

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: Commercial Building

Address: 91A Vauxhall Road, Devonport

ID: 591 Category: B Use: Commercial DP Map:32

Material 1: Condition: Cultural Heritage:

Material 2: Integrity: Streetscape:

Construction Dates 1932

From: To: Alteration Dates:

Legal Description: Lot 1 being a subdivision of Part Allot 5 Section 2 Takapuna Parish

Zoning: Business 1

Architect/Designer/Contractor:

Llew S Piper and L.E Brooker, Registered Architects, 14 Swanson Street Auckland

Architectural Style:

Interwar commercial

Reference Source:

North Shore City Archives

Property Records North Shore City Council (Dataworks)

For the shop demolished in the 1970s:

19.4.22 North Shore City Archives plan of proposed new shop at Vauxhall Road Devonport for L.H.Denby

7.3.28 Permit for alterations to shop front and new internal partition

20.08.31 alteration to internal shop wall

For the existing shop:

3.11.32 Permit for new shop by Llew S. Piper and L.E. Brooker.

17.8.35 Permit for suspended verandah

11.04.1936 Permit for infilling front verandah to house

6.8.56 Permit for wash house addition to house

7.11.61 Permit for new toilet to house bathroom and two toilets in outside washhouse

1.5.67 Permit for new toilet in flat

14.3.02 Permit for drainage and underpinning work to shop.

Associated Proposed Scheduled Buildings

87 Vauxhall Road BEMA Café & Takeaways and Pyrenees the French Deli

89 Vauxhall Road The Attic giftshop

NZHPT Listing:

Not registered

Significant Elements:

A rectangular plan originally containing a showroom for the Vauxhall Cookery with kitchen, cloakroom and porch behind, plastered and fair faced brick construction, timber joinery, monopitch roof, suspended verandah. Original below verandah shop front with central door and porch removed and side entry created.

The front garden of the associated villa extending from the street and ROW boundary to the front wall of the house.

Extent of Listing:

Entire exterior of shop, including verandah

(Excludes rear dwelling).

History:

Number 91A Vauxhall Road is one of a group of single storey shops built to service the Cheltenham Beach / Vauxhall area in the 1920s -1930s at a time when most housewives relied on easy access, by foot or bus, to local grocery shops, fruit supplies, butchers and stationers. As with its neighbours, Nos. 87 and 89, No.91A has an associated house set back from the road and this dwelling was converted into flats in the 1930s.

The first Auckland Street Directory with numbering for Vauxhall Road is for 1914. It lists a Harry Steele, bootmaker, at no. 91. Older directories¹ show that he was there

¹ Cleaves Auckland Street Directories, 1911-

in 1911 but the exact position of his shop is not known. He may have been working from the house.

Harry Steele was still operating his bootmaking business in the mid-1920s and, in the directories of that time, is listed alongside a Leonard Harold Denby, fruiterer and confectioner whose brick and concrete building (on the northern boundary) was purpose built for him in 1922. On a plan, provided by North Shore City Archives,² Denby's shop, which has since been demolished, can be seen fronting Vauxhall Road with a suspended verandah extending out over the pavement. Two smaller 'outbuildings', one in brick, are also indicated on this plan as is the house. In 1928, some alterations were carried out on the abovementioned shop on behalf of Mrs Wash by the owner, a Mr Massey.³

In the same year, the street directory lists Rob Mason-Lee, a mariner and Charles Stables, a naval orderly as being resident at No. 91 (in the house?). Grace Wash and her Home Cookery are listed at 91A in the 1932-33 directory while Miss G. Bishop and Mrs G. Raynes are at No. 91.

Meanwhile, in September 1932, a Certificate of Title had been issued to Elizabeth Grace Wash, Olive Mary Wash, spinsters, and Thomas Wash, confectioner⁴ and, in October, plans for a new shop, the 'Vauxhall Cookery', were drawn up by Llew S. Piper and L.E. Brooker.⁵ This is the, somewhat modified, shop currently standing on the property known as 'The Attic'. In August 1935 a suspended verandah was added to the shop frontage.⁶

By the late 1930s the two businesses operating on the site were G. Johnson's Home Cookery and a Stationers run by Mrs. Lillian Stack while No. 91 had three tenants: a labourer; a body builder and a married woman. As of 1946, a builder by the name of Scott was listed at No.91 but occupation of the two shops remains as before. Ten years later, the only listing for the property is Vauxhall Stationers at 91A. From 1962 through to the early 1970s Alf Murray's Home Cookery was at 91 and Vauxhall Stationers at 91A.⁷

Following the subdivision of the property into two lots, in 1977, a new Certificate of Title for lot 1 was issued to owners, Patrick Vernon Hickey, a weights and measures inspector, and his wife, Elsie Joy Hickey.⁸ This is the lot, fronting onto Vauxhall Road, containing the 1932 shop and the villa. A right of way, constructed to a newer house built on the back lot, runs through the site of the 1922 brick shop, which would have been demolished around the time the property was subdivided.

As of 1993, the shop was 'Cheltenham Framers'⁹ and today it houses a 'The Attic', a gift shop.

Statement of Significance

² North Shore City Dataworks – Plan dated 19/4/1922.

³ North Shore City Dataworks – Plan dated 7/3/1928.

⁴ Land-on-Line. CT NA553-292. (Deeds Index 20A-509, which would show earlier ownership of the property is missing).

⁵ North Shore City Archives, DBC105/127 – Plans dated October, 1932.

⁶ North Shore City Dataworks – Plan dated 17/8/1935.

⁷ Auckland Street Directories. These were only consulted up to 1972.

⁸ Land-on-Line. CT NA40B-888.

⁹ *The Devonport Flagstaff*, 29/7/1993.

91A Vauxhall Road is important in the local context as one of the Vauxhall Road shops.

Architecture:

The Auckland practice of Llew S Piper and L.E. Brooker designed this shop and Piper is best known for his design of the former Auckland Electric Power Board in Newmarket (1951).

This shop and others in the group at 87 and 89 are plain and unadorned examples of interwar architecture. As part of the Vauxhall Road shops, 91A has group, townscape and landmark value, its single storey scale fitting comfortably into the surrounding residential landscape. The shops are not physically joined to each other but spaced apart by front gardens of the houses behind and the Grahame Street walkway and this gives the group added streetscape significance and charm.

Development of the Vauxhall Road shops illustrates the piecemeal and adhoc growth of small groups of suburban convenience shops in areas fully developed for housing, the villas predating the shops which were constructed in 20s and 30s. Such shops, usually along main roads, were constructed to the street edge and built in front yards where space permitted and are dispersed throughout Devonport. Many are still in retail use.

History:

91A Vauxhall Road and the shops themselves demonstrate interwar shopping patterns, these shops were easily reached by foot or bus and constructed in a pre refrigerator era where perishables were often bought daily. Designed as a home cookery and run by two sisters, this type of establishment and its owners have largely disappeared from the suburbs, overtaken by cafes and bakeries

The shop is important in representing themes in the historic development of Devonport including Commercial Architecture and Commerce.

Context:

The Vauxhall Road shops extends along the eastern side of the street with a garage by the Tainui Road intersection and a more contemporary row of shops to the south. The shops are entirely surrounded by houses of recognized heritage value (Residential 3A zone).