

Auckland Council District Plan (North Shore Section)

Proposed Plan Change 38

Proposed New Item

Appendix 11A: Schedule of Buildings, Objects and Places of Heritage Significance



Name: Stott's Building

Address: 136-140 Hinemoa Street, Birkenhead

ID: 523 Category: B Use: Retail DP Map: 29

Material 1: Condition: Cultural Heritage:

Material 2: Integrity: Streetscape:

Construction Dates

From: C. 1923 To: 1925 Alteration Dates:

Legal Description: Lot 1 DP 178916 Zoning: Business 1

Architect/Designer/Contractor:

Not known

Architectural Style:

The single level building is designed in a stripped Classical style. The façade has a plain stepped parapet, framed by a raised plaster border. Raised plaster lettering 'Stott's Building' is located below the pediment. The verandah is supported on posts. The frontage below the verandah is divided into three shops. Some original or early shopfronts remain with timber joinery and top lights above the display windows. The building replaced a small timber shop on the site. The plastered brick building was built in two stages, with a single shop at the left side of the block built first and the two shops adjacent added subsequently.¹

¹ Information supplied by Barbara Lewis, nee Stott, October 2010

Reference Source:

Information supplied by Barbara Lewis, nee Stott in interview with Jane Matthews, February 2010.

NA 166/271, LINZ records

Hector Stott, *Back Then*, Vol. 1 pp. 83-96

McLure, p.152, 162, 172.

Information supplied by Colin Couch, 2010.

Fisher, Muriel. Birkenhead: the Kauri Suburb,(Auckland: Birkenhead Borough Council, 1969)

NZHPT Listing:

Not registered

Significant Elements:

The building exterior including shop fronts

Extent of Listing:

Entire exterior of building.

History:

Robert E. Stott purchased the property at 136-140 Hinemoa Street in 1921.² A small timber shop was built after that and was on the site for approximately two years with the existing plastered building built in two stages after around 1923.³ A single shop at the left side of the block was built first and other shops added subsequently.

Robert E. Stott came to New Zealand in 1902. He got a job initially with Hellaby's in Devonport. He then shifted from there to Birkenhead in 1905 to work in the Hellaby's shop which had been an old bake house at what was to become Birkenhead South, before Hellaby's built their building at the corner with Rugby Road in 1913. Following this, Stott worked at the Hellaby's branch in Karangahape Road, before another shift to Northcote, and a final one to Birkenhead again.⁴ He was made manager of the Birkenhead branch before he established his own butchers business from a shop built by his brother at Birkenhead South, at 136-140 Hinemoa Street.⁵

The original shop was a small timber building which was replaced after about two years with the first stage of the existing plastered brick shop building. Stott's butchers operated from the property at 136-140 Hinemoa Street for over sixty years, from 1921 until 1983.⁶

Stott's butchers were an important part of the local community, particularly before people had fridges, when buying meat was an everyday requirement.

Local customers could walk to the shop and those further afield could take advantage of Stott's delivery service which catered for a very wide area, extending as far as

² NA 166/271, LINZ records

³ Information supplied by Barbara Lewis, October 2010.

⁴ Hector Stott, *Back Then*, Vol. 1 pp. 83-96

⁵ Fisher, Muriel. Birkenhead: the Kauri Suburb,p.75.

⁶ Information supplied by Barbara Lewis, October 2010.

Albany. Stott's also supplied the canteen at the Chelsea Sugar Refinery.⁷ Deliveries were made by horse and cart initially and then by van from about the mid 1920s.⁸ The delivery service continued for over thirty years including through the First World War. However during the Second World War, with local men away, the era of the local butcher delivering meat to the door step ended.⁹

Another branch opened at Highbury Corner in Morris' new buildings, at No. 15 Glenfield/Birkenhead Ave in 1927¹⁰. This branch was run by Robert E. Stott's son Hector.¹¹ The shop in lower Hinemoa Street was known as the Bottom Shop and the Hinemoa Street branch known as the Top Shop.¹² The business was bought by Hellaby's in 1984¹³. This shop still remains, isolated from the remainder of the original block after a two-storey development at some point, and is today Ashore Fine Foods.

John Stott opened another branch, John Stott Meats, in Glenfield Mall in 1981. The business relocated to the lower level of the mall during one of its major refurbishments and then the business was closed when the last major redevelopment at Glenfield Mall occurred in 2000.¹⁴ John Stott also had another branch in Warkworth in the former Gubb's butchers shop.

Four generations of the Stott family worked in the business over the years; including Barbara Lewis' Grandfather, father, brother and her cousin's son, Bruce Menzies, who worked at the Glenfield Mall shop.

Robert E Stott and his wife had five children; a daughter Ethel and four sons. The three older brothers worked in the butchery, Hector, Robert and Alex. Don Stott the youngest son went to Takapuna Grammar school and worked at the Herald before the war.¹⁵ Robert Stott is particularly remembered for his kindness to many local families during the hard times of the Great Depression. Margaret McLure records the following quote in *The Story of Birkenhead*: 'When a child came in for a penny worth of cat meat, he would roll up a bit extra - 'Tell your mother it hasn't been on the floor'. He never let anyone go without meat; there was always a little bit of a parcel for them.'¹⁶

During WWII, Lieutenant Don Stott, youngest of the family of five, escaped from a prison camp in Greece and went on to lead one of the most daring exploits of the war. Joining the NZ Special Service volunteers he was sent to sabotage Greek airfields to disrupt German supplies for their African campaign.¹⁷

He was recommended for the Victoria Cross and received the D.S.O. for his heroic efforts in sabotaging the Asopos viaduct located high on Mt Vardhousia above the Gulf of Corinth. Stott and a British officer, Gordon Creed, undertook a difficult and dangerous mission to climb down a steep gorge, considered impassable, and destroy the viaduct guarded by German soldiers. It was considered one of the best feats of sabotage during the war. He carried out further undercover work in Athens including

⁷ Ibid.

⁸ Historic photo shows R.E. Stott butchers delivery van in 1925. Auckland Libraries No. B0007

⁹ McLure, p.172. Fisher, Muriel. *Birkenhead: the Kauri Suburb*, (Auckland: Birkenhead Borough Council, 1969), p.75.

¹⁰ Information supplied by Barbara Lewis, nee Stott.

¹¹ Hector Stott, *Back Then*, Vol. 1 pp. 83-96

¹² Information supplied by Barbara Lewis, nee Stott

¹³ Information supplied by Barbara Lewis, nee Stott.

¹⁴ Ibid.

¹⁵ Information supplied by Colin Couch, 2010.

¹⁶ McLure, p. 152

¹⁷ McLure, p.162

secret meetings with Colonel Loss, Chief of the Gestapo in South Europe. During the war he came back to New Zealand and married the local Birkenhead policeman's daughter, Mary Snow.¹⁸ He went missing in 1945 while leading an expedition in a small boat to the coast of Borneo and was presumed drowned.¹⁹

Graham Stott, son of Hector Stott was the Mayor of Birkenhead from 1977 to 1986.²⁰

Statement of Significance

Architecture:

Although modest it is typical of numerous single level purpose-designed retail buildings in suburban shopping centres of this era in Auckland and elsewhere. The building remains intact including original shopfronts and verandah supported on posts. Its staged construction reflects the need for additional shops to serve the local community.

History:

The building is important for its associations with the Stott family butchers business, an important local business in Birkenhead in the twentieth century. It provides evidence of changing patterns in local retailing, with a main shop in lower Hinemoa Street, followed by the subsequent branch at Highbury as that centre developed particularly from the mid 1920s. The branch at Glenfield Mall shows how retailing evolved in Birkenhead with malls and supermarkets taking over from mainstreet locations for many businesses.

Generations of the Stott family have made an important contribution to the life of the community in Birkenhead. Lieutenant Don Stott is recognised for his heroic actions during World War II.

The building demonstrates the pattern of historic development in Birkenhead with a small group of shops built in the late 19th and early 20th centuries clustered in lower Hinemoa Street, on the main route to the wharf, and conveniently located for the surrounding residential neighborhood.

The building is important in representing themes in the historic development of Birkenhead including Commercial and Public Architecture and Retail and Commerce.

Context:

The building forms part of group of late 19th and early 20th century shops and residences from 92 Hinemoa Street to 146 Hinemoa Street. Although a modest building, it is of importance in reinforcing the established streetscape context.

¹⁸ Information supplied by Colin Couch, 2010.

¹⁹ McLure, p. 162, includes photos of Lieutenant Don Stott.

²⁰ McLure, p. 194 and 195 which includes a photo, and p. 209

APPENDICES



R. E. Stott's first small butcher's shop at 136 Hinemoa Street. The photo shows the first stage of the existing plastered brick building. Photos held by Barbara Lewis, nee Stott. Auckland Libraries, image no. B0306



Interior view of the shop. Photos courtesy of Barbara Lewis, nee Stott.



View of early shops in Hinemoa Street. Copy of photo in newspaper article courtesy of Barbara Lewis, nee Stott.