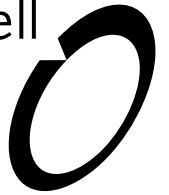


Boffa Miskell






Pre-1930 Character Area Review

Prepared for Wellington City Council

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1.0 Introduction

1.1 Background and Scope

Boffa Miskell Ltd (BML) has been commissioned by Wellington City Council (WCC) to undertake a stocktake of the six pre-1930 character areas contained in the Residential chapter of the Wellington City District Plan (the District Plan) – Mt. Cook, Thorndon, Holloway Road, Aro Valley/The Terrace, Newtown/Berhampore and Mt. Victoria – including a review of the ‘on the ground’ character of these areas that focuses on the following:

- The level of concentration of pre-1930 buildings¹
- The extent to which these buildings contribute to ‘townscape’ and/or ‘streetscape’ character’
- Whether there are any contiguous areas that represent townscape/streetscape values more strongly than others
- Whether there are particular buildings that fall within the ‘pre-1930’ character overlay that demonstrate particularly outstanding character or potential historic heritage value that may warrant further investigation

1.2 What is ‘Character’?

For the purposes of this review the term ‘character’ has been defined and confirmed by WCC as *‘a concentration of common, consistent natural and physical features and characteristics that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique ‘sense of place’ when viewed by the public at large from the street or other public spaces. These contributory features and characteristics include those in both public and private domains, and are typically comprised of a combination of the following:*

- *Streetscape level development form contributed to by topography, street pattern, public open space, street trees, landuse, lot size and dimension, garage type and location, and the presence (or otherwise) of retaining walls*
- *Site specific built form contributed to by building age, architectural style, primary building type and materials, building siting and boundary setbacks, building height and shape, and site coverage’*

1.3 Methodology

To progress the stocktake and assessment of the six nominated character areas a four stage research methodology was developed and implemented. For consistency the methodology was informed by, and built upon, the approach applied to the Mt Victoria character area in the Heritage Study commissioned by WCC in 2016² and is outlined below:

¹ For the purposes of this report the term ‘pre-1930’ refers to the period up to the end of 1929 while ‘post-1930’ refers to the period thereafter

² Refer <https://wellington.govt.nz/services/community-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

1. *Document Review and Thematic/Stylistic Overview*

- Review relevant background documentation including:
 - Wellington Inner City Residential Areas – Urban Design Evaluation 1995
 - Wellington Inner City Residential Areas – Urban Design Evaluation 1999
 - Wellington City Urban Character Assessment 2008
 - Mt Victoria Heritage Study Report 2017
 - Wellington City District Plan Residential Design Guides – Thorndon, Aro Valley, Mt Victoria, Southern Inner Residential Areas
 - Wellington City District Plan Thorndon Character Area Design Guide
 - Wellington City District Plan Mt Victoria North Character Area Design Guide
- Prepare a map series based on the building dataset supplied by WCC for the six character areas that profiles the age (commencing pre-1880 followed by every subsequent decade to 1930) and location of existing building stock within each area.
- Develop a thematic framework relevant to the character areas, including high level themes and representative examples, based on an initial familiarisation with each of the character areas and subsequent identification of relevant themes based on the WCC Thematic Heritage Review 2010 – the framework provides a background historical context to the character areas and is included as Appendix 1.
- Prepare an overview of the styles of domestic architecture in each character area covering the period pre-1880 to 1930 – 16 representative architectural styles spanning this time period were identified, with an overview of each of the styles included as Appendix 2.

2. *Data Fields and Collection*

- Develop an ArcGIS web-based application utilising the outputs from Stage 1 to enable ‘real time’ recording and mapping of key streetscape and property specific attributes associated with each of the character areas, as well as the contribution that each property makes to the existing character of these areas.

Attributes confirmed by WCC for collection include:

- Streetscape Character
 - Topography
 - Street pattern (e.g. linear, curvilinear, cul-de-sac)
 - Street trees
 - Public open space (e.g. recreation, natural)
 - Landuse (e.g. residential, commercial, educational)
 - Lot size
 - Primary building type (e.g. detached dwelling, semi-detached dwelling, terrace dwelling, apartment)
 - Garage type and location (e.g. front yard, rear yard)

- Presence of retaining walls
- Property Specific Character
 - Building age
 - Building architectural style
 - Location of primary building (e.g. built to street boundary, built to side boundary, set back from street boundary)
 - Building height (i.e. number of storeys)
 - Building site coverage
 - Potential historic heritage value (i.e. prospective candidates for further investigative research)

The following criteria were also confirmed as the basis for assessing the contribution that individual properties made to the character of each of the character areas:

- Primary (properties with attributes that define the character of the area)
- Contributory (properties with attributes that support the character of the area)
- Neutral (properties with attributes that that neither define, support or detract from the character of the area)
- Detractive (properties with attributes that undermine/detract from the character of the area)
- Progress initial data collection by way of a desktop analysis of each property within the six character areas using the ArcGIS application developed, with attribute fields populated via relevant data supplied by WCC (i.e. building footprints, building age, building style, building height, public open space and street trees) supplemented by manual data entry using Google Maps and Google Street View to address any gaps (e.g. architectural style, building type, garaging and location).

3. Desktop Analysis and Field Verification

- Trial the ArcGIS application with three sample streets selected and confirmed in the Aro Valley Character Area (i.e. Aro Street, Epuni Street, Palmer Street), with the trial centred on pre-1930 buildings within each of these streets.
- Collate the results of the trial and meet with WCC to review and confirm/refine the content of the ArcGIS application, including the scope of the attribute fields to be applied to the balance character areas.
- Undertake a desktop analysis of pre-1930 properties within the balance character areas on a street-by-street basis, including random auditing to ensure the accuracy/ reliability of data collected.
- Meet with WCC to discuss the results of the desktop analysis and the spatial extent of the character areas subject to further field verification.
- Transfer/expose the data compiled during the desktop analysis to ArcGIS enabled tablets to facilitate efficient verification in the field.
- Verify in the field the property data compiled for every street in the six character areas during the desktop analysis, assess the contribution that each property (including those

with primary buildings that post-date 1930) makes to the overall character of the street and wider environment and capture geo-referenced digital images of the general character of each street – verification of each property was undertaken by 2-3 person field teams in September, October and December 2018.

4. *Data Analysis and Report Preparation*

- Analyse the attribute data collected and organise and present the results for each of the six character areas in an interactive, web based quantitative (i.e. charts, graphs) and spatial (i.e. maps) format.
- Prepare an accompanying report that outlines the approach adopted to the review along with a description of the following:
 - Instances where character is more predominant than others within a pre-1930 character overlay area
 - Instances where pre-1930 character has been compromised and a brief analysis of the reasons for this
 - Potential buildings or groups of buildings not already listed in the District Plan that demonstrate particularly outstanding character and could warrant further research or investigation regarding their historic heritage value/s
 - Areas contiguous to the six character areas reviewed that could warrant further consideration/investigation as potential contributors to the character of these areas
- Supply WCC with a copy of the report along with the following:
 - An interactive web-based tool that organises and presents the results of the attribute data collected for each of the character areas in a quantitative and spatial format
 - The attribute datasets compiled for each of the character areas in an ArcGIS enabled format

1.4 Character Assessment

To determine the level of integrity and cohesiveness of character within each of the six areas every property was individually assessed in the field and classified as either primary, contributory, neutral or detractive based on the breadth of character exhibited. A description of each of these classifications is set out below.

In order to provide a comparative baseline to gauge the contribution that each property and associated buildings made to the character of the immediate and surrounding environment the common/characteristic patterns contained in the District Plan Design Guide relevant to the particular character area were employed as a guide – a copy of the Character Area Overviews used to inform this assessment are contained in Appendix 3.

Primary

Properties where the attributes referred to section 1.3.2 are largely intact/exhibited and predominantly illustrate the characteristics described in the relevant District Plan Residential Design Guide for the area.



Contributory

Properties where attributes referred to section 1.3.2 have been modified (e.g. garaging, windows, verandah enclosure) or redeveloped, but where most of the characteristics described in the relevant District Plan Residential Design Guide for the area are illustrated/still visible.



Neutral

Properties where the attributes referred to section 1.3.2 neither exemplify nor detract from the characteristics described in the relevant District Plan Residential Design Guide for that area. This also included properties not clearly visible from the street/public realm.



Detractive

Properties where the attributes referred to section 1.3.2 detract from the characteristics described in the relevant District Plan Residential Design Guide for that area (e.g. building scale and form, relationship to street).



1.5 Review Qualifications/Parameters

Although every effort was made to ensure precision and rigour was exercised in undertaking this review, given the quantity of properties assessed (approximately 5,500) and the overall number of data fields requiring population minor errors or omissions may have occurred in capturing and categorising the data contained in the ArcGIS dataset separately supplied to WCC.

In addition to this qualifier the following should also be noted in considering the findings contained in this report and the accompanying Pre-1930 Character Area Story Map:³

- In instances where more than one building (e.g. dwelling and sleep out) was located on a property the assessment of character contribution centred on the primary building form.
- In several instances buildings were identified in the WCC building age dataset supplied as post-1930 when their architectural style suggests they are older in age. Where this was clearly evident a revised date was assigned the building and used for the purposes of establishing an accurate benchmark of pre-1930 building stock. However, in circumstances where it was indeterminate whether a building pre-dated the 1930 cut-off date (e.g. Inter-War bungalows) reliance was placed on the building age data supplied by WCC.
- The confirmed approach adopted to addressing pre and post 1930 properties in the character areas reviewed comprised the following:
 - Pre-1930 – full assessment and field verification against all the agreed street and site specific character attributes, including building age, architectural style, building type, building location/height/coverage, garage type/location, potential heritage value and character contribution
 - Post-1930 – restricted assessment and field verification focussed on the specific attributes of building age and character contribution. Although these properties and associated buildings post-date the 1930 cut-off date they were assessed to understand the collective contribution/impact that pre and post-1930 properties have on the streetscape of each of the character areas.
- Pre-1930 properties that were not clearly visible from the street/public realm (e.g. a rear site or obscured by vegetation) were assigned a neutral classification, as were vacant properties, those solely employed as car parks and buildings/properties used for educational, commercial, religious or recreational purposes. Of the pre-1930 properties identified as neutral 32% (130) are rear sites, with many of these exhibiting several characteristics typical of those categorised as primary/contributory (e.g. architectural style, building type, height and materials) regardless of not having a visible street presence.
- Due to their more impermanent nature elements such as frontage landscaping and fencing were not considered in assessing the character contribution of individual properties. Equally, the character contribution of properties with tertiary built forms such as garages, carports, decks and verandah enclosures was generally assessed as contributory unless these elements clearly detracted from the overall character of the property due to such factors as their scale, form, location and/or materials.

³ Story maps are a web-based approach to organising and presenting information that combines maps illustrating spatial information with complementary content such as narrative text, images, graphs/charts and multimedia content

- On streets where the rear elevation is the nominated primary elevation identified in the District Plan (e.g. Wright Street, Mt Cook; Kenwyn Terrace, Newtown; Maarama Crescent, Aro Valley) this elevation was assessed for the purposes of determining the contribution made by the relevant properties to the character of the area.
- With the exception of circumstances where properties and/or their associated buildings were in a clearly dilapidated state, the existing physical condition of the properties reviewed was not assessed in determining the extent to which they contributed to the character of an area as condition is a factor that can be altered/improved/reversed over time (e.g. physical improvements due to a change in property ownership).

2.0 Character Area Review – Approach to Reporting Attribute Findings

Based on the attribute data collected during the desktop analysis and field verification stages of the review a comprehensive examination of the dataset was undertaken, the results of which were translated into an interactive quantitative (i.e. charts, graphs) and spatial (i.e. maps) format for each of the six character areas using the proprietary ArcGIS Online application Story Map template.

These results can be viewed in the Story Map application developed and supplied separately to WCC as an addendum to this report.

3.0 Character Contribution

Based on a combination of field observations and analysis of the data collected during the desktop stage of the project, an assessment was undertaken of the contribution that properties made to the character of the six character areas reviewed.

A total of 5492 pre and post 1930 properties were individually assessed to determine their contribution to the character of the area in which they are located. An overall breakdown of their respective contributions across all the character areas is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	2213 (40%)	35 (1%)	2248 (41%)
<i>Contributory</i>	1849 (34%)	156 (3%)	2005 (37%)
<i>Neutral</i>	405 (7%)	488 (9%)	893 (16%)
<i>Detractive</i>	40 (1%)	306 (5%)	346 (6%)

Of the total number of properties assessed 4507 (82%) pre-dated 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 49% (2213) and 41% (1845) of the total respectively.

At an individual character area level the breakdown of properties exhibiting primary, contributory, neutral and detractive qualities reflects more fine-grained variance, with this further illustrating the relative coherence of each area from a character perspective.

Coherence is typically influenced by such factors as the degree of authenticity and/or consistency exhibited by the primary building stock within an area, with this, in turn, further informed by two key spatial considerations:

- The location and extent of concentrations of detractive and/or neutral buildings within an area
- The pattern of detractive and/or neutral buildings distributed throughout an area

In light of this what follows is a description of the key findings and patterns relating to character observed within each of the six areas reviewed.

3.1 Thorndon

3.1.1 Key Findings

The Thorndon Character Area comprises a total of 724 pre and post-1930 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	Pre-1930	Post-1930	Total
Primary	316 (44%)	8 (1%)	324 (45%)
Contributory	176 (24%)	38 (5%)	214 (29%)
Neutral	34 (5%)	96 (13%)	130 (18%)
Detractive	5 (1%)	51 (7%)	56 (8%)

Of this total 531 (73%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 60% (316) and 33% (176) of the total respectively (refer to the Story Map separately supplied for further detail).

3.1.2 Character Contribution – Level of Coherence

The properties within the character area are located within six relatively discrete areas to the west and east of the Motorway, including:

1. An area bounded by Tinakori Road, Cottleville Terrace, Grant Road and Patanga Crescent

2. An area centred around Glenberrie Terrace
3. An area that takes in the northern edge of Bolton Street between Wellesley Street and the Motorway, along with Kinross Street and Easdale Street
4. Three areas centred around Hobson Street, Portland Crescent and Selwyn Terrace

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 1 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.1.2.1 Tinakori Road/Cottleville Terrace/Grant Road/Patanga Crescent

- a. This area contains three identifiable sub-areas with a pronounced concentration of properties exhibiting primary and contributory characteristics and which retain a high degree of overall coherence. These sub-areas are:
 - An area extending from the south edge of George Street through to Cottleville Terrace
 - An area broadly clustered around Aorangi Terrace, Poplar Grove, Calgarry Avenue and Torless Crescent
 - An area broadly clustered around Patanga Crescent, St Mary's Street, Lewisville Terrace and the southern end of Lewisville/Barton Terraces
- b. Aside from the random distribution of a number of post-1930 properties and associated buildings identified as either neutral or detractive throughout the area, there are three noticeable concentrations of such properties as follows:
 - The northern end of Upper Lewisville/Barton Terraces
 - Malcolm Lane and Little George Street
 - Along the northern edge of Harriet Street and the southern end of Pitarua Street

The buildings occupying these properties largely comprise townhouse or multi-unit developments, and generally contrast with the predominant character of the area due to such factors as their scale, form, materials and/or siting relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide.

3.1.2.2 Glenberrie Terrace

- a. The character of this area largely remains intact and is highly coherent, most noticeably along Glenberrie Terrace, Ascot Street and Parliament Street
- b. None of the properties assessed were considered to detract from the character of the area, although the contribution to the character of the area by some of the more recent townhouse development along Hill Street and the northern end of Sydney Street West was considered neutral due to the generally contrasting nature of their scale and/or form relative to the predominant character of the area.

3.1.2.3 Bolton Street/Kinross Street/Easdale Street

- a. The character of this area largely remains intact and is highly coherent, particularly along Bolton Street. The sense of coherence is further reinforced by the existence of a number of similar, relatively unaltered pre and post-1930 Arts and Crafts buildings located in the area.
- b. Although there are a small number of properties in the area that have either been categorised as neutral or detractive (1), the impact of these on the overall character of the area is negligible.

3.1.2.4 Hobson Street/Portland Crescent/Selwyn Terrace

- a. Within the Hobson Street area the overall degree of coherence appears limited, with only three relatively small clusters of properties exhibiting primary or contributory characteristics – a group of properties on the eastern edge of Hobson Street opposite Queen Margaret College, several properties along Hobson Crescent, and a small group of properties on the northern edge of Davis Street.

The balance of the area is largely comprised of a mix of townhouse, apartment or multi-unit development, along with non-residential activities such as embassies/high commissions (e.g. German Embassy, Australian High Commission) and educational facilities (e.g. Queen Margaret College, Thorndon School). Due to such factors as their scale, form, materials and/or siting relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide these properties generally contrast with the predominant character of the area.

- b. Aside from the hotel development on the corner of Hawkestone Street and Portland Crescent the character of the Portland Crescent area is still relatively coherent, particularly along the Crescent itself and the southern edge of Hawkestone Street.

Although a small number of post-1930 properties within the Portland Crescent area have been categorised as neutral, the impact of these on the overall character of the area is largely negligible.

- c. Apart from the majority of the properties fronting Hill Street the character of the Selwyn Terrace area is still largely intact and coherent. However, the more recent British High Commission and multi-unit developments along Hill Street detract from the overall character of the area, particularly given their scale, form and materials relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide.

3.2 The Terrace

3.2.1 Key Findings

The Terrace Character Area comprises a total of 110 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	37 (34%)	1 (1%)	38 (35%)
<i>Contributory</i>	45 (40%)	N/A	45 (40%)
<i>Neutral</i>	3 (3%)	12 (11%)	15 (14%)
<i>Detractive</i>	N/A	12 (11%)	12 (11%)

Of this total 85 (77%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 44% (37) and 53% (45) of the total respectively (refer to the Story Map separately supplied for further detail).

3.2.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 2 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

- a. Although the Terrace area retains a semblance of overall coherence it is punctuated by a number of post-1930 apartment, townhouse and multi-unit developments that, due to their scale, form and development intensity, interrupt the consistency and rhythm of character exhibited, particularly along the Terrace itself.
- b. Unlike some of the other character areas reviewed there appears to be no clear concentration of properties that detract from the character of the area, with such properties instead being more randomly distributed.

These properties typically post-date 1930 and are occupied by apartment, townhouse or multi-unit development, the scale, form, materials and siting of which generally contrast with the predominant character of the area.

3.3 Aro Valley

3.3.1 Key Findings

The Aro Valley Character Area comprises a total of 533 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	233 (44%)	1 (>1%)	234 (44%)
<i>Contributory</i>	132 (25%)	15 (3%)	147 (28%)
<i>Neutral</i>	57 (11%)	77 (14%)	134 (25%)
<i>Detractive</i>	N/A	18 (3%)	18 (3%)

Of this total 422 (79%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 55% (233) and 31% (132) of the total respectively (refer to the Story Map separately supplied for further detail).

While pre-1930 properties also accounted for 43% (57) of those categorised as neutral, this appears in several instances to be principally due to their visibility from the street as 47% (27) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.3.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 3 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

- a. There are seven broad sub-areas within this area that exhibit a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
 - An area extending along the southern edge of Aro Street
 - An area clustered around Durham Crescent, Mortimer Terrace and the southern end of Epuni Street
 - An area extending along the north-eastern and north-western edges of Epuni Street
 - An area broadly centred around Maarama Crescent and the southern end of Ohiro Road
 - An area broadly centred around Palmer Street and the adjacent northern edge of Aro Street
 - An area broadly clustered around Devon Street and Essex Street
 - An area centred around Adams Terrace
- b. There are four concentrations of neutral or detractive properties apparent in the area, the general location of which are as follows:
 - The eastern and western edges of the northern end of Ohiro Road
 - The western end of Palmer Street, between Abel Smith Street and Aro Street

- The northern edge of Aro Street, mid-block between Adams Terrace and Devon Street
- A mid-block area abutting Epuni Street and Durham Crescent

These properties post-date 1930 and are occupied by either apartment, townhouse or multi-unit development, open space (i.e. Aro Park) or community/educational facilities (i.e. Aro Valley Community Centre, Aro Valley Pre-school). Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Aro Valley Residential Design Guide these properties generally contrast with the predominant character of the area.

3.4 Holloway Road

3.4.1 Key Findings

The Holloway Rd. Character Area comprises a total of 81 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	17 (21%)	1 (1%)	18 (22%)
<i>Contributory</i>	27 (33%)	1 (1%)	28 (34%)
<i>Neutral</i>	9 (11%)	16 (12%)	25 (31%)
<i>Detractive</i>	1 (1%)	9 (11%)	10 (12%)

Of this total 54 (67%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 31% (17) and 50% (27) of the total respectively (refer to the Story Map separately supplied for further detail).

3.4.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 4 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

- a. Overall coherence within the area is somewhat variable, with two distinct patterns evident:
 - Groups of properties exhibiting primary and contributory characteristics broadly located at the northern and southern periphery of the area and in the vicinity of Carey Street
 - A more random, less coherent mix of pre and post-1930 properties categorised as either contributory, neutral or detractive occupying the balance area, including a

noticeable concentration of neutral/detractive post-1930 properties along the western edge of Holloway Road

- b. Although the nature of the development of post-1930 properties comprises detached dwellings of a similar scale, in most instances the form and materials used contrast with the common patterns identified in the Aro Valley Residential Design Guide.

Additionally, a small proportion of pre-1930 properties were also categorised as neutral or detractive (12%), with this largely attributable to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

3.5 Mt Cook

3.5.1 Key Findings

The Mt Cook Character Area comprises a total of 582 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	307 (52%)	4 (1%)	311 (53%)
<i>Contributory</i>	149 (26%)	18 (3%)	167 (29%)
<i>Neutral</i>	36 (6%)	36 (6%)	72 (12%)
<i>Detractive</i>	8 (2%)	24 (4%)	32 (6%)

Of this total 500 (86%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 52% (307) and 30% (149) of the total respectively (refer to the Story Map separately supplied for further detail).

While pre-1930 properties also accounted for 50% (36) of those categorised as neutral, for several this appears to be principally due to their visibility from the street as 47% (17) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.5.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 5 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

- a. The character of this area is noticeably coherent overall, with notable concentrations of relatively intact pre-1930 properties and associated buildings located in the following sub-areas:
- An area broadly centred around Bidwell Street, Rolleston Street and Hargreaves Street
 - The eastern and western street edge of Wright Street
 - An area broadly bounded by Salisbury Terrace, Wright Street and Westland Road
 - An area broadly centred on the eastern and western street edge of Wallace Street, between John Street and Finlay Terrace, and the southern end of Tasman Street
 - An area broadly clustered around Yale Road
 - An area broadly clustered around Myrtle Crescent, Tainui Crescent and Ranfurly Crescent
- b. There are three noticeable, but spatially limited, concentrations of neutral or detractive post-1930 properties located in the area as follows:
- An area broadly bounded by Bidwell Street, Anderson Terrace, Hankey Street and Oak Grove
 - A mid-block area between Rolleston Street and Hargreaves Street
 - An area adjacent to the eastern boundary of the character area broadly between Papawai Terrace and Salisbury Terrace

These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by apartment, townhouse or multi-unit developments, the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide.

3.6 Newtown

3.6.1 Key Findings

The Newtown Character Area comprises a total of 1612 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	689(43%)	7 (>1%)	696 (43%)
<i>Contributory</i>	529 (33%)	52 (3%)	581 (36%)
<i>Neutral</i>	120 (8%)	118 (7%)	238 (15%)
<i>Detractive</i>	6 (>1%)	91 (6%)	97 (6%)

Of this total 1344 (83%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 51% (689) and 39% (529) of the total respectively (refer to the Story Map separately supplied for further detail).

Although pre-1930 properties also accounted for 50% (120) of those categorised as neutral, in several instances this appears to be principally due to their visibility from the street as 41% (49) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.6.2 Character Contribution – Level of Coherence

The properties within the character area are located within two relatively discrete areas to the west and east of Riddiford Street, including:

1. An area to the east generally bounded by Riddiford Street, Mein Street, Coromandel Street and the southern boundary of the character area
2. An area to the west generally bounded by Riddiford Street, Hanson Street and the northern and southern boundaries of the character area

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 6 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.6.2.1 Riddiford Street/Mein Street/Coromandel Street/Southern boundary of the character area

- a. Overall coherence within this area is variable, with greater diversity evident along portions of Daniell Street and Mansfield Street, the southern end of Owen Street and along Coromandel Street in the vicinity of Colville Street.
- b. There are five identifiable sub-areas within this area that contain a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
 - An area to the north-east of Constable Street bounded by Constable Street, Owen Street, Mein Street and the eastern boundary of the character area
 - An area to the south of Constable Street bounded by Constable Street, Hiropi Street, Harper Street and the eastern end of Normanby and Donald McLean Streets
 - An area broadly centred around Roy Street
 - The western edge of Owen Street and Balmoral Terrace
 - An area broadly centred around Lawrence Street, between Daniell Street and Owen Street
- c. Aside from a number of post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area, noticeable concentrations of such properties are particularly apparent in the following six locations:

- South of Harper Street along Owen Street, and mid-block between Owen Street and Daniell Street
- The western edge of Mansfield Street
- A mid-block area bounded by Mansfield Street, Horner Street, Daniell Street and Roy Street
- The southern end of Hiropi Street and Coromandel Street between Constable Street and Colville Street
- The northern and southern edges of Constable Street, broadly between Owen Street and the western boundary of the character area
- An area to the north of Wilson Street, broadly bounded by Wilson Street, Owen Street, Mein Street and the western edge of Daniell Street

These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by a mix of apartment, townhouse or multi-unit developments, community/educational/emergency facilities (e.g. Newtown Public Library, Newtown Community Hall, Newtown School and Community Emergency Hub, St Anne's School, Newtown Fire Station), churches (e.g. St Anne's Catholic Church, Pacific Islanders Presbyterian Church, EFKS Ueligitone Congregational Church), retirement facilities (e.g. Te Hopai Home and Hospital, Pōneke House), healthcare facilities (e.g. Mary Potter Hospice, Ewart Building), commercial activities (e.g. Z Energy petrol station) and open space (e.g. Carrara Park, Newtown Bowling Club).

Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide these properties generally contrast with the predominant character of the area. This is particularly evident along Mansfield Street, the northern end of Daniell Street and the southern end of Coromandel Street where multi-story apartments and/or multi-unit developments predominate.

3.6.2.2 Riddiford Street/Hanson Street/Northern and southern boundaries of the character area

- a. By contrast to the area east of Riddiford Street the area to the west exhibits a higher degree of overall coherence, with three identifiable sub-areas exhibiting a noticeable concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
 - An area broadly extending from the southern and northern boundaries of the character area, between the eastern edge of Adelaide Road and Hanson Street (and including Nikau Street and the eastern end of Hall Street)
 - An area that comprises the northern and southern edges of Colombo Street as well as Manley and Kenwyn Terraces
 - An area broadly centred around Trevor Terrace
- b. Properties categorised as neutral or detractive predominantly post-date 1930 and are largely concentrated in three sub-areas located to the south of Stoke Street as follows:
 - An area adjacent to the southern boundary of the area between Adelaide Road and Rintoul Street

- An area to the west of Gordon Place
- An area to the north of Waripori Street between Russell Terrace and Rintoul Street

A further concentration is also apparent to the north-west, in an area broadly bounded by Hall Street, Hanson Street and the northern and western boundaries of the character area.

These properties are primarily occupied by a mix of townhouse or multi-unit developments, accommodation facilities (e.g. Capital City Lodge, Adelaide Motel), retirement facilities (e.g. Village at the Park, Alexandra Rest Home), educational facilities (i.e. South Wellington Intermediate School) and healthcare facilities (e.g. TBI Health, Physiotherapy, Sports and Spinal Rehabilitation Clinic), the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide.

3.7 Berhampore

3.7.1 Key Findings

The Berhampore Character Area comprises a total of 819 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution Number/Percentage of Total Properties

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	281 (34%)	5 (1%)	286 (35%)
<i>Contributory</i>	331 (40%)	15 (2%)	346 (42%)
<i>Neutral</i>	67 (8%)	70 (9%)	137 (17%)
<i>Detractive</i>	9 (1%)	41 (5%)	50 (6%)

Of this total 688 (84%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 41% (281) and 48% (331) of the total respectively (refer to the Story Map separately supplied for further detail).

3.7.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 7 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

- Like the eastern portion of the Newtown Character Area the overall coherence in this area is somewhat variable, with increased diversity particularly evident along portions of Adelaide Road, Britomart Street and Rintoul Street.
- The area south of Britomart Street and to the east of Rintoul Street appears to contain the highest concentration of pre-1930 properties displaying primary and contributory

characteristics, with the following seven sub-areas exhibiting a noticeable degree of coherence:

- An area broadly centred around Emerson Street and Morton Street
 - An area broadly bounded by Duppa Street/Royal Street, Adelaide Road, Chilka Street and Stanley Street
 - An area centred on Edinburgh Terrace and Glendavar Street
 - The western edge of Russell Terrace
 - An area broadly bounded by the southern edge of Herald Street, Russell Terrace, Angus Avenue and Rintoul Street
 - An area broadly centred around Palm Grove and the northern and/or southern edge of Waripori Street
 - An area broadly centred around Blythe Street, Chatham Street and Dawson Street
- c. Aside from a number of post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area, noticeable concentrations of such properties are particularly apparent in the following locations:
- Along Britomart Street between Adelaide Road and the western boundary of the character area
 - Adelaide Road, particularly the western street edge and adjacent to the southern boundary of the character area
 - An area to the west of Stirling Street, broadly bounded by Adelaide Road, Herald Street and Rintoul Street
 - The northern end of Rintoul Street, broadly between Luxford Street/Milton Street and the northern boundary of the character area
 - The southern end of Rintoul Street, broadly between Glendavar Street, Edinburgh Terrace and Lavaud Street

These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by a mix of apartment, townhouse or multi-unit developments, retirement facilities (i.e. Village at the Park) and educational facilities (i.e. Berhampore Primary School), the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide. This is particularly evident along parts of Waripori Street, Adelaide Road and Rintoul Street where groups of multi-storey apartment blocks predominate.

Additionally, a small proportion of pre-1930 properties were also categorised as neutral or detractive (9%), with this largely attributable to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

3.8 Mt Victoria

3.8.1 Key Findings

The Mt Victoria Character Area comprises a total of 1031 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution **Number/Percentage of Total Properties**

	<i>Pre-1930</i>	<i>Post-1930</i>	<i>Total</i>
<i>Primary</i>	333 (32%)	8 (1%)	341 (33%)
<i>Contributory</i>	460 (44%)	17 (2%)	477 (46%)
<i>Neutral</i>	79 (8%)	63 (6%)	142 (14%)
<i>Detractive</i>	11 (1%)	60 (6%)	71 (7%)

Of this total 883 (85%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 38% (333) and 52% (460) of the total respectively (refer to the Story Map separately supplied for further detail).

3.8.2 Character Contribution – Level of Coherence

The properties within the character area are located within three relatively discrete areas. These include:

1. An area to the north of Roxburgh Street generally bounded by the northern and southern edge of Roxburgh Street, Prince Street, Moeller Street and the eastern boundary of the character area (Mt Victoria North Character Area)
2. An area to the south of Roxburgh Street generally bounded by Roxburgh Street, Elizabeth Street and the eastern and western boundaries of the character area
3. An area generally bounded by the northern edge of Elizabeth Street, Paterson Street/ Eastern and western boundaries of the character area

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 8 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.8.2.1 Roxburgh Street/Prince Street/Moeller Street/Eastern boundary of the character area

- a. The character of this area largely remains intact and is highly coherent, most noticeably along upper Hawker Street, Shannon Street, McIntyre Avenue and Doctors Common.

- b. Overall coherence is disrupted by a noticeable concentration of properties and associated buildings identified as either neutral or detractive located along the eastern street edge of lower McFarlane Street and the western street edge of Prince Street.

A number of the properties along McFarlane Street are post-1930 residential or multi-unit developments that contrast with the predominant character of the area due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Mt Victoria Residential Area Design Guide and Mt Victoria North Character Area Design Guide. The balance comprise pre-1930 properties that were categorised neutral or detractive due to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

The western edge of Prince Street is dominated by the rear elevation of the Copthorne Hotel, the form, materials, scale and intensity of which contrasts sharply with the predominant character of the area.

3.8.2.2 Roxburgh Street/Elizabeth Street/Eastern and western boundaries of the character area

- a. Overall coherence within this area is variable, with greater diversity particularly evident in the vicinity of Duke Street, the upper end of Roxburgh Street West and the eastern and western ends of Majoribanks Street.
- b. There are four identifiable sub-areas within this area that contain a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
- An area broadly centred around Caroline Street
 - An area along Majoribanks Street generally centred around the southern end of Hawker Street
 - An area to the north of Elizabeth Street broadly centred around Pat Lawlor Close and along the eastern edge of Brougham Street
 - An area along Austin Street in the general vicinity of Claremont Grove and Bosworth Terrace
- c. There are five concentrations of neutral or detractive properties apparent in the area, the general location of which are as follows:
- The upper end of Roxburgh Street West in the vicinity of Hood Street
 - The western street edge of Hawker Street between Roxburgh Street and Majoribanks Street and along Duke Street
 - The western end of Majoribanks Street between Roxburgh Street West and Brougham Street
 - The eastern end of Majoribanks Street in the vicinity of Port Street, upper Austin Street and Lawson Place
 - A mid-block area bounded by Claremont Grove, Austin Street, Elizabeth Street, Brougham Street and Pat Lawlor Close

These properties post-date 1930 and are occupied by either apartment, townhouse or multi-unit development, motel accommodation (i.e. Apollo Lodge) or commercial activities (e.g. Tom Boy Café, Genghis Khan Restaurant). Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Mt Victoria Residential Design Guide these properties generally contrast with the predominant character of the area.

Aside from these specific areas there are also several post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area (e.g. Mt Cook School, Elizabeth/Moncrieff Street apartments).

3.8.2.3 Elizabeth Street/Paterson Street/ Eastern and western boundaries of the character area

- a. The area generally displays a high degree of coherence.
- b. Although the overall character of the area is still largely intact there are ten identifiable sub-areas that contain highly coherent concentrations of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
 - Elizabeth Street between Brougham Street and the eastern boundary of the character area
 - An area centred on Queen Street, particularly the mid-block area between Brougham Street and Austin Street
 - An area centred on Westbourne Grove and Rixon Grove
 - Pirie Street, particularly between Brougham Street and the eastern boundary of the character area
 - Brougham Street between Pirie Street and Moir Street
 - An area centred on Porritt Avenue and Tutchen Avenue
 - An area centred on Armour Avenue and Albany Avenue
 - An area generally bounded by Scarborough Terrace, Derby Street and Austin Street
 - An area centred on Moir Street and the western end of Ellice Street
 - A mid-block area bounded by Ellice Street, Austin Street, Paterson Street and Brougham Street
- c. Although there are several, predominantly post-1930 properties and associated buildings with neutral or detractive characteristics randomly distributed throughout the area, a noticeable concentration is evident at the southern end of Brougham Street/eastern end of Ellice Street. These properties are occupied by either apartment, townhouse or multi-unit development, the scale, form, materials and siting of which generally contrast with the predominant character of the area. One of the properties is also occupied by St Joseph's Catholic Church.

4.0 Potential Historic Heritage and Areas of Contiguous Character

In addition to assessing the individual and collective contribution that properties made to the character of the areas reviewed, the following was also undertaken as part of this project:

- Identification of potential buildings or groups of buildings not already listed in the District Plan that demonstrate particularly outstanding character that could warrant further research or investigation regarding their historic heritage value/s⁴
- Identification of contiguous areas that could warrant further consideration/investigation as potential contributors to the character of these areas

Each of these is further discussed below.

4.1 Potential Historic Heritage Buildings/Groups

As a component of the field verification process individual buildings and groups of buildings were identified as prospective candidates for more in-depth investigative research relating to their associated historic heritage value/s. This solely comprised a visual appraisal of potential candidates, with selection based on the following criteria agreed with WCC:

- Architecture
 - Excellence in design
 - Age
 - Unusual/flamboyant exemplar of a particular architectural style
- Technology
 - Use of an unusual/atypical material (e.g. stone, earth)
- Authenticity
 - Original and largely intact
- Context/group
 - Concentration of buildings of consistently similar architectural style/age
 - Authenticity of the group of buildings

On the basis of this initial, high level appraisal individual buildings and groups of buildings identified as potential candidates for further consideration are outlined below (also refer Appendix 5: Figures 1-3):

⁴ The Mt Victoria Character Area was excluded from this task as it was the subject of a separate, detailed Heritage Study commissioned by the Council in 2016 that identified and assessed 7 areas and 39 individual buildings displaying high levels of physical integrity and/or potential heritage value <https://wellington.govt.nz/services/community-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

Thorndon

- Individual Buildings
 - 4 Barton Terrace
 - 5 Torless Terrace
 - 27 Burnell Avenue
 - 4 Murrayfield Drive
 - 42 Murrayfield Drive
 - 48 Hobson St
- Groups of Buildings
 - 7-12 Calgarry Avenue
 - 2-25 Burnell Avenue
 - 32-62 Tinakori Road
 - 5-12 Easdale Street/8 Kinross Street/82-96 Bolton Street

Aro Valley

- Groups of Buildings
 - 29-63 Durham Street

Mt Cook

- Individual Buildings
 - 8 Bidwell Street
 - 61 Hankey Street

Newtown

- Individual Buildings
 - 162 Daniell Street
 - 89/91 Coromandel Street
 - 102 Coromandel Street
 - 9 Hiropi Street
 - 191 Hanson Street
- Groups of Buildings
 - 197-205 Hanson Street/316-318 Adelaide Road

- 9-41 Roy Street

Berhampore

- Individual Buildings
 - 88 Russell Terrace
 - 251 Rintoul Street
 - 253 Rintoul Street
- Groups of Buildings
 - 289-297 Rintoul Street
 - 6-18 Milton Street
 - 2-26 Russell Terrace

4.2 Contiguous Character Areas

In addition to the individual buildings and groups of buildings of potential heritage value identified above, an examination of areas adjacent/in close proximity to the six character areas was undertaken to determine whether they could warrant further consideration/investigation as potential contributors to the character of the existing areas.

Based on an analysis of the building age data supplied by WCC eight discrete, contiguous areas containing a concentration of pre-1930 properties were identified, the location of which is set out below (also refer Appendix 5: Figures 4-5):

Thorndon

- An area to the west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street
- An area broadly centred around Clifton Terrace and Talavera Terrace
- An area north of Queens Park, largely bounded by Grosvenor Terrace, Barnard Street, Lennel Road and Sefton Street
- A group of properties centred around Goldies Brae and Frandi Street

Aro Valley

- An area centred around Landcross Street and Adams Terrace
- A small group of properties to the south-west of the character area along Mortimer Terrace
- A small group of properties at the western end of Palmer St

Mt Cook

- An area bounded by Thompson Street, Nairn Street and Webb Street

Appendix 1: Thematic Framework

WCC Pre-1930s Character Area Review

Thematic Framework (based on Thematic Heritage Study of Wellington 2013)



Theme	Sub-theme	Type	Examples
Theme A: People and the Environment			
Migration/Immigration	Early colonists 1840-1869	Houses/cottages	Thorndon cottages
	Vogel-era assisted immigration (1871-1882)	Early speculator housing	Thorndon cottages; Te Aro workers' housing
Settlement Patterns	Colonisation	Housing	Workers housing
	Suburban expansion	Speculator housing	Newtown housing (1880-1900)
		Housing	Workers' dwellings (Liberal govt); Coromandel St and environs, Newtown
People and the Natural Environment	Response to topography	Zig-zags, tracks	Tinakori Rd zig-zag; Newman Tce, Thorndon; Coromandel St, Newtown
		Houses and streets on difficult sites	Hargreaves/Wright St cutting, Mt Cook; Ascot St, Thorndon - formation and house platforms; The Wedge, Glenbervie Tce, Thorndon; retaining walls on Wallace St, Mt Cook
	Street and subdivisional earthworks	Early pick and shovel subdivisional earthworks	Ascot St, Thorndon - formation and house platforms
		Retaining walls	Retaining walls on Wallace St, Mt Cook
		Cuttings	Hargreaves/Wright St cutting, Mt Cook
	Resource Use	Quarrying	Quarries
Clay extraction (for bricks)		Sites of clay extraction, kilns	Webb St (Tonks), Mt Cook; Rolleston/Hargreaves Sts (Hutson, Murphy), Mt Cook; John Morrison's kilns (Wallace St), Mt Cook
Theme B: Developing Economies			
Transport	Rail transport links and routes	Tramway alignment / infrastructure	Steam / horse-drawn tramway (Newtown, 1880), altered street building formations for trams and buses




Theme	Sub-theme	Type	Examples
			Electric tramway, alignment, eased corners or modified buildings (Aro Valley, 1904)
	Road transport links and routes	Motor vehicle roads	Various, in current use




Appendix 2: Overview of Architectural Styles

WCC Pre-1930 Character Area Review



Draft overview of styles



Approx. Date	Style	Sub-Style	Typical Characteristics	Examples
1840-1870	Box Cottages	Victorian Georgian Box Cottage	1, 1 ½ storeys, symmetrical, central front door, shallow to medium pitched gabled roof, may have verandah, may have rear lean-to, double hung sash windows, single, double or multi-paned, can have hoods over windows, boxed or no eaves, shiplap weatherboards (early examples), rusticated weatherboards (later examples), usually faces street.	
		Victorian Georgian Saltbox Cottage	Typically, same criteria as above The pitched gable roof is uneven, with the rear extending to a lower pitch – this differs to a lean-to.	

		Victorian Italianate Box Cottage	1 ½ storeys, symmetrical, medium/steeply pitched gable roof with Italianate brackets to the barge, no verandah, double hung sash windows, semi-circular head, no eaves, rusticated and shiplap weatherboards, gable faces street.	
	Victorian Carpenter Gothic		1 – 2 storeys, asymmetrical front elevation, medium/steeply pitched gable roofs, usually gabled wings at right angles, bargeboards highly decorated or plain, verandah, can have lean-to rear, canted or square bay windows, double hung sash windows, rusticated weatherboards, usually faces street.	
1840-1890	Victorian Georgian/Regency Villa		Single storey, symmetrical, with central front door, single or double window either side of door, shallow to medium pitched pyramidal hipped roof, verandah, can be decorated or plain, double hung sash windows, rusticated weatherboards, usually faces street.	

1870-1900	Victorian Italianate Villa		1 to 2 storeys, asymmetrical elevation, shallow-pitched hipped roof, can have simple gable screen, can have verandah, can have simple Classical and/or Gothic detailing, square or semi-circular-headed double hung windows, can have hoods, canted or square bay window, prominent entry, faces street.	
1900-1920	Edwardian Bay Villa		Single storey, usually asymmetrical, hipped or gable main roof with gabled projecting bay, gable screen, verandah from side of bay to corner, or wrap around, Classical and Gothic detailing in gable and verandah, double hung sash windows, square or canted bay window to projecting wing, can have hoods, boxed eaves with brackets, rusticated weatherboards, usually faces street.	
		Double or Corner Bay Villa	Similar to Edwardian Bay, but with two symmetrical bays on street front (double bay), or angled bay on corner with bays at right angles on corners opposite the angled bay.	

	Edwardian Queen Anne		1-2 storeys, asymmetrical, medium pitched gabled and hipped roofs, can have towers/turrets, can have dormer windows, can have verandah, Gothic detailing, decorated gables (e.g. flying gables, gable screens), double hung and casement windows, can have hoods, square and canted bay windows, prominent chimneys, decorative entry porches, exposed eaves and rafter ends, rusticated weatherboards, usually faces street.	
		Arts and Crafts	Similar to Edwardian Queen Anne but different details, usually casement windows.	
		English Domestic Revival	Similar to Edwardian Queen Anne but different details including catslide roof, dormers, different gable treatments, usually casement windows.	

		Edwardian Stick	<p>1- 2 storeys (mostly 2), asymmetrical, low to medium pitched gable roof, usually no verandah, similar to Queen Anne but with applied half timber framing, can have different cladding between ground and first floor, can have shingles in gables and part cladding, can have decorative entry porches, double hung sash windows, can have hoods, boxed eaves usually with brackets, rusticated weatherboards, faces street.</p>	
1920-1929	Inter-war Californian Bungalow	Transitional style (combination of Bay Villa and Bungalow styles and detailing)	<p>1-1 ½ storeys (mostly single), asymmetrical, shallow pitched additive gabled roof, usually with verandah or roofed entry porch, casement windows, can have hoods matching roof details, square, boxed, canted and/or bow windows, bell housing to gable and base, shingles to gables and bay windows, prominent chimneys, exposed rafter ends, rusticated weatherboards, brick or render, usually faces street.</p>	

1910 - 1930	Inter War Neo-Georgian		Georgian Revival, 2 storeys, symmetrical, shallow-pitched hipped roof, can be gabled, no verandah, multi-paned double hung sash windows, simple Classical details, boxed eaves, can have flat modillions, can have dormers and shutters, shiplap weatherboards, usually faces street.	
1910 – 1940	English Bungalow (smaller version of English Domestic Revival)		1 to 1½ storeys, simple asymmetrical elevation, medium pitched hipped roof, can be gabled, no verandah, square or canted bay windows, casement windows, exposed eaves and rafter ends, shiplap weatherboards, usually faces street.	

Appendix 3: Character Area Overviews

WCC Pre-1930s Character Area Review

Thorndon – Character Overview (WCC DP Thorndon Character Area Design Guide + Residential Design Guide: Appendix 1)

Common Patterns

1. Building type/form
 - a. Predominantly villas, with the greatest concentration occurring around the north end of Tinakori Rd and along Hobson St
 - b. Cottages are another recurring building type, located primarily on the slopes behind the south end of the Tinakori Rd shops and the lanes around Calgarry Ave
 - c. Villas characterised by single primary form, few secondary forms and additive tertiary forms such as verandahs, porches or lean-tos
 - d. Area interspersed by multi-unit development
2. Building size/coverage
 - a. Common building height = 2 storey, particularly along Tinakori Rd
 - b. Concentration of single storey dwellings in such areas as Ascot St and Calgarry Ave and surrounds
 - c. Either a wide or narrow frontage to the street depending on width of dwelling (ie 'grand villa' vs cottage)
3. Landform and character
 - a. Pattern of development changes with topography
 - b. Generally flat and relatively gently sloped areas characterised by groups of relatively uniform sized and shaped lots and general uniformity of building type and scale
 - c. More steeply sloped areas south of Harriet St contain a wide range of very large and very small sites, generally rectilinear but with a considerable variation in plan proportions
4. Frontage setback/street alignment
 - a. Street edges generally strongly defined by building frontages
 - b. Strong pattern of consistent setbacks along certain streets and parts of streets (eg. west of Tinakori Rd and north of Harriet St)
 - c. Significant diversity of setbacks in the area to the west of Tinakori Rd and south of Harriet St
 - d. Trees typically play a secondary role in defining the street edge except in steeply sloping areas
 - e. Narrow front yards with private gardens
 - f. Buildings uniformly and strongly aligned to the street edge and grid
5. Side/rear yards
 - a. Narrow side yards
 - b. Larger side yards typically found around the "grand villas" along Hobson St and the north end of Tinakori Rd
 - c. Minimal rear yards
6. Vehicle access and parking
 - a. Parking at street edges is common
 - b. On-site carparking is either non-existent or integrated unobtrusively into, next to or behind dwellings
 - c. Parking across the full width of frontages has broken down the pre-existing pattern of front gardens and definition of the footpath edge along parts of Tinakori Rd – not desirable
7. Façade treatment
 - a. Strong street orientation with gables, bays and entries facing the street
 - b. Single storey dwellings simple in form and modestly articulated (eg. period eaves and brackets)
 - c. Villas typically present a single front façade towards the street
8. Materials
 - a. Exterior walls = painted, rusticated weatherboard

- b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Tinakori Road North

1. Visual consistency

- a. Significant concentration of buildings of a unified type, form and scale - broken only by a small number of apartment blocks at the margins of the area, and a commercial/ industrial area near its centre
- b. Strong street wall formed by large numbers of late Victorian and Edwardian villas at the edge of Tinakori Rd
- c. Notable concentration of larger buildings including grand two storey villas and large Arts and Crafts style houses at northern end of Tinakori Rd
- d. Predominance of two storey villas along Goring St with similarities in building form and consistency of detail

Calgarry Avenue and Surrounds

1. Visual consistency

- a. Distinctive and unified character based on original single storey pre-1920s dwellings
- b. Narrow street width and prevalence of "lanes" as means of access
- c. Predominance of single storey dwellings
- d. Hipped roof single storey villa = signature building
- e. Significant numbers of very old buildings

Tinakori Road South

1. Visual consistency/diversity

- a. Highly variable lot sizes and shapes that are generally rectilinear, with many small lots and back sections
- b. Diversity of building types, plan shapes, forms and sizes, frontage setbacks, styles and materials
- c. Dispersed small groupings of buildings of consistent character interspersed with a wide range of various other buildings (eg. apartment blocks)
- d. Mix of one and two storey dwellings, many with steeply pitched roofs and small primary roof forms
- e. Presence of a number of pre-1900 and pre-1920's dwellings

Hobson Street and surrounds

1. Visual consistency/diversity

- a. Large number of large scale "grand villas" from the Victorian era mixed with more recent multi- unit development and some non-residential buildings (eg. embassies, schools)
- b. Architectural individuality in form and detail - many of the dwellings exhibit singular layouts and styles, with individual designs contributing to a variety of forms, materials, details and decorative treatments
- c. Front and side yards are typically large around grand villas

Portland Crescent

1. Visual consistency/diversity

- a. General consistency of building age, type and scale
- b. Notable concentration of two storey villas
- c. Clearly defined front elevations with bay windows, entries and verandahs facing the street
- d. Western side – larger set-backs and garages built to street boundary

Selwyn Terrace

1. Visual consistency/diversity

- a. Steep topography and a diversity of building types

WCC Pre-1930s Character Area Review

Aro Valley – Character Overview (WCC DP Residential Design Guide: Appendix 3)

Common Patterns

1. Building type
 - a. Predominantly villas or cottages
 - b. Simple rectangular primary forms
2. Building size
 - a. 1-2 stories
 - b. Relatively narrow frontages
 - c. Increased variability in building size on rear sites and steeply sloping topography
3. Frontage setback
 - a. Strong street edge definition and spatial enclosure is a feature along the central and lower parts of Aro Street, Epuni, lower Devon and Essex Streets
 - b. Increased variability of setback in other streets
 - c. Two typical patterns
 - i. Shallow (0-2m) on flat sites or when the site slopes steeply down from the street
 - ii. Increased (5-10m) on sites that slope up from the street
4. Side yards
 - a. Minimal side yards
5. Vehicle access and parking
 - a. Limited on-site car parking
 - b. Garages at street frontage uncommon and multiple garages rare
6. Façade treatment
 - a. Front elevations consistently oriented towards the street
 - b. Decorative elements are often used, particularly on villas and larger buildings. Bay windows, porches and verandas are common at frontages.
7. Materials
 - a. Exterior walls = painted weatherboard
 - b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Lower Aro, Lower Devon and Essex Streets

1. Visual consistency/diversity
 - a. Shallow frontage setbacks, reasonably close alignment of neighbouring dwellings, and highly intensive development with typically narrow side yards give continuous street edge definition and strong street enclosure
 - b. Car parking or garages at frontages are uncommon
 - c. The predominant building types = villas and cottages
 - d. Alignment of a large number of dwellings of relatively similar size and proportion
 - e. Concentrations of relatively narrow buildings, 5-6 m wide and others 9-10m
 - f. Greater variability of size, type and siting of dwellings on rear sites, although basic building blocks are of similar shape and scale to those elsewhere in this area

Upper Aro St

1. Visual consistency/diversity
 - a. Angled frontages and variable contours at the street edge leading to variability in siting
 - b. Variation in building type but moderated by a consistency in scale, and materials

Maarama Crescent

1. Visual consistency/diversity
 - a. Reasonably strong street edge definition when buildings viewed in plan, but a diversity of street edge treatments, garages, planting and other landscape elements
 - b. Concentration of relatively large and often multi-storey villas
 - c. Building frontages typically 11-12m wide

Epuni St

1. Visual consistency/diversity
 - a. Similar character to central Aro Street but differentiated by:
 - i. Relatively large and variable frontage setbacks, as dwellings are built up valley walls that slope steeply up from the street
 - ii. Concentrations of garages at the street edge

Upper Devon and Abel Smith Streets

1. Visual consistency/diversity
 - a. Characterised by very steep topography in combination with highly variable and generally large frontage setbacks
 - b. Planting on steep sites an important character element

Upper Durham Street/Mortimer Terrace

1. Visual consistency/diversity
 - a. Variation in building type, orientation and frontage setback, accentuated by the changing topography
 - b. General consistency in scale and materials
 - c. Wide and steep berms with established vegetation and planting on steep sites is a characteristic element

Adams Terrace

1. Visual consistency/diversity
 - a. Variation of frontage setback and building character reflecting the changing topography, with some distinctive groupings/clusters of buildings of similar scale, type and style
 - b. Both sides of the street have generally consistent but different characteristics
 - i. Buildings on the north/west side = smaller and strongly related to the green backdrop
 - ii. Buildings on the opposite side = larger/taller, some with deeper frontage setbacks

Palmer /Abel Smith and St Johns Street

1. Visual consistency/diversity
 - a. Variation in building type and scale and a general consistency of siting

Ohiro Road/Brooklyn Road

1. Visual consistency/diversity
 - a. Transitional character and is quite diverse
 - b. Three distinctive sub-areas:
 - i. West of Ohiro Rd = mixture of old and new buildings
 - ii. East of Ohiro Rd = distinctly different mix including blocks of multi-storey flats
 - iii. West side of Brooklyn Rd = more consistent character with a row of old houses of similar age

Holloway Rd/ Haines Terrace/Carey Street – Character Overview

Characteristic Patterns

1. Visual consistency/diversity
 - a. Buildings generally sited towards front of sites
 - b. Variety of frontage setbacks and building form, with some clustering of similar layouts
 - c. Buildings generally of a modest scale, with a degree of age consistency and a strong connection with the surrounding vegetated valley walls
2. Three distinctive sub-areas:
 - a. Entrance to Holloway Road
 - i. Buildings largely single storey and there is strong consistency of form and age

- ii. Includes a number of listed heritage buildings, has a strongly defined character that has remained relatively consistent since the late 19th Century
- b. Mid-Holloway Road
 - i. Increase in diversity of form and scale of built structures, especially on the eastern side where two storey buildings are more common
 - ii. Age, form and scale of buildings on the western side consistent with the entrance area
 - iii. Elevated section of Haines Tce contains a cluster of buildings of similar age and form
- c. End of Holloway Road and Carey Street
 - i. Greatest diversity of form and age, with buildings being of a modest or moderate scale and generally aligned with the landscape and the street frontage
 - ii. Some clustering of buildings of similar age and form on the western side
 - iii. Vegetation coverage is often significant and the vegetated valley walls are a dominant part of the visual experience

WCC Pre-1930s Character Area Review

Mt Cook/Newtown/Berhampore – Character Overview (WCC DP Residential Design Guide: Appendix 4)

Common Patterns

1. Building type/form
 - a. Predominantly villas or cottages, although noticeable concentrations of bungalows in Berhampore
 - b. Detached dwellings on small, relatively narrow rectangular lots
 - c. Simple rectangular primary forms
2. Building size/coverage
 - a. Mixture of 1-2 storeys, with a limited number of buildings >2 storey
 - b. Relatively narrow frontages in a consistent range of widths
 - c. Localities and significant groupings of buildings of similar height
 - d. Relatively intensive development, with site coverage in the range of 30-45%
3. Landform and character
 - a. Higher sides of streets typically have a stronger visual prominence with larger dwellings and deeper setbacks
 - b. Lower sides accommodate smaller dwellings and are less visually pronounced
 - c. Primary building form aligned to the lot boundary and street grid
4. Frontage setback/street alignment
 - a. Consistent alignment with street edge and a strong street orientation (ie. gables, large windows, etc facing the street)
 - b. Most buildings have setback of 3m+
 - c. Dwellings on sloping sites = deeper frontage setback
5. Side/rear yards
 - a. Minimal side yards
 - b. Substantial rear yards
6. Vehicle access and parking
 - a. Limited on-site car parking, with parking typically on the street
 - b. Garages at street frontage uncommon and multiple garages rare
 - c. Garages on steep frontages typically built into slope and located in front of and below the dwelling
7. Façade treatment
 - a. Front elevations consistently oriented towards the street, with entrances, verandahs and bay windows facing the street
 - b. Decorative elements (eg. moulded pediments, timber quoins, fretwork) are typically used, particularly on villas and larger buildings
 - c. Verandahs, bay windows and windows with vertical proportions common design features
8. Materials
 - a. Exterior walls = painted weatherboard/corrugated iron
 - b. Roofs = corrugated iron
 - c. Small clusters of brick buildings

Sub-areas – Characteristic patterns

Mt Cook

1. Public space structure/street character
 - a. Variation of block shape and size
 - b. Some long blocks broken ups by cross links facilitating pedestrian access across the area
 - c. Street trees = around Wright St and some of the side streets off Tasman St
2. Visual consistency/diversity
 - a. Characterised by visual diversity due to the undulating topography and a mix of building types and scales

- b. Some areas of consistent style are fragmented, separated from each other by industrial, commercial and other uses - however, the entire area to the west of Hansen St is fairly homogenous
- c. Intactness of the original housing stock increases with distance from Wallace St - most recent development occurs along Tasman St and Hanson St
- d. Notable concentrations of original buildings are found around Tasman St, Wright St and lower Bidwell St
- e. Elevated areas with visually prominent dwellings surrounded by mature vegetation feature around the southern end of Wallace St and the western end of Rolleston St

Newtown

1. Public space structure/street character
 - a. There is a general variation of block size and shape throughout the Newtown area, with some very long blocks. However, cross-block pedestrian links are not typical
 - b. Some of the cul-de-sacs are exceptionally wide (e.g. Hiropi St Manley Tce and Kenwyn Tce)
 - c. Street trees of substantial size are limited to few locations such as Adelaide Road and Hiropi St
 - d. Only one public open space - Carrara Park - located east of Regent St
 - e. Mature trees in visually distinguishable groupings are found along Owen St and the eastern side of Coromandel St
2. Visual consistency/diversity
 - a. The area has a large number of intact old buildings as well as some more recent developments. Apartment blocks feature along Hanson Street, Adelaide Road, Constable Street and the southern end of Coromandel Street
 - b. Multi-unit developments are particularly prominent along Daniell Street and Mansfield Street
 - c. In comparison to the other two sub-areas, Newtown has the highest number of non-residential buildings, some of which are of considerable scale
 - d. Relative to the north-eastern part of Newtown, the character of the south-western portion is highly variable.
 - e. Diversity of character is particularly apparent in the areas close to Mansfield Street/Riddiford Street, and to a lesser extent along Daniell St
 - f. Large areas with original housing stock (predominantly constructed during the 1900-1909 period) that have remained almost completely intact are concentrated in the north-east part of Newtown, around Owen Street and along and to the north of Constable Street. There is also an important group of 1880-1900 houses in the vicinity of Normanby Street, Daniell Street and Donald McLean Street
 - g. Groupings of buildings and visually distinguishable streets or sections of streets with a strong consistency of character include Roy Street, Hiropi Street, Wilson Street, and the area along and to the south of Colombo Street, including Kenwyn Tce and Manley Tce
 - h. There are clusters of old brick houses along Hall Street and Stoke Street.

Berhampore

1. Public space structure/street character
 - a. There is general variation of block size and orientation. The area has a rectilinear grid with the exception of Akatea Street which curves around a topographical feature
 - b. While similarity of street width is typical for the area, there are a number of very wide streets such as Stirling Street, Luxford Street, Chilka Street and Royal Street
 - c. The steep topography prevents vehicle access along some east-west cross streets such as Waripori Street, Herald and Lavaud Street to Adelaide Road
 - d. Substantial trees are found along Rintoul Street and Chatham Street, and some smaller trees along Luxford Street, Stirling Street, Chilka Street and Herald Street.
2. Visual consistency/diversity
 - a. There is diversity of character determined by a large number of original buildings contrasted by more recent development

- b. In comparison to the other two sub-areas, Berahampore contains the highest concentration of bungalows and multistorey apartment blocks. The north-west end of the area is marked by a large-scale retirement-type complex
- c. There are few non-residential buildings, limited to corner dairies and small shops. A church and a group of shops along Rintoul Street, opposite the Luxford Street intersection, is a prominent nodal point
- d. The portion of the area to the west of Adelaide Road, with the exception of Emerson Street and Morton Street, is stylistically diverse relative to the remaining parts of Berhampore
- e. Areas of consistent character include Milton Street, Chatham Street, Edinburgh Tce, Royal Street and Stirling Street (all cul-de-sacs) and groupings of buildings along Herald Street and Waripori Street
- f. Clusters of old brick houses are found along Lavaud Street, Rintoul Street and Royal Street
- g. Because of the steep topography, the dwellings around Akatea Street have a strong streetscape presence accentuated by substantial visually prominent mature vegetation

WCC Pre-1930s Character Area Review

Mt Victoria – Character Overview (WCC DP Mt Victoria North Character Area Design Guide + Residential Design Guide: Appendix 2)

Common Patterns

1. Building type/form
 - a. Limited range of building types (eg. villa, bungalow, cottage, apartment block)
 - b. Building character = external appearance of buildings often assumes a 'hybrid' character due to repeated alterations/additions
 - c. Majority of roofs moderately pitched
2. Building size/coverage
 - a. Typical building height = 1-2½ storeys; contrasts with atypical multi-storey apartment blocks distributed throughout the area
 - b. Corner sites = often 2 storey
 - c. Frontage widths = common frontage width, or a limited range of widths, sometimes shared by neighbouring properties
3. Landform and character
 - a. Ridges = typically display taller, but sometimes also narrower dwellings, set back more deeply from the street frontage
 - b. Hollows = frequently have lower and often broader dwellings built closer to the street (eg. Brougham St, Austin St, Porritt Ave)
4. Intensity of development
 - a. Perception of high density of development
5. Frontage setback/street alignment
 - a. Strong building edge and sense of enclosure = shallow front yards, minimal side yards and limited building height range
 - b. Neighbouring dwellings often exhibit uniform setback from the street – may vary from one street to the next/different sides of a street
 - c. Front elevations consistently orientated towards the street
 - d. Corner dwellings typically face major streets, with side elevations to minor streets
6. Side/rear yards
 - a. Minimal side yards, with most street frontages reading as a continuous building wall
 - b. Rear yards an important attribute of many properties, but are generally not visible from the street
7. Vehicle access and parking
 - a. Limited on-site carparking
 - b. Multiple garages along the street frontage unusual
8. Façade treatment
 - a. Front elevations = strongly articulated with 3D construction detail/decorative elements - bay windows/porches/verandahs common design features
 - b. Street elevations = commonly articulated as window module (major) + entry module (minor); two window modules; two window modules + entry module
9. Materials
 - a. Exterior walls = painted weatherboard
 - b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Moir Street

1. Building age
 - a. Concentration of original dwellings - only one recent multi-unit development at the north east corner of the street

2. Building height
 - a. Large number of single storey dwellings
 - b. Eastern edge = small number of two storey dwellings
3. Building type
 - a. Cottage the predominant building type – also bungalows and villas
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
 - a. Variable, but generally small frontage setbacks
6. Parking
 - a. Garages atypical
 - b. Carpads on properties with larger setbacks
7. Materials
 - a. Corrugated iron roofs; rusticated/bevel back weatherboard exteriors

Armour Avenue

1. Building age
 - a. Predominantly original dwellings, except for a three storey block of flats
2. Building height
 - a. High proportion of two storey dwellings
 - b. Southern edge = several large three storey dwellings
3. Building type
 - a. Northern edge = predominantly 2 storey villas
 - b. Southern edge = variety of types and styles, including Arts and Crafts
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
 - a. Northern edge = shallow setbacks
 - b. Southern edge = generally larger frontage setbacks
6. Parking
 - a. Northern edge = garages atypical
 - b. Southern edge = some larger dwellings have garages set back from the street boundary
7. Materials
 - a. Villas = corrugated iron roofs; rusticated weatherboard exteriors
 - b. Arts & Crafts = bevel back weatherboards, plaster finish and roof tiles

Porritt Avenue

1. Building age
 - a. Predominantly original dwellings
2. Building height
 - a. High proportion of single storey dwellings
 - b. Eastern edge = single storey, many built over a raised terrace
 - c. Western edge (south of Armour Ave) = predominantly two storey
 - d. Western edge (north of Armour Ave) = approximate even number of single and double storey
3. Building type
 - a. Eastern edge = predominantly single storey villas
 - b. Western edge (south) = typically 2 storey villas
 - c. Western edge (north) = large number of cottages
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
 - a. Variable setback
6. Parking
 - a. Eastern edge (between Armour Avenue and Ellice Street) = most single storey dwellings; some 2 storey dwellings also have garages built to the street edge

7. Materials
 - a. Predominantly corrugated iron roofs; rusticated weatherboard exteriors

Scarborough Terrace

1. Building age
 - a. Most buildings original dwellings
2. Building height
 - a. Eastern edge = mixture of one and two storey dwellings, many built over raised platforms
 - b. Western edge = dominated by single storey dwellings
3. Building type
 - a. Eastern edge = cottages, villas and bungalows of variable styles
 - b. Western edge = dominated by cottages and bungalows
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
 - a. Eastern edge = relatively large
 - b. Western edge = generally shallow
6. Parking
 - a. Limited on-site parking, primarily on eastern street edge
7. Materials
 - a. Corrugated iron roofs; rusticated weatherboard exteriors
 - b. Eastern edge = some bevel back weatherboard exteriors

Queen Street

1. Building age
 - a. Majority of buildings original dwellings
2. Building height
 - a. Northern edge = 2 storey dwellings
 - b. Southern edge = single storey dwellings
3. Building type
 - a. Northern edge = villas
 - b. Southern edge = cottages
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
 - a. Northern edge = general consistency of setback
 - b. Southern edge = variable setback
6. Parking
 - a. Limited garages
7. Materials
 - a. Predominantly corrugated iron roofs; rusticated weatherboard exteriors

Elizabeth Street

1. Building age
 - a. Majority of buildings original dwellings
2. Building height
 - a. Large number of single storey buildings
3. Building type
 - a. Cottages and villas predominant building types
4. Front elevation
 - a. Facades oriented to the street - bay windows and/or entries, verandahs
 - b. Southern edge = some side entrances due to narrow building frontage
5. Frontage setback/street alignment
 - a. Variable, generally shallow frontage setbacks
6. Materials
 - a. Corrugated iron roofs; rusticated weatherboard exteriors

Mt Victoria North / St Gerards

1. Building age
 - a. Large number of original dwellings
 2. Building height
 - a. High proportion of 2 storey dwellings
 - b. Single storey dwellings = predominantly located along the pedestrian lanes, running perpendicular to Hawker Street (Kennedy St, Doctors Common, McIntyre St) + lower, western side of Hawker St
 3. Building type
 - a. General consistency of building type and scale – particularly along Hawker and McFarlane Sts
 - b. Predominant type = 2 storey villa
 4. Front elevation
 - a. Windows typically discrete elements set within a much larger façade - large expanses of sheet glass atypical,
 5. Frontage setback/street alignment
 - a. Setbacks/building scale = both sides of McFarlane and Hawker Sts + Roxburgh St exhibit different patterns
 6. Subdivision pattern
 - a. Long narrow sections orientated to the north or north-west
 - b. Minimal distance between buildings and boundaries
- a. *McFarlane Street*
- Eastern edge
 - Larger and more variable setbacks
 - Consistent pattern of 2 storey dwellings above raised gardens, with high retaining walls, steps and garages at street edge – particularly northern end of street
 - Western edge
 - Shallow setbacks and predominantly 2 storey dwellings, many of which extend to 3 storeys at the rear – notable grouping of similar in type, siting and scale buildings at southern end of street
- b. *Hawker Street*
- Eastern edge
 - Strong visual presence of buildings
 - Deeper setbacks
 - Larger 2 storey dwellings built above raised terraces, with high retaining walls at street edge - particularly northern end of street
 - Western edge
 - Single and 2 storey dwellings with variable frontage setbacks
- c. *Roxburgh Street*
- Northern edge
 - North-east = variable form, type, style and scale of building – also some more recent developments
 - North-west = frontage setbacks generally deeper + scale of the individual buildings larger
 - Southern edge
 - Shallower setbacks + narrower frontages
 - Front elevation
 - Facades oriented to the street - bay windows and/or entries, verandahs
 - Eastern end = some side entrances
 - Materials
 - Corrugated iron roofs; rusticated weatherboard exteriors

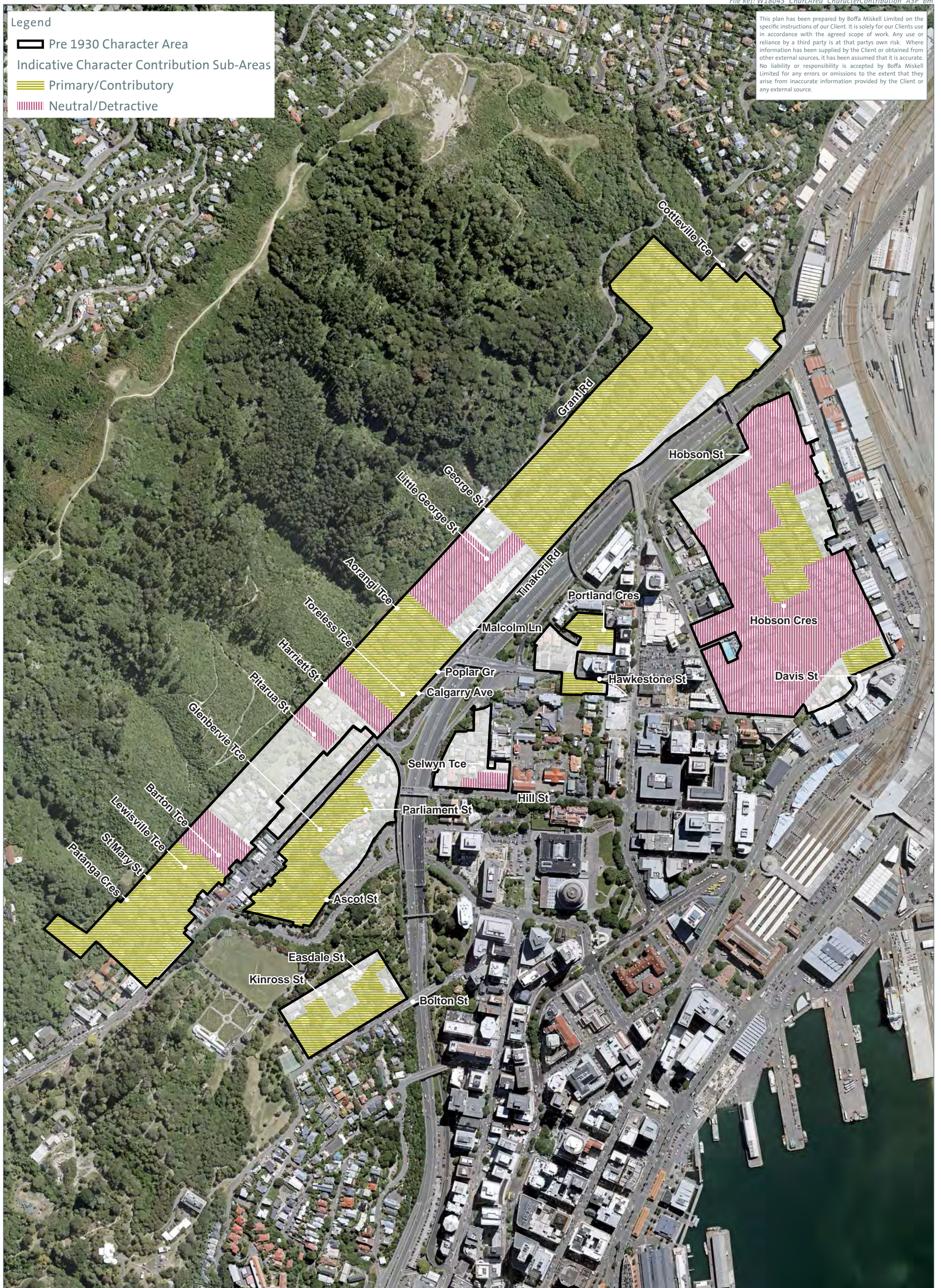
- Parking
 - On-street = along pedestrian lanes and most properties on south-eastern edge of Roxburgh St
 - Off-street = majority of the remaining dwellings

Appendix 4: Indicative Character Contribution Sub-Areas

Legend

- Pre 1930 Character Area
- Indicative Character Contribution Sub-Areas
- Primary/Contributory
- Neutral/Detractive

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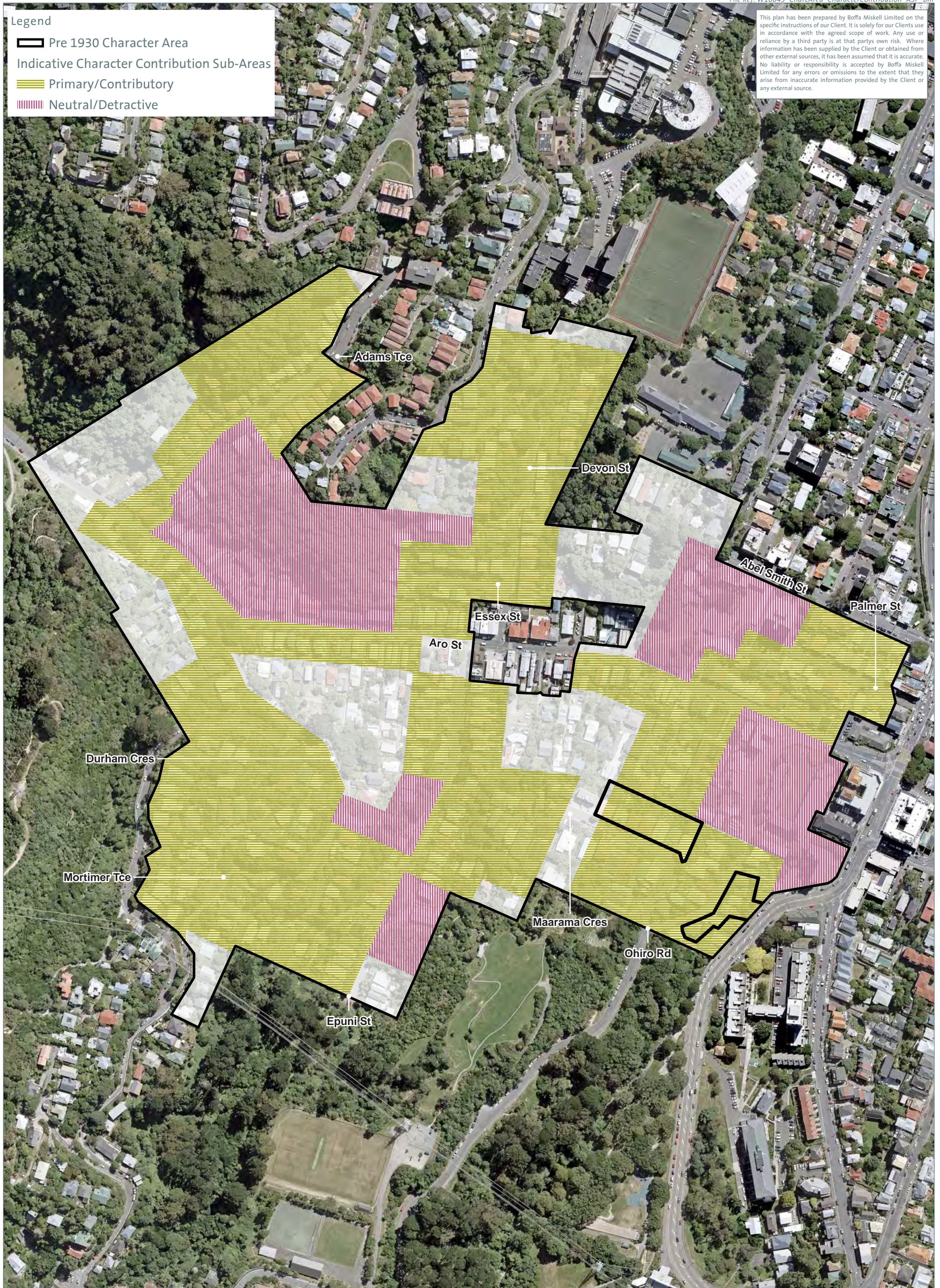
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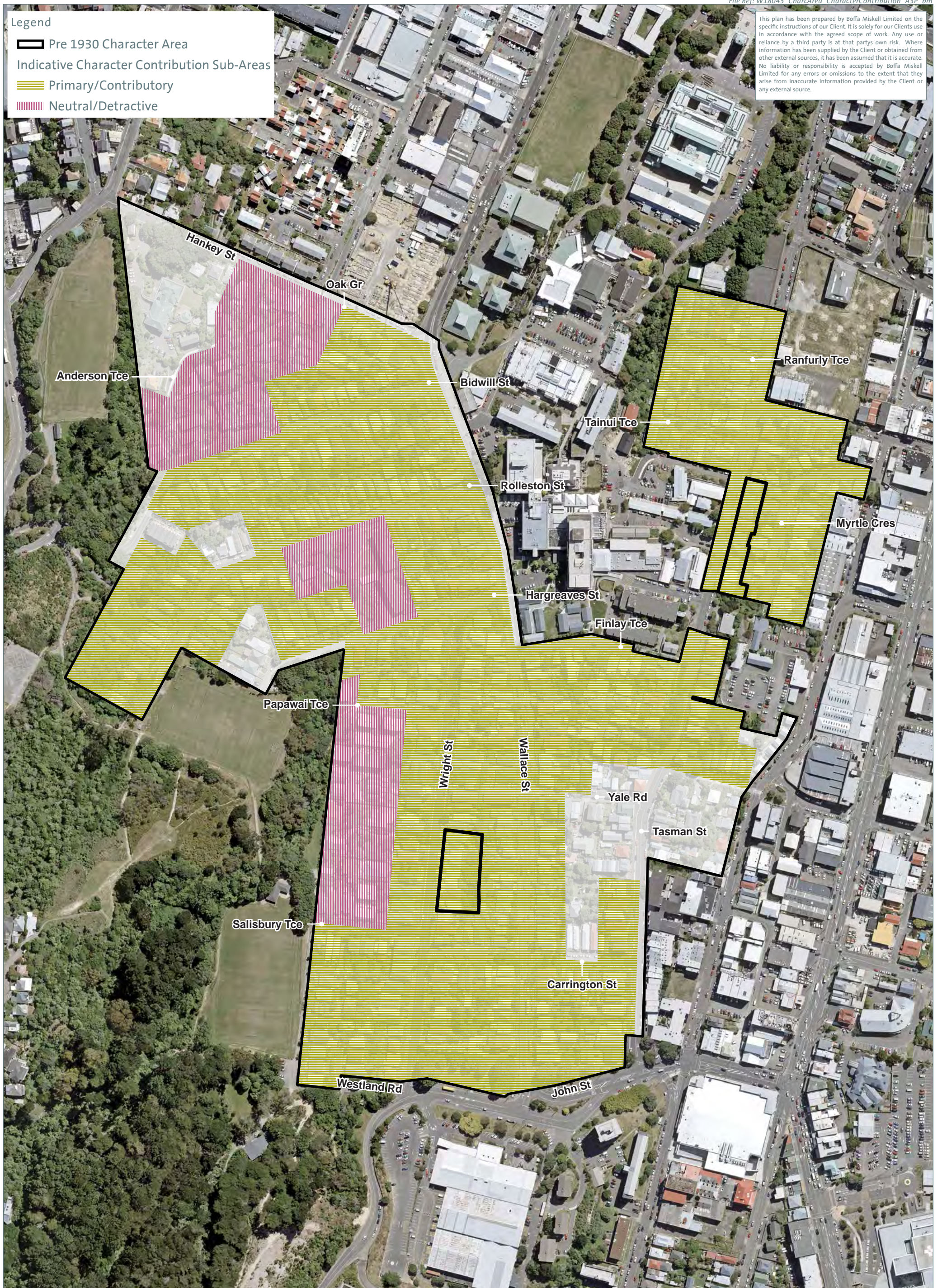
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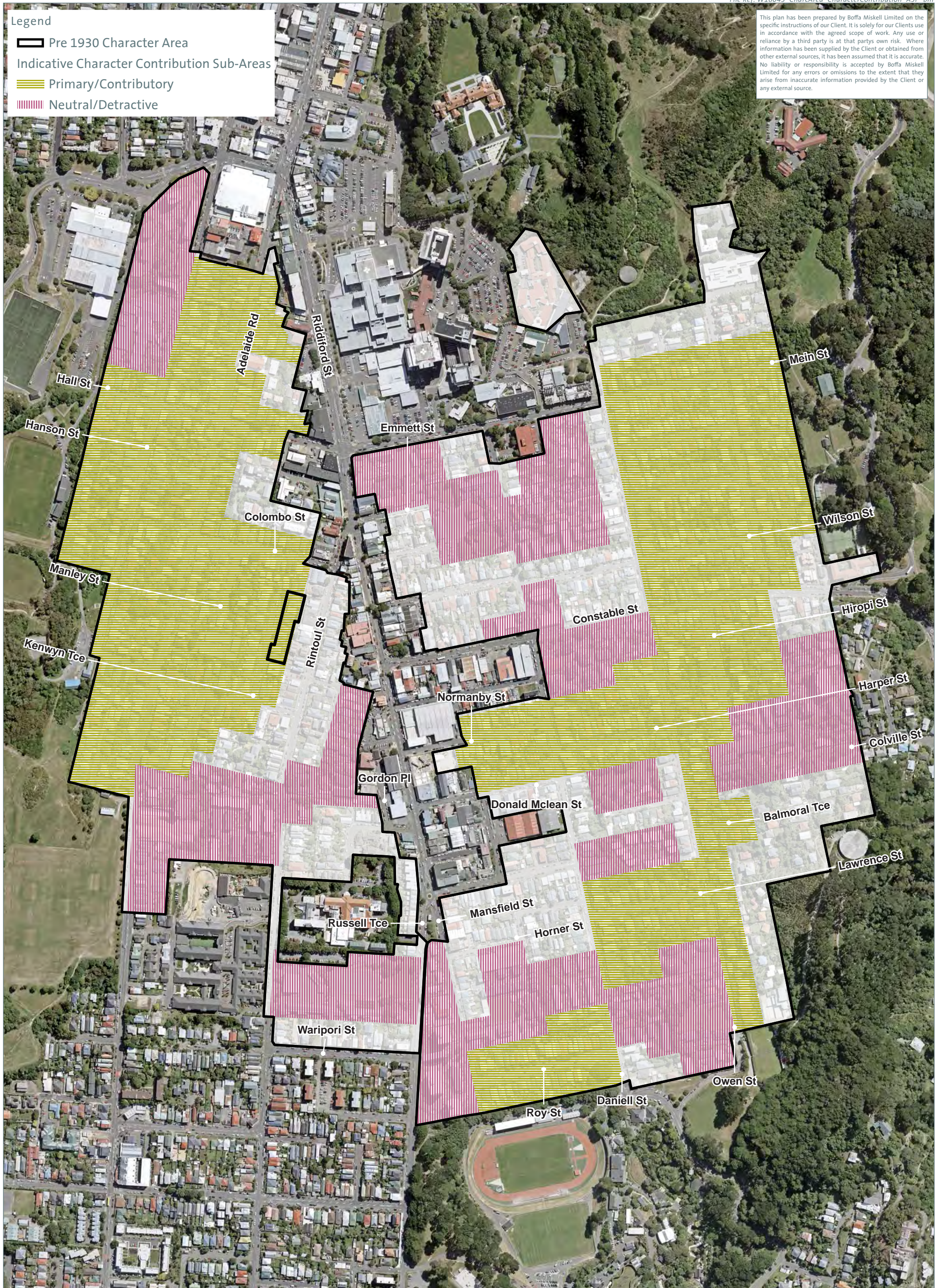
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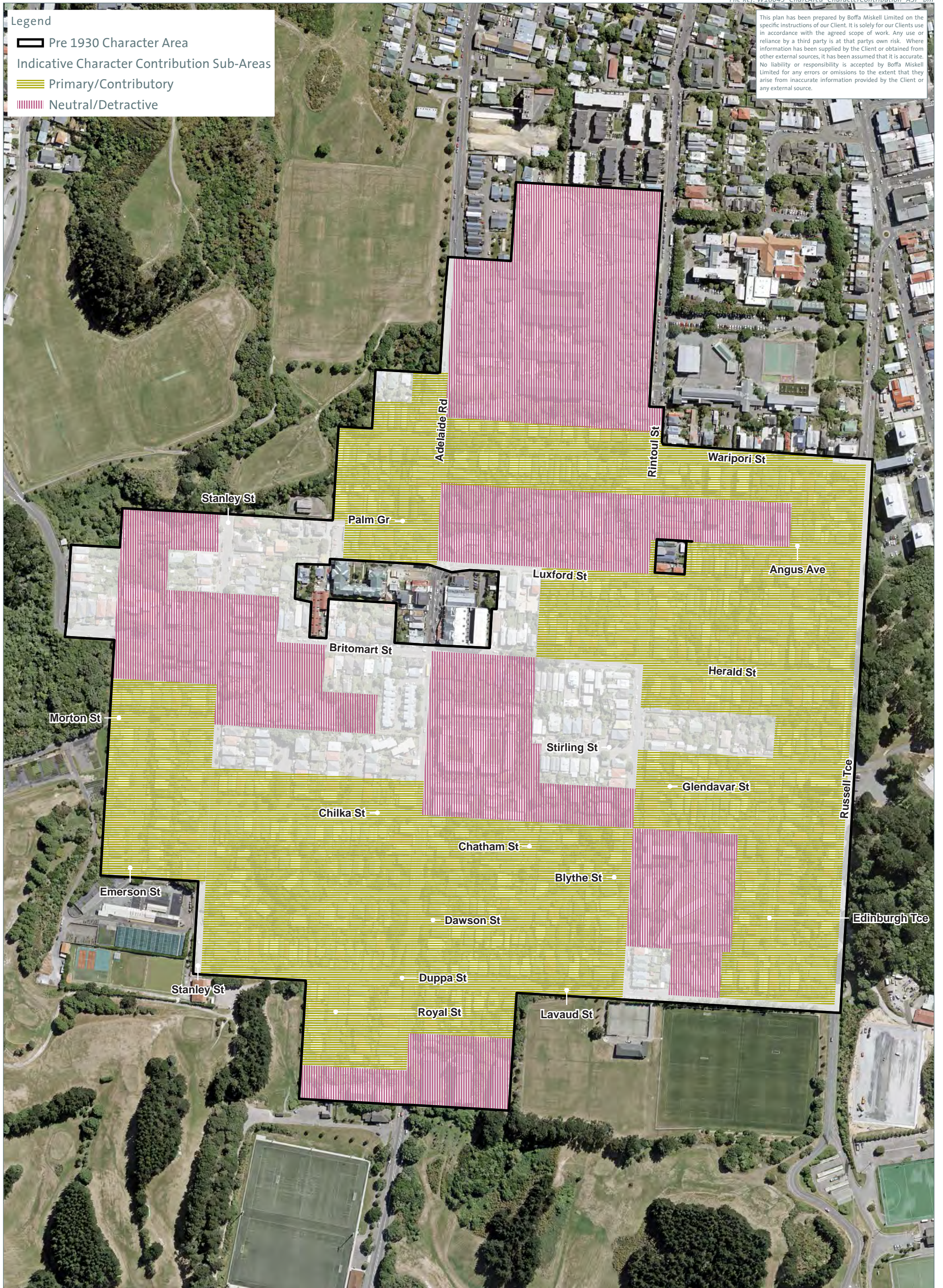
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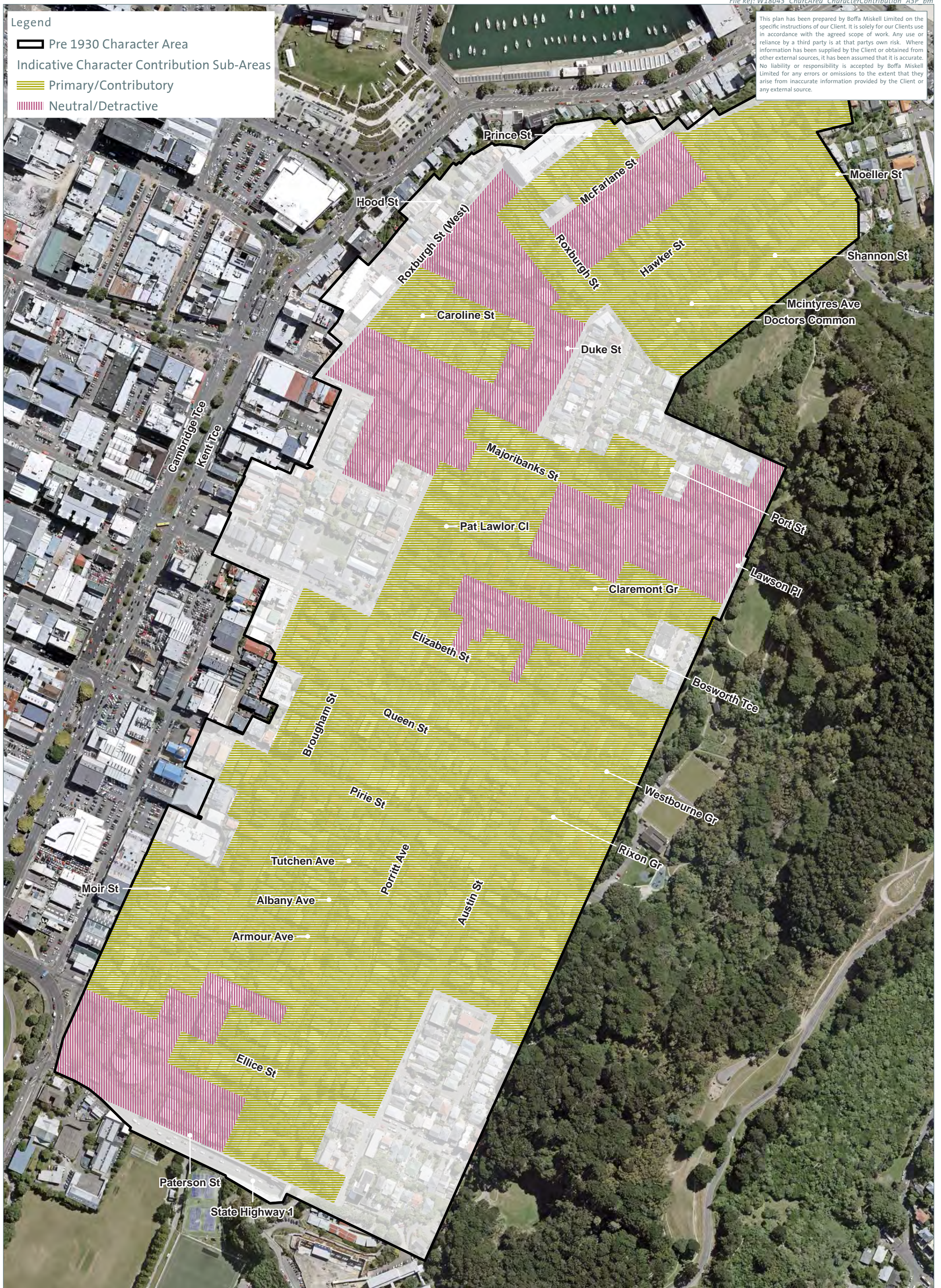
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Legend





- Pre 1930 Character Area
- Indicative Character Contribution Sub-Areas
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Appendix 5: Potential Historic Heritage and Areas of Contiguous Character

Legend

-  Pre 1930 Character Area
-  Potential Historic Heritage
-  Heritage Area
-  Individual Building

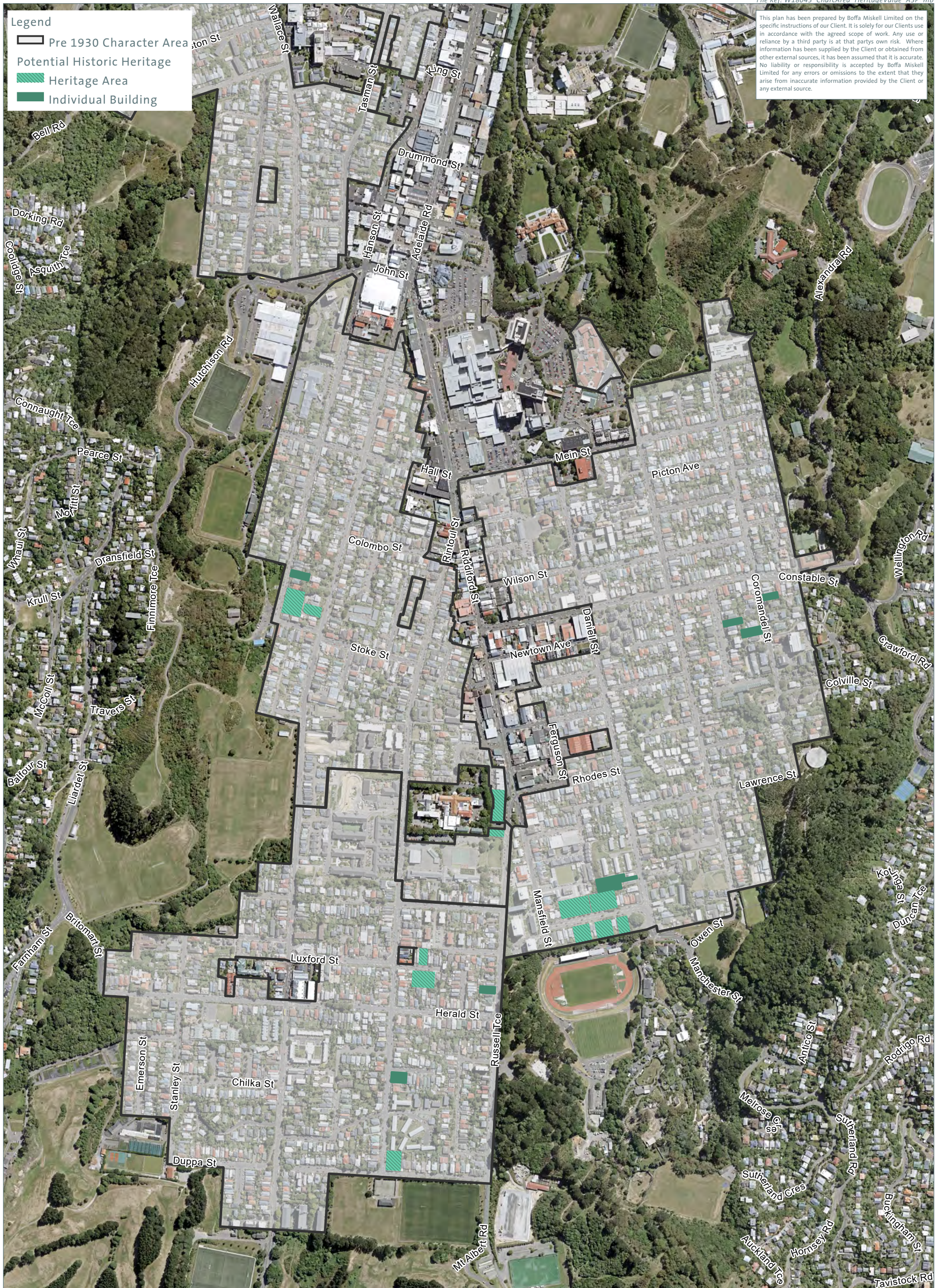
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Legend

- Pre 1930 Character Area
- Potential Historic Heritage
- Heritage Area
- Individual Building

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About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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