



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

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

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

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INVENTORY AND RECORD FORMS

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1. INTRODUCTION

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

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

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

Places have been grouped as follows:

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

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

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

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

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

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

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

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

	Place	Address	Registered by NZHPT	Currently Scheduled in Opotiki District Plan	Date/ Approx. age	Number of levels/ type/use	Materials/ Construction
14	<i>Opotiki Hotel</i>	<i>130 Church Street, Opotiki</i>	<i>Category II Register No 3499</i>	<i>Appendix 4</i>	<i>Sited here in 1904. Relocated hotel possible late 1800s.</i>	<i>2 Hotel Accom. upstairs</i>	<i>Timber framed and clad, corrugated iron roof</i>
15	<i>War Memorial</i>	<i>Elliott Street, Opotiki</i>	<i>Category II Register No 3497</i>	<i>Appendix 4</i>	<i>1922/23</i>	<i>-</i>	<i>Plastered brick or stone.</i>
16	<i>Kelly Street Cemetery</i>	<i>Kelly Street, Opotiki</i>			<i>1865 - c. 1975</i>		
17	<i>St Joseph's School Building</i>	<i>20 Grey Street, Opotiki</i>			<i>c.1919</i>	<i>1 classrooms</i>	<i>Timber framed and clad, corrugated iron roof</i>
18	<i>Opotiki Wharf</i>	<i>Wharf Street, Opotiki</i>			<i>1904</i>		
19	<i>Former Salvation Army Barracks</i>	<i>13 King Street, Opotiki</i>			<i>1898</i>	<i>1</i>	<i>Timber framed and clad, corrugated iron roof</i>
20	<i>Former King Street Theatre</i>	<i>21 King Street, Opotiki</i>			<i>c. 1910</i>	<i>2 at front, large volume space at rear</i>	<i>brick side wall which are plastered inside, a timber trussed roof/ ceiling structure with timber t&g linings and skylights, and steel tie rods.</i>
21	<i>Former Black-smiths</i>	<i>23 King Street, Opotiki</i>			<i>c. 1911</i>	<i>1 Now retail</i>	<i>Brick, corrugated iron roof</i>
22	<i>Platt Bros</i>	<i>25 King Street, Opotiki</i>			<i>c.1904</i>	<i>1 shop</i>	<i>Plastered brick, corrugated iron roof</i>
23	<i>Building adjacent to Platt Bros</i>	<i>27 King Street, Opotiki</i>			<i>c.1904</i>	<i>1 shop</i>	<i>timber framed building with sheet and corrugated iron cladding, and a corrugated iron roof</i>
24	<i>Drill Hall</i>	<i>59 St John's Street, Opotiki</i>			<i>1913</i>	<i>1 hall</i>	<i>Timber framed and clad, corrugated iron roof</i>

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

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

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

	Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/ Approx. age	Number of levels/ type	Materials/ Construction
28	<i>Church Street Surgery</i>	<i>94 Church Street, Opotiki</i>			<i>Late 1800s</i>	<i>1 Drs surgery</i>	<i>Timber framed and clad, corrugated iron roof</i>
29	<i>United Video (Former Alhambra Theatre)</i>	<i>98 Church Street, Opotiki</i>			<i>c. 1918</i>	<i>2 Retail/ Storage upstairs</i>	<i>Timber framed, clad with corrugated iron. Assume timber truss roof structure. Steel tie rods evident.</i>
30	<i>Arthurs and Larmers Building</i>	<i>Church Street, Opotiki</i>			<i>c. 1915</i>	<i>1 retail</i>	<i>Plastered brick or concrete, corrugated iron roof</i>
31	<i>Former Regent Theatre</i>	<i>Church Street, Opotiki</i>			<i>1926</i>	<i>2 at front. retail 1 - large volume at rear- unused except for storage</i>	<i>Large concrete blocks with steel reinforcing which is visible in places. The roof in the theatre has steel trussed roof structure. The building has a corrugated iron roof.</i>
32	<i>Paper Plus</i>	<i>106 Church Street, Opotiki</i>			<i>c. 1920s</i>	<i>1 retail</i>	<i>Plastered concrete or brick, corrugated iron roof</i>
33	<i>Former Strand Arcade</i>	<i>110 Church Street, Opotiki</i>			<i>Pre 1913</i>	<i>2 Retail/ commercial</i>	<i>Poured concrete</i>
34	<i>Ladies Restrooms</i>	<i>Church Street, Opotiki</i>			<i>1936</i>	<i>1</i>	<i>Plastered concrete</i>
35	<i>Former Dalgety's Building</i>	<i>Elliott Street, Opotiki</i>			<i>1902</i>	<i>1 large volume</i>	<i>Timber framed/ corrugated iron cladding to walls and roof</i>

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

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

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

	Place	Address	Registered by NZHPT	Currently Scheduled in the Opotiki District Plan	Date/ Approximate age	Number of levels/ type	Materials/ Construction
46	<i>Former Petrol Station</i>	<i>Church Street, Opotiki</i>					
47	<i>Ocean Seafoods</i>	<i>Church Street, Opotiki</i>			<i>c. 1930s</i>	<i>1 retail</i>	
48	<i>Easy Loans Building</i>	<i>Church Street, Opotiki</i>					<i>Stepped parapet clad in baby iron, with simple capping. It has a gabled roof which is clad with corrugated iron, as are the side and rear walls.</i>
49	<i>Opotiki Children's Art House</i>	<i>90 Church Street, Opotiki</i>				<i>1</i>	
50	<i>The Bakehouse</i>	<i>Church Street, Opotiki</i>			<i>c. 1930s</i>	<i>1 retail</i>	
51	<i>Opotiki Butchery</i>	<i>Church Street, Opotiki</i>			<i>c. 1930s</i>	<i>1 retail</i>	<i>Painted brickwork to the façade, and a plain parapet clad with fibrolite tiles</i>
52	<i>Patterson's Garage</i>	<i>Church Street, Opotiki</i>					
53	<i>Bernina Sewing Centre</i>	<i>Church Street, Opotiki</i>			<i>c. 1928</i>	<i>1 retail</i>	<i>Plastered brick or concrete construction. Timber framed roof, clad with corrugated iron</i>
54	<i>Opotiki Superette</i>	<i>Church Street, Opotiki</i>			<i>c. 1928</i>	<i>1 retail</i>	<i>Plastered brick or concrete construction. Timber framed roof, clad with corrugated iron</i>

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

5. RECORD FORMS

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

RECORD FORMS

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

RECORD FORMS

PLACES WHICH CONTRIBUTE TO COLLECTIVE VALUE (HERITAGE CHARACTER SUPPORTING)