

North Shore City Heritage Inventory



Name: Commercial Building

Address: 159-161 Victoria Road, Devonport

ID: 593 Category: B Use: Retail/Commercial DP Map:32

Material 1: Condition: Cultural Heritage:

Material 2: Integrity: Streetscape:

Construction Dates c 1910 & 1920-21

From: To: Alteration Dates:

Legal Description: Lot 3 and Part Lot 2 of Allotment 27, Section 2, Parish of Takapuna

Zoning: Business 1

Architect/Designer/Contractor:

Not known

Architectural Style:

Edwardian commercial

Reference Source:

See footnotes below

NZHPT Listing:

Not registered

Significant Elements:

Shops in 3 tenancies corresponding to c1910 building (Victoria Superette), Delissimos Takeaway and Sigdi Indian Restaurant in the 1920-21 addition.
Plastered brick construction with timber joinery

Gabled roof with centre gutter

Verandah on cast iron columns and ornamental brackets partially covered over in places, timber framed verandah roof with corrugated iron roof

Under verandah shop fronts altered, large lean-to addition to rear of Superette

An early photograph shows an elaborate, decorated gable end and verandah fascia ¹

The rear of the lot contains a separate vets surgery (Shore Vets) of modern construction and this does not form part of any proposed scheduling.

Extent of Listing:

Entire exterior of c1910 and 1920-21 building. Lean-to of superette excluded.

History:

No.161 (also 163 and 165) Victoria Rd. is situated on Lot 3 and Part Lot 2 of Allotment 27, Section 2, Parish of Takapuna.² The earliest Certificate of Title³ shows that a Thomas Vaughan purchased five of the subdivided lots (Nos. 1,2,3,4 and 5), on the corner of Victoria Road and Ewen Alison Avenue, from Alexander Alison the Younger on 3 May 1884. In 1885 Samuel Tanfield, merchant, bought the five lots from Vaughan and, subsequently, built a house on Lot 1 and Part Lot 2 (159 Victoria Road). The title to Lots 3 and the other part of Lot 2 was issued to John Stoupe, tannery manager, and John Henderson, storekeeper, as tenants in common, on 16 March 1906.⁴

The exact date of the construction of the store, which would have serviced the residents in the vicinity of Victoria Road, Ewen Alison Avenue and Albert Road, then known as 'Melrose', has not been ascertained but it was certainly on the corner site by 1910 when the name Henderson, John and Co., grocers, is listed in the Street Directory of that year. The 1901 directory has no such listing.⁵ Because of the family's long association with the store, the corner eventually became known as "Henderson's Corner".

By 1920 - 21, Henderson's shop had doubled in size. This is shown in an undated coloured plan, drawn up for Messrs. J. Henderson and Co., and held by the North Shore City Archives.⁶ The plan indicates both the "present" and "new" shops, with a separate front door for each, which approximates the current morphology of the building. In 1916 only Henderson's shop was listed in the Street Directory but, by 1921, three businesses had premises on the site: 161- E. Hurle and Co., - bootmakers; 163 – S. Nunnerley, fruiterer, NZ Insurance Co. Ltd (J. Henderson and Co. agents); 165 - John Henderson and Co., grocers.⁷ This implies that the addition happened between those two dates.

John Henderson, who served as Mayor of Devonport from 1916 to 1919, was also on the Harbour Board.⁸ He died, aged 61, in August 1927 at his Calliope Road

¹ North Shore Libraries Image Collection D_GBB_0005

² Land On Line CT NA133/38

³ Land On Line CT NA35/26.

⁴ Land On Line CT NA133/38

⁵ *The Auckland Directory* : 1901; 1910 (the intervening years were not consulted).

⁶ NSC 632/14 [32] 161 Victoria Road.

⁷ *The Auckland Directory* : 1916; 1921.

⁸ Jessie Henderson: oral history (1978) NOH-AAA-0080, North Shore Oral History Archive, North Shore Libraries. (Daughter of J.H.)

residence.⁹ From 1928, the Henderson name is absent from the directories, although a Freda Henderson is still on the title as of late 1956.¹⁰

Other businesses that appear in subsequent directories¹¹ are listed below:

1928– 161 – Screamon and Co., drapers; 163 – S. Nunnerley, fruiterer, NZ Insurance Co. Ltd (Screamon and Co. agents); 165 - Screamon and Co., Storekeepers and Land Agents.

1937-38 – 161 – Jno. Brough, Homecooking; 163 – Mrs. E. Worthington, fruiterer; 165- Geo. B. Scotland and Co., storekeepers.

1941-42 – 161- C. Cavanagh, storekeeper; 161 (not 163!) - Mrs Jean Kelly, homecooking; 165 - Geo. B. Scotland and Co., storekeepers.

1949 – 161 – P. and N.A. Pearson, pstyck.; 163 - Clntn. Cavanagh, storekeeper; 165 – Melrose Stores Ltd., grocers.

1956 – 161 – Brtn. B. Moscrip, pstyck.; 163 – Clive Granger, bk. clb.; 165 - Melrose Stores Ltd., grocers; 165 Jas. Beveridge, manager.

1964-65 – 161 – Elizabeth Home Cooking; 163 – Melrose Stationery; 165 – Olliver's Foodmarket Ltd.

1972-73 - 163 – Melrose Stationery; 165 – Lewis' Foodmarket, grocers.

1979 – 163 – Paul Davies Ltd.; 165 – Victoria Superette.

Statement of Significance

Architecture:

A good example of Edwardian commercial architecture, still in use for retail purposes. Such shops are constructed to the street edge and found throughout Devonport.

History:

The shops have a long association with the area which was known as Melrose, a name which has fallen into disuse, along with many of the other names given to particular areas or subdivisions in Devonport such as Sunnyside, Victoria Park, Calliope Dock Estate and Rosebank Estate. The site was owned for a time by Samuel Tanfield who built the adjoining house at 159 Victoria Road in the mid 1880s.

He was a “glass and china merchant¹²” of Tanfield Potter and Co, a firm known for its large shop in Civic House. When its lease expired in 1992 the firm relocated to new premises on the corner of Darby and Elliot Streets.

The shop had long associations with the Henderson family, the corner being known as “Henderson Corner” and John Henderson served as the Mayor of Devonport 1916-19 and was also on the Harbour Board.

161-163 Victoria Road illustrates the growth of suburban convenience shops in walking suburbs, in a pre-refrigerator age shopping for perishables and other goods was often a daily task and in addition groceries could be delivered by horse drawn wagon. The shop is important in representing themes in the historic development of Devonport including Commercial Architecture and Commerce.

⁹ NZH, 3/8/1927:1 (Death Notice)

¹⁰ Land On Line CT NA133/38.

¹¹ Auckland Street Directories – Various.

¹² Auckland Street Directories- 1889-1901

Context:

The shops are located on a prominent corner site and is a local landmark building on the main road into Devonport. They are surrounded by St Leos Catholic School, St Paul's Presbyterian Church and graveyard and villas of recognized heritage value (Residential 3A zone) and they contribute to a varied but coherent townscape.