



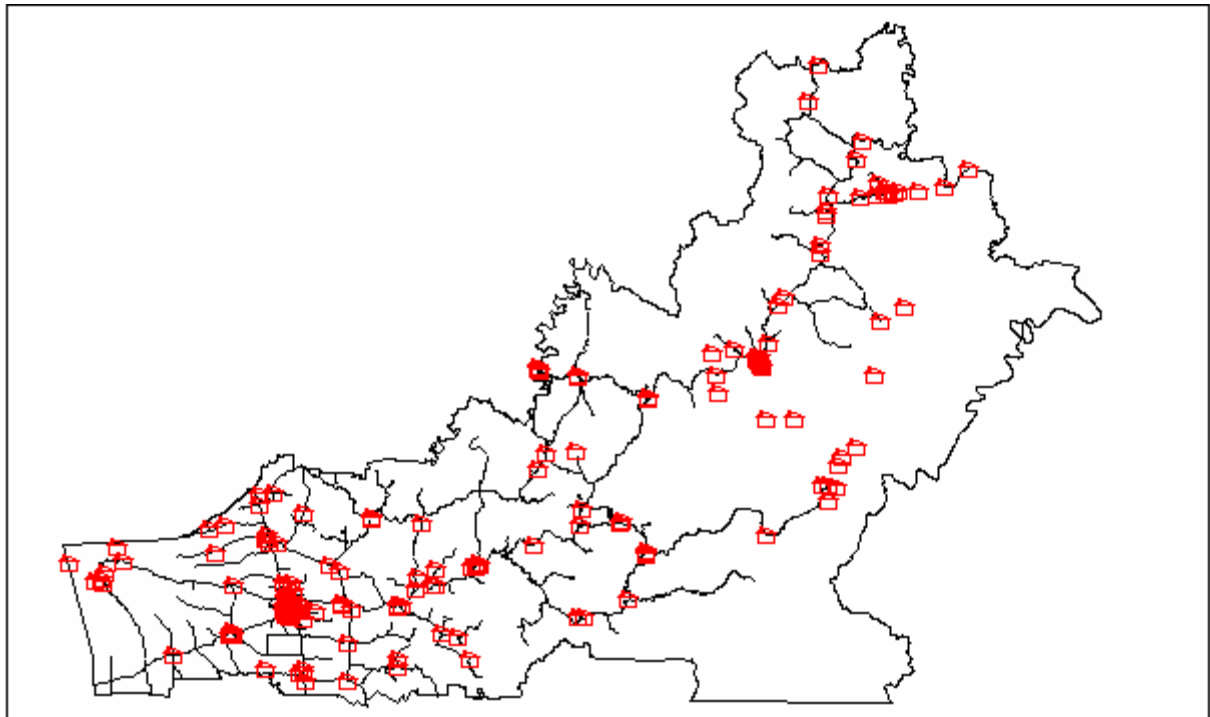
STRATFORD DISTRICT



Heritage Inventory

STRATFORD DISTRICT

Heritage Inventory



Prepared by:
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June 2007

This 1st edition of the Stratford District Heritage Inventory is dated 27 June 2007 and incorporates:

	<u>Amendment Date</u>
Heritage Inventory	27 June 2007

Foreword

Eons past the land upon which this town of Stratford now stands formed part of the ocean. Over countless centuries these seas erupted forming islands and eventually mountains, the last of which was named Egmont. This took shape over the centuries, spewing ash and lava forming the land we now associate with as Taranaki – a land mark which signifies home. Small plantations of trees grew upon the land, eventually maturing into a forest of almost impenetrable density.

Men and women journeyed forth to this land from the security of their homes - a six month sea journey from the other side of the world. Here they saw the land was as promised – fertile and abundant. With tools, primitive by the standards of this day, they laboured and carved from the wilderness the town of Stratford, which we now acknowledge as a place of substance and tradition, surrounded by mature and well developed farm land.

This publication records in graphic, written and photographic form, the foresight of our Pioneers who have left a proud history of achievement to be recalled for future inhabitants. Every resident over the past 126 years has, in some manner, contributed to our history. They who follow will also make their mark in the way of their times, hopefully to be recorded in similar fashion, so that others yet to be born will accept the proud heritage created from the past.

LEO CARRINGTON

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Inventory

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Kohuratahi

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STRATFORD DISTRICT

Heritage Inventory

Introduction

The Stratford District has a rich colonial history, which is reflected in the buildings and objects that are found throughout the district even today.

The purpose of this study is to identify buildings and objects that have cultural heritage value to the entire Stratford District. This is in contrast to the buildings registered under the Historic Places Act which have national interest, and the buildings protected under the District Plan. This document is solely an information resource commissioned by the Stratford District Council, which recognises and provides information on the identified buildings and objects.

This will enhance public awareness of the significance of the heritage sites in the Stratford District.

Methodology

An initial list of approximately 266 buildings and objects was prepared for this inventory. Research was then carried out by the Stratford District Heritage Focus Group (established to help prepare an initial list for consideration and to provide detailed local knowledge). The list was progressively reduced as evaluation established whether or not the building/object met the criteria, and whether enough information could be sourced.

The Stratford District Heritage Focus Group was made up of:

Peter Bonser
Leo Carrington
Shiela Masters
Mickie Mills
Bill Whyte

Others who assisted were:

Chris Cochran, Conservation Architect of Wellington, who provided specialist advice while evaluating and writing up the inventory sheets.

Mike Avery, Planning and Regulatory Manager at Stratford District Council, who oversaw the project.

Naomi McKean, a Law and BA student at Victoria University, who carried out research during the 2004-2005 summer holiday period.

Joelle Avery, a Law and BA student at Victoria University, who compiled the research during the 2006-2007 summer holiday period.

Study Area

The study area includes the entire Stratford District, as seen on the map on page 2.

Criteria for Assessment of Heritage Value

Account has been taken whilst compiling the inventory, of the need to be as representative as possible of all aspects of the history of the area, of all buildings and object types, and of all periods from first settlement to the present day.

The Historic Places Act 1993, Section 23, lists 13 criteria for the assessment of historic places, and although these are not individually listed here, they are all (in slightly modified form) included in the criteria listed below.

Buildings, structures and objects of cultural heritage value have been evaluated (with expert assistance from Chris Cochran, Conservation Architect) on the basis of the following criteria:

Historic

Whether the building reflects aspects of New Zealand or local history, and in respect to local history, whether it illustrates any of the themes of the development of the district, such as early settlement, farming, transport, trade, civic, cultural and social life.

Whether the building is associated with events, people or ideas of importance in national or local history.

Whether the building has potential for public education and/or may be of interest to visitors.

Architectural

Whether the building has architectural or aesthetic value, or is representative of a particular style of architecture or period.

Whether the style of the building contributes to the general character and sense of place of the town or district.

Technical

Whether the building has technical value for its structure, or for the choice or use of materials, or is representative of a particular building technique.

Symbolic

Whether the building is held in high public esteem, or has symbolic, commemorative or spiritual value.

Rarity

Whether the building has rarity value as a particular building type, or for its age or style.

Townscape

Whether the building has townscape value, not for its intrinsic architectural value but for the part it plays in defining a space or street, in providing visual interest, or for its role as a landmark. It includes buildings in rural settings that have landscape quality.

Group Value

Whether the building is part of a group of buildings that taken together have a coherence because of their age, history, style, scale, materials, proximity or use.

(Note that where the word building is used in the criteria, this is taken to mean building, structure or object as appropriate.)

Rating

Rather than simply list whether a building has any value under each of these headings, the value has been quantified. The criteria have been weighted, with a maximum values for each criteria of:

- 5 for historic value,
- 4 for architectural value,
- 2 for technical value,
- 3 for symbolic value,
- 2 for rarity,
- 2 for townscape value and
- 2 for group value.

(Which gives an overall heritage value out of 20)

Thus the most historic structures have been awarded a value of 5 out of 5 for historic value, and others rated with lower values accordingly, and so on through the seven criteria. In assessing values, account has been taken of the need to be as representative as possible of all aspects of the history of the district, of all buildings and object types, and of all periods from early settlement up to the present day.

There is no cut-off date for the buildings included in the inventory. Modern buildings can contribute to townscape values and a sense of place, and they are identified in the inventory for these formal qualities, as well as for architectural or technical excellence, rather than for historic value, this being difficult to assess from a close time perspective.

Note that the land on which a building stands is taken as being integral with the building. This is particularly important where a garden setting, fences, gates, graves or other associated structures contribute to the heritage values.

Site Assessment

All buildings were inspected from the outside, or from current photographs. Some interiors, where possible, were inspected and these interior qualities were taken into account in assessing the heritage values. It is possible that important interiors exist in buildings that were unable to be inspected inside.

Naming of Buildings/Objects in Inventory

The various buildings and objects included in this inventory are referenced according to the information supplied. It is accepted that these entries may also be known by other names.

Limits to the Study

In many cases, no readily accessible material was available, so the assessment is based on the visual inspection alone and is therefore weighted towards architectural, technical and townscape values. As further research is carried out, values can be refined.

The inventory does not include a formal assessment of condition. However, if a building is in very good or very poor condition, it is generally noted in the description. Similarly, no account is taken of compliance with the Building Act 2004 or the ability of a building to resist earthquake forces.

Sources

Copies of architectural drawings, newspaper articles, certificates of title, historical notes, centennial books and other resources have been used in preparing this inventory. This resource can be added to as further information comes to light. Sources are listed on each individual register sheet.

Continual Updating of the Inventory

The inventory includes buildings and objects that are assessed today to be of significant cultural heritage value to the town. This assessment will change with time as the criteria assume different values in the community, as the town changes, and as new buildings and objects of value are created. The inventory may be updated in the future to include new information that comes to light.