated 7 July 2005, URL:<http://www.dnz.govt.nz/> and Alexander Turnbull Library New Zealand Biographical Clippings, 1958, Vol. 1, p.127.

<p>coming to the hall when he was aged around 4 years old, around 1925. His family would drive in for a meeting at 7 o'clock, followed by an 11 o'clock service. The Salvation Army band would play in the Oakes Arcade in town on Saturday nights, which was the late shopping night, in a call for further converts. The women members would call at the local pubs with their wooden donation boxes. A well-loved feature of the end of the band's performances was when drum major Johnny Bush, an African American, would always call: "Join the Army and pray for Salvation. Look at me - I'm as white as snow." He had very dark skin.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i> Research may reveal if Major Saunders designed any other Salvation Army Barracks in New Zealand.</p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> The building demonstrates typical methods of construction for its period as well as contemporary tastes in design.</p>	<p>INTEGRITY The building remains in largely original condition. Modifications have been made at some stage to the front windows and door, but in general the hall remains intact.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The hall is associated with a period of significant growth and expansion of the Salvation Army in New Zealand and Australia. It is associated with pioneering members of the organisation in Australia, demonstrating a close relationship at the time. It is associated with the founder of the Salvation Army in London William Booth, in whose name the title was made. The Opotiki Salvation Army Barracks has important associations with Captain George Moore, Commanding Officer and Captain Alex Armstrong, Assistant who established the Opotiki Corps. The hall represents the on-going consolidation of cultural and community life in Opotiki. It has on-going associations with later cultural organizations in Opotiki with its purchase and use by the Opotiki Arts Society since the mid 1970s.</p> <p><i>Identity</i> The hall is a simple but neatly designed and well built hall which retains much of its original significant fabric. The windows and doorway to the front elevation have been modified. Its architectural value lies in its design by Melbourne architect, Major Saunders, its simple but well designed and constructed form, and intact survival. It makes an important contribution to the historic pattern of urban development in Opotiki, which is characterized by a number of small early halls or commercial buildings in side streets. The survival of this range of building types provides evidence of the early patterns of use and development. The hall forms part of an intact group of historic buildings in King Street which include Rostgard's Building, the adjacent former car showroom building, a smithy and the NZR workshop.</p> <p><i>Amenity/Education</i> The hall is associated with a period of significant consolidation of Opotiki Township, when it was established as an important service centre for the District as dairying and sheep farming intensified. The Opotiki Town District was gazetted in 1882, and by the late 1890s the central shopping and commercial precinct was well established, numerous business associations, sporting and cultural clubs were being established and improvements were made to roading, transportation, lighting, and drainage.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include deterioration due to ponding underneath the hall, deterioration due to deferred maintenance, fire.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The former Salvation Army Hall is a timber framed building with small original lean-to structure at the rear. A further addition at the rear has been made at some stage more recently.</p> <p>The hall is clad with rusticated weatherboards, with plain timber barge boards and corrugated iron roof. Soffits are lined with t&g boards.</p> <p>The interior was originally lined with vertical t&g boards at the base of the walls forming a dado, with horizontal t&g boards above this. A simple gib-board lined high dado has been installed by the Art Society to provide a plain backdrop for the display of art. The lower panes of windows have been closed over with plywood. The original stage remains at the north end. PVC gutters or rusted steel gutters discharge to the ground at corners.</p> <p>Ground levels beneath the building allow for water ponding.</p> <p>The building is generally in a reasonable condition. Part of the timber barge board has fallen off, and there is evidence of some decay to timber weatherboards near the base. The building has a corrugated iron roof which shows some signs of rust, and has deteriorated paint but is generally sound. Paint work is deteriorated generally.</p> <p>The later addition at the rear is constructed of pine framing, with a strip timber floor. It is gib-lined</p>	<p>GROUP / CONTEXT VALUE The hall forms part of an intact group of historic buildings in King Street which include Rostgard's Building, the adjacent former car showroom building, a smithy and the NZR workshop.</p>

and partially unpainted.	
<p>REFERENCE SOURCES Copy of original architectural drawings held by the Salvation Army Archives in New Zealand. <i>The War Cry</i>, September 17 1898, page 3 The Salvation Army Archives and Museum, Australia, website, History and Heritage ODC building file Val no. 7560/216/00 Bradwell, Cyril R. <i>Fight the good fight</i> 1982; AH & AW Reed Ltd, Wellington C.R. Bradwell, 'Moore, George 1871-1947', Dictionary of New Zealand Biography, updated 7 July 2005, URL:http://www.dnzb.govt.nz/ and Alexander Turnbull Library New Zealand Biographical Clippings, 1958, Vol. 1, p.127. Conservation Plan prepared by Matthews & Matthews Architects Ltd 2005.</p>	
<p>ODC building files</p> <ul style="list-style-type: none"> • Last few docs all appear to be for adding of Sanitary Conveniences; owner Salv Army, on plan shows "filter drain to swamp". Is lean to on rear. If all related, then June 1951 • May be same job (same price of £90); 2 King St, fibrolite extension to hall • Drainage Plan appl 28.4.1958, drainlayer R. Meade, owner Sal Army, Wellington; legal: roll 194; shows drain from loos at rear to north bdry.(if King is east) • Adds and alts= new roof at rear change from slope to horiz, with new rear wall. Approved 12.1.67; is a new addition to embrace the old loo lean-to. Copied plan • 18.9.75 Owner O. Arts Soc. Install Stainless steel tub: • Plus undated plan of new septic tank cost £17.10.0 	
<p>Land information: On 1866 map Allot 30 Sect 2 is shown as being Fred. Whitaker's. Allotment is an irregular shape with narrow frontage (77 links or 15.5m) on King St, and another narrow frontage onto what was then unsurveyed land along the river bank. A swampy strip ran across the property.</p> <p>Application 3758 9 November 1869 allotment 30 is acquired by Frederick Whitaker by crown grant 19 May 1886 allotment 30 is acquired by Kenneth McLellan and George Sandeman 7 March 1893 allotment 30 is acquired by Peter Oliphant 15 May 1895 allotment 30 is acquired by Edward Earle Vaile 1 December 1896 allotment 30 is acquired by Charles Bawden Rogers 11 April 1897 part of allotment 30 is conveyed to Herbert Henry Booth and George Alfred Kilby</p> <p>DP 2956AK Surveyed 25 April 1902; approved 28 Nov. 1905. Surveyed for George Herbert Booth and George Albert Kilbey; certificate prepared vol.117 folio 85. Plan is for subdivision of Allotment 30; number changed to Portion of Lot 1 Section 2 on 6.8.02. Lot is irregular shape with 77.2 lk frontage onto King St; 375 perches. Has a building 60 x 26 ft. Has a tidal creek in NW corner. Rest of Allot. to C.Rogers. DP 4139 and 5438: no info.</p> <p>DP 5913 Surveyed April 1972; subdivision and amalgamation to achieve rectangular plots ie taking off NW corner and adding to SW corner</p> <p>CT68/197 Issued Dec 1 1903 for William Booth of London, England, general in the Salvation Army, for 37 ½ perches on DP 2956, being Allotment 30 of Section 2 in the Town of Opotiki</p> <ul style="list-style-type: none"> • Booth died 20 August 1912, probate granted to William Bramwell Booth of London • Remained in Salvation Army ownership being transferred to NZ Army 28 June 1932 • 4.8.1969 Title cancelled and substituted by CT2D/735 <p>CT2D/735 Issued 4.8.1969 to Salvation Army Property (New Zealand) Trust Board as Lot 1 in Section 2 of Opotiki on DP 2956</p> <ul style="list-style-type: none"> • 15.10.75 CT cancelled Subdivided as per DP 5913) NW corner as Lot 4 transferred to Newells Wholesalers Ltd on CT4A/444; Lot 3 (bulk) to CT4A/443 <p>CT4A/443 Issued 15.10.1975 for lots 2 and 3 on DP 5913 situated in Block III Opotiki Survey District being 912 sq.m.</p> <ul style="list-style-type: none"> • 9.2.1977 transfer to Opotiki Arts Society Incorporated 	
<p>PHOTOGRAPHS (HISTORICAL) See photograph of similar hall in Australia on the Salvation Army Archives and Museum Website 1800-1900 Church Growth.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 7 July 2005</p>

INTERIOR:

7 July 2005



Former Salvation Army Hall behind cars. Copy of framed photo inside the hall.

- CD vol.1 #170 prob from roof of Bridger's, shows back and east side of Salvation Army Hall; has lean-to across back of hall. Smithy opposite on King St. Early PO and 1st BNZ ie pre or = 1912. Hall is on edge of town, by paddocks.





ATL 193 ½ Price collection; view of King St from the west; shows front of Hall, white picket fence and gate; section to east empty, then Mechanics Institute. Across the road are W.B. Kelly Livery and Bait stables, and G? A. Church Cycle and General Engineer, then Rostgards. Rest of King St built up. Hall front windows, doors and gable different from current. Flagpole from peak of gable.

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: A J Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 21 King Street, Opotiki	ITEM NUMBER 20	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Kings Theatre, now Central Service Centre INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Lot 1 (Pt Allot 27) DP 8794AK OTHER LISTINGS	
		
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE The building is important as an example of a rare type of historic place ; a purpose built theatre from the early 20 th century. The place forms part of the wider historical and cultural context in Opotiki. The place reflects important or representative aspects of New Zealand history and lifestyle. The place has associations with Robert King, a prominent Opotiki citizen, as a theatre, and later with a range of trade industries. King's Theatre is thought to be the earliest theatre in Opotiki and was one of five theatres for movies and live shows which commenced operating in Opotiki between around 1910 and the mid-1920s, providing evidence of the consolidation of the centre. This building forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information / Research / Recognition or Protection</i> No prior occupation or use of this site has been established, but is within environs of the Royal Hotel and its stables, also WJ (Jack) Addis's blacksmith shop from 1890s -1900s.	PERIOD / DATE OF CONSTRUCTION c. 1910. Exists by July 1913	

<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type</i> The building is a relatively rare surviving example of this building type; a purpose built theatre from the early 20th century.</p> <p><i>Design</i> The former theatre in King St (next door to Glass shop; now Central Service Centre) is a utilitarian building with a very simple facade with plain stepped parapet. It provides evidence of the early pattern of built development in Opotiki with simple buildings with little pretense to architectural style.</p> <p><i>Designer or Builder</i> Unknown</p> <p><i>Construction</i> The building demonstrates typical materials and methods of construction for its period. It is two levels at the front with a large volume space at the rear which housed the theatre seating area. The building has brick side walls which are plastered inside, a timber trussed roof/ ceiling structure with timber t&g linings and skylights. Ceiling roses have been removed. The original timber stair leads up to the upper floor. The auditorium has a concrete floor. The ground level shop at the front of the building has modern ceiling, wall and floor linings/finishes.</p> <p>The parapet is timber framed and clad with fibrolite tiles. There are paired timber windows at the upper level, timber showroom windows at ground level, and aluminum doors. A timber stair, which still remains, led to an upper level at the front which was the projection room.</p>	<p>ARCHITECT / DESIGNER</p>
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> After being confiscated from Whakatohea by proclamation in January 1866, the property was surveyed as the one-acre Allotment 27 of Section 2, Military Part of Opotiki. The plot's length north-south was 500 links (100.6 m) and its King Street frontage 200 links (40m). It was allocated to G.R. Hinde (no research undertaken regarding Hinde; presumably he served with the BoP Expeditionary Force of 1865-66; not listed in Cresswell 2003.) By 1902 at least part, probably all, Allotment 27 was owned by William J. Addis (see DP 2888AK). A 1907 survey of the neighbouring property shows Addis as owner of Allot 27, and the only building to be a small one in the south east corner, fronting onto Church Street. In 1913 a survey was undertaken for W.J. Addis when the Allotment was divided into five plots, numbered 1-4 and one part un-numbered. Lot 4, formerly the northern part of Allotment 27, was then owned by W. Oakes. The hall (King's theatre) taking up the full width of Lot 1 in the middle of the Allotment's King St frontage. A blacksmith's shop was marked as being on Lot 2 to the east and was 25.1m long, depicted on DP 8794AK to be the same length as the adjoining building to its east (Platt Bros store on Allotment 26), the hall and the Royal stables (un-numbered Part Allotment 27 further west again). Lot 3 was north of the Stables and the hall and had on it one small and one large building possibly Addis's smithy (not identified on plan). Between the hall and the blacksmith's shop was an accessway from King St to the rear (north) of the Allotment.</p> <p>W.J. (Jack) Addis was a blacksmith and wheelwright and his business was taken over by Sam Patterson in 1911. According to Jack's nephew, Addis' smithy was sited "behind the Royal Hotel" which would fit with it being the building shown on Lot 3. Sam Patterson took over Addis's business in 1911 and built a new smithy, of bricks, facing King St. Addis retained ownership of Lot 1 with the hall. The lot was 54.6 links wide fronting King St and 197 links long; 17.2 perches in area (435 sq.m). On the 1913 plan the hall has an extension from the NW corner (possibly a toilet block). Main part of hall is 125 links long; the extension is approx. 36 links long. The whole of Lot 1 is 196.96 links long.</p> <p>The exact date of the building's construction is not known, and photographic evidence for this block is sparse. One image thought to be date 1910-11 (ATL 193 ½ distant view from west end of King St), shows a building between the Royal Hotel extension and what is assumed to be Platts, but with a gable end and no parapet ie if this is the hall, then it shows the earlier façade.</p> <p>This building was King's Theatre which is thought to have opened around 1910. Kings Pictures advertised the film "The man in the White Coat" and "A Great Haka contest after the pictures" in the <i>East Coast Gazette</i> of 25 April 1914, possibly in this building. Pictures were first shown here, then in the Alhambra Theatre (now United Video). By the mid 1940s it was no longer a cinema, and this use might have ceased even earlier. David Miller, a well-known businessman who came to Opotiki in 1919, set up an engineering business with Mr Hayward in the old King's Theatre (1919 implied for location as well).</p> <p>Addis was still recorded as owner (as auctioneer, Opotiki) in June 1931, but he must have died in or about October 1932 as executors were appointed then. Ownership transferred to James Thompson, builder in 1934 for two years but was possibly claimed back by mortgagors in March 1936. The property changed hands again in 1936 to Jubilee Ralph Whitfield of Opotiki, plumber and</p>	<p>RARITY The building is important as an example of a rare type of historic place; a purpose built theatre from the early 20th century.</p>

¹ See Certificates of Title 2C/344 and 84/21

² *Opotiki 100 years 1877-1977: 2* quoting the Opotiki street directory for 1880

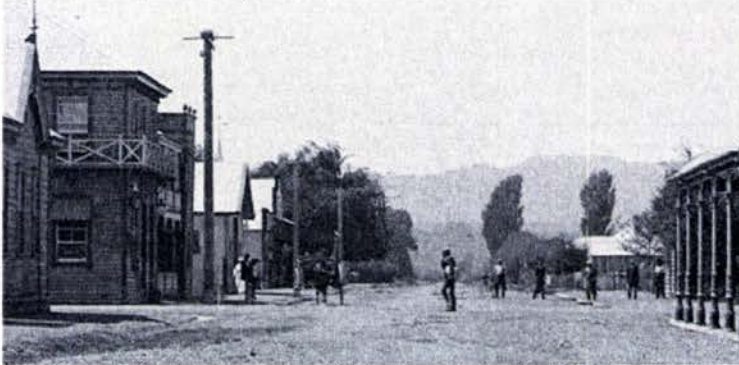
³ "Addis Bros came to Opotiki in 1866" *Opotiki News* 29 Nov 1984: 12

<p>in 1946 to Wilfred Raymond McCarty of Opotiki, plumber. McCarty ran his plumbing business from here but in 1976 ownership transferred to Opotiki Plumbing Company Ltd. In 1977 the hall was acquired by Alan A.W. Gordon of Opotiki, farmer, and in 1981 by Vernier Julian Lowe of Opotiki, fitter, and his wife Ngaire Lowe. They ran Lowe's Hire Centre from the building. In 1999 title transferred to Gordon Owen Griffiths and Adrian Joan Torrie in equal shares. The current owners from 11 October 2005 are Collins Engineering and Repairs (2000) Ltd.¹</p> <p>No prior (pre-theatre) use of the site has been established, but it is within the environs of the earlier Royal Hotel stables and Addis's blacksmith's. The 1880 directory lists no businesses in King St other than the Royal Hotel and only three residences for the north side of street.² Unresearched possibility that this hall was known as the Settlers Hall pre 1910.</p> <p><i>Associative Value</i> Jack Addis's father Daniel and uncle Thomas Addis had been in the 58th Regiment and came to Opotiki in 1866 with the Imperial forces. Jack was then a small child. Daniel and Ellen Addis had 8 acres on Bridge St, where they built a house. As well as the smithy, WJ (Jack) Addis had a general store in Church St, selling groceries, butter, ironmongery, oils, paints, ammunition and guns, chaff (sales docket Aug 9 1907, in collection Whakatane Museum), still there in 1910 (directory). On DP 2888AK, 1902, this is shown to be immediately north of McGrevy's property in Allotment 28, and may be one of the buildings visible in photographs of that period. Jack Addis and family] left in 1911 with their 7 kids to a better life in Auckland and his business was taken over by Sam Patterson.³</p> <p>King's Theatre was one of five theatres for movies and live shows which commenced operating in Opotiki between around 1910 and the mid-1920s. These included the Alhambra in Church Street opened possibly in 1914 or 1918, the De Luxe Theatre which opened in Church Street in 1926, the Regent Theatre on Church Street which was also built in 1926, the Lyric Theatre which opened in the former Oddfellows Hall from around 1915, and King's Theatre which was in King Street close to the Royal Hotel. The De Luxe Theatre was leased and later owned by the Kerridge Odeon chain until 1981, but continues to be run as a cinema and theatre. The Regent Theatre was burned out in 1960. Although the interior was rebuilt the theatre's license was cancelled in 1961 due to concerns over fire egress. (<i>NZ Herald</i> 19.2 1961).</p> <p>Robert King, a Scotsman from Glasgow, enlisted in the 1st Waikato Regiment in Melbourne in 1863; he was then a coachman. He became a prominent citizen in Opotiki as coroner, Justice of the Peace, owner of a public hall and a merchant. He was chairman of the Opotiki County Council for 13 years. King St was named after him. In the 1880 directory he is recorded as having a private residence on the south side of King St. He is not listed in the 1910 directory; in the 1930 directory R. King is listed as a farmer. Kings also ran the Alhambra Theatre.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS This is thought to be the earliest theatre in Opotiki.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> The building provides evidence of typical early 20th Century construction techniques, materials, and detailing.</p>	<p>INTEGRITY Although the front is modified the building retains significant fabric in the auditorium space at the rear including the ceiling, stair and side walls.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> This is thought to be the earliest theatre in Opotiki. It was one of five theatres in Opotiki which opened in the 1910s and 1920s and is evidence of the significance of Opotiki as the largest town in the Eastern Bay of Plenty at the time. At the height of its traditional development around the 1920s and 1930s it provided practically all of the service, supply, social and entertainment needs of the local community and surrounding area.</p> <p><i>Identity</i> The building provides physical evidence of the historic pattern of development in Opotiki and contributes to the collective historic built character.</p> <p><i>Amenity/Education</i> The theatre adds to understanding of the consolidation and role of Opotiki as an important service centre.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include fire, damage in the event of an earthquake, inappropriate modification and deferred maintenance.</p>
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>It is a two level building at the front with a large volume space at the rear which housed the theatre seating area. The building has brick side wall which are plastered inside, a timber trussed roof/ ceiling structure with timber t&g linings and skylights, and steel tie rods. Ceiling roses have been removed. The original timber stair leads up to the upper floor. The auditorium has a concrete floor. The ground level shop at the front of the building has modern ceiling, wall and floor linings/finishes. It is in a fair to poor condition.</p>	<p>GROUP / CONTEXT VALUE This building forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>

REFERENCE SOURCES

David Miller (obit. N.d. OHAS 30c/18):
Photo caption . No. P1298 in Whakatane Museum
NZ Herald 19.2 1961
East Coast Gazette of 25 April 1914
1910 Towns directory
1930 Leighton's directory

PHOTOGRAPHS (HISTORICAL)



Part of Alexander Turnbull Library image 193 ½. Looking east down King Street, around early 1910s.

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

DATE OF SURVEY

EXTERIOR: July 2005
INTERIOR: July 2005

BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews

Additional information

DP 4264

Plan of Allots 25 and 26, Sect II Toen of Opotiki, surveyed by F.B. Newell, November 1907, shows Allotment 27 to have one building, a small unidentified one in the south east corner fronting onto King Street. Appears to be smaller than the existing blacksmith's shop.

DP 8794 AK Plan of Subdivision of ptn of Lot 27 Sec II Town of Opotiki; surveyed for W.J. Addis by J.B. Birkmyer July 1913:

- shows Allotment 27 to be subdivided into 4 lots, the northern end (Lot 4) owned by W. Oakes. The King St end (from west to east) is Royal Stables building with 2 sheds at rear (lot 3); Hall (lot 1); a right of way through to Oakes', then Blacksmith's Shop with shed behind (lot 2). (Lot 28 is to west, Lot 26 to east.)
- the stables, main part of hall and blacksmith's buildings are all shown as same length, as is the building in Allotment 26.
- SO 6208 written across plot 2
- The hall has an extension from the NW corner (possibly toilet block?). Main part of hall is 125 links long; the extension is approx. 36 links long. The whole of Lot 1 is 196.96 links long

DP 10613 Plan drawn 1915 for S. Patterson

- Shows hall as WJ Addis and Sam Patterson in blacksmith's shop.
- Shows two sheds in McGreay Bros property in Allot 28 and 2 sheds in Patterson's, in NW and west.

SO6208

Drawn 1971 for sorting titles around service lane, car park and accessways (Moody Place?). Shows complexity of CTs on whole block between Elliott, King and Church Sts. Is cutting off section at rear of Hall and Blacksmith's

CT84/21

Issued to William John Addis of Opotiki auctioneer 8 June 1931 for 17.2 perches being Lot 1 part of Allotment 27 of Section 2 Town of Opotiki, on DP 8794

- Prior ref vol.69 folio 300 (balance)
- Shows a long narrow lot fronting onto King St 54.6 links wide (length indecipherable on copy but 197.0 lks)
- 28 October 1932 transmission to Herbert Daniel Addis and Egbert Henry Addis both of Auckland as executors
- 16 July 1934 transfer to Ian James Thompson of Opotiki builder (mortgaged to HDA and EHA)
- 6 March 1936 transfer to Herbert Daniel Addis and Egbert Henry Addis both of Auckland
- 11 July
- 6.1.1969 cancelled and substituted to CT2C/344

CT2C/344

Issued to Wilfred Raymond McCarty of Opotiki plumber 6 Jan 1969 for 17.2 perches being Lot 1 part of Allotment 27 of Section 2 Town of Opotiki, on DP 8794

- Same dimensions; metric 435 sq.m.
- 6 April 1976 transfer to Opotiki Plumbing Company Ltd
- 30 Aug 1977 transfer to
- 15 Sept 1981 transfer to Vernier Julian Lowe of Opotiki, fitter, and Ngaire Phyllis Lowe his wife
- 14 Sept 1999 transfer to Gordon Owen Griffiths and Adrian Joan Torrie in equal shares.
- 11 October 2005 transfer to Collins Engineering and Repairs (2000) Ltd

Images

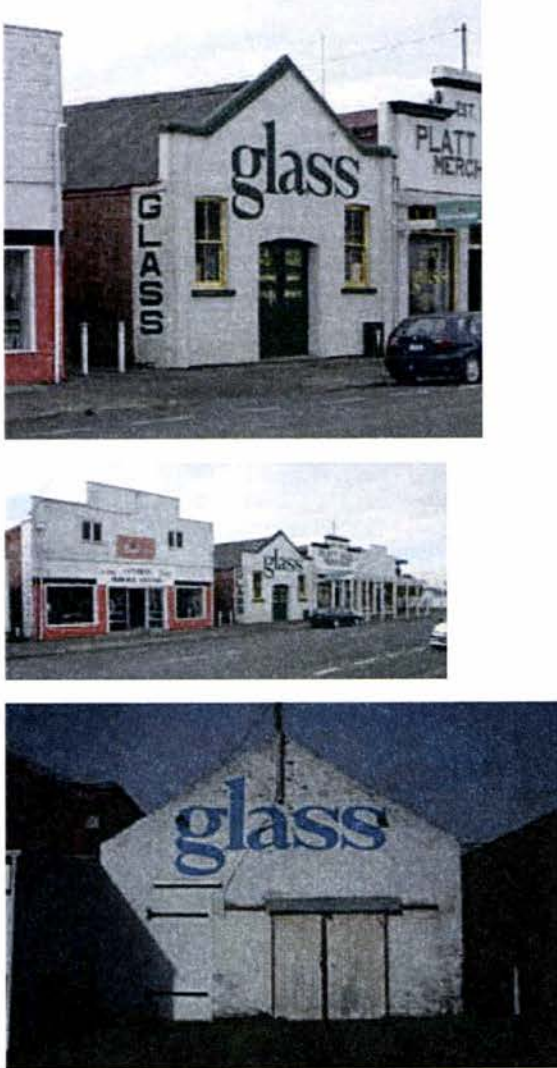
Aerial view Neg 27663 flown Apr 1951 shows buildings from the north (M&M cd 6102). Shows rear of building and roof with what appears to be a large sliding door at rear.

Similar view Neg 7282 flown May 1947

Similar view but from NE Neg 6262 1947

ATL 193 ½ distant view c.1910-11 from west end of King St, shows a building between the Royal Hotel extension and what is assumed to be Platts, but with a gable end, no parapet ie if this is the hall, then different façade.

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 23 King Street, Opotiki	ITEM NUMBER 21	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Blacksmith's/ Former Glass Shop INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Lot1 DP 8123 (formerly Pt Allot. 27) OTHER LISTINGS	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE The building is associated with Sam Patterson, a blacksmith and long term Opotiki businessman. It is a rare surviving example of a blacksmiths building type and provides evidence of the early functions and patterns of built development in Opotiki. The building remains in generally original condition and forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration. It is said to have been using locally made bricks.	REGISTERED OWNER	

<p>ARCHAEOLOGICAL QUALITIES</p> <p><i>Information/ Research/ Recognition or Protection</i> No prior occupation or use of this site has been established.</p>	<p>PERIOD / DATE OF CONSTRUCTION 1911-12</p>
<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type/ Design</i> The building is a neat, utilitarian one, and provides evidence of the functions and type of development in Opotiki in the early 20th century.</p> <p><i>Designer or Builder</i> Unknown</p> <p><i>Construction</i> The building demonstrates typical construction techniques for its period. The bricks used on this building are said to have come from the local brick works at the end of Bridge Road, where clay was taken from the Otara River. They have a distinctive red colour. It has unpainted brick side walls, and a painted brick façade with plain gabled parapet, with a simple capping detail. The façade retains its original timber double hung windows with arched heads, and central arched tgv timber doors. The doors are marked where brands were tested on them and this is still visible. There is a sliding corrugated iron door at the rear, and a hinged door on steel straps. The roof is clad with Super Six corrugated asbestos.</p>	<p>ARCHITECT / DESIGNER Unknown</p>
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> After being confiscated from Whakatohea by proclamation in January 1866, the property was surveyed as the one-acre Allotment 27 of Section 2, Military Part of Opotiki. The plot's length north-south was 500 links (100.6 m) and its King Street frontage 200 links (40m). It was allocated to G.R. Hinde (no research undertaken regarding Hinde; presumably he served with the BoP Expeditionary Force of 1865-66; not listed in Cresswell 2003.) By 1902 at least part, probably all, Allotment 27 was owned by William J. Addis (see DP 2888AK). A 1907 survey of the neighbouring property shows Addis as owner of Allot 27 and the only building shown at the time is a small one in the south east corner fronting onto Church Street. In 1913 a survey was undertaken for W.J. Addis when the Allotment was divided into five plots, numbered 1-4 and one part un-numbered. Lot 4, formerly the northern part of Allotment 27, was then owned by W. Oakes. The blacksmith's shop was marked as being on Lot 2, which fronted onto King St and was 8m wide and 60.2 m long. The smithy building took up the width of the lot ie the rear section had no access except through an access track to Oakes's property at the rear. A small shed was at the rear of the blacksmith's lot and an iron fence was on the rear eastern boundary. The smithy was 25.1m long, depicted on DP 8794AK to be the same length as the adjoining building to the east (Platt Bros store on Allotment 26), a hall (King's cinema, taking up the full width of Lot 1 immediately west) and the Royal stables (un-numbered Part Allotment 27 further west again). Lot 3 was north of the Stables and the hall and had on it one small and one large building possibly Addis's smithy (not identified on plan). Between the hall and the blacksmith's shop was an accessway from King St to the rear (north) of the Allotment.</p> <p>W.J. (Jack) Addis was a blacksmith and wheelwright and his business was taken over by Sam Patterson in 1911. According to Jack's nephew, Addis' smithy was sited "behind the Royal Hotel" which would fit with it being the building shown on Lot 3. From c. 1898 Sam Patterson was apprenticed to Jack Addis. He took over Addis's business in 1911 and built a new smithy, of bricks, facing King St. Lots 2 and 3 were acquired by Samuel Patterson on 3rd September 1913 (see CT7072), with mortgages to Charles Bockett and William Addis. In 1915 another survey split off a new Lot 1 (as Pt 1 on DP 10613) from the north end of the property; this was acquired by Thomas McGreyy who also owned land adjacent in Allotment 28 (facing Church St.). Patterson retained the blacksmith's shop and its large shed and the two sheds on Lot 3. After service in WWI, Patterson was unable to continue his trade; however in 1930 William John Patterson was listed in the street directory as blacksmith, presumably in this building (land title information not researched for this period). In July 1969 Althea (Theo) and H. John (Jack) Patterson, son and daughter of Sam Patterson, had title to the property. In 1979 further land was taken from the north end of Lot 2 for a service lane relating to the development of Moody Place; the blacksmith's lot was re-numbered Lot 1 Pt 2 DP8794AK and was then 267 sq.1m (Compiled plan DP 8123).</p> <p>From at least 1954, the Glass building was leased by Vic Craig, blacksmith.¹ For the last few years the building has been used by Neil and Beth Brown as part of their glass workshop, but their lease has expired.</p> <p>No prior (pre-Patterson) use of the site has been established. The 1880 directory lists no businesses in King St other than the Royal Hotel and only three residences for the north side of street.²</p>	<p>RARITY Only one or possibly two blacksmiths' premises remain in Opotiki.</p>

¹ Bruce True, personal, info. 2005

² *Opotiki 100 years 1877-1977: 2* quoting the Opotiki street directory for 1880

³ *Opotiki News* 6.3.1962

⁴ "Addis Bros came to Opotiki in 1866" *Opotiki News* 29 Nov 1984: 12

<p><i>Associative Value</i></p> <p>Sam Patterson came to New Zealand from Northern Ireland, at age 2 years with his parents and two older sisters in approximately 1887. The family first lived at Tablelands then in Goring St. Sam Patterson was apprenticed to W.J. (Jack) Addis as a blacksmith at the age of 13 years [ie c.1898] and continued with his trade until called up for military service in the 1914-18 war. He served with 41st Waikato Mounteds, and after he returned home he continued his trade but had to give it up for health reasons. In 1923 Sam Patterson built the impressive two-storey building on Church St (on a section adjoining part of Allotment 27); this contained shops and a large billiard saloon which Sam Patterson ran. Patterson represented Opotiki in football, played bowls, and was known throughout NZ as a billiard player, being the best in the Bay of Plenty for some years. He served as a borough councillor, being a member of the locally well known "Big Five". Sam Patterson died in 1962 aged 77 years.³</p> <p>Pattersons listed in the 1910 directory were: Matthew, farmer, and Samuel, blacksmith; in the 1930 directory: Matthew, labourer, Miss Jane, dressmaker, Mrs W., draper, Samuel billiard saloon, and William John, blacksmith.</p> <p>In 1910 directory, five blacksmiths and 4 wheelwrights are listed; in 1930, the only blacksmith's listed is Sam Patterson's, and no wheelwrights.</p> <p>Jack Addis's father Daniel and uncle Thomas Addis had been in the 58th Regiment and came to Opotiki in 1866 with the Imperial forces. Jack was then a small child. Daniel and Ellen Addis had 8 acres on Bridge St, where they built a house. As well as the smithy, WJ (Jack) Addis had a general store in Church St, selling groceries, butter, ironmongery, oils, paints, ammunition and guns, chaff (sales docket Aug 9 1907, in collection Whakatane Museum), still there in 1910 (directory). On DP 2888AK, 1902, this is shown to be immediately north of McGrevy's property in Allotment 28, and may be one of the buildings visible in photographs of that period. Jack Addis and family left in 1911 with their 7 kids to a better life in Auckland and his business was taken over by Sam Patterson.⁴</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building demonstrates typical construction and materials for its period. It provides evidence of use of local bricks.</p>	<p>INTEGRITY</p> <p>The building remains in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The building is a rare surviving example of this building type - only one or possibly two blacksmiths' premises remain in Opotiki.</p> <p><i>Identity</i></p> <p>The place forms part of the wider historical and cultural complex in Opotiki.</p> <p><i>Amenity/Education</i></p> <p>The place reflects important or representative aspects of New Zealand history and lifestyle An example of the need to maintain horse health with the strong emphasis on horse transport, either ridden or driven, that prevailed in the earlier decades of Opotiki's settlement, and on to more recent years reflecting its proximity and association with rural areas. Riding is still a popular activity.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include damage in the event of an earthquake, fire, inappropriate modification, deferred maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The former Blacksmith's building has unpainted brick work to side and rear walls, and a painted brick façade. It is generally sound, with some erosion to mortar. The roof is clad in Super Six and appears sound.</p>	<p>GROUP / CONTEXT VALUE</p> <p>This building forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>
<p>REFERENCE SOURCES</p> <p>"Addis Bros came to Opotiki in 1866" <i>Opotiki News</i> 29 Nov 1984: 12 "Obituary: Mr Sam Patterson" <i>Opotiki News</i> 6.3.1962 Bruce True, personal, info. 2005 (NB daughter Bunty Craig married Percy Newell) ¹<i>Opotiki 100 years 1877-1977: 2</i> quoting the Opotiki street directory for 1880 1910 directory 1930 directory</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 8 July 2005</p>

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND
HISTORIC PLACES TRUST. 2005.**

INTERIOR: 8 July 2005
BY: AJ and JM Matthews
CHECKED:
PHOTOGRAPHED: AJ Matthews

Additional information

DP 4264

Plan of Allots 25 and 26, Sect II Toen of Opotiki, surveyed by F.B. Newell, November 1907, shows Allotment 27 to have one building, a small unidentified one in the south east corner fronting onto King Street. Appears to be smaller than the existing blacksmith's shop.

DP 8794 AK. Plan of Subdivision of ptn of Lot 27 Sec II Town of Opotiki; surveyed for W.J. Addis by J.B. Birkmyer July 1913:

- show Allotment 27 to be subdivided into 4 numbered lots plus the un-numbered remainder of Allot 27. The northern end (Lot 4) is owned by W. Oakes. Lot 3 is behind (north) the remainder lot and Lot 1, and has 2 sheds. Along King St (from west to east) is the Royal Stables building (in unnumbered lot); Hall (lot 1); a right of way through to Oakes', then Blacksmith's Shop with shed behind (lot 2). (Lot 28 is to west, Lot 26 to east.)
- the stables, hall and blacksmith's buildings are all shown as same length, as is the building in Allotment 26.
- Lot 2 is 299.03 links long.
- Blacksmith building is long (125 links) and narrow (39.39 lks), as is the shed at rear of section (approx. 20 lks x 50 lks)
- Iron fence along eastern boundary.
- SO 6208 written across plot 2.
- Blacksmith's rear section has no access except through the access track to Oakes's.

Compiled plan: Lots 1 and 2 being a subdivision of Pt 2 DP 8794AK and Pt 3 DP8794AK; 1991 ie now DP 8123; comprised in CT 2D/638 Bal.

Shows blacksmith's shop as LOT 1 PT 2 DP8794AK

On [1866/60] map: Allotment 27 Sect 2 is shown as allocated to G.R. Hinde (not in Cresswell's list, so implication that he didn't stick around long?). Was 1 acre with a 200 link frontage onto King St.

On DP 4242 for Allot 26: info on property to west of 26 is: 27 Pt Lot 2 DP8794 CT70/72, S. Patterson

Compiled plan 1991 ref DP 8123 shows north part of blacksmith's section now a service lane (from Moody Place) ref SO 6208

DP 10613 surveyed 1915 for S. Patterson

- Shows hall as WJ Addis and Sam Patterson in blacksmith's shop; seems to be cutting off section at rear ref SO6208.
- Shows two sheds in McGrevey Bros property in Allot 28 and 2 sheds in Patterson's, in NW and west.

SO6208

Drawn 1971 for sorting titles around service lane, car park and accessways (Moody Place?). Shows complexity of CTs on whole block between Elliott, King and Church Sts.

CT 70/72

Issued 3.9.1913 to Samuel Patterson of Opotiki blacksmith; containing 1 rood 20.3 perches being Lots 2 and 3 portion of Allotment 27 of Section 2 Town of Opotiki under DP 8794. Together form a hook-shaped section with 54.54 links along King St frontage and 200 lk across at north end. (DP8794 shows remaining part of Allot.27 contains Royal Stables, long section with 2 sheds, and Lot 2 has the blacksmith's shop.)

- Previous ref. vol.190 folio 297 transfer no. 75143
- mortgaged to Frederick Bockett and Wm J. Addis.
- 7.9.16 caveat by Thomas Samuel McGrevey against all land in plan 10613; lapsed 12.10.16
- 20.9.16 Transfer to Thomas Samuel McGrevey of Lot 1 on plan 10613 together with right of way over Lot 2 and entered on 12.10.16 as CT 258/14
- Wholly cancelled and new CT issued vol.258 folio 15.

CT2D/638

Issued 28 July 1969 to Althea Thelma Patterson spinster and Harley John Patterson footwear retailer, parcel containing 33.1 perches (836 sq.m) being part Lots 2 and 3 on DP 8794 AK and Lot 2 on DP10613AK

- Issued in substitute for CT70/301
- 20.8.1979 Gazette Notice taking part for a service lane and part for an access way for OCC
- 25.3.1991 application for amalgamation
- 17.10.91 Cancelled as to Lot 1 DP 8123 and CT5C/547 issued; cancelled as to Lot 2 DP 8123 and CT5C/548 issued.

Images

Aerial view Neg 27663 flown Apr 1951 shows buildings from the north (M&M cd 6102). Shows rear of building and roof with what appears to be a large sliding door at rear; shows as having pale roof; being equal length to Platts next door

Similar view Neg 7282 flown May 1947




Similar view but from NE Neg 6262 1947

ATL 193 ½ distant view from west end of King St, shows no building adjacent to what is assumed to be Platts, c.1910-11

Whakatane Museum neg 500, P1286; Jack Addis' blacksmith shop, with Sam Patterson and Jack Addis and 2 others all in leather aprons "where Te Kooti's horses were shod"

Paced measurements in 2005: Platts 7.3m, adj to Platt's 7.25m, Glass 7.3m, snickett 3m, theatre 10.5-11m (rough)

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 25 King Street, Opotiki	ITEM NUMBER 22	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Platt Bros. (Old Day's Building)	LEGAL DESCRIPTION Lot 1 Pt Allot 26 DP 4242	
INSERT PHOTOGRAPH HERE <div style="display: flex; justify-content: space-around;">   </div> <div style="text-align: center; margin-top: 10px;">  </div>	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE The building is associated with long-term residents and businessmen including G.L. Day and M.J. Platt. It is a neatly designed, simple building type which provides evidence of the early functions and pattern of built development in Opotiki. The building remains in generally original condition retaining shopfront and interior detail. This building forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration. The building utilises locally made bricks.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> No prior occupation or use of this site has been established.	PERIOD / DATE OF CONSTRUCTION c. 1904	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> It is a simple building, with a plain, classically derived façade with a central stepped parapet with cornice. Raised plaster letters on the parapet advertised the original business. It provides evidence of the type of built development in Opotiki in the early 20 th century. <i>Designer or Builder</i> Unknown <i>Construction</i> The brick building demonstrates typical construction methods and materials for a simple building of	ARCHITECT / DESIGNER Unknown	

<p>its period. The building was built as a small retail store/warehouse for Platt Bros Merchants, established in 1899. Raised plaster letters on the parapet state: Platt Bros Merchants. Est. 1899, which may describe the establishment of the business rather than the date of the building which is thought to date from 1904. The original shopfronts remain with plate glass windows in timber frames, with coloured and patterned glass to the top lights and a plastered stall board. The side and rear walls are red, local brick and remain unpainted. A small corrugated iron clad addition had been added to the north/rear side. The building has a corrugated iron roof.</p> <p>The interior of this building remains in remarkably original condition. It has a t&g ceiling with a skylight. TGV timber linings remain to the rear offices and work room. Walls in the shop have been gib board lined, except for the front wall in plastered brick.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i></p> <p>After being confiscated from Whakatohea by proclamation January 1866, the property was surveyed as the one-acre Allotment 26 of Section 2, Military Part of Opotiki. It was allocated to John Avent who had been a sergeant in the 1st Waikato Regiment. The earliest land title traced for the King St property was 1911. By October 1911 the land was owned by William Thomas Platt, a storekeeper. In 1924 the northern half (designated Lot 1) of the Allotment was sold to the Opotiki Club with an accessway from King St on the east side of Lot 2 (refer DP 2872). [NB the original Allotment 26 now has two parcels of land labelled Lot 1.]</p> <p>The date of the building's construction has not been established, but probably dates from 1904 when Platt Bros sold their Church St property to H.T. Torrens. The 1910 directory lists M.J. Platt and William Platt of Platt Bros store (no address given) and in a c.1910 photograph (ATL 193 ½, Strand series) a similar parapet in the appropriate position is discernible. A 1924 plan shows a shop and two sheds on the western side of the property. The two buildings that now comprise Platt Bros. are shown as one, even though they were not opened into one shop until the early 1950s. The telephone directory c.1924-25 lists Platt Bros as drapers of King St. Local informants remember Platt Bros sold a wide range of commodities, including general hardware, groceries and sweets.</p> <p>The property stayed in the Platt family until 1951 when it was transferred to Grahame L. Day. Day "knocked two shops into one". He ran an agency for the Public Trust for 31 years and "developed into a real bush lawyer". In the early days he sold Norton motorbikes and Moffat Virtue milking machines imported from England, also bicycles that arrived stripped down, that Day assembled for sale. Furniture was his main line, but from the shop in King St he also sold paint, wallpaper, linen, hub cap oil, petrol and crockery. He imported kapok and made mattresses, supplying them to the hospital. In 1982 Day's Furnishers celebrated their Diamond Jubilee.¹ Day held the property until 1986, when it passed after a few months to the Opotiki Club. It again changed hands in 1998 when acquired by Neil and Barbara Brown who run a glass business from this shop and its neighbours either side.</p> <p>In 1911 the frontage on King St was 200 links (40.23m), being reduced to 181.82 links (36.58m) with land taken for a right of way on the east to allow access to the Opotiki Club. In 1953 the southern half (Lot 2) was subdivided into three lots (numbered 1-3 from west to east) each with a narrow street frontage and with an additional accessway between new Lots 1 and 2 (refer DP 4242). In 1965 the eastern part (being Lots 2 and 3, slightly more than half) was taken for government purposes (the police station was subsequently built there). Platt Bros and the adjoining store (now one building) are on the western lot, Lot 1, only 94.65 links wide (19.04m).</p> <p>No prior use of the site has been established. The 1880 directory lists no businesses in King St other than the Royal Hotel and only three residences for the north side of street.²</p> <p><i>Associative Value</i></p> <p>The building is associated with long-term residents and businessmen. The original European landowner, Englishman John Collins Avent, was a Sergeant in the 1st Waikato Regiment, arriving in Opotiki with the Expeditionary Force of the mid- late 1860s.³</p> <p>The parapet sign states Platt Bros was established in 1899; their first shop is inferred to be one in Church St purchased by H.T. Torrens in 1904 (see Torrens/Power Board record form), and the King St shop built at that time. William T. Platt had moved to Auckland by late December 1924; business continued under Matthew J. Platt. MJP must have died April 1925 (see CT). No Platts are listed in the 1930 Directory, but GL Day is listed as auctioneer.</p> <p>The first Opotiki Borough Council included MJ Platt. The district electoral roll for 1910-11 includes Platt: Matthew J. Storekeeper, Rebecca Margaret, William Thomas and Bessie Lucas.</p> <p>Grahame ("Gray") L. Day came to NZ from Somerset in c.1903, took up land at Pakihi and after service in WWI moved into Opotiki, starting work at Dalgety's and taking on book work for Bill Kelly. He started business for himself in a back room in Church St, as auctioneer, land agent and selling secondhand goods. After years of constant flooding he bought the premises in King St [according to CT this was 1951] as the land was higher. This paid off in 1964 when "only 15 inches of water" went through his shop compared with the disastrous situation in Church St at that time.⁴</p>	<p>RARITY</p>

¹ [Opotiki news?] 18 November 1982, clipping in OHAS scrapbook 30c/11

² Opotiki 100 years 1877-1977: 2 quoting the Opotiki street directory for 1880

³ Cresswell 2003:183

<p>In the 1930 directory GL Day is listed as auctioneer and accountant (address not given). Gray Day was a councillor for 21 years, an enthusiastic trout fisherman, a member of the Legion of Frontiersmen and a member of the group that started the Citizens' bowling green. He was a founding member of the Opotiki Club. A long-term employee at Day's was Mrs Violet Poihipi, described by Gray Day as "a very able and conscientious worker". Other employees were Mrs Quirk and Miss Wilson. In 1982 Gray Day had not retired, despite being in his 90s, but his son Lionel was managing the business. Grahame L Day died late April 1986 aged 99. His wife Nina predeceased him.⁵</p> <p>Platts' and Day's businesses are remembered by current residents: Percy Newell said he used to buy his sweets at Platts when he was a child (1930s-40s), Bruce True remembers he and his wife buying their first bedroom suite at Day's in 1954.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building provides evidence of typical late 19th century construction techniques, materials, and detailing. The bricks were locally made.</p>	<p>INTEGRITY</p> <p>Platt Bros remains in largely intact condition including the interior.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The place is associated with two long-term retailers in Opotiki, Platt Bros from 1899 to 1951 and G.L. Day from 1951 until 1986. The shop was well-known to Opotiki's citizens, Day's serving three generations of some families.</p> <p><i>Identity</i></p> <p>It remains in remarkably original condition including shopfronts and interior. This buildings forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p> <p><i>Amenity/Education</i></p> <p>It provides evidence of more utilitarian functions in King Street from around the turn of the 20th century. The group of buildings increase understanding of the early pattern of built development in Opotiki, early businesses and the people associated with those businesses.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, damage in the event of an earthquake, inappropriate modification and deferred maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level brick building. The side and rear walls are local red brick and remain unpainted. The rear wall is visible and appears sound. A small corrugated iron clad addition had been added to the north/rear side. The building has a corrugated iron roof which is difficult to view.</p> <p>The building generally appears to be in a sound condition.</p>	<p>GROUP / CONTEXT VALUE</p> <p>This buildings forms part of an intact group of four historic buildings in this part of King Street.</p> <p>It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>
<p>REFERENCE SOURCES</p> <p>ODC building files Val.No. 7560- 236-00</p> <p><i>Opotiki news?</i>] 18 November 1982, clipping in OHAS scrapbook 30c/11</p> <p><i>Opotiki 100 years 1877-1977: 2</i> quoting the Opotiki street directory for 1880</p> <p>Cresswell 2003 <i>Opotiki: birth of a small town</i></p> <p><i>Opotiki 100 years 1877-1977</i></p> <p><i>Leightons Auckland Provincial Directory 1930-31</i></p> <p><i>New Zealand Towns Directory 1910</i></p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR: July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ and JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

⁴ [*Opotiki news?*] 18 November 1982, clipping in OHAS scrapbook 30c/11

⁵ OHAS 30c/10-11

Additional information

According to informants: Mr Platt Gow may be related ie such an unusual first name West Bank Rd Thomson Whakatane. 0-7-304 9591
Platt ledgers are held by the OHAS.
Bibby (Nibs) Day who married Gray Day's second son is still alive.
Eric Day was the oldest son.

Paced measurements in 2005: Platts 7.3m, adj to Platt's 7.25m, Glass 7.3m, snickett 3m, theatre 10.5-11m (rough)

Land history:

- Confiscated from Whakatohea by proclamation January 1866; surveyed as Allotment 26 of the Section 2 Military Part of Opotiki, being 1 acre with a 200 link road frontage onto King Street and allocated to John Avent.

NB Land titles prior to 1911 not examined; date of transfer of title from Avent to Platt not established.

NB: each subdivision creates a new Lot 1 ie can be more than one Lot 1 co-existing within the original Allotment.

DP 2872

Plan of Lots 1 and 2 of Allotment 26 Sec 2 of Town of Opotiki; surveyed by JB Birkmyer Oct 10 1924; approved by MJ Platt; approved at OBC meeting 28 Oct 1924.

- Lot 1 is northern part, has house on it, has 18-link wide accessway along eastern side of southern section (Lot 2)
- Lot 2 is 1 rood 19.4 perches in area, 181.82 links wide fronting onto King St and 204.03 links N-S, has a shop in SW corner and a shed and a smaller building (presumably an outhouse) at northern end of lot. Shop takes up less than half the width of the frontage and is roughly square but with an extension on NE corner (possibly a lean-to)? Hatched lines symbolizing the building continue into the section to the west, Allot.27, ie the blacksmith's shop
- Shop measurements not given but appears to be same as in DP 4242.

DP4242

- Surveyed May 1953 by JB Birkmyer
- Covers Lots 1-3 Pt Allot 26 of Section 2 Town of Opotiki
- Plan shows the first Lot 1 to the north, is Opotiki Club DP 2872 CT 72/217
- ie what was Lot 2 now divided into Lot 1, 2 and 3, with Lot 1 to west
- Lot 1 has a shop with 79-links (15.89m) frontage on King St, 112 links (22.53m) long at longest side (east), back wall is stepped out at eastern end. 2 sheds out the back
- also ref SO6208 and SO5656.
- [Adjacent to west was Allot 27 = Pt Lot 2 DP8794, CT 70/72, S. Patterson and to the east of Lot 3 is Pt Allot 25 DP4264 CT70/76 T.S. Johnstone and Co. Ltd.]

SO6208

Drawn 1971 for sorting titles around service lane, car park and accessways (Moody Place?). Shows complexity of CTs on whole block between Elliott, King and Church Sts.

CT69 /277

Issued 30.10.1911 (register book Vol.184 folio 23); to William Thomas Platt of Opotiki, storekeeper, containing 1 acre DP 4264 being Allot 26 of Sect 2 of Town of Opotiki.

- Prior ref vol 149 folio 296 not consulted
- Transfer of Lot 1 DP 2872 to the Opotiki Club 24/12/24 [northern part]
- Cancelled, Lot 1 DP2872 becomes **CT 73/217**
Balance becomes Lot 2 DP2872, **CT 73/218** [southern part]

CT 73/218

Issued 24.12.1924, containing 1 rood 19.4 perches being Lot 2 pt Allot.26 Section 2 Town of Opotiki DP 2872; frontage on King St is 181.82 links wide.

- Owned by William Thomas Platt, formerly of Opotiki storekeeper now of St Heliers, Auckland
- 7.4.1925 transfer to Matthew James Platt, of Opotiki, storekeeper
- Transmission to Rebecca Margaret Platt, widow, Herbert James Platt, merchant both of Auckland and Gertrude Mabel Gow wife of Walter George Gow of Rangitaiki farmer as executors 7 Oct [1931? 38? 36?]
- 5.4.1951 transfer to Grahame Lerway Day of Opotiki furnisher
- Two events of Compensation Certificates under Public Works Act [one date illegible] & 27/9/65
- Gazette Notice 82526 Taking Lots 2 and 3 of DP4242 for buildings of the General Government together with a right of way over part of Lot 1 4/7/1966 [ie the eastern half of original property was taken]
- 9.9.1966 Cancelled as to balance and **CT 1C/634** issued.

CT 1C/634 Sept 9 1966

- Grahame Lerway Day, furnisher of Opotiki owns Lot 1 of DP 4242, 30.9 perches
- King St frontage 94.65 lks wide, lot is 204.03 lks long
- Transmission to the Public Trustee 26.11.1986
- Transfer to the Opotiki Club 12.2.1987
- Gazette Notice 185006.1 declaring part of the land taken for police purposes and right of way surrendered 18.9.1991
- Application for amalgamation 17.2.1997
- 18.6.1997 Cancelled as to Lot 1 DP 9131 and CT 6B/710 issued; cancelled as to balance and **CT 6B/711** issued

CT 6B/711 (GS6B/711) June 18 1997

- Owned by the Opotiki Club Incorporated being Pt Lot 1 on DP 4242 situated in Block III Opotiki Survey District
- Transferred to Neil Linley Brown and Barbara Beth Brown 18.2. 1998, being 614 sq.m. [no measurements on title drawing; is rectangular plot fronting King St]



Images

Aerial view Neg 27663 flown Apr 1951 shows buildings from the north (M&M cd 6102).

Similar view Neg 7282 flown May 1947

ATL 193 ½ distant view from west end of King St, shows building with similar parapet in right place, c.1910-11

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

<p>LOCATION / STREET ADDRESS: 27 King Street, Opotiki.</p>	<p>ITEM NUMBER 23</p>	<p>CATEGORY (IF SCHEDULED)</p>
<p>BUILDING NAME (IF ANY) Building adjacent to Platt Bros./Old Day's Building</p> <p>INSERT PHOTOGRAPH HERE</p> <div style="display: flex; flex-direction: column; gap: 10px;">   </div>	<p>LEGAL DESCRIPTION Lot 1 Pt Allot 26 DP 4242</p> <p>OTHER LISTINGS</p>	
<p>BUILDING / STRUCTURAL / OBJECT / SITE USE:</p> <p> <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL </p>	<p>ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone</p>	
<p>SUMMARY OF SIGNIFICANCE</p> <p>The building is associated with long-term residents and businessmen including J.C. Avent, G.L. Day and M.J. Platt.</p> <p>It is a simple building type which provides evidence of the early functions and pattern of built development in Opotiki.</p> <p>The building remains in generally original condition retaining shopfront and interior detail.</p> <p>This building forms part of an intact group of four historic buildings in this part of King Street. It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>	<p>REGISTERED OWNER</p>	
<p>ARCHAEOLOGICAL QUALITIES</p> <p><i>Information/ Research/ Recognition or Protection</i> No prior occupation or use of this site has been established.</p>	<p>PERIOD / DATE OF CONSTRUCTION c. 1904 (pre-1924).</p>	
<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type/ Design</i> The building is a very simple utilitarian one, and provides evidence of the earlier type of development in Opotiki. The simple stepped parapet matches that of Platts adjacent.</p> <p><i>Designer or Builder</i> Unknown</p> <p><i>Construction</i> The building demonstrates typical construction methods and materials for a simple building of its period. This building which adjoins Platt Bros is timber framed with a plain stepped parapet clad in fibre cement sheet. The side wall is clad in corrugated iron with timber framed windows and Cooper</p>	<p>ARCHITECT / DESIGNER Not known</p>	

<p>louvers. The interior has a t&g ceiling with a skylight. The walls at the front part of the shop are t&g lined, with exposed framing to the balance.</p> <p>The building retains original timber shopfronts and a bull-nose corrugated iron verandah supported on timber posts.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern (also refer Platt Bros form)</i> After being confiscated from Whakatohea by proclamation January 1866, the property was surveyed as the one-acre Allotment 26 of Section 2, Military Part of Opotiki. It was allocated to John Avent who had been a sergeant in the 1st Waikato Regiment. The earliest land title traced for the King St property was 1911. By October 1911 the land was owned by William Thomas Platt, a storekeeper. In 1924 the northern half (designated Lot 1) of the Allotment was sold to the Opotiki Club with an accessway from King St on the east side of Lot 2 (refer DP 2872). [NB the original Allotment 26 now has two parcels of land labelled Lot 1.]</p> <p>The date of the building's construction has not been established. The adjoining Platt Bros building probably dates from 1904 when Platt Bros sold their Church St property to H.T. Torrens. A 1924 plan shows a shop and two sheds on the western side of the property. The two buildings that now comprise Platt Bros. are shown as one, even though they were not opened into one shop until the early 1950s. No information has been gathered regarding the use of the adjoining building, which had a separate front door and display windows, but closely followed the style and materials of Platt Bros. façade. Platt Bros may have operated in both buildings – one informant, Percy Newell, thought they did. However, in a 1982 interview, Grahame L. Day stated that he "knocked two shops into one" after he purchased the property from the Platt family in 1951.</p> <p>Local informants remember Platt Bros sold a wide range of commodities, including linen, general hardware, groceries and sweets. Gray Day ran an agency for the Public Trust for 31 years and "developed into a real bush lawyer". In the early days he sold Norton motorbikes and Moffat Virtue milking machines imported from England, also bicycles that arrived stripped down, that Day assembled for sale. Furniture was his main line, but from the shop in King St he also sold paint, wallpaper, linen, hub cap oil, petrol and crockery. He imported kapok and made mattresses, supplying them to the hospital. In 1982 Day's Furnishers celebrated their Diamond Jubilee.¹ Day held the property until 1986, when it passed after a few months to the Opotiki Club. It again changed hands in 1998 when acquired by Neil and Barbara Brown who run a glass business from this shop and its neighbours either side.</p> <p>In 1911 the frontage on King St was 200 links (40.23m), being reduced to 181.82 links (36.58m) with land taken for a right of way on the east to allow access to the Opotiki Club. In 1953 the southern half (Lot 2) was subdivided into three lots (numbered 1-3 from west to east) each with a narrow street frontage and with an additional accessway between new Lots 1 and 2 (refer DP 4242). In 1965 the eastern part (being Lots 2 and 3, slightly more than half) was taken for government purposes (the police station was subsequently built there). Platt Bros and the adjoining store (now one building) are on the western lot, Lot 1, only 94.65 links wide (19.04m).</p> <p>No prior use of the site has been established. The 1880 directory lists no businesses in King St other than the Royal Hotel and only three residences for the north side of street.²</p> <p><i>Associative Value</i> The building is associated with long-term residents and businessmen. The original European landowner, Englishman John Collins Avent, was a Sergeant in the 1st Waikato Regiment, arriving in Opotiki with the Expeditionary Force of the mid- late 1860s.³</p> <p>The parapet sign on the left-hand building states Platt Bros was established in 1899; their first shop is inferred to be one in Church St purchased by H.T. Torrens in 1904 (see Torrens/Power Board record form), and the King St shop built at that time. William T. Platt had moved to Auckland by late December 1924; business continued under Matthew J. Platt. MJ Platt must have died April 1925 (see CT). No Platts are listed in the 1930 Directory, but GL Day is listed as auctioneer.</p> <p>The first Opotiki Borough Council included MJ Platt. The district electoral roll for 1910-11 includes Platt: Matthew J. Storekeeper, Rebecca Margaret, William Thomas and Bessie Lucas.</p> <p>Grahame ("Gray") L. Day came to NZ from Somerset in c.1903, took up land at Pakihi and after service in WWI moved into Opotiki, starting work at Dalgety's and taking on book work for Bill Kelly. He started business for himself in a back room in Church St, as auctioneer, land agent and selling secondhand goods. After years of constant flooding he bought the premises in King St [according to CT this was 1951] as the land was higher. This paid off in 1964 when "only 15 inches of water" went through his shop compared with the disastrous situation in Church St at that time.⁴</p> <p>In the 1930 directory GL Day is listed as auctioneer and accountant (address not given). Gray Day was a councillor for 21 years, an enthusiastic trout fisherman, a member of the Legion of Frontiersmen and a member of the group that started the Citizens' bowling green. He was a</p>	<p>RARITY</p>

¹ [Opotiki news?] 18 November 1982, clipping in OHAS scrapbook 30c/11

² Opotiki 100 years 1877-1977: 2 quoting the Opotiki street directory for 1880

³ Cresswell 2003:183

⁴ [Opotiki news?] 18 November 1982, clipping in OHAS scrapbook 30c/11

<p>founding member of the Opotiki Club. A long-term employee at Day's was Mrs Violet Poihipi, described by Gray Day as "a very able and conscientious worker". Other employees were Mrs Quirk and Miss Wilson. In 1982 Gray Day had not retired, despite being in his 90s, but his son Lionel was managing the business. Grahame L Day died late April 1986 aged 99. His wife Nina predeceased him.⁵</p> <p>Platts' and Day's businesses are remembered by current residents: Percy Newell said he used to buy his sweets at Platts when he was a child (1930s-40s), Bruce True remembers he and his wife buying their first bedroom suite at Day's in 1954.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The building provides evidence of typical late 19th Century construction techniques, materials, and detailing.</p>	<p>INTEGRITY</p> <p>The building remains in generally original condition retaining shopfront and interior detail.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p>The building is associated with long-term residents and businessmen including J.C. Avent, G.L. Day and M.J. Platt.</p> <p><i>Identity</i></p> <p>It provides evidence of more utilitarian functions in King Street from around the turn of the 20th century. It remains in generally original condition including shopfronts and interior. It forms part of an intact group of four historic buildings in this part of King Street.</p> <p><i>Amenity/Education</i></p> <p>This group of buildings increase understanding of the early pattern of built development in Opotiki, early businesses and the people associated with those businesses.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, damage in the event of an earthquake, inappropriate modification and deferred maintenance</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a timber framed building with sheet and corrugated iron cladding, and a corrugated iron roof. It is in a reasonable state of repair.</p>	<p>GROUP / CONTEXT VALUE</p> <p>This building forms part of an intact group of four historic buildings in this part of King Street.</p> <p>It also relates visually to other single or groups of intact historic buildings in King St. Between them these buildings represented a wide range of activities essential to the community: retail, industrial, spiritual, entertainment, accommodation and administration.</p>
<p>REFERENCE SOURCES</p> <p>[Opotiki news?] 18 November 1982, clipping in OHAS scrapbook 30c/11</p> <p>Opotiki 100 years 1877-1977: 2 quoting the Opotiki street directory for 1880</p> <p>Cresswell 2003 <i>Opotiki: birth of a small town</i></p> <p>Opotiki 100 years 1877-1977</p> <p>Leightons Auckland Provincial Directory 1930-31</p> <p>New Zealand Towns Directory 1910</p> <p>ODC building files Val.No. 7560- 236-00</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR: July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ and JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

ODC Files

From the address = Old Days Building [unless that = Platt's]
47 King St
Val 7560/236/00
Owner: Neil Brown
Only doc is letter 29.6.1999 from ODC re structure obstructing footpath, supporting verandah while repairs are done.

⁵ OHAS 30c/10-11

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 59 St John Street, Opotiki	ITEM NUMBER 24	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Drill Hall INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Allotment 153-4 Sect 2, Town of Opotiki OTHER LISTINGS	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Opotiki District Plan, Map 3A Residential zone.	
SUMMARY OF SIGNIFICANCE The Drill Hall is associated with many different aspects of community, martial, social, and educational activities in Opotiki. It is a rare building type, purpose built in 1913 as a training place for compulsory military training for local troops. It forms part of a wider historical and cultural landscape in Opotiki. The drill hall reflects important or representative aspects of New Zealand history.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> No prior occupation or use has been established for the site, although it is known that the militia and possibly the Armed Constabulary used the larger area for a base camp 1865-1880s. The construction of the hall is unlikely to have greatly damaged any sub-surface archaeological evidence. The floor of the hall was unsealed and uncovered for the first few decades after construction.	PERIOD / DATE OF CONSTRUCTION 1913	
ARCHITECTURAL QUALITIES <i>Style or Type</i> The Drill Hall was purpose built in 1913 as a training place for compulsory military training for local troops which was a requirement under the Defense Act 1909. It is a single level hall with a shallow barrel vaulted corrugated iron roof. The front of the hall is clad in timber and the side and end walls are clad in vertical corrugated iron. <i>Design</i> The hall has been designed in a simple classical revival style. The front is symmetrically arranged with a central pediment, and raised sections at each corner of the parapet. Below the cornice line two arched windows sit either side of a central entrance with arched frame. The façade is clad in rusticated weatherboards with a concrete base. The windows have an arched frame over paired 6 light sashes. Along the side walls the windows include 4 windows with top lights. Two are set at a low level and two are high in the walls. Additions have been made on the west side for toilets. In the interior (which was able to be viewed through windows but not accessed) ceilings are lined with grooved plywood, as are the walls. The original doors remain together with horizontal timber facings. The hall has a strip timber floor. The roof has a series of timber bow trusses. Further research into the design of other drill halls throughout New Zealand would be of value.	ARCHITECT / DESIGNER Built by George Skipper. Design supervision by NZ Government Architect (ref. Kingston Morrison 1997)	

<p><i>Designer or Builder</i> Built by George Skipper. Design supervision by NZ Government Architect (ref. Kingston Morrison 1997)</p> <p><i>Construction</i> The building façade uses timber construction to give the impression of masonry building techniques Use of rusticated weatherboards, cornice and parapets give the impression of more permanent building materials.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> The 1866 survey map shows the 10-acre block bounded by St John St, Ford St, Church St and Richard St as being reserved: the southern half (Allotments 153-157 being a 1000 x 500 link or 5-acre rectangle) as redoubt reserve. The corner lot on which the drill hall sits is Allotment 153.</p> <p>After the military occupation of Opotiki by the colonial government in September 1865, troops were initially stationed in and around the redoubt built around St Stephen's church, but later the military barracks were on the site of the present primary school, drill hall and bowling green. [A detailed description of the extent and layout of the camp has not been researched in this study.] In 1892 Allotments 153-157 were gazetted under the Land Act 1885 for police purposes, first as "Land temporarily reserved in the Land Districts of Auckland....." (warrant NZ Gazette July 21 1892 p.1008) and then permanently gazetted (NZ Gazette Sept 8 1892 p. 1262). This may have been merely an administrative change catching up with the establishment of the civilian police force in 1886 (police work prior to this incorporated military duties).</p> <p>On 23 June 1909 Capt Chapman, Adjutant of 4th Regt Auckland Mounted Rifles, wrote to the Officer Commanding Ak Military District saying Opotiki needed a drill hall but had no military reserve. He suggested the old courthouse (about to be superceded by a new one) be moved to a site on the corner of Ford St and St John St. This land (5 x 1-acre lots, 153-57, Sec II, Town of Opotiki) had previously been occupied by the Armed Constabulary for "Barracks and parade ground", until the merger with the civilian police when it passed to the Dept of Justice as a Police Reserve, after which it was used to graze police horses. [This transfer is in NZ Gazette of 8 Sept 1892.] Adjutant General wrote to the Under-Secretary of Justice on 2 July 1909 asking for the land for this purpose.¹</p> <p>The Under-Secretary of Justice said on 24 March 1910 the old courthouse was to be converted to a constable's residence, but offered no objection to 1-acre (Lot 153) being transferred to the Defence Dept.</p> <p>Under-Secretary Lands to QMG, 13 Jan 1911, said Sec 3 of Reserves Disposal Act 1910 cancelled the reservation over Sec153, Opotiki Police Reserve, as required for it to be transferred to another purpose.</p> <p>Sec153 was reserved for drill purposes for Defence Dept under Sec 321 and 322 of Land Act 1908, temporarily at first by the Minister on 7 March 1911 (gazetted in No.22, 22 March 1911), formally in NZ Gazette No.41 of 18 May 1911, page 1698. Three Trustees were named for it, Maj Chapman, Lt Col Ward late OC 4 MR Regt and Lt Col Bell, current OC 4th MR Regt. With the Skating Rink being rented at 5/- per week and a room in the Area NCO's residence at 6/- p.w. for an Area Office, the OC Auckland Military District recommended to Defence Headquarters on 26 Aug 1912 that a Drill hall be built on this site. With the Territorial reforms having taken effect, it was needed for a 1/2 squadron mounted rifles, 1/2 coy infantry and a company of Senior Cadets. Estimated cost £750.</p> <p>A rough plan was forwarded to HQ on 12 March 1913 showing a hall 60x40ft, with behind it three rooms (each 18x10ft). One was to be an office & store for E Sqn 4th MR, the middle for 1/2 G-Coy 6th Regt and 40th Coy Senior Cadets, and the third allocated.</p> <p>QMG approved £400 to build this drill shed, 18 March 1913. The PWD was instructed to start preparations to build it on 8 April 1913, but said it would cost £580 with a wooden floor (or £500 with an earth floor). The financial authority was raised to £580 on 28 June. The Government Architect was involved in the design (or at least comments upon it), a PWD plan being mentioned on 19 May (but not on file).</p> <p>PWD advertised tenders for its building in Opotiki and Gisborne but on 7 November said none were forthcoming, so decided to build it by day labour (presumably under PWD supervision). A sketch sent from District to Wellington HQ on 13 Nov 1913 shows the hall situated in the south-east corner of Sec 153, and "under construction by PWD".</p> <p>[Details of the building's construction now become sketchy, with no progress reports on file.] The next door sections, which had been recommended for use in drilling, were fenced in July 1914. HQ Ak Military District tells HQ in Wellington on 17 November 1914 that the "hall is only just completing", and electric lights were installed that same month. Latrines, rifle racks (for 130 rifles) and a water tank were authorised in March 1915. Drawings for a water supply approved April 1916.</p> <p>At some time it was considered "not possible for the Minister of Lands to dispose of the complete</p>	<p>RARITY One of few surviving examples of purpose-built drill halls from this era, nationwide.</p>

¹ Notes from File 'Buildings-Drill Hall-Opotiki', AD1 (2nd sequence) 203/36 vol 1 (of 2)]. Compiled by Peter Cooke, Defence of NZ Study Group

property of the drill hall and site". The OBC were to consider having it vested as a recreation reserve. ² It seems this did not eventuate, though land title searches (yet to be undertaken) will clarify this.

The hall was used for school classes in the 1920s and 30s and by a succession of community groups, as a gymnasium and for fairs. The hall was subsequently owned by the 1st Opotiki Scout Group and used as a Scout Hall, but eventually the costs of maintaining it and the Guide Hall which was located in a hall next to St Johns Church became too great, so the Drill Hall was sold.

In February 1995 the Hall was purchased by the Ngati Muriwai Charitable Trust established by Paku Edwards. The Ngati Muriwai Trust wished to see the building retained for use within the community. It has continued to be used by a range of community groups and clubs. More recently the hall has been used for meetings, garage sales, karate, kapa haka, dancing lessons, hangi and fundraising activities.

Documented alterations include an application for plumbing and drainage permit for repairs to drainage, date 3.8.65; and a building application (dated 11.9. 1972) for an addition to 1st Opotiki Scout Hall to build 20x 11 ft lean-to addition of timber frame and corrugated iron.

Associative Value

The 1909 Defence Act introduced compulsory military training for males aged 12-30 (Junior Cadet category 12-14 years was dropped in 1911); and New Zealand was divided into a hierarchical structure of military districts, groups and areas. Each area or training sub-district "was centred on a town or area with its own Permanent Staff instructor and probably a drill hall, in which recruits trained."³ The part-time soldiers became known as Territorials. The Opotiki drill hall was built in 1913 as a training base for local troops. It was used by troops preparing to go overseas in the First World War, and was used in the Second World War as a base where soldiers went to enlist. Men and women from Opotiki enlisted in various regiments and exact numbers of local people serving in the First World War are difficult to determine. However as many as 50 men from Opotiki and district died overseas of from their wounds, a significant proportion of a population that in 1906 numbered only 683 and in 1921 only 1140 (numbers are for borough and non-Maori only).

Drill Halls were built "in virtually every New Zealand town", as the focus for volunteer and territorial forces. The first were built during or immediately after the New Zealand Wars. In 1962 45 were still owned by the NZ Army, even though 35 had been disposed off after WW2.⁴ Many have been demolished or disposed of since then, but the exact number remaining has not been ascertained. Some were paid for by public subscription; some were existing buildings taken over for martial activities, some were purpose-designed and built. According to Kingston Morrison the Opotiki one was constructed under the design supervision of the Government Architect. Elsewhere, local architects were contracted for the job. Fred C. Daniell designed at least three, in Pukekohe, Huntly and Cambridge in 1913, each being of similar size and layout to the Opotiki hall.⁵

The Drill Hall "was built in 1912 when compulsory military training was introduced into NZ and was used by Senior Cadets and Territorials."⁶ [NB date on parapet is 1913.]

The drill hall was built by George Skipper who also built a number of other dwellings in Opotiki.

The main Opotiki school was built at the Church St end of the 10-acre block, expanding rapidly in pupil numbers and with additional rooms being added. Initially a primary school only, from 1922 the school became a district high school with a secondary department of 32 pupils and continued to grow. "The school was forced into leasing various halls around the town to accommodate the secondary department and at various times classes were held in St Mary's, Masonic, Drill and St John's halls. Relief came in 1939 when eight acres of land...were purchased..." and a secondary school built.⁷ One former pupil remembers: "I started school from there in 1919 in the Drill Hall on the corner of St John and Ford Streets. As there was no floor in the hall back then, the dust underfoot was ankle deep. I remember it felt like walking on cotton wool. The dust, and the marching back to the main block four times a day across the horse paddock in all weathers, is what I remember most about those days."⁸ According to Percy Newell, the hall still had a dirt floor in the 30s when he was a Boy Scout. Bruce True recalls that the hall had a tarseal floor in the back, but was previously dirt.

In World War Two, the Drill Hall was used as headquarters for the Opotiki Home Guard, as Ngaire Hooper remembers: "During the war years I was Transport Officer in charge of the Women's Section of the Opotiki Home Guard. I had plenty to do, teaching personnel to drive, taking senior officers out on manoeuvres, driving VIPs wherever they wanted to go, and designating drivers and cars as needed. We were used to transport every kind of vehicle, anywhere, anytime, day or night. Our khaki uniforms made us look very official, the platoon girls wore an army-like tunic and a beret, while my uniform was a smart two-piece costume and soft-top peaked cap and gloves. My office and telephone were in the Drill Hall where our headquarters were situated. If we left there and were not

² Undated news clipping

³ Cooke : 198

⁴ Cooke : 175, 178

⁵ Waikato Museum collection


⁶ *Opotiki News* 13.7.62; clipping in Emma's Scrapbook p350a, OHAS

⁷ *Opotiki College 50th Jubilee & District High School Reunion. The record 1953 - 2003*: 18.



⁸ Ngaire Hooper "The Stepping Stones of Life, the Memoirs of Ngaire Hollard Hopper of Opotiki", 2005.

⁹ Ngaire Hooper


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 102 St John's Street, Opotiki	ITEM NUMBER 25	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) St John's Church INSERT PHOTOGRAPH HERE 	LEGAL DESCRIPTION Allot 23 Sec 2 Opotiki Town (CT 2D/826: Gisborne) OTHER LISTINGS NZHPT CATEGORY II, (Register No. 806).	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE St John's Presbyterian Church was built in 1907 to provide for the growing congregation. It is the second purpose built Presbyterian Church in Opotiki. It provides evidence of the growth in the Presbyterian church in Opotiki which was established in 1872. St John's Church also served the surrounding districts and monthly services were held in Opouriao and Whakatane. From the base of the Presbyterian Church in Opotiki other churches were established in Taneatua, Whakatane and Kutarere. The church has served the Presbyterian and Methodist congregations in Opotiki since 1972 when they were united. St John's Church makes a significant contribution to the broad historic landscape and collective historic character of Opotiki town centre. Opotiki town centre retains many of its early churches and church halls including St Stephen's; St John's, the Salvation Army Barracks in King Street, and the Maori Mission Hall (former Temperance Union hall) in Elliott Street. These buildings provide further evidence of the size and consolidation of the community in the decades around the turn of the 20th Century. It is an important example of the work of architect T H White.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1907	
ARCHITECTURAL QUALITIES <i>Style or Type/ Design</i> St John's Church was built in 1907 and designed in an Arts and Crafts derived style. It is very similar in design to the Unitarian Church in Ponsonby in Auckland. It is a prominent building on the corner of King Street and St John's Street which together with its surrounding landscaping and trees makes an important contribution to the character of St John's Street and the broader historic cultural landscape. The church has a high gabled roof with projecting double height bay. This originally featured decorative bargeboards and freeboards to the gable end, which have since been removed. A single level verandah provides shelter across the front of the church. Timber detail to the verandah fascia has also been replaced at some stage. The front gable features a tripartite, multipaned window with amber and clear glass. The roof was originally clad in corrugated iron, but is now clad in Decramastic tiles.	ARCHITECT / DESIGNER/ BUILDER T H White. It was built by Mr Thomas Abbot for 270 pounds and opened on April 22 1883.	

<p><i>Designer or Builder</i> St John's church was designed by architect Thomas Henry White (1843-1923). White was born and educated in Birmingham and arrived in New Zealand in 1860. He returned to England then back to New Zealand in 1873. He farmed at Taupiri until there was sufficient demand for his profession and he practiced as an architect, civil engineer and surveyor in Hamilton for many years. He designed St Peters Church Hall in Hamilton and a building adjacent to the Ngaruawahia flour mill that is thought to be the first reinforced concrete building in the southern hemisphere. He also designed Firth's tower in Matamata, and other buildings in Opotiki such as St John's Church, the Catholic Church (since demolished) in Grey Street, and the Masonic Lodge in St John's Street. His personal allegiance was to the Unitarian Church and he designed the Unitarian Meeting House in Ponsoby Road, Auckland. Due to failing eyesight he moved from Hamilton to Opotiki where he lived for the rest of his life. He is buried in the Opotiki cemetery.</p> <p>It was built by Mr Thomas Abbot for 270 pounds and opened on April 22 1883.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> St Johns Presbyterian Church was built in 1907 to provide for the growing congregation. It is the second purpose built Presbyterian Church in Opotiki. This first Presbyterian Church (which remains on a site adjacent to St John's Church) was constructed in 1883. Presbyterian services were held for five years prior to this in the Opotiki Town Hall, which was later the premises of the Loan and Mercantile Co.</p> <p>The Presbyterian Church commenced in Opotiki in 1872 when Rev Martin opened a school. Following his resignation in 1874, Rev Soutar arrived from Scotland. Dissatisfaction with his use of an Anglican order of service and a Presbyterian hymn book led to an application to the Auckland Presbytery to engage a new minister. John Gow arrived from Dunedin in 1878 and accepted the invitation to become the Opotiki minister. He served for 14 years and was replaced by Rev Chas Worbays in 1893. A manse was built around this time by Thomas Abbot.</p> <p>Growth in the congregation led to the building of St John's Presbyterian Church, which opened in 1907. St John's Church also served the surrounding districts and monthly services were held in Opouriao and Whakatane. From the base of the Presbyterian Church in Opotiki other churches were established in Taneatua, Whakatane and Kutarere.</p> <p>In 1926 an infant schoolroom was opened at a cost of 350 pounds. In the same year a brass plaque was erected inscribed with the names of members of the congregation who had died in the First World War. Another plaque was added in 1946 in commemoration of those who had died in the Second World War. St John's Church celebrated its 50th Jubilee in 1928 and its centenary in 1978. An Everet Orgatron was brought for 650 pounds in 1938 and replaced in 1964 following a fire in the organ with a Conn electric organ.</p> <p>During its second fifty years some of the original decorative features were removed from the gable ends, belfry and verandah. In 1958 the brick veneer Church Hall was built on the site adjacent to the first church. It was designed by T.C.M. Patterson architect of Auckland. A child care centre operates from the hall (2005). A double garage was built for the Minister in 1964 and in 1974 D. Margerison of Opotiki built a new manse at a cost of 23,000 pounds when the old manse was sold for removal. In 1977 the front foyer was enlarged, and seating installed in the upstairs choir loft. Between then and 1984 the corrugated iron roof was replaced by decrabond tiles.</p> <p><i>Associative Value</i> St John's Church has important associations with members of the Presbyterian community in Opotiki and surrounding districts. In 1972 the Presbyterians united with the Methodists to form St John's Union Church.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS The church represents the consolidation of Opotiki around the start of the 20th century.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY The church remains in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> St Johns Presbyterian Church was built in 1907 to provide for the growing congregation. It is the second purpose built Presbyterian Church in Opotiki. It provides evidence of the growth in the Presbyterian church in Opotiki which was established in 1872. St John's Church also served the surrounding districts and monthly services were held in Opouriao and Whakatane. From the base of the Presbyterian Church in Opotiki other churches were established in Taneatua, Whakatane and Kutarere.</p> <p>The church has served the Presbyterian and Methodist congregations in Opotiki since 1972 when they were united.</p>	<p>VULNERABILITY / POTENTIAL THREATS The building is potentially at risk in the event of a fire, or severe earthquake.</p>

<p><i>Identity</i> St John's Church makes a significant contribution to the broad historic landscape and collective historic character of Opotiki town centre. Opotiki town centre retains many of its early churches and church halls including St Stephen's; St John's, the Salvation Army Barracks in King Street, and the Maori Mission Hall (former Temperance Union hall) in Elliott Street. These buildings provide further evidence of the size and consolidation of the community in the decades around the turn of the 20th Century.</p> <p><i>Amenity/Education</i> The place has the potential to increase understanding of past lifestyles and events in Opotiki.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The church is of timber construction, with weatherboard cladding and Decramastic tiled roof and remains in good condition. (Not inspected in detail as part of Opotiki Town Centre Historic Heritage Study).</p>	<p>GROUP / CONTEXT VALUE It forms part of a group of buildings in this part of St John's Street associated with the Presbyterian Church in Opotiki.</p>
<p>REFERENCE SOURCES Opotiki 100 Years, page 81. New Zealand Historic Places Trust research prepared by Shirley Arabin.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photo Archive, Vol 2, 380.</p>  <p>The Unitarian Church in Ponsonby Road, Auckland, also designed by T H White and built in 1901.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 122-124 St John Street, Opotiki	ITEM NUMBER 26	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Loan & Mercantile Building	LEGAL DESCRIPTION Pt Allot 50 Sect 1 Town of Opotiki.	
	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Opotiki District Plan, Map 3A Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE The building forms a significant part of a wider historical and cultural landscape, being representative of the development of Opotiki as a rural service centre as farming intensified around the turn of the 20 th Century, and the development of the NZ Loan & Merc. The building was used as a textile factory after the Loan and Merc. closed after its merger with Dalgety's. Opotiki Textiles was one of many smaller primary industries that operated in the latter half of the 20 th Century, essential to Opotiki's economy and as an employer. The building is now owned and occupied by the Whakatohea Trust Board who use it (and its many additions) as their base for business enterprises, community activities, training classes and managing iwi affairs. Thus it maintains a crucial role in Opotiki's built and social history. The new use as offices and workshops for the Whakatohea Trust Board. The previous building on the site was the Town Hall, important in the social and community life of Opotiki residents from 1878. It was associated with the Masonic Lodge 1896-1907, members of whom were prominent men in business and local bodies. It forms part of an intact group of historic buildings in this block of St John Street with the adjacent former Masonic Lodge.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/Research/Recognition or Protection</i> The site is within a few hundred metres of the large 19 th Century kainga Pakowhai. This had cultivations, pasturage for stock, fruit trees. In 1878-79 a wooden building was erected on the corner of the two streets, this burnt down in 1928. It is unlikely that the 1928-30 construction process has significantly altered the subsurface evidence.	PERIOD / DATE OF CONSTRUCTION c.1928-1930	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The Loan and Mercantile Building replaced an earlier timber building on this site. The current building is thought to have been built in or soon after 1928. It is designed in a stripped Classical style. <i>Designer or Builder</i> Unknown. <i>Construction</i> The building has poured concrete walls, with hipped and gabled trussed roofs clad with corrugated iron. The annex to the east has a post and beam construction. There is an upper floor office area above the corner offices. The windows include some original steel farmed windows, some timber framed windows, and some	ARCHITECT / DESIGNER Unknown	

<p>that have been replaced in aluminum.</p> <p>The building has a raised timber floor, with ventilated subfloor. The interior retains some original plasterboard ceilings with timber battens, with timber cornice. In other places Pinex soft board ceilings are used. Walls are generally hardboard on timber frame and include a range of older and more recent partitions. It still has an original safe.</p> <p>Alterations and additions to the building have included: 1952: addition of a lean-to store to the side of the existing store, measuring 35 feet by 19 feet. Drawn by Geo Wilkinson, Builder. 1964: minor internal alterations to provide a new office and extend the size of an existing one. 1966: alterations to doorways in the existing "factory", and replacement of a doorway onto St John St with windows. 1972: Factory additions to the north side of the building measuring 33 feet 7 inches (along St John Street) and 55 feet 8½ inches in depth. Repositioned windows were to be used on the St John Street elevation. North wall in reinforced concrete block. The east wall was clad in corrugated iron and the frontage to St John Street façade was clad in "Coverline" (fibre cement sheet?). Drawn by T.C.M. Patterson Registered Architect in Auckland. 1977: Alterations to interior, at first floor level, and refurbishment of interior. Drawings show the upper floor is particle board, with soft board ceilings, and gib board lined partition walls. Drawn by T.C.M. Patterson, architect, Auckland. 1992: Alterations made to adapt the building for the Whakatohea Maori Trust Board, drawn by Stephens and Associates Architectural Designers, Opotiki. Alterations included minor changes to internal layout, provision of toilet areas and a small addition to the east side.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i></p> <p>The Loan & Merc. building is within a few hundred metres of the large 19th Century kainga Pakowhai. This had cultivations, pasturage for stock and hundreds of fruit trees in its environs. After confiscation from Whakatohea in 1866, the land was surveyed as Allotment 50 of the Commercial Part of the Town of Opotiki. Allotment 50 was a ¼ acre section with 250 link (50.3m) frontage to St John St and 100 links (20.1m) frontage on Elliott St. It was allocated to Robert King as part of the remuneration for his military service in the New Zealand Wars.</p> <p>William Kelly acquired the property (date unknown) as he donated the land to the community to build a town hall. The first timber building located on the corner of St Johns Street and Main Street (as Elliott Street was then known) was the Opotiki Town Hall. The Town Hall Co building was purchased around 1896 by the Masonic Lodge in for £130, together with furniture, fittings and contents, and was altered to suit Masonic activities. The first meeting of the Lodge was held in the modified Town Hall in 1896. Plans were prepared in 1903 to further improve the former Town Hall for Masonic purposes.</p> <p>In 1907 the Loan and Mercantile Co. offered to buy the Lodge property. The Lodge retained land with a 40 foot (12.2m) frontage to St John Street and 2 chains in depth (40.2m), which is the site that the current Former Masonic Lodge is sited on. After the New Zealand Loan & Mercantile Co. purchased the Lodge rooms they agreed to let the Opotiki Lodge continue using their existing facilities until the new rooms were ready. The Loan & Merc. set up its business and warehouse on the property. The building burnt down in April 1928, the wool store burning for 3 days. The replacement building was more substantial, of permanent materials.</p> <p>Opotiki Properties Ltd owned the building by 1964; in February 1977 alterations were underway for use by Opotiki Textiles Ltd as a factory. Perry and Skelton occupied part of the building in 1977. Subsequently acquired by the Whakatohea Maori Trust Board for use as offices, workshops, training schools and meeting rooms.</p> <p>Land ownership records were not examined for this study.</p> <p><i>Associative Value</i></p> <p>Robert King and William Kelly, the first European landowners of the site, were both prominent and influential members of Opotiki's community since their arrival with the 1st Waikato Regiment. King became coroner, Justice of the Peace, owner of a public hall and a merchant. He was chairman of the Opotiki County Council for 13 years. King St was named after him. William Kelly built the Wharf Hotel, ran several different businesses including a bakery and butchery; was Acting Captain of the Bay of Plenty Volunteer Cavalry 1866-69, and was the first local Member of Parliament.¹</p> <p>The first known European building on the site was the Town Hall, built c.1878-9. The idea for the hall was mooted in 1874, the initiative coming from businessmen and other members of the community, who wanted "a commodious venue for public purposes".² The Town Hall Co Ltd was established; shareholders provided promissory notes and William Kelly donated the land. The town hall was used extensively for meetings, dances and concerts. The building was also used for five years for services of the Opotiki Presbyterian Church (Opotiki 100 Years, page 81) until 1883 when a new church, which forms part of the St John Union Centre was built. It was used for the first ball given by the Opotiki Mounted Rifles, on August 10, 1901, for which the Town Hall was decorated with bayonets, rifles and ramrods "formed into artistic designs on the wall" supplemented with</p>	<p>RARITY</p>


¹ Cresswell 2003:197 and elsewhere

² Opotiki 100 Years 1877 -1977: 14 quoting 1874 Bay of PlentyTimes article.

<p>bunting from the SS <i>Waiotahi</i>. Supper was laid on tables on the stage, 30 couples at a time being seated, and with 80 couples having supper.³</p> <p>Opotiki's economic development was agriculture-based. It became a service town for the region's farmers, as well as the port for export and import of goods and produce. Stock and station agents opened retail stores and offices for their stock agents and insurance agents. One of these was the Loan & Merc.</p> <p>The New Zealand Loan & Mercantile Association was established in 1865 with capital to make advances to run-holders and farmers for land development. It was very closely connected with the Bank of New Zealand for 20 years, with the same key people in both institutions. Thomas Russell, Sir John Logan Campbell, Charles Clifford were a few of the Auckland elite involved. Initially successful, the NZL&MA had a setback in the banking crisis of 1885-95 but recovered sufficiently to continue to serve rural communities throughout New Zealand. The company offered financial assistance through loans, insurances, farming advice, stock and station agents to assist with buying and selling stock, and in Opotiki as elsewhere, they established a large store selling farming supplies such as bulk seed, stock food, clothing, saddlery, equipment and machinery. An indication of its success and value to the rural community was the company's ability to replace the premises burnt down in 1928 with a substantial building of permanent materials. This building was expanded several times to provide warehouse and storage space. Competitive companies also established in Opotiki were Dalgety's (with whom the Loan & Merc. later merged) Wright Stephenson's, some of the smaller merchants such as Torrens, the Farmers and Johnstone's, and several insurance and loan companies. Nonetheless the Loan & Merc. had a strong clientele and was part of the lives of many in the town and rural district. James Tabb was the local manager for the Loan and Mercantile Co in the early 1900s.⁴</p> <p>Opotiki Textiles was one of many smaller primary industries that operated in the latter half of the 20th Century, essential to Opotiki's economy and as an employer.</p> <p>The building is now owned and occupied by the Whakatohea Trust Board who use it (and its many additions) as their base for business enterprises, community activities, training classes and managing iwi affairs. Thus it maintains a crucial role in Opotiki's built and social history.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The building has undergone a number of alterations, but retains much of original exterior (together with additions) and some original interior fabric.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/ Identity/Amenity or Education</i></p> <p>The building forms a significant part of a wider historical and cultural landscape, being representative of the development of Opotiki as a rural service centre as farming intensified around the turn of the 20th Century, and the development of the NZ Loan & Merc.</p> <p>The new use as a textile factory after the Loan and Merc. closed after its merger with Dalgety's.</p> <p>The new use as offices and workshops for the Whakatohea Trust Board.</p> <p>The previous building on the site was the Town Hall, important in the social and community life of Opotiki residents from 1878. It was associated with the Masonic Lodge 1896-1907, members of whom were prominent men in business and local bodies.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include damage in the event of earthquake, or fire.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The former Loan and Mercantile Building has poured concrete external walls, with a timber truss roof clad in corrugated iron. The building appears in good condition and is well maintained. Some windows have been replaced with aluminum joinery.</p>	<p>GROUP / CONTEXT VALUE</p> <p>It forms part of an intact group of historic buildings in this block of St John Street with the adjacent former Masonic Lodge.</p>
<p>REFERENCE SOURCES</p> <p>Opotiki District Council, File No. 7560-125-00</p> <p>Du Pontet, E.D. and A.J. McCallion <i>Falling leaves of memory</i></p> <p><i>Opotiki 100 Years 1877-1977</i></p> <p>Cresswell 2003: <i>Opotiki: birth of a small town.</i></p>	

³ Du Pontet and McCallion : 47

⁴ *Opotiki 100 Years 1877-1977*, pg 45

<p>ODC Files</p> <ul style="list-style-type: none"> • Alterations to offices and boardroom 1998; fire safety review. Has current layout plans. • Alterations 1997 • Relocate urinal 1995 • Internal walls 1992 • Internal ats 1988 • 18.3.81 Drainage and Plumbing Permit. Owner: D. Perry, Opotiki Textiles. Urinals and new toilets. Val. No., 755-23 • 22.2.77 owner: Opotiki Properties Ltd. New offices on 2 floors • Alterations to O. Textile Factory • 15.7.64 Property alterations to ex Loan & Merc building, cnr Main and St John Sts, owner = Opotiki Properties Ltd • 26.1.66 alterations same owner . Plan shows "area not factory" [copied] • Docs : owner NZ Loan & Mercantile Co. Ltd. 4.2.1952. To build lean-to store fibrolite with iron or aluminium roof. Has detailed spec. • Feb 77. Job 76-05. T.C.M.Patterson, architect, Auckland. Plans for alteration to O.Textile factory. Lots of plans. Shows one part occupied by Perry and Skelton. • Similar , no date, job 72.03, plans. [presumably 1972] 	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>OHAS Photograph Archive, Vol 2 , No 271</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 8 July 2005 INTERIOR: 8 July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ and JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

Additional information

Du Pontet, Dorothy "Opotiki as a young girl first saw it" ms Opotiki Library, Opotiki Museum
"where St John Street... crossed Main Street, was the town hall, a hip-roofed building used for dances and concerts. Later, it was sold to the New Zealand Loan & Mercantile Agency Company Ltd. For use as a store, and finally it was burnt down and replaced by the present modern building."

Opo 1877-1977: 2 quoting the Opotiki street directory for 1880 lists the Opotiki Town Hall in St John St.

At Wh Museum ph: with Hugh Marshall, Pahihi farmer, Jim Tabb Manager, Jack Whittle Waiotahi farmer, Alf Burt clerk.


1985 ph at WH of Millar Apparel says = site of Town Hall (burnt down) bought about 1908 by L and Merc.

Acc to Percy Newell, Loan and Merc burnt down in the early 1930s; wool store burnt for 3 days.

Opo Textiles was operating in 1977 see advert in OPO 100 years : 45.

"Just why and when it was sold is not known but it was purchased by the NZ .Loan and And Mercantile Co and was destroyed by fire in April 1928." Opo 1877-1977:14.

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM

LOCATION / STREET ADDRESS: 126 St John Street	ITEM NUMBER 27	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Masonic Lodge	LEGAL DESCRIPTION Pt Allot 40 Sec1 Town of Opotiki	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Opotiki District Plan, Map 3C Mixed Activity zone	
SUMMARY OF SIGNIFICANCE The place forms part of a wider historical and cultural landscape and contributes to the collective historic character of Opotiki town centre. The community has an association with and esteem for the place for its use as a Masonic Lodge which involved many leading members of the community. It is a relatively rare building type, having been purpose built as Masonic Lodge. It was designed by a prominent architect, T H White.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information/ Research/ Recognition or Protection</i> No evidence for previous occupation or use of the site has been established, but it is within a few hundred metres of the large 19 th Century kainga Pakowhai. This had cultivations, pasturage for stock, fruit trees.	PERIOD / DATE OF CONSTRUCTION 1907	
ARCHITECTURAL QUALITIES <i>Style or Type</i> The former Masonic Lodge has important associations with the Opotiki Lodge 1930, which was formed in 1881. It was purpose built for the Lodge in 1907 and was used for this purpose until 1981. <i>Design</i> The former Masonic Hall is a simple two-storey timber building with a fairly utilitarian character. The main gable and smaller gable adjacent describe the key spaces inside which included the Mason's Hall at the upper level under the main gable. It was originally designed with timber decorative detail to the gable ends, which has since been removed. It is a timber framed building clad in narrow weatherboards, and plywood to rear, side walls. It has a corrugated iron roof. <i>Designer or Builder</i> The Former Masonic Hall was designed by architect T H White, and a Mr Moir, who were both members of the Lodge at the time. It was built by Mr O'Reilly and Elliot for the tendered price of £ 437-15-0. (Information provided by Mr D E Gibson). Thomas Henry White (1843-1923) was born and educated in Birmingham and arrived in New Zealand in 1860. He returned to England then back to New Zealand in 1873. He farmed at Taupiri until there was sufficient demand for his profession and he practiced as an architect, civil engineer and surveyor in Hamilton for many years. He designed St Peters Church Hall in Hamilton and a building adjacent to the Ngaruawahia flour mill that is thought to be the first reinforced concrete building in the southern hemisphere. He also designed Firth's tower in Matamata, and other buildings in Opotiki such as St John's Church, the Catholic Church (since demolished) in Grey Street, and the Masonic Lodge in St John's Street. His personal allegiance was to the Unitarian Church and he designed the Unitarian Meeting House in Ponsonby Road, Auckland. Due to failing eyesight he moved from Hamilton to Opotiki where he lived for the rest of his life. He is buried in the	ARCHITECT / DESIGNER T H White, and Mr Moir	

<p>Opotiki cemetery.</p> <p><i>Construction</i> The building demonstrates typical timber construction techniques, and detail for this period.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern</i> No evidence for previous occupation or use of the site has been established, but it is within a few hundred metres of the large 19th Century kainga Pakowhai. This had cultivations, pasturage for stock and hundreds of fruit trees in its environs. After confiscation from Whakatohea in 1866, the land was surveyed as Allotment 50 of the Commercial Part of the Town of Opotiki. This was a ¼ acre section with 250 link (50.3m) frontage to St John St and 100 links (20.1m) frontage on Elliott St. It was allocated to Robert King as part of the remuneration for his military service in the New Zealand Wars. The Opotiki street directory for 1880 lists nothing north of the Town Hall for the east side of St John St, so it might be supposed that no immediate use was made of the property.</p> <p>According to a local informant, the Masonic Lodge bought the Town Hall at the south end of the Allotment in 1896. In 1907 The Loan and Mercantile Co. offered to buy the Lodge property on the corner of St John Street and Elliott Street. The Lodge retained land with a 40 foot frontage to St John Street and 2 chains in depth (132 feet), which is the site that the current former Masonic Lodge is sited on. An emergency meeting was held to discuss the option of building new Lodge rooms. Bros. White (architect T. H. White) and Moir were to draw up plans.</p> <p>Brother Moir was to build the new Lodge rooms. The New Zealand Loan & Mercantile Co. purchased the Lodge rooms in the former Town Hall Co. Ltd building and agreed to let the Opotiki Lodge to continue using their existing facilities until the new rooms were ready.</p> <p>In 1908 the new lodge rooms were completed at a cost of £550 and the first meeting was held on 13 February 1908 with W/B H.B. Wilson in the Chair.</p> <p>In 1981 the Lodge moved into new premises across the road at 125 St John Street. This building was built on land where the St Mary's Hall had previously stood. The new building is a two storey office block, with the Lodge rooms at the rear.</p> <p>The previous Lodge Rooms at 126 St John Street were purchased by Opotiki Textiles Ltd, and subsequently by Mr Gedson who adapted it for use as Opotiki Bait and Tackle shop. In c.1985 Ta Taia pottery occupied the building.</p> <p>Land records have not been researched for this study.</p> <p><i>Associative Value</i> Robert King and William Kelly, the first European landowners of the site, were both prominent and influential members of Opotiki's community since their arrival with the 1st Waikato Regiment. King became coroner, Justice of the Peace, owner of a public hall and a merchant. He was chairman of the Opotiki County Council for 13 years. King St was named after him. William Kelly built the Wharf Hotel, ran several different businesses including a bakery and butchery; was Acting Captain of the Bay of Plenty Volunteer Cavalry 1866-69, and was the first local Member of Parliament.¹</p> <p>The former Masonic Lodge in St John Street is the second purpose built lodge in Opotiki, constructed in 1907. The Opotiki Lodge 1930 was formed in 1881, under the Grand Lodge of England. The first meetings were held in the Settler's Hall which was adjacent to the Royal Hotel in Church Street. Founders of the Lodge included Robert Thompson Abbot, builder; Stewart Bates, merchant; Robert Smelt Bush, resident Magistrate; John Forsyth Connelly, merchant; William Marwood English, butcher; Robert King, settler; John McAllister, hotel keeper; John Parkinson, settler; William J. Powell, Sergeant Major A C Force; Charles Bawden Rogers, farmer; Alexander Chalmers Soutar, clerk in holy orders; John Thomson, farmer.²</p> <p>A Lodge room was built in 1892 next door to the Masonic Hotel in Church Street. It was a two storey building with the Lodge rooms upstairs, and a separate tenant at ground level. R.M.T. Co. Garage. The site was leased to the lodge for a nominal rent by member Arthur Parkinson.</p> <p>In 1895 this Masonic Lodge building, together with records, regalia and furniture, was destroyed by fire. It appears that the Lodge then met infrequently at the Opotiki Hotel where a room was designated for Masonic purposes. The publican was likely to have been a mason. At one of these meetings a committee was formed to purchase the building occupied by the Opotiki Town Hall Co., which was located on the corner of St Johns Street and Main Street (as Elliott Street was then known). The Town Hall Co Ltd had been established around 1878 to provide a hall for public meetings. The Town Hall Co building was purchased for £130, together with furniture, fittings and contents, and was altered to suit Masonic activities. The first meeting of the Lodge was held in the modified Town Hall in 1896. Plans were prepared in 1903 to further improve the former Town Hall for Masonic purposes. In 1907 the NZ Loan & Merc. bought the former Town Hall and the Lodge built its own meeting hall.</p>	<p>RARITY The building is a unique type in Opotiki from the Edwardian period.</p>

¹ Cresswell 2003:197 and elsewhere


² Opotiki 100 Years, page 69

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i> The building provides physical evidence of the historic functioning of the Opotiki Masonic Lodge.</p> <p><i>Potential Research</i> Ongoing research may provide further information about people associated with the Lodge and their activities which have contributed to supporting the Opotiki Community.</p>	<p>REPRESENTATIVENESS The building represents a type found in many centres in New Zealand, but is purpose designed for the Opotiki Lodge.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> The building is a simple timber framed and clad structure which demonstrates typical construction methods, detailing, and tastes in design of its period. Although it has been modified it still retains original exterior and interior fabric, including the Lodge room at the upper level, original stair and original interior wall and ceiling linings in some areas.</p>	<p>INTEGRITY The exterior has had some modification to detail and joinery. The original stair remains and the interior at the upper level retains original t&g timber linings to walls and ceilings.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i> The former Masonic Lodge has important associations with the Opotiki Lodge 1930, which was formed in 1881. It was purpose built for the Lodge in 1907 and was used for this purpose until 1981.</p> <p>It was designed by members of the Lodge, architect Mr T H White and Mr Moir.</p> <p>Many prominent male members of the community belonged to the Lodge; these included businessmen and OCC and OBC councillors.</p> <p><i>Identity</i> The building contributes to the collective historic character of Opotiki town centre.</p> <p><i>Amenity/Education</i> The building's history adds to our understanding of organisations such as the masons and the role they played in New Zealand communities.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential risks include damage from fire, inappropriate change, and lack of maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is a two storey, timber framed structure. The roof is clad with corrugated iron which appears sound. Original timber doors and windows have been replaced with aluminum joinery. Some original timber molding remains to the small gable end. The north wall has fibrolite sheets applied over the weatherboards. Other areas are clad with narrow, ship-lapped weatherboards, with 150 x 150 cover boards to corners. Original timber detail to the gable ends has been removed.</p> <p>The interior at ground floor level retains the original timber floor, and original timber posts with corbels. Wall linings include peg board and gib-board. The upper floor has 6 inch kauri floor boards. The upper level ceiling is to the former Masons Hall is fibre cement sheets with battens. The original hall ceiling was removed to the new Masonic lodge. Other ceilings at the upper level are 6 inch tgv boards. The Hall walls are vertical T & G, reeded, vertical 4 inch boards. Other spaces at the upper level have 6 inch, horizontal tgv boards.</p> <p>The original stair remains with 4 inch tgv panels and turned balustrade.</p>	<p>GROUP / CONTEXT VALUE Forms part of an intact historic group with the adjacent Former Loan and Mercantile Building.</p>
<p>REFERENCE SOURCES Written historic summary prepared in July 2005 by Mr D.E. Gibson, Custodian of the Opotiki Lodge. <i>Opotiki 100 Years</i>, page69 OHAS scrapbook 20a/8 ODC building files Cresswell 2003, <i>Opotiki: birth of a small town</i></p>	
<p>PHOTOGRAPHS (HISTORICAL) <i>Opotiki 100 Years</i> :page 69. Lodge members in the early 1900s.</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: July 2005 BY: AJ Matthews CHECKED: PHOTOGRAPHED: A J Matthews</p>

RECORD FORMS




**PLACES TO BE FURTHER RESEARCHED BASED ON THEMATIC OVERVIEW AND
PRELIMINARY INFORMATION (HERITAGE CHARACTER DEFINING)**

**OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM
(PRELIMINARY)**

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 28	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Church Street Surgery	LEGAL DESCRIPTION Pt Lot 2 DP 3836	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE This is a rare surviving house in the main street of Opotiki, associated with early European/ military settlement and development. Based on the thematic overview this house should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION C 1880s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> In <i>The Women's Stories</i> (page 59) the Church Street Surgery is said to be the former home of Martha and George Reece, who arrived in New Zealand in 1864, and shifted to Opotiki in 1867. (Note the photo included in the Women's Stories which is said to be this house has a much more elaborate front door). George Reece became a farrier for the troops. The first smithy he worked in was located on the corner of Church Street and King Street. The blacksmiths later moved into the brick building in King Street which is now the Opotiki Glass Centre. Edwin Reece worked with his father, and continued the business on his own. When he married he is said to have built the house opposite the blacksmith's which is now a backpacker's hostel. In 1928 this property in Church Street belonged to William Reece and included the house and stables. It was later occupied by Dr Dominick's surgery. <i>Historical Pattern</i> The site lies within the part of Opotiki where sites were allotted to the military. It is one of few surviving houses in the main street in Opotiki and provides evidence of early patterns of development in Opotiki which included residential development in Church Street.	RARITY This is a rare surviving house in the main street of Opotiki, associated with early European/ military settlement and development.	

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The building remains in generally original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>This is a rare surviving house in the main street of Opotiki, associated with early European/ military settlement and development. Based on the thematic overview this house should be further researched to investigate scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a plain bay Villa, clad with rusticated weatherboards. It retains original double hung sash windows, plain barge boards and glazed front door with arched lights.</p>	<p>GROUP / CONTEXT VALUE</p> <p>The building forms part of a group of early twentieth century buildings in the part of the east side of Church Street.</p>
<p>REFERENCE SOURCES</p> <p><i>The Women's Stories (page 59)</i></p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Mathews & Mathews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST, 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 9 2005</p> <p>INTERIOR:</p> <p>BY: AJ and JM Mathews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Mathews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: 98 Church Street, Opotiki	ITEM NUMBER 29	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) United Video	LEGAL DESCRIPTION Pt Allot 48 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE   Pressed metal ceilings remaining at upper level. 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER former theatre <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this former theatre warrants further research to investigate scheduling.	REGISTERED OWNER	

<p>ARCHAEOLOGICAL QUALITIES</p> <p><i>Information</i></p> <p><i>Research</i></p> <p><i>Recognition or Protection</i></p>	<p>PERIOD / DATE OF CONSTRUCTION</p>
<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type</i></p> <p><i>Design</i></p> <p><i>Designer or Builder</i></p> <p><i>Construction</i></p>	<p>ARCHITECT / DESIGNER</p>
<p>HISTORIC QUALITIES</p> <p><i>Historical Pattern/Associative Value</i></p> <p>Formerly known as the Alhambra movie theatre, which opened at least by 1918 when a fund raising concert for the Red Cross was held there. In 1919 it was operated by J. Harvey and it was still in use as a theatre in 1928. In 1919 advertisements for Kings Pictures at the Alhambra note that they were showing "The Knife" and "The Beloved Traitor". On May 10 1919 Kings advertised "The Thoroughbred" at the Alhambra, and also an upcoming RSA fancy dress ball. By August 1919 the Alhambra Theatre was under the proprietorship of Mrs F J Barton who was presenting a vaudeville show "The Topsy Turveys" and later another live show "Winifred Le France's Entertainers".</p> <p>The Alhambra Theatre was one of five theatres for movies and live shows which commenced operating in Opotiki between around 1914 and the mid-1920s. These included the Alhambra in Church Street opened possibly in 1914 or 1918, the De Luxe Theatre which opened in Church Street 1926, the Regent Theatre on Church Street which was also built in 1926, the Lyric Theatre which opened in the former Oddfellows Hall from around 1915, and Kings Theatre, which was in King Street next to the Royal Hotel. The De Luxe Theatre was leased and later owned by the Kerridge Odeon chain until 1981, but continues to be run as a cinema and theatre.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The building retains significant original fabric including detailed pressed metal panels.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>Based on the thematic overview this former theatre should be further research for potential scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire and damage in event of earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Timber framed, clad in corrugated iron. Upper level retains beautiful pressed metal ceilings. Steel tie rods evident.</p> <p>Generally in need of maintenance.</p>	<p>GROUP / CONTEXT VALUE</p> <p>It is part of a group of historic buildings together with the adjacent 1914 Shalfoon's Building.</p>
<p>REFERENCE SOURCES</p> <p>Research prepared by the New Zealand Historic Places Trust on the De Luxe Theatre.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>



Opotiki District Council Historic Photo Archive, Vol 2, 246.
Date c1918

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND
HISTORIC PLACES TRUST. 2005.**


INTERIOR: July 2005


BY: AJ and JM Matthews

CHECKED:

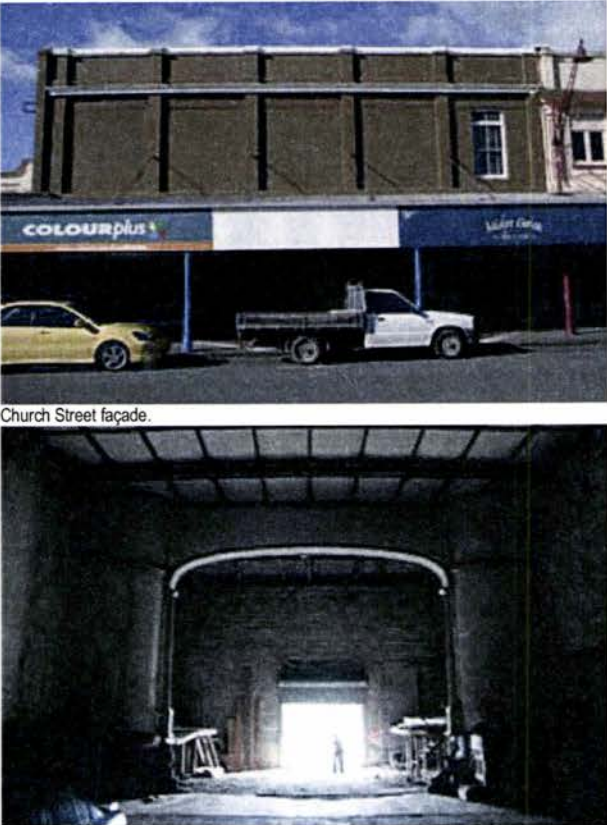
PHOTOGRAPHED: A J Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 30	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Arthur's and Larmer's Building	LEGAL DESCRIPTION Lot 11 DP 11965AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of a group of buildings in Opotiki thought to have been designed by HLD West or the practice of Whincup and West. It forms part of an intact group of historic single level retail shops on the west side of Church Street dating from around the early 1900s through to the 1930s.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1915. Built in two stages.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> This is one of a group of buildings in Opotiki designed by HLD West, or the practice of Whincup and West in Opotiki which include the Masonic Hotel, Rostgards Building, the building at 16 King Street, and Patterson's Building. All of these buildings feature a very similar detail around the windows and most have a distinctive curved detail with dentils applied to the façade or to parapets. H L D West was practicing from Whakatane by the time he designed Patterson's Building in 1923, but he is thought to have been in practice with a Mr Whincup in 1915 when their practice is listed in street directories as tenants in Rostgards Building (which they designed). The same architect must have also designed the Bridger's Building in Whakatane which is very similar in style to Bridger's in Opotiki. <i>Construction</i>	ARCHITECT / DESIGNER Probably H.L.D.West or the practice of Whincup and West.	
HISTORIC QUALITIES <i>Associative Value</i>	RARITY	

<i>Historical Pattern</i>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The building remains in generally original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p>As part of a group of Opotiki buildings designed by the same architects, this building warrants further research for potential scheduling.</p> <p><i>Amenity/Education</i></p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>The building is at risk from potential damage in the event of fire or an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>These are single level purpose designed retail shops. The facades are plastered brick with raised plaster lettering denoting the names Arthur's and Larmer's on raised parapets. The façade has pilasters with rounded caps and arched molding with dentils above the signs. A combination of textured and smooth plaster is used. The verandah is supported on steel posts (although it used to have tie supports) The original shopfront remains at the right side with timber joinery and recessed entrance. Meikles shop retains original timber joinery but has larger showroom windows.</p>	<p>GROUP / CONTEXT VALUE</p> <p>It forms part of an intact group of historic single level retail shops on the west side of Church Street dating from around the early 1900s through to the 1930s.</p> <p>It is one of a group of buildings in Opotiki designed by architect H.L.D. West or the practice of Whincup and West.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p> 	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>Opotiki District Council Photograph Archive Vol 2, 303.</p> <p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

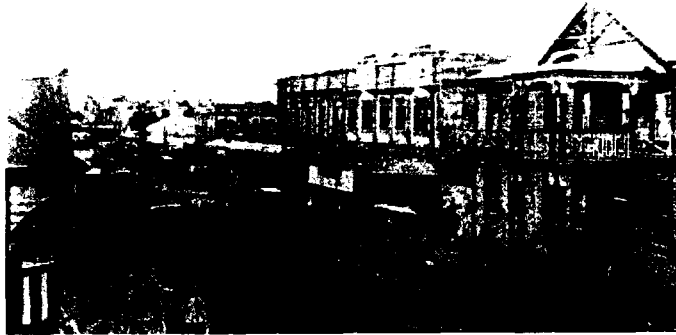
LOCATION / STREET ADDRESS: 104 Church Street, Opotiki	ITEM NUMBER 31	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Regent Theatre	LEGAL DESCRIPTION Lot 1 DP 2888AK	
INSERT PHOTOGRAPH HERE  <p>Church Street façade.</p> <p>Interior looking toward fly-tower.</p>	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER former theatre <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this former theatre warrants further research to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1926	
ARCHITECTURAL QUALITIES <i>Style or Type</i> An example of an early theatre building in Opotiki. <i>Design</i> Historic photographs show this building was designed in a simple stripped Classical style, similar to but plainer than the adjacent Patterson's Building. Plain pilasters divide the façade into five bays, with a simple parapet with plain cornice and capping. <i>Designer or Builder</i>	ARCHITECT / DESIGNER	

<p><i>Construction</i></p> <p>The former Regent Theatre was built in 1926, on a site that formed part of the block on the east side of Church Street, which was destroyed by fire in 1913. After a series of fires the Borough Council made it a requirement for new buildings in the town centre to be constructed in brick or concrete.</p> <p>The former Regent Theatre building is two storeys at the front, with a single volume space at the rear. It is built of reinforced large size concrete blocks. The façade is plastered, but side and rear wall remain unplastered or painted.</p> <p>One timber double hung window remains to the right hand bay. The others have been closed over. The building retains its original shopfronts with recessed entries with timber framed glazed doors, and glazed toplights. The shopfronts are detailed with black tiles to the stall boards.</p> <p>The main entrance to the Theatre retains encaustic tiles. The doors themselves have been replaced at some stage. Parts of the toplights around the entry have been covered over.</p> <p>The verandah is continuous with Patterson's Building adjacent. It is built of curved baby iron, with façade- mounted supports as well as cast iron columns with decorative bases.</p> <p>The interior of the theatre itself is now basically a shell, but retains the proscenium arch and fly towers, and small areas of decorative detail.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Associative Value/Historical Pattern</i></p> <p>The Regent Theatre was one of five theatres for movies and live shows which commenced operating in Opatiki between around 1914 and the mid-1920s. The others were the Alhambra in King Street opened possibly in 1914 or 1918, the De Luxe Theatre which opened in Church Street in 1926, the Lyric Theatre which opened in the former Oddfellows Hall from around 1915, and Kings Theatre which was in King Street next to the Royal Hotel in a former plumbers shop. The De Luxe Theatre was leased and later owned by the Kemdge Odeon chain, until 1981, but continues to be run as a cinema and theatre.</p> <p>In 1928 Mr Banks, the manager lived upstairs at the Regent. 'The Regent Theatre was burned out in 1960. Although the interior was rebuilt the theatre's license was cancelled in 1961 due to concerns over fire egress. (NZ Herald 19.2 1961)</p> <p>Surveyed in 1866 as in Allotment 28, Section 2.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>Uses large concrete blocks with steel reinforcing. Further research into materials/ construction would be of use.</p>	<p>INTEGRITY</p> <p>The building is in a deteriorated state. Windows on the façade have been closed over, and generally the shell of the auditorium remains with part of the proscenium.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>Based on the thematic overview this former theatre warrants further research to investigate scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, and possible damage in event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Built in 1926, the former Regent Theatre was damaged in a fire in 1960 and closed shortly after. It is not known when the windows on the façade were closed over. The building is two storeys at the front and a single large volume at the back where the theatre was. It has large concrete blocks with steel reinforcing which is visible in places. The roof in the theatre has steel trussed roof structure. The building has a corrugated iron roof. The building is generally in fair to poor condition.</p>	<p>GROUP / CONTEXT VALUE</p> <p>The former Theatre forms part of an intact group of early twentieth century buildings on the east side of the Church Street between the Royal Hotel and Scott's Building (now the Strand).</p>
<p>REFERENCE SOURCES</p> <p>NZ Herald 19.2 1961</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p>

¹ Lowe, D.A. "Church Street as it was in 1926"



Alexander Turnbull Library 313381/2 Shows site after fire had destroyed previous buildings.




306, Vol 2 Opotiki District Council Photo Archive



PREPARED BY: **Mathews & Mathews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND
HISTORIC PLACES TRUST. 2005.**

INTERIOR:


BY: **AJ & JM Mathews**
CHECKED:
PHOTOGRAPHED: **A J Mathews**

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: 106 Church Street, Opotiki	ITEM NUMBER 32	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Paper Plus, New Zealand Post and Recycled Labels	LEGAL DESCRIPTION Pt Allot 28 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It forms part of an intact group of historic single level retail shops on the east side of Church Street dating from around the early 1900s through to the 1930s.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1920s (post 1913)	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i> This building was constructed following the 1913 fire which destroyed all of the buildings between the former Royal Hotel and the former Scott's Building (Strand Arcade).	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment</i>	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	

<p><i>Identity</i></p> <p><i>Amenity/Education</i> These early shop buildings support the collective historic character of the town centre.</p>	
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level building in plastered brick or concrete. It is designed with a decorative parapet with curved sections linking between decorative pilasters. It has a gabled or hipped corrugated iron roof. There is a raised canopy over the entry. The verandah is continuous with that which extends in front of the Former Regent Theatre and Patterson's Building, but is clad with corrugated iron rather than baby iron. The shopfronts are original with splayed stall boards and recessed entrances, and timber joinery. Stall boards are finished with Coromandel granite, and grey tiles. The building has an arcade which links through to the carpark at the rear.</p>	<p>GROUP / CONTEXT VALUE It forms part of an intact group of historic buildings on the east side of Church Street which include the former Strand Arcade adjacent, the former Regent Theatre, Patterson's Building and the Royal Hotel.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Alexander Turnbull Library 313381/2 Shows site after fire had destroyed previous buildings.</p>  <p>306, Vol 2 Opotiki District Council Photo Archive</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: CHECKED: A J & J M Matthews PHOTOGRAPHED:</p>

**OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM
(PRELIMINARY)**

LOCATION / STREET ADDRESS: 110 Church Street, Opotiki	ITEM NUMBER 33	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Strand Arcade	LEGAL DESCRIPTION Pt Lot 1 DP 5012AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is potentially an early example of a commercial building constructed of reinforced concrete, and demonstrates the consolidation of the town centre in the early 1900s.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION Between 1902 and 1911, possibly by 1908.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i> This building is described in Opotiki 100 Years as the first two storey concrete building in Opotiki. It is a very plain, but classically derived façade with two curved pediments to the parapet, a simple capping and string course. The upper level timber windows have a shallow arched head. Ground level shopfronts have all been modified.	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> The former Strand Arcade was built by Billy Oakes, a part Maori-part European businessman. It was built prior to 1913 as photographs show that it remained undamaged by the fire that destroyed all the buildings from this one to the Royal Hotel on the east side of Church Street. Surveyed in 1866 as in Allotment 28, Section 2; possibly subdivided 1908 as Lot 1. A survey plan November 1908 (DP 5012AK) shows a concrete building in approximately this location (not measured 2005). Building is 66.7 links (13.4m) wide and has a central passage and was done for W.B. Scott who was the proprietor of the East Coast Guardian ie highly likely to be the Strand Arcade. The Guardian occupied part of the Strand Arcade by 1913 at least. Other occupants (seen in Oct 1911 photo) were C.A. Ogle, chemist and C.T. [Gull...]. On a August 1902 survey plan (DP 2888), same building is not present, also not there in a June 1900 photo.	RARITY This is a comparatively early concrete commercial building.	

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i> Further research into the early use of concrete for commercial buildings in Opotiki should be undertaken.</p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i> The use of reinforced concrete in a commercial building in the early 1900s is reasonably rare. Brick or timber construction was much more common. Concrete construction had been used in New Zealand from as early as the 1850s and 60s and its use became more prevalent in the 1870s. One of the earliest structures built of reinforced concrete in New Zealand was the water tower built at the Addington Railway workshops in Christchurch in 1883.</p> <p>The use of reinforced concrete developed steadily through the latter part of the 19th century and early 20th century but was more commonly used in structures such as bridges or in utilitarian buildings, or houses. The use of reinforced concrete in New Zealand was boosted by the decision of Taranaki County Council to replace older bridges with the newer material in the early 1900s. The Waiwakaiho Bridge on the northern side of New Plymouth built in 1907 was hailed as the longest reinforced concrete bridge in New Zealand. At that time Taranaki County council had built 9 bridges in reinforced concrete. Articles in the Progress periodical in 1905 included some on the use of concrete in New Zealand. Sea water tests were reported in the Progress in 1910 and noted that Portland cement structures had shown a steady increase in strength, and that the action of seawater did not destroy the mortar.</p> <p>Around 1909 the proprietary name "Camerated Concrete" first appeared in New Zealand with advertisements in <i>The Progress</i>. This form of concrete was claimed to be suitable for any type of building, 20% cheaper than brick, 5% dearer than timber. By 1912 the ads in the Progress said it was "the cheapest permanent construction known in the building world being fireproof, damp proof and resistant to earthquakes". Reports of the success of the system after an earthquake in Napier in 1911 encouraged further interest. It was a system patented in Australia in 1905 by Henry Goddard and consisted of walls with inner cavities formed with removable steel cores.</p> <p>The Luttrell brothers, Alfred and Sidney, moved to New Zealand from Tasmania. Alfred was trained as an architect and engineer and pioneered the use of reinforced concrete for commercial buildings. The earliest is thought to be the New Zealand Express Company Building in Christchurch built in 1906, and their building for the NZ Express Company in Dunedin built in 1910 which pioneered the use of reinforced concrete slabs.</p> <p>Architect T H White who was living and working in Opotiki around the turn of the century was an early exponent of concrete construction and was responsible for early concrete structures including Firth's Tower in Matamata built in 1882, and the Ngaruawahia flour mill built around 1878. It is not known if White was involved in the construction of the Strand Arcade, but it would be useful to research this further.</p>	<p>INTEGRITY The building remains reasonably intact.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p><i>Amenity/Education</i> Based on the thematic overview the former Strand Arcade warrants further research to investigate scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include fire, and possible damage in event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a two storeyed concrete building with gabled corrugated iron roof. It appears to be in sound condition. The verandah is supported on posts.</p>	<p>GROUP / CONTEXT VALUE It forms part of an intact group of historic buildings on the east side of Church Street which include the shops adjacent, the former Regent Theatre, Patterson's Building and the Royal Hotel.</p>
<p>REFERENCE SOURCES <i>Cast in Concrete- Concrete Construction In New Zealand 1850-1939, Geoffrey Thomson, Reed 1996.</i></p>	

PHOTOGRAPHS (HISTORICAL)



Alexander Turnbull Library 313381/2 Shows site after fire had destroyed previous buildings.



216, Vol 2 Opotiki District Council Photo Archive



306, Vol 2 Opotiki District Council Photo Archive

PHOTOGRAPHS (HISTORICAL)

Alexander Turnbull Library image 31338 1/2. Shows south side of Strand Arcade after fire had destroyed neighbouring buildings, 1913.

216, Vol 2 Opotiki District Council Photo Archive. Photograph copyrighted on 1st October 1911.

306, Vol 2 Opotiki District Council Photo Archive. Shows Patterson's (1923) and the Regent (1926) dwarfing the Strand Arcade.

PREPARED BY: **Matthews & Matthews Architects Ltd and Lyn Williams.**
FOR: **OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.**

DATE OF SURVEY

EXTERIOR: July 2005


INTERIOR:

BY: AJ & JM Matthews

CHECKED:

PHOTOGRAPHED: A J Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)


LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 34	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Ladies Rest Room Opotiki	LEGAL DESCRIPTION Lot 3 DP 4298	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE The Ladies Rest Room demonstrates the consolidation of Opotiki as an important service centre, providing quality, purpose designed public facilities for women. Based on the thematic overview this building should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> Designed in an Art Deco style the Ladies Rest Room is symmetrically arranged with two arched windows on either side of a central entrance. Shallow relief in the plaster surface defines the entrance which also has a flat semicircular canopy, and fluted pilasters. The building was purpose designed to provide public toilet facilities for women. <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> In 1937-38 the Borough Council, with financial assistance from the County Council, built the Plunket Rooms and Ladies Rest Rooms on the west side of Church Street ¹ . <i>Historical Pattern</i> Public facilities have long been associated with public spaces. The provision of men's facilities were generally more readily accepted as part of a local authority's obligations to its male residents. Toilets were provided as stand-alone buildings, or in urban locations, sometimes through arrangement between local authorities with hotels and other businesses. ² But similar facilities for women were not provided as a rule. In Auckland when the first women's public toilets were provided, these were	RARITY	

¹ Opotiki 1877-1977 : 78

² Caroline Daley; *Flush With Pride?* Article in *Women's Studies Journal*, Autumn 2000 page 98-99

<p>limited to parks and public libraries. This was based on the council assumption that in commercial areas, facilities for women would be provided by businesses, such as those in Smith and Caughey's department store in Auckland from 1911.</p> <p>But this did not accommodate users in the towns or cities outside shop opening hours. In 1917 estimates were that over half a million New Zealanders went to the movies every week. This resulted in a number of women being in towns during the evenings with insufficient toilet facilities provided (most cinemas were not adequately provided with the necessary toilets). Subsequent to this, women's organisations, such as the Women's Christian Temperance Union placed pressure on councils to provide appropriate conveniences, open during the evenings. Even so women's facilities (in terms of numbers) lagged behind those provided for men.</p> <p>Women's toilets were often provided with additional facilities to those found in men's toilets. For women they were often a place of refuge and 'often attempted to recreate private, domestic settings'. This included the provision of rest areas and facilities to care for babies and young children. There is no doubt that these additional facilities served a significant social function in addition to practical functions. The rest rooms became places where women could meet and gather with friends as part of a visit to the city.</p> <p>Provision of women's toilets in Opotiki is broadly contemporary with the new facilities provided in Palmerston North in 1936.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p> <p>The Ladies Rest Room demonstrates the consolidation of Opotiki as an important service centre, providing quality, purpose designed public facilities for women.</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The toilets appear to be in largely original condition. The arched windows have been replaced with aluminum joinery.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p><i>Amenity/Education</i></p> <p>The Ladies Rest Room demonstrates the consolidation of Opotiki as an important service centre, providing quality, purpose designed public facilities for women. The building warrants further research.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include damage in the event of an earthquake, fire and inappropriate modification</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The Ladies Rest Room is a single level plastered brick or concrete building. It has a stepped parapet, arched aluminum windows, and a semi circular canopy above the entrance. The building appears to be in sound condition. An addition was removed from the front of the building recently (possibly in 2000).</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p> <p><i>Caroline Daley; Flush With Pride, Article in Women's Studies Journal, Autumn 2000 page 98-99</i></p> <p><i>Opotiki 100 years 1877-1977</i></p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ&JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>


OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Elliott Street, Opotiki	ITEM NUMBER 35	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Dalgety & Co Ltd Wool and Grain Store	LEGAL DESCRIPTION Allot 43 Sec 1 Town Of Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input checked="" type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION Between 1902 and 1911.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> This building is thought to have been built as the Wool and grain store for Dalgety & Co Ltd around 1902. Dalgety and Co were established in New Zealand in 1858, and have been in Opotiki since 1902. Mr L A Sisam joined the company in Opotiki in 1929 and retired as managing director in 1974. Mr. M Carrol joined Dalgety's in 1919 as a stockman and retired in 1958. Dalgety & Co. were livestock specialists, wool brokers, also provided grain and seed, and services in travel, real estate and insurance. Dalgety's also had a warehouse near the main wharf, on the corner of Kelly St and Potts Ave. <i>Historical Pattern</i> Opotiki's economic development was agriculture-based. It became a service town for the region's farmers, as well as the port for export and import of goods and produce. Stock and station agents opened retail stores and offices for their stock agents and insurance agents. One of these were the Dalgety's. Competitive companies also established in Opotiki were the Loan & Merc. (with whom the Dalgety's later merged), Wright Stephenson's, some of the smaller merchants such as Torrens, the Farmers, and Johnstone and Hammon's, and several insurance and loan companies.	RARITY	
SCIENTIFIC QUALITIES <i>Information</i>	REPRESENTATIVENESS	


Potential Research	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY Appears in largely original condition.
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> Based on thematic overview, Dalgety's Building warrants further research for potential scheduling.	VULNERABILITY / POTENTIAL THREATS Potential risks include fire, and damage in the event of an earthquake.
MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i> Possibly timber framed. Walls clad in corrugated iron with corrugated iron roof.	GROUP / CONTEXT VALUE
REFERENCE SOURCES Opotiki 100 Years, page 88.	
PHOTOGRAPHS (HISTORICAL) Opotiki 100 Years, page 88.	DATE OF SURVEY EXTERIOR: July 2005 INTERIOR: BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews
PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.	

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: 16 King Street, Opotiki	ITEM NUMBER 36	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former car showroom	LEGAL DESCRIPTION Pt Lot 1 DP 8235AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Town Centre Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of a group of buildings in Opotiki thought to have been designed by HLD West or the practice of Whincup and West.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1920s.	
ARCHITECTURAL QUALITIES <i>Style or Type/Design/Construction</i> It is a utilitarian version of Rostgards Building incorporating a similar arched cornice detail, but with a generally much plainer façade, and corrugated iron clad side and rear walls. It is two level at the front and steps down to one level at the rear. The textured plastered façade is divided into three bays by plain pilasters, with simple plaster cappings. The curved cornice frames each bay at the upper level. At the ground level there are two large openings and a central window. The facings around the windows are the same as those used on the Masonic Hotel. <i>Designer or Builder</i> This building is thought to have been designed by the architect who designed the adjacent Rostgard's Building; HLD West, or the practice of Whincup and West.	ARCHITECT / DESIGNER Thought to be HLD West or the practice of Whincup and West.	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> This building was built for George and Andrew Anderson's car showroom and workshop around the 1920s.	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	

<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i> Based on the thematic overview this building should be further researched to investigate scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p>
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE Forms part of a group of historic buildings in King Street, including Rostgard's Building and the former Salvation Army Hall opposite.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photograph Archive, Vol 2 234. Shows Rostgard's Building with the adjacent car showroom for George and Andrew Anderson. Harold Bridge's father's Model T is in the photo.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR:</p> <p>INTERIOR:</p>
<p>PREPARED BY: Mathews & Mathews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY:</p> <p>CHECKED:</p> <p>PHOTOGRAPHED:</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: King Street, Opotiki	ITEM NUMBER 37	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Pohutukawa House	LEGAL DESCRIPTION Pt Allot 48 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> This modest building was the Borough Council office from 1934. Local government in the Eastern Bay of Plenty was established at a meeting in the Opotiki Courthouse on January 9, 1877 under the name Whakatane County Council. The name Opotiki County Council was not officially used until 1899 when the council was divided into Opotiki and Whakatane County Councils. The counties were responsible for the main roads and bridges, whereas roading within the county was the responsibility of the roads board. Within the township, street construction was undertaken by the town board. ¹ The urban area of Opotiki was constituted a borough on May 25 1882 but practised as a Town District. The first meeting of the Opotiki Town Board of Commissioners, with Mr King as Chairman, was on June 26, 1882. The Borough of Opotiki came into being on August 1, 1911. The first borough council was elected on 6th September 1911, the first mayor being Mr H.E. Elliott. Meetings were to be held at the Settlers Hall "not until 1934 did the council move into its own premises in King Street." ² In 1973 the Opotiki County Council and the Opotiki Borough Council were amalgamated as the	RARITY	


¹ Opotiki 100 years 1877-1977: 4, 7


² Opotiki 100 years 1877-1977: 60.

³ Further research is required to establish their length of tenancy. The OCC annual meeting of 1902 was held in its new office, which may have been this building.


<p>Opotiki County Council. For a while administration was divided between two offices, the engineering dept being in the old borough council building in King St, the rest in the OCC building on the corner of Elliott and St John Streets (now occupied by the Department of Conservation). The status (and name) changed to district council with the nationwide restructuring of local government in 1987.</p> <p><i>Historical Pattern</i> Three historic buildings remain as testimony to this earlier era of local government: the Kowhai Takeaways building in Church St was the County Council offices from at least 1928 to 1947-48 when they shifted to the building in St John Street (now DoC).³ The modest building that was the Borough Council office from 1934 still exists here in King St.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY Appears to be in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre. Further research should confirm use of this building as the Borough Council Offices.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential risks include fire, and damage in the event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Concrete frame, appears sound:</p>	<p>GROUP / CONTEXT VALUE Forms part of a group of historic buildings with the adjacent building.</p>
<p>REFERENCE SOURCES</p> <p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: A J & J M Matthews CHECKED: PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: King Street, Opotiki	ITEM NUMBER 38	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Real Estate Agents Building (Wakelin Motors)	LEGAL DESCRIPTION Pt Allot 25 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE <div style="text-align: center;">  </div>	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1912	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The building is designed in a Classical style with a pedimented cornice line, supported on pilasters and paired brackets. The symmetrically arranged facade included a central entrance and showroom windows on the left and office windows on the right. The windows have been modified but the general arrangement remains intact. <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> A 1985 photo at Whakatane Museum notes that there was a blacksmith and wheelwright on this site in 1877. Historic photos show that this building was built in 1912 as the offices of Land agents Geo. A Hall, who were succeeded by Johnstone and Hammon Ltd. A news article in scrapbooks compiled by the Opotiki Historical Society note that the building was built by Mr Patsy Fitzgerald for George Hall. Hall was killed in World War I and the business was bought by Mr T G Johnstone and L D Hammon, who ran a business similar to Dalgety's and the Loan and Mercantile Co. Bradburys 1919 Illustrated Guide to The Bay of Plenty has an advertisement for Johnstone and Hammon listing them as general merchants, land, estate and commission agents. They stocked hardware, farm implements, grain and produce, farm and garden seeds, fertilizers, benzene oil and motor sundries. They were also agents for Bick and Hudson cars, I.H.C. Motor trucks, South British Insurance and International Harvester. The 1924 telephone directory lists Johnstone TS & Co in King Street. After Johnstone's death his business was kept going by his secretary Miss Fergusson until just before WWII. The Home Guard took over the building, and the strong room was used for	RARITY	

<p>ammunition; then the building was used for Air Force Cadets training. It was then bought by Gallagher and Best and turned into a garage as GB Motors. The red-painted mechanics workshop and the building adjacent were built by GB Motors.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The inside has been modified, and the building has been added to but the front is still largely as it was in 1912.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>The former Geo Hall's Real Estate Office is a well designed building dating from 1912. It is associated with two Opotiki firms specialising in real estate as well as general rural service business. Together with Dalgety's and the Loan and Mercantile Co. it demonstrates the consolidation and role of Opotiki as the largest service centre in the Easter Bay of Plenty in the early 1900s. Based on the thematic overview and preliminary information this building should be further researched for potential scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, and possible damage in event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is single level of brick and plastered brick construction, with a corrugated iron roof. It appears to be in good condition.</p>	<p>GROUP / CONTEXT VALUE</p> <p>It is one of a number of historic buildings in King Street including Platt Bros building, the former picture theatre, and former blacksmith's.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photograph Archive, Vol 2 275. Johnstone and Hammond Land Agents Offices in King Street.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: 30 King Street, Opotiki	ITEM NUMBER 39	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Backpackers	LEGAL DESCRIPTION Lot 4 DP 6829	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of very few remaining houses within the town centre and provides evidence of early patterns of development in the centre of Opotiki.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1900	
ARCHITECTURAL QUALITIES <i>Style or Type</i> This is a good example of a square fronted Victorian villa. This type of housing was the predominant housing type throughout New Zealand from the 1860s to the 1910s. <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> The house is associated with Torrens General Merchants, whose store was in Church Street (in what became the Power Board Building). Hugh Thomas Torrens established his business shortly after arriving in Opotiki from the Thames-Waihi area in 1904 with his wife and 11 children. The original shop in Church Street was a wooden building decorated with nine spheres along the top of the parapet and a wide verandah-covered frontage. Initially, the family lived in the six rooms behind the store before shifting to 30 King St (now the Backpackers Hostel) then in 1910 built their own home in Ford St. ¹ The house is said to have been built by Edwin Reece after he got married. Edwin Reece worked with his father George Reece as a blacksmith and later continued the business on his own.	RARITY This is one of few houses remaining close to the commercial centre.	

¹ Opotiki News Mar 19, 1992, clipping in OHAS scrapbook 20a: 97

<p>George Reece became a farrier for the troops. The first smithy he worked in was located on the corner of Church Street and King Street. The blacksmiths later moved into the brick building in King Street which is now the Opotiki Glass Centre.</p> <p>Historic photographs show that a number of houses were located in Church Street and in streets nearby prior to the 20th century.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	REPRESENTATIVENESS
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	INTEGRITY
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>This is one of a small number of houses remaining in close proximity to the town centre, providing evidence of early residential use. Based on the thematic overview further research should be carried out on this house for potential scheduling.</p>	VULNERABILITY / POTENTIAL THREATS
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Timber framed and clad with original timber door and window joinery. It appears to be well maintained.</p>	GROUP / CONTEXT VALUE
<p>REFERENCE SOURCES</p> <p>'Opotiki News Mar 19, 1992, clipping in OHAS scrapbook 20a: 97</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p> <p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: King Street, Opotiki	ITEM NUMBER 40	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Maori Mission Hall, Former Gospel Temperance and Mutual Aid Society Hall	LEGAL DESCRIPTION Surveyed 1866 as Allotment 45, section 2	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER church hall <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Use Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of a group of surviving historic churches in or close to the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1880s - 1896	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The former Temperance Union Hall is a simple gabled hall building with regularly placed double hung windows along each side. <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> This hall was built for the Opotiki Gospel Temperance and Mutual Aid Society, and was built prior to 1896. In 1897 Reverend Chas Worboys was elected President, with Vice Presidents Reverend John Gow, Reverend George Maunsell, and Dr Bartlett, with Mr Elan Bond as Secretary. Rev. Gow was minister of St John's Presbyterian church. A meeting was held in June 1897, with lady members of the Committee and Committee members' wives providing tea. Concerns raised included increasing drunkenness, particularly people in charge of horses, as well as sale of liquor to a prohibited person which resulted in a nearly fatal accident, and sale of liquor on Sundays. By 1908 membership of the Society had reduced to 11. However the hall was painted and two rooms added at the rear. The following year with no funds available for the improvements to the Hall the Society was dissolved. (<i>Opotiki 100 Years, page 36</i>). In 1913 the hall was used to temporarily store goods rescued from businesses in the block on the east side of Church Street between the Royal Hotel and the Strand Arcade, which were destroyed by fire. (<i>Opotiki 100 Years, page 53</i>). A convoy of horse-drawn carts carried goods to safety here as the buildings	RARITY It is one of the earliest church hall buildings in Opotiki dating from around 1896.	


<p>progressively burned.</p> <p>In 1977 the Hall was occupied by the Maori Mission.</p> <p><i>Historical Pattern</i> Opotiki town centre retains many of its early churches and church halls including St Stephen's; St John's, the Presbyterian church in Ford Street; the Salvation Army Barracks in King Street, and the Maori Mission Hall (former Temperance Union hall) in Elliott Street. These buildings provide further evidence of the size and consolidation of the community in the decades around the turn of the 20th Century.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>The building appears to be in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i> Based on the thematic overview this building warrants further research for potential scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Timber framed with weatherboard cladding to the side walls and vertical boards to the front facade. It has timber window and door joinery, and a corrugated iron roof. A verandah is supported on timber posts. The building appears to be well maintained.</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p> <p>Opotiki 100 Years, page 36, 53 Noted on DP 4264 surveyed Nov. 1907</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: St John Street, Opotiki	ITEM NUMBER 41	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Presbyterian Church.	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of a group of surviving historic churches in or close to the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> This is the former Presbyterian Church built in 1883. It was built by Mr Thomas Abbot for 270 pounds and opened on April 22 1883. Prior to the erection of this church Presbyterian services were held for five years prior to this in the Opotiki Town Hall, which was later the premises of the Loan and Mercantile Co. The Presbyterian Church commenced in Opotiki in 1872 when Rev Martin opened a school. Following his resignation in 1874, Rev Soutar arrived from Scotland. Dissatisfaction with his use of an Anglican order of service and a Presbyterian hymn book led to an application to the Auckland Presbytery to engage a new minister. John Gow arrived from Dunedin and accepted the invitation to become the Opotiki minister. He served for 14 years and was replaced by Rev Chas Worbays. Growth in the congregation led to the building of St John's Presbyterian Church, which opened in 1907. In 1972 the Presbyterians united with the Methodists to form St John's Union Church. (Opotiki 100 Years, page 81.)	RARITY	

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p> <p>Exterior has been modified with aluminum windows, and sheet cladding.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>Based on the thematic overview this building should be further researched/ investigated for possible scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, and inappropriate modification.</p>
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Mathews & Mathews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Mathews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED:</p>


**OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM
(PRELIMINARY)**

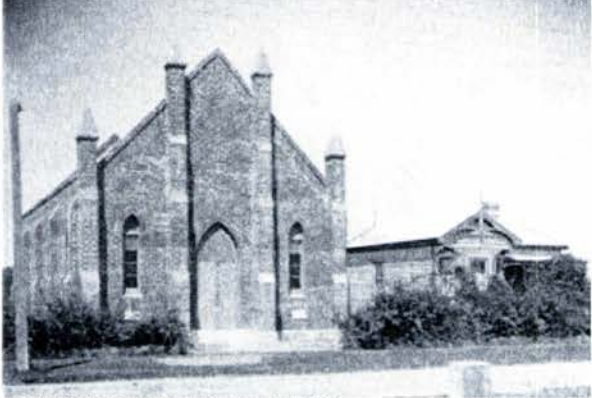
LOCATION / STREET ADDRESS: St John's Street, Opotiki	ITEM NUMBER 42	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) DOC Office, Former County Council Offices	LEGAL DESCRIPTION Lot 1 DP 4476	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> This modest building was the County Council office from around 1947-48. Local government in the Eastern Bay of Plenty was established at a meeting in the Opotiki Courthouse on January 9, 1877 under the name Whakatane County Council. The name Opotiki County Council was not officially used until 1899 when the council was divided into Opotiki and Whakatane County Councils. The counties were responsible for the main roads and bridges, whereas roading within the county was the responsibility of the roads board. Within the township, street construction was undertaken by the town board. The urban area of Opotiki was constituted a borough on May 25 1882 but practised as a Town District. The first meeting of the Opotiki Town Board of Commissioners, with Mr King as Chairman, was on June 26, 1882. The Borough of Opotiki came into being on August 1, 1911. The first borough council was elected on 6th September 1911, the first mayor being Mr H.E. Elliott. Meetings were to be held at the Settlers Hall "not until 1934 did the council move into its own premises in King Street." In 1973 the Opotiki County Council and the Opotiki Borough Council were amalgamated as the	RARITY	

¹ Further research is required to establish their length of tenancy. The OCC annual meeting of 1902 was held in its new office, which may have been this building

<p>Opotiki County Council. For a while administration was divided between two offices, the engineering dept being in the old borough council building in King St, the rest in the OCC building on the corner of Elliott and St John Streets (now occupied by the Department of Conservation). The status (and name) changed to district council with the nationwide restructuring of local government in 1987.</p> <p><i>Historical Pattern</i> Three historic buildings remain as testimony to this earlier era of local government: the Kowhai Takeaways building in Church St was the County Council offices from at least 1928 to 1947-48 when they shifted to the building in St John Street (now DoC)¹. The modest building that was the Borough Council office from 1934 still exists here in King St.</p>	
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Special Association</i></p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p><i>Amenity/Education</i></p>	<p>VULNERABILITY / POTENTIAL THREATS</p>
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p> <p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)


LOCATION / STREET ADDRESS: Ford Street, Opotiki	ITEM NUMBER 43	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Methodist Church	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Residential Zone	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building should be further researched to investigate scheduling. It is one of a group of surviving historic churches in or close to the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1911	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> The Opotiki Methodist Church is designed in a simple gothic style, with buttresses, lancet windows and pointed arched timber doors. <i>Designer or Builder</i> <i>Construction</i> The church is thought to be built using local brick.	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> The Reverend W.A. Porter was the first Methodist minister in Opotiki and arrived in 1909. The Methodist Church was opened in 1911. <i>Historical Pattern</i> Opotiki town centre retains many of its early churches and church halls including St Stephen's; St John's, the Presbyterian church in St John Street; the Salvation Army Barracks in King Street, and the Maori Mission Hall (former Temperance Union hall) in Elliott Street. These buildings provide further evidence of the size and consolidation of the community in the decades around the turn of the 20th Century.	RARITY	

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p> <p>The church is thought to be built using local brick.</p>	<p>INTEGRITY</p> <p>Although unmaintained the church appears to be in largely original condition. Has original wooden floors. Now adapted internally as private residence but retains original internal walls.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>Based on thematic overview, the Methodist Church warrants further research for potential scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include damage in the event of an earthquake, and deterioration due to lack of maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The church is a simple gabled brick masonry building, thought to have been constructed of local brick. The buttresses on the front of the church originally extended up past the gabled parapet and had pointed caps. These have been removed at some stage, and the original brick exterior has been plastered. The building appears to be unused and unmaintained.</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p> <p>New Zealand Historic Places Trust, research prepared by Shirley Arabin for St John's Church, Opotiki.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>  <p>Opotiki District Council Photo Archive Vol 2, 270.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: A J & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Matthews</p>

**OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM
(PRELIMINARY)**

LOCATION / STREET ADDRESS: Opotiki	ITEM NUMBER 44	CATEGORY (IF SCHEDULED)
BUILDING/ PLACE NAME (IF ANY) Opotiki Cemetery	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this site should be further researched to investigate scheduling.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Special Association</i> <i>Sentiment</i> <i>Identity</i> <i>Amenity/Education</i>	VULNERABILITY / POTENTIAL THREATS	
MATERIALS / CURRENT CONDITION	GROUP/ CONTEXT VALUE	
REFERENCE SOURCES		
PHOTOGRAPHS (HISTORICAL)		
	DATE OF SURVEY	
	EXTERIOR: July 2005	
	INTERIOR: July 2005	
	BY: AJ and JM Matthews	
	CHECKED:	
	PHOTOGRAPHED:	
PREPARED BY: Mathews & Mathews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.		

**OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM
(PRELIMINARY)**

LOCATION / STREET ADDRESS: Opotiki Aerodrome, Opotiki.	ITEM NUMBER 45	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Totalisator Building, former Opotiki Race Club. Opotiki Aero Club (2005)	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input checked="" type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING	
SUMMARY OF SIGNIFICANCE Based on the thematic overview this building and surrounds/associated trees should be further researched to investigate scheduling.	REGISTERED OWNER	

<p>ARCHAEOLOGICAL QUALITIES</p> <p><i>Information</i></p> <p><i>Research</i></p> <p><i>Recognition or Protection</i></p>	<p>PERIOD / DATE OF CONSTRUCTION</p> <p>c. 1880s</p>
<p>ARCHITECTURAL QUALITIES</p> <p><i>Style or Type</i></p> <p><i>Design</i></p> <p><i>Designer or Builder</i></p> <p><i>Construction</i></p>	<p>ARCHITECT / DESIGNER</p>
<p>HISTORIC QUALITIES</p> <p><i>Associative Value</i></p> <p><i>Historical Pattern</i></p> <p>Horse racing was under way by August 1866; both Maori and Pakeha participated.¹ By 1891 Opotiki had a jockey and racing club². The racecourse used to be at the aerodrome, the wooden totalisator building remaining of this early history. The grandstand is reputed to live on as part of the grandstand at the rugby grounds and in a King St shop.</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>Based on the thematic overview this building, and trees associated with the racecourse should be further researched for possible scheduling.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Because of its isolated position potential threats include fire, vandalism, inappropriate modification and deterioration due to lack of maintenance.</p>
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p> <p>Alexander Turnbull Library 1208 1/2</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p> <p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	


¹ Cresswell 2003: 98

² McKinnon pl.54a

RECORD FORMS


PLACES WHICH CONTRIBUTE TO COLLECTIVE VALUE (HERITAGE CHARACTER SUPPORTING)

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 46	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Petrol Station	LEGAL DESCRIPTION Pt Allot 72 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire.	


MATERIALS / CURRENT CONDITION	GROUP / CONTEXT VALUE It is part of a group of early buildings in this part of the east side of Church Street which date from the turn of the 20 th century through to the 1930s.
REFERENCE SOURCES	
PHOTOGRAPHS (HISTORICAL)	
PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.	DATE OF SURVEY EXTERIOR: July 2005 INTERIOR: BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 47	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Ocean Seafoods	LEGAL DESCRIPTION Pt Lot 2 DP 11388AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level building with a concrete frame with poured concrete or brick infill. It has a plain parapet with a textured plaster finish, and a gabled corrugated iron roof. Shopfronts include both timber and aluminum.</p> <p>The verandah is suspended from the façade. The building is generally well maintained.</p>	<p>GROUP / CONTEXT VALUE It is part of a group of early buildings in this part of the east side of Church Street which date from the turn of the 20th century through to the 1930s.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p> <p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 48	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Easy Loans Building	LEGAL DESCRIPTION Pt Lot 1 DP 11388AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION Early 1900s.	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> This simple, early utilitarian/ shop building supports the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire, and possible damage in event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level building with a plain stepped parapet clad in baby iron, with simple capping. It has a gabled roof which is clad with corrugated iron, as are the side and rear walls. The shopfront at the right side is early or original and retains timber shopfront joinery, paneled stall boards and original glazed timber doors with timber base. On the left side shopfronts are modern with sloping glass. The building has a corrugated iron verandah supported on steel posts.</p> <p>The interior has sheet linings with timber battens to the ceiling, as well as gib board linings.</p>	<p>GROUP / CONTEXT VALUE The building forms part of a group of early twentieth century buildings in the part of the east side of Church Street.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p> <p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: 90 Church Street, Opotiki	ITEM NUMBER 49	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Children's Art House INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Pt Lot 2 DP 3908 OTHER LISTINGS	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a small single level building with a concrete frame with concrete or plastered brick infill panels to side walls. It has a simple parapet with raised border, in a textured plaster finish. Timber shopfronts are framed with plastered concrete or brick.</p>	<p>GROUP / CONTEXT VALUE This building forms part of a group of early twentieth century buildings in the part of the east side of Church Street.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 50	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) The Bakehouse	LEGAL DESCRIPTION Pt Lot 1 DP 3836	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930-1940	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level building with concrete or plastered brick stall boards and walls, and a stepped parapet clad with fibrolite tiles. It is divided into two shops. It retains original shopfronts with timber joinery and reeded glass toplights.</p>	<p>GROUP / CONTEXT VALUE It is part of a group of early buildings in this part of the east side of Church Street which date from the turn of the 20th century through to the 1930s.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: 9 July 2005 INTERIOR:</p> <p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 51	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Butchery	LEGAL DESCRIPTION Lot 1 DP 3291	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS	
MATERIALS / CURRENT CONDITION Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part	GROUP / CONTEXT VALUE These simple utilitarian buildings support the collective historic character of the town centre.	

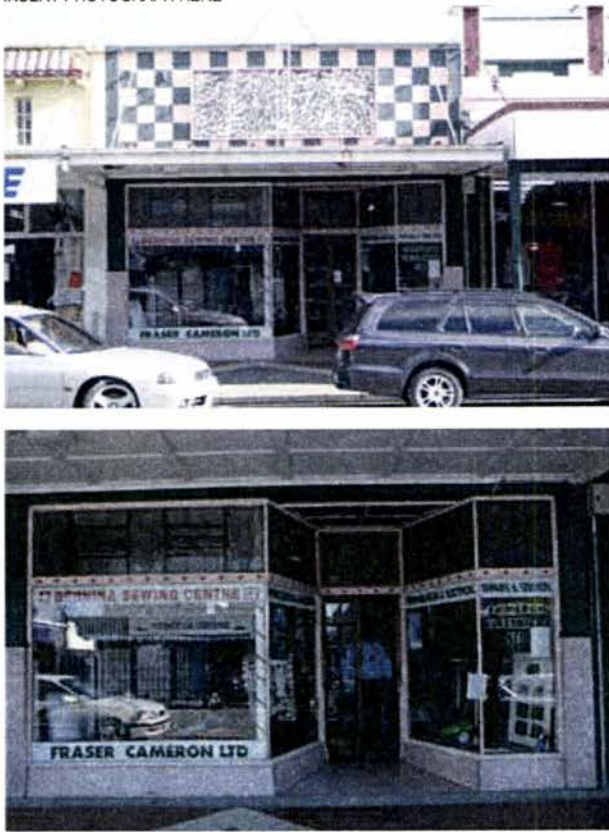
<p><i>of this study.</i></p> <p>This is a single level building with painted brickwork to the façade, and a plain parapet clad with fibrolite tiles. The veranda is suspended from the parapet. It has timber shopfronts and glazed timber four light doors.</p>	
<p>REFERENCE SOURCES</p> <p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p> <p>BY: AJ & JM Matthews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 52	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Former Patterson's Garage INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Pt Lot 1 DP 2904, Lot 1 DP 3307 & Lot 1 DP 3314 OTHER LISTINGS	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE This early petrol station supports the collective historic character of the town centre. It is relatively rare surviving example of an early petrol station in a mainstreet location.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY It is relatively rare surviving example of an early petrol station in a mainstreet location.	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> This simple early petrol station building supports the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a two level building with a plaster finish over timber frame. It has a plain façade with central stepped parapet and flagpole, with raised plaster signage panel. It has timber windows supported on brackets, with shingled hoods over. A balcony looks to have been removed from in front of the upper central windows and doors. Some original timber shopfronts remain, with toplights.</p>	<p>GROUP / CONTEXT VALUE Part of an intact group of early twentieth century shops in this part of the west side of Church Street, which include Rostgards Building, and the adjacent Bernina Sewing Centre shop and Opotiki Superette.</p>
<p>REFERENCE SOURCES PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: CHECKED: AJ & JM Matthews PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 53	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Bernina Sewing Centre INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION Lot 1 DP 3283 OTHER LISTINGS	
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE This retail building supports the collective historic character of the town centre. It forms part of an intact group of early commercial buildings on the west side of Church Street together with the adjacent Superette and Rostgard's Building.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1928	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i> Plastered brick or concrete construction. The façade has a simple parapet with plain capping, and a	ARCHITECT / DESIGNER	


<p>suspended verandah.</p> <p>The shopfronts are original and feature detailed leadlighted toplights, and terrazzo stall boards.</p>	
<p>HISTORIC QUALITIES</p> <p><i>Associative Value/Historical Pattern</i> The Bernina Shop is owned and run by Fraser Cameron. He arrived in Opotiki in 1953. He previously rented the shop next door in part of Rostgards Building, and bought the Bernina shop after the 1964 flood. It was previously a hardware shop.</p> <p>The building was built around 1928 for the County Engineer Mr Mar , who owned it until Mr Cameron bought it. It was designed by the same person who designed the adjacent shop (Opotiki Superette.)</p> <p>A brass plaque in the window of the Bernina Sewing Shop marks the level of the 1964 flood (approximately 1400mm above floor level.)</p>	<p>RARITY</p>
<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY The shop building remains in largely original condition.</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i> This shop building supports the collective historic character of the town centre.</p>	<p>VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Plastered brick or concrete construction. The façade has a simple parapet with plain capping, and a suspended verandah.</p> <p>The shopfronts are original and feature detailed leadlighted toplights, and terrazzo stall boards.</p>	<p>GROUP / CONTEXT VALUE Part of an intact group of early shops which include Rostgards Building, and the adjacent Opotiki Superette, and the former Patterson's garage.</p>
<p>REFERENCE SOURCES Interview: J Matthews with Fraser Cameron, July 2005.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: July 2005</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 54	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Superette	LEGAL DESCRIPTION Lot 1 DP 3294	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE This retail building supports the collective historic character of the town centre. It forms part of an intact group of early commercial buildings on the west side of Church Street together with the adjacent Bemina Shop and Rostgard's Building.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type/Design</i> Designed in a Spanish Mission style, the building has a plastered brick or concrete parapet. Narrow windows at each side are capped by pan-tiled hoods on small corbel brackets. In the centre of the parapet is a small panel. The verandah is suspended. The original shopfronts feature outstanding leadlight toplights with coloured glass. <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> The building was built around 1928 for the County Engineer Mr Mary, and was designed by the same person who designed the adjacent shop (Bemina Sewing Centre.)	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in largely original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> This shop building supports the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Designed in a Spanish Mission style, the building has a plastered brick or concrete parapet. Narrow windows at each side are capped by pan-tiled hoods on small corbel brackets. In the centre of the parapet is a small panel. The verandah is suspended. The original shopfronts feature outstanding leadlight toplights with coloured glass.</p> <p>The building appears to be in good condition. The interior retains original plasterboard and batten ceilings. This shop originally had a fish pond built in to the retail space (subsequently removed).</p>	<p>GROUP / CONTEXT VALUE Part of an intact group of early shops which include Rostgards Building, and the adjacent Bernina Sewing Shop, and the former Patterson's garage.</p>
<p>REFERENCE SOURCES Interview: J Matthews with Fraser Cameron, July 2005.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: A J & J M Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 55	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki Market	LEGAL DESCRIPTION Lot 9 DP 11965AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple retail buildings support the collective historic character of the town centre. The building forms part of an intact group of early twentieth century shops in this part of the west side of Church Street. A 1916 survey plan DP 11965 shows the Opotiki Borough Council and office of G.A. Hathaway, surveyor were in approximately this position on Church Street. Further research should confirm this.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1900-1910s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i> This simple early retail building with a plastered brick façade. The gabled parapet has a simple capping and small capped piers at each side. The building has brick party walls and a corrugated iron, gabled roof. It has a corrugated iron verandah supported on posts. It retains original timber shopfront joinery and doors.	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple purpose built shop from the early 20 th century.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY Opotiki Market remains in generally intact original condition, including original shopfronts and doors.	


<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment/Identity/Amenity or Education</i></p> <p>This is an early surviving shop, and forms part of an intact group of shops which are likely to date from the 1900s to 1920s. These simple early shop buildings support the collective historic character of the town centre.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, damage in the event of an earthquake, and inappropriate modification.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>The building is single level and of brick construction with timber roof structure. It appears to be in reasonable condition.</p>	<p>GROUP / CONTEXT VALUE</p> <p>The Opotiki Market forms part of an intact group of historic shops in this part of Church Street.</p>
<p>REFERENCE SOURCES</p> <p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Mathews & Mathews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Mathews</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Mathews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 56	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Jimmy Boys Takeaways	LEGAL DESCRIPTION Lot 10 DP 11965AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple retail buildings support the collective historic character of the town centre. The building forms part of an intact group of early twentieth century shops in this part of the west side of Church Street.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1920s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i> This is a simple, single level shop with plastered brick façade, finished to look like ashlar stonework. The building retains original shopfront with leadlight top lights, and original recessed entrance.	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY In generally original condition, retaining original shopfront detail, including leadlights.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple early shop buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Constructed of plastered brick, and part in poured concrete, with a corrugated iron roof, and corrugated iron verandah. Generally appears to be in a reasonable condition.</p>	<p>GROUP / CONTEXT VALUE It forms part of an intact group of early twentieth century shops in this part of the west side of Church Street.</p>
<p>REFERENCE SOURCES PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 57	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Dawsons, Tangata Whenua, De Cut Salon	LEGAL DESCRIPTION Lot 2 DP 6773	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre. The building provides evidence of consolidation and redevelopment in the centre in the 1930s.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1930s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple retail buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level building with plain plastered brick parapet with ashlar lines.</p>	<p>GROUP / CONTEXT VALUE It forms part of an early group of shops with the former Strand Arcade Building adjacent.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 58	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) 1938 Hickey's Jewelers Block	LEGAL DESCRIPTION Lot 1 DP 3621 & Lots 1-4 DP 3485	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple retail buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1938	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i> This is a simple, modern, purpose-built block of four retail shops with a simple framed parapet, suspended verandah and simple shopfronts.	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value/Historical Pattern</i> The site was purchased by Tim Hickey and three business partners from the Bank of New Zealand. The block of four shops was built in 1938, and initially contained a milk bar (rented by Chinese family), bookshop, chemist shop (owned by Mr H.N. Newell) and Hickey's Jewelers. Tim Hickey started his jewelry business in 1935. It demonstrates a period of redevelopment in Opotiki in the 1930s when a number of buildings were built.	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment/Identity/Amenity or Education</i> These simple retail buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a single level purpose built block of four retail shops, built in 1938 by builder Ray Davidson. (Interview with Brent Hickey, July 2005). Constructed of poured concrete it has a simple parapet with recessed panels framed by a textured plaster frame. The original shop front remains to the Chinese restaurant, with chamfered frameless glass, and the original door. Other shop fronts have been modified. Pressed metal remains to the soffit above the door to the restaurant, and to the verandah soffit.</p>	<p>GROUP / CONTEXT VALUE This is the earliest surviving building in the block on the east side of Church Street near the intersection with Elliott Street. More recent adjacent developments including the ANZ bank, BNZ Bank and Four Square date from the 1960s onwards.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 59	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Ross's Butchery Building	LEGAL DESCRIPTION Lot 13 DP 11965AK	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE These simple retail buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION 1934 (As noted on façade).	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i> The shop was built in 1934 as Ross's Butchery. It demonstrates a period of redevelopment in Opotiki when a number of mainstreet shops were built.	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS It demonstrates a simple, purpose built retail shop from the 1930s.	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The building remains in generally original condition.	
CULTURAL HERITAGE VALUE <i>Sentiment</i> <i>Identity</i> <i>Amenity/Education</i> This simple retail building supports the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire and damage in the event of an earthquake.	


<p>MATERIALS / CURRENT CONDITION <i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>This is a very simple retail building, single level with a plastered brick or concrete façade with plain parapet, and a skillion corrugated iron roof. The plain parapet has a textured plaster finish with raised plaster lettering stating "Ross's Butchery Est 1934."</p> <p>The shopfronts retain an original recessed entrance and textured plaster finish to the stall boards. It has aluminum window and door joinery. The interior has sheet ceiling linings with rounded battens.</p>	<p>GROUP / CONTEXT VALUE The building forms part of an intact group of shops dating from the early twentieth century in this part of the west side of Church Street.</p>
<p>REFERENCE SOURCES PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: AJ & JM Matthews CHECKED: PHOTOGRAPHED: AJ Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Church Street, Opotiki	ITEM NUMBER 60	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Opotiki News	LEGAL DESCRIPTION Lot 1 DP 3780	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone Policy Area	
SUMMARY OF SIGNIFICANCE This building supports the collective historic character of the town centre and reinforces understanding of key themes in its development.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment</i>	VULNERABILITY / POTENTIAL THREATS	


<i>Identity</i> <i>Amenity/Education</i> This building supports the collective historic character of the town centre.	
MATERIALS / CURRENT CONDITION	GROUP / CONTEXT VALUE
REFERENCE SOURCES	
PHOTOGRAPHS (HISTORICAL)	
PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.	DATE OF SURVEY EXTERIOR: July 2005 INTERIOR: BY: CHECKED: PHOTOGRAPHED: AJ Matthews

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: King Street, Opotiki	ITEM NUMBER 61	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Wakelin Motors (Workshop)	LEGAL DESCRIPTION Pt Allot 25 Sec 2 Town Of Opotiki	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE This early car workshop building supports the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1920-1930	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i> Following World War Two the adjacent 1912 building (originally Geo A Hall) and then Johnstone and Hammon Estate Agents) was bought by GB Motors, owned by Gallager and Best. The currently (2005) red painted Wakelin Motors workshop/mechanics pit was built by GB motors.	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY The garage workshop remains in very original condition.	


<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p><i>Amenity/Education</i></p> <p>The building is a post WWII mechanics pit/ workshop and demonstrates the need for service centres as car ownership steadily increased throughout New Zealand after the War.</p>	<p>VULNERABILITY / POTENTIAL THREATS</p> <p>Potential threats include fire, and possible damage in event of an earthquake.</p>
<p>MATERIALS / CURRENT CONDITION</p> <p><i>Note: A general overview of materials and current condition has been based on a preliminary visual inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>It is a single level timber framed structure, clad in compressed sheet, with a corrugated iron roof. It retains original large entry doors, pit and lifting mechanism.</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p> <p>Interview by Lyn Williams with Bruce True who arrived in Opotiki in 1944.</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY:</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: King Street, Opotiki	ITEM NUMBER 62	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY)	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Town Centre Zone	
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment / Identity / Amenity/Education</i> These simple utilitarian buildings support the collective historic character of the town centre.	VULNERABILITY / POTENTIAL THREATS Potential threats include fire.	
MATERIALS / CURRENT CONDITION Note: A general overview of materials and current condition has been based on a preliminary visual	GROUP / CONTEXT VALUE Forms part of a group with Pohutakawa House adjacent.	


<p><i>inspection made from ground level. No assessment by a structural engineer has been made as part of this study.</i></p> <p>Timber framed, and clad with sheet materials, with a corrugated iron roof. Appears to be in a fair condition.</p>	
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p> <p>BY:</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Elliott Street, Opotiki	ITEM NUMBER 63	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Shamrock Cafe	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE This building supports the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i> This building may have been used as a boarding house at one time (to be verified).	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment</i> <i>Identity</i>	VULNERABILITY / POTENTIAL THREATS Potential risks include fire, deferred maintenance, and inappropriate alteration.	



<p><i>Amenity/Education</i> This building supports the collective historic character of the town centre.</p>	
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE Forms part of a group of historic buildings with the adjacent Dalgety's Building.</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR:</p> <p>BY:</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: AJ Matthews</p>

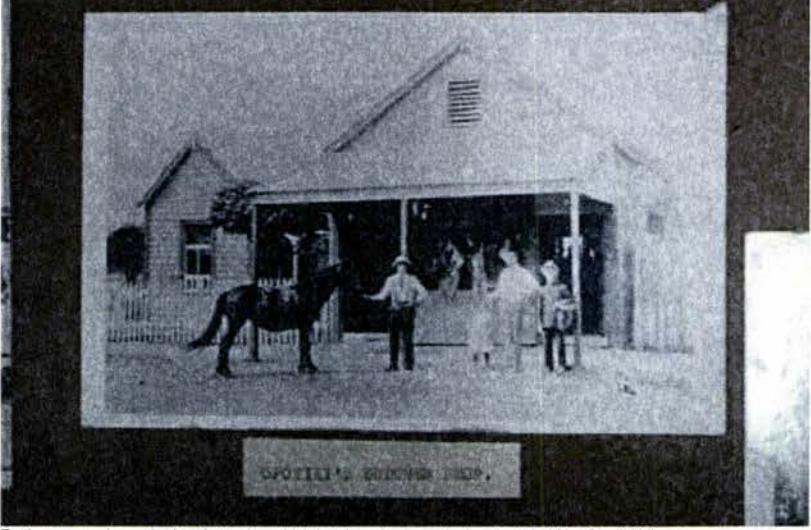
OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Elliott Street, Opotiki	ITEM NUMBER 64	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY)	LEGAL DESCRIPTION	
INSERT PHOTOGRAPH HERE 	OTHER LISTINGS	
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL	ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone	
SUMMARY OF SIGNIFICANCE This is one of few surviving houses within the town centre and provides evidence of earlier patterns of development. It is a good example of a bungalow style house. It supports the collective historic character of the town centre.	REGISTERED OWNER	
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>	PERIOD / DATE OF CONSTRUCTION c. 1920s	
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>	ARCHITECT / DESIGNER	
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>	RARITY	
SCIENTIFIC QUALITIES <i>Information</i> <i>Potential Research</i>	REPRESENTATIVENESS	
TECHNOLOGICAL QUALITIES <i>Technical Achievement</i>	INTEGRITY	
CULTURAL HERITAGE VALUE <i>Sentiment</i> <i>Identity</i>	VULNERABILITY / POTENTIAL THREATS	

<p><i>Amenity/Education</i> This building supports the collective historic character of the town centre. Further research should be carried out to determine whose house this was.</p>	
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams. FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005 INTERIOR: BY: CHECKED: PHOTOGRAPHED: A J Matthews</p>

OPOTIKI TOWN CENTRE HERITAGE STUDY RECORD FORM (PRELIMINARY)

LOCATION / STREET ADDRESS: Elliott Street, Opotiki	ITEM NUMBER 65	CATEGORY (IF SCHEDULED)
BUILDING NAME (IF ANY) Young's Butchery INSERT PHOTOGRAPH HERE	LEGAL DESCRIPTION	
		OTHER LISTINGS
		
BUILDING / STRUCTURAL / OBJECT / SITE USE: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> RECREATIONAL <input type="checkbox"/> AGRICULTURAL		ZONING Proposed Opotiki District Plan September 1998. Mixed Activity Zone
SUMMARY OF SIGNIFICANCE These simple utilitarian buildings support the collective historic character of the town centre.		REGISTERED OWNER
ARCHAEOLOGICAL QUALITIES <i>Information</i> <i>Research</i> <i>Recognition or Protection</i>		PERIOD / DATE OF CONSTRUCTION Façade added to older building in 1930s?
ARCHITECTURAL QUALITIES <i>Style or Type</i> <i>Design</i> <i>Designer or Builder</i> <i>Construction</i>		ARCHITECT / DESIGNER
HISTORIC QUALITIES <i>Associative Value</i> <i>Historical Pattern</i>		RARITY

<p>SCIENTIFIC QUALITIES</p> <p><i>Information</i></p> <p><i>Potential Research</i></p>	<p>REPRESENTATIVENESS</p>
<p>TECHNOLOGICAL QUALITIES</p> <p><i>Technical Achievement</i></p>	<p>INTEGRITY</p>
<p>CULTURAL HERITAGE VALUE</p> <p><i>Sentiment</i></p> <p><i>Identity</i></p> <p><i>Amenity/Education</i></p> <p>These simple utilitarian buildings support the collective historic character of the town centre.</p>	<p>VULNERABILITY/POTENTIAL THREATS</p>
<p>MATERIALS / CURRENT CONDITION</p>	<p>GROUP / CONTEXT VALUE</p>
<p>REFERENCE SOURCES</p>	
<p>PHOTOGRAPHS (HISTORICAL)</p>	
 <p>Further research required to determine which butchers is shown in the photo held by Opotiki Library.</p>	<p>DATE OF SURVEY</p> <p>EXTERIOR: July 2005</p> <p>INTERIOR:</p>
<p>PREPARED BY: Matthews & Matthews Architects Ltd and Lyn Williams.</p> <p>FOR: OPOTIKI DISTRICT COUNCIL, ENVIRONMENT BAY OF PLENTY AND NEW ZEALAND HISTORIC PLACES TRUST. 2005.</p>	<p>BY:</p> <p>CHECKED:</p> <p>PHOTOGRAPHED: A J Matthews</p>