

335 Broadway / Drover Surveys 	Upper Façade NA
	Lower Façade Traditional high-quality brick masonry. High visual interest. Well maintained.
	Ground-Floor Fenestration Small windows with high sill.
	Veranda NA
	Signage Small wall-mounted sign adjacent main entrance.
	Activation Little visual connectivity. Raised floor.

333 Broadway / Evans, Henderson, Woodbridge 	Upper Façade Traditional, high-quality brick masonry with rendered sections. High visual interest. Well maintained.
	Lower Façade Traditional, high-quality brick masonry consistent with upper facade. High visual interest. Well maintained.
	Ground-Floor Fenestration Small windows with high sill.
	Veranda NA
	Signage Single high-quality sign consistent with architecture.
	Activation Little connectivity at ground floor. Raised floor. First-floor bay windows suggest inhabitation.

327 Broadway / Guang Dong Takeaway 	Upper Façade Modernised. Low-quality. Poor repair.
	Lower Façade Modernised. Low-quality. Poor repair.
	Ground-Floor Fenestration Inconsistent with upper level. Blanked off window.
	Veranda Poor quality. Poor repair.
	Signage Poor quality.
	Activation Limited connectivity (security mesh on door, blanked off window). Blank side elevation to park.

297 Broadway / Cooks Bar & Gaming Lounge



Upper Façade

Modernised. Low quality. Very low visual interest.

Lower Façade

Modernised. Low-moderate quality.

Ground-Floor Fenestration

Fully glazed. Most doors/windows obscured.

Veranda

Modernised. Consistent treatment. Well maintained.

Signage

Partially missing upper-façade sign. Fair veranda signs.

Activation

Opal Lounge provides only visual connectivity. Remaining windows are covered with opaque film. Degraded finish on timber cladding. Some street-facing signs on ground-floor windows. Upper façade has no openings or other architectural detail. Upper façade masks pitched roof. So, no first-floor inhabitation. Hanging baskets provide additional detail and signal custodial care.

289 Broadway / The N.Z. Farmers Distributing Co.



Upper Façade

Original art deco. Poor repair. Unflattering colours.

Lower Façade

Modernised. Distinct from upper façade. Good repair.

Ground-Floor Fenestration

Fully glazed. High connectivity. High visual interest.

Veranda

Original clerestory windows above. Fire escape added.

Signage

Original upper façade inscription. Single veranda sign.

Activation

Window displays and on-street merchandise create a highly activated retail frontage. This combines with planting and street furniture to make a virtue of discontinuity (deeper setback) in building line. When in leaf, street trees conceal upper façade. Large first-floor windows provide sense of inhabitation. Mid-block pedestrian crossing aligned with centre of building.

281-287 Broadway



Upper Façade

Original (except some windows). High-quality masonry. Poor repair. Inconsistent colour scheme.

Lower Façade

Modernised. Fragmented. Poor quality. Poor repair.

Ground-Floor Fenestration

Extensive glazing (partially obscured).

Veranda

Original. Ornate. Veranda posts. Very poor repair.

Signage

Unsympathetic AA sign. Single discrete veranda sign.

Activation

Impressive 1908 façade anchors centre of block in terms of scale and architectural quality. Let down by poorly maintained fabric. Limited indoor/outdoor connectivity owing to obscured openings. Ground-floor tenancies vacant or occupied with low-intensity activities that fail to engage street. Little sense of first-floor inhabitation owing to curtains and the fact that some windows have been reduced in size.

277 Broadway / Marton Bakery & Cafe



Upper Façade

Modernised. Poor quality. Poor repair.

Lower Façade

Modernised. Inconsistent with upper façade. Moderate quality. Moderate repair.

Ground-Floor Fenestration

Extensive glazing. Raised sill.

Veranda

Modernised. Possibly original veranda posts.

Signage

Medium quality. Strong appeal to street.

Activation

Outdoor seating. Upper façade conceals pitched roof. Diminutive vertical / horizontal scale. Hanging flower baskets add detail and signal care.

273 Broadway / Moral Bros.



Upper Façade

Original. High-quality. Fair repair.

Lower Façade

Partially modernised. Unsympathetic colours. Moderate quality.

Ground-Floor Fenestration

Fully glazed. Good connectivity.

Veranda

NA

Signage

Original upper façade inscription. Bartley Realty high-quality window signage.

Activation

Good visual connectivity. Two entrances. Passage to rear of lot. Real estate office provides relatively little engagement with street. Little sense of first-floor inhabitation despite large windows.

267 Broadway / Four Doors Down Cafe



Upper Façade

High-quality plastered masonry. Original. Good repair.

Lower Façade

As above.

Ground-Floor Fenestration

Single large window. Raised sill. One entrance glazed.

Veranda

No veranda

Signage

Discrete signage. Sympathetic to architecture.

Activation

No outdoor seating. Little visual connectivity with interior. Raised ground floor limits indoor-outdoor exchange. Some signs of first-floor inhabitation. Parallel parking allows better cross-street visibility.

255-265 Broadway / Hannan's Marton Hotel



Upper Façade

Original. High-quality. Fair condition.

Lower Façade

Partially modernised. Fragmented incl. colours. Fair.

Ground-Floor Fenestration

Partial-full glazing (some obscured). Some raised sills.

Veranda

Original. Ornate. Unusual balcony / veranda design. Not full length. Inconsistent colour scheme.

Signage

Original upper-façade inscription. Varied at ground.

Activation

Limited indoor / outdoor connectivity owing to raised sills and obscured windows. Hair salon and spa has good signage. Antons bar on corner is closed. Little sense of first-floor inhabitation. Variety of poor-quality window coverings on upper level – suggestive of vacancy / neglect.

249-253 Broadway / Marton Post Office



Upper Façade

Original (transition style). High quality. Good condition.

Lower Façade

As for upper façade. Addresses corner.

Ground-Floor Fenestration

Large windows. Original condition. Raised sills.

Veranda

NA

Signage

Original lettering on parapet. Mural to entry alcove.

Activation

Scale and quality ensure strong spatial definition at intersection. Main (corner) entrance is closed. No other access point evident. Vacant or low-intensity ground-floor use. Solid plinth and raised windows prevent eye-level visual contact with interior. Pastel colour scheme promotes art deco reading of architecture.

237 Broadway / ADS Lines etc. 	Upper Façade Modernised. Poor quality. Good condition.
	Lower Façade Modernised. Fair quality. Good condition.
	Ground-Floor Fenestration Near fully glazed. Dark glass prevents connectivity.
	Veranda Modern. Fair quality. Good condition.
	Signage Small signs on windows. Matched to fenestration.
	Activation Deeply recessed entry. Little sense of internal activity.

225 Broadway / Downs Group 	Upper Façade NA
	Lower Façade Contemporary. High quality. Good condition.
	Ground-Floor Fenestration Extensive glazing. Dark glass prevents connectivity.
	Veranda NA
	Signage High quality. Integrated with building.
	Activation Set back behind vegetation, vehicle circulation.

223 Broadway / Vision Experience 	Upper Façade NA
	Lower Façade Domestic style. Visible hip roof. Good condition.
	Ground-Floor Fenestration Domestic scale. Raised sills. Little connectivity. Recessed corner entrance addresses street.
	Veranda NA
	Signage Single street-facing sign. Integrated with building.
	Activation Set back behind vegetation. Little connectivity.

194-224 Broadway

**Upper Façade**

Original. High quality. Fair condition.

Lower Façade

Modernised. Inconsistent with upper façade.

Ground-Floor Fenestration

Fully glazed.

Veranda

Original. Medium quality. Poor-fair condition.

Signage

NA

Activation

Occupied but closed. Sense upper-level inhabitation.

204 Broadway / St Andrews Church

**Upper Façade**

NA

Lower Façade

Modernised. Poor-medium quality. Poor-fair condition.

Ground-Floor Fenestration

NA

Veranda

NA

Signage

Minimal. Discrete. Non-commercial.

Activation

Set back. Little presence. Original church concealed. Large parking lot. Concealed or remote entrances.

212 Broadway

**Upper Façade**

Original. Ornate. High quality. Poor condition.

Lower Façade

Modified original. Medium quality. Poor condition.

Ground-Floor Fenestration

Partially glazed. One section blanked off.

Veranda

Modified original. Poor quality. Poor condition.

Signage

NA

Activation

Little connectivity at ground. Vacant or low-intensity use. No sense upper-level inhabitation.

216-218 Broadway / Wallys Books etc.



Upper Façade

Modernised. Poor quality. Very poor condition.

Lower Façade

Modernised. Poor-medium quality. Fair condition.

Ground-Floor Fenestration

Text.

Veranda

Modernised.

Signage

Matched to veranda fascia. Poor condition.

Activation

Vacant ground level. Sense of vacant upper level.

222-226 Broadway / MOP



Upper Façade

Modernised. Poor quality. Very poor condition.

Lower Façade

Modernised. Poor-medium quality. Fair condition.

Ground-Floor Fenestration

Fully glazed. Window display behind security mesh.

Veranda

Modernised. Partial.

Signage

Disproportionately large. Modern. Veranda fascia. Good condition.

Activation

Dimly lit interior. Sense of vacant upper level.

230 Broadway / Eastern Ocean



Upper Façade

Parapet only. Modernised. Poor quality. Fair condition.

Lower Façade

Modernised. Poor-medium quality. Fair-good condition.

Ground-Floor Fenestration

Fully glazed. Clerestory windows remain.

Veranda

Modernised. Over-scaled fascia. Fair condition.

Signage

Modern. Co-ordinated fascia and window signs.

Activation

Takeaway business closed mornings. Good indoor / outdoor connectivity. ATM.

234 Broadway / Leader & Watt



Upper Façade

Parapet. Modernised. Poor quality. Good repair.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed. Window display. Security mesh.

Veranda

Modernised. Med-fair quality. Good repair.

Signage

Modern. Co-ordinated. Over-scaled parapet sign.

Activation

Large appliances in window. Little indoor / outdoor connectivity.

236 Broadway / Team Lewis



Upper Façade

Original timber. Modified parapet?

Lower Façade

Modernised. Fair quality. Fair condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised. Posts. Over-scaled fascia. Fair condition.

Signage

Text

Activation

Real estate window display limits indoor / outdoor connectivity. Deeply recessed entry.

238-248 Broadway / Ministry of Social Development / Go Ahead Hair Designs



Upper Façade Parapet only. Modern. Low quality. Good repair.	Activation Non-typical development. Raised floor level. Deep setback to accommodate ramped access. Balustrade and change in datum reduces contact with street edge. Window signage greatly reduces indoor / outdoor visual connectivity.
Lower Façade Modern. Medium quality. Good repair. Raised floor.	
Ground-Floor Fenestration Fully glazed.	
Veranda Modern. Over-scaled cantilever. Shallow pitch on soffit. Exposed steep structure.	
Signage Modern. MSD fascia sign.	

252 Broadway / John Turkington Forestry



Upper Façade Modern. Fair quality. Good condition.	Activation Entrance addresses corner. Contemporary commercial architecture offers low-moderate visual interest. Images on windows prevent indoor / outdoor connectivity. Tinted glass limits sense of first-floor occupation. ATM.
Lower Façade Modern. Fair quality. Good condition.	
Ground-Floor Fenestration Fully glazed.	
Veranda Modern. Fair quality. Good condition.	
Signage Modern. Single fascia-mounted sign at corner.	

256-258 Broadway / J.J.McDonald 	Upper Façade Original. High quality. Very good repair.
	Lower Façade Some original. Good quality. Very good repair.
	Ground-Floor Fenestration Fully glazed both frontages.
	Veranda Original. Good repair.
	Signage Discrete window signs. Original façade inscription.
	Activation Corner entrance. Good indoor / outdoor connectivity. Some window displays. Vacant corner tenancy. Sense of inhabitation on upper level.

262 Broadway / Tāmata Hauhā 	Upper Façade Modern construction. Consistent scale. Average quality. Low-medium visual interest. Well maintained.
	Lower Façade Modern. Average quality. Well maintained.
	Ground-Floor Fenestration Fully glazed. Partially screened by graphics.
	Veranda Projecting, glazed box. Conceals upper façade.
	Signage High quality, integrated.
	Activation Office reception. Limited connectivity. Little activity.

266 Broadway / Property Brokers 	Upper Façade Modernised. Consistent scale. Fair quality. Low visual interest. Well maintained.
	Lower Façade Modernised. Fair quality. Well maintained.
	Ground-Floor Fenestration Fully glazed. Mostly screened by advertising.
	Veranda Modernised. Well maintained.
	Signage Façade sign removed. High-quality awning sign / flags.
	Activation Real estate office. Curated window display. Limited internal / external connectivity. Little visible activity.

268 Broadway / Ballentynes



Upper Façade

Early 20th century. High-quality. High visual interest. Well maintained.

Lower Façade

Modernised. Fair quality. Well maintained.

Ground-Floor Fenestration

Fully glazed. Retail displays. Recessed entry.

Veranda

Original. Partially modernised. Fully integrated.

Signage

High-quality. Integrated. Original above. Modern below.

Activation

Good internal / external connectivity.

272 Broadway / Fat Rabbit



Upper Façade

Modernised. Poor-medium quality. Fair condition.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modified original.

Signage

Modern. High quality. Co-ordinated.

Activation

Good indoor / outdoor connectivity. Attractive window displays.

276 Broadway / Freshchoice



Upper Façade

Parapet only. Modern. Poor quality. Good repair.

Lower Façade

Modern. Poor quality. Good repair.

Ground-Floor Fenestration

Glazing at entrance (blocked). Clerestory windows (blocked).

Veranda

Modern. Fair condition. Poor lighting.

Signage

Parapet. Modern. High-quality. Corporate livery.

Activation

Long frontage with little activation or visual interest. Applied graphics block already limited glazing. Structural cross-bracing contributes to perception of barrier at street edge. Corporate livery is intrusive.

286 Broadway / Hilton's Buildings



Upper Façade

Original. High quality. Poor condition.

Lower Façade

Modernised. Medium quality. Partly sympathetic.

Ground-Floor Fenestration

Fully glazed. Recessed door.

Veranda

Original with posts. Ornate. Very poor condition.

Signage

Original inscriptions. Redundant ground-floor sign.

Activation

Vacant ground floor. Little sense inhabitation above.

288-294 Broadway / Ma & Pa's / Marton Pharmacy / Daily Grind



Upper Façade

Modern parapet. Low-medium quality. Fair condition.

Lower Façade

Modern. Good quality. Good condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modern. Fair quality. Good condition.

Signage

Modern. Medium-high quality. Co-ordinated.

Activation

Three buildings present as single long façade. Horizontal emphasis almost as stark as that of Freshchoice supermarket. Pharmacy window displays add interest but limit indoor / outdoor connectivity to entrance. Café outdoor seating.

296-298 Broadway / Sash & Door Buildings



Upper Façade

Original. High-quality brick. Good repair.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Medium quality. Good condition.

Signage

Good signage. Co-ordinated. Original inscriptions.

Activation

Historically significant connection to prominent Marton business. Ground-floor window displays. Some on-street merchandise (McGruer's). Little sense of inhabitation above. Part of sequence of four high-quality original facades.

302-304 Broadway / Abraham & Williams



Upper Façade

Original. Very high quality. Good condition.

Lower Façade

Modernised. Poor quality. Poor-fair condition.

Ground-Floor Fenestration

Text.

Veranda

Original suspended cantilever. Partly modernised. Poor condition (temporary timber props).

Signage

Redundant Marton Seafoods signs. Original inscriptions.

Activation

Vacant ground floor. Screened windows. Temporary props to veranda contribute to separation from street. Little sense of inhabitation above. Part of sequence of four high-quality original facades.

310-314 Broadway / Davenport Bros.



Upper Façade

Original. High quality. Fair-good condition.

Lower Façade

Modernised. Fair quality. Sympathetic. Fair-good condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Temporary props.

Signage

Remnant signs on veranda fascia. Original inscriptions.

Activation

Passive display of historic farm machinery. Poorly illuminated. Veranda props and planting increase separation from street. Part of sequence of four high-quality original facades.

318 Broadway / Century 21



Upper Façade

Original. High quality. Good condition.

Lower Façade

Modernised. Various treatments on two frontages. Partly sympathetic. Good condition.

Ground-Floor Fenestration

Fully glazed. Partially screened (Kip McGrath office).

Veranda

Modernised suspended cantilever. Temporary props. Fair condition.

Signage

Redundant veranda fascia signs.

Activation

Kip McGrath office (still tenanted?). Otherwise vacant. Part of sequence of four high-quality original facades.

1 High Street / RAWR / Pip's Barbers



Upper Façade

Original. High quality. Good condition.

Lower Façade

Original. High quality. Good condition.

Ground-Floor Fenestration

Original. Fair condition.

Veranda

NA

Signage

Applied to glazing. Some free-standing signs on footpath. High quality. Sympathetic.

Activation

Two fully glazed shop fronts (one screened). Otherwise, small windows with raised sills (possibly raised ground floor) limit indoor / outdoor connectivity. Strong corner entrance. Pip's Barbers makes strong address to street (window display, planters, free-standing signs).

328 Broadway / Olympic Building



Upper Façade

Original. High quality. Good condition.

Lower Façade

Modernised. Medium quality. Good condition. Sympathetic.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Overly deep fascia.

Signage

Original parapet sign? Excessive contrast. High-quality co-ordinated veranda / window signs / livery.

Activation

Window display with strong street appeal. Good indoor / outdoor connectivity. Dark colour partially conceals façade detail.

340 Broadway / Guthrie Bowron



Upper Façade

Modern. Parapet with pitched roof over veranda. Fair quality. Good condition. Out of character.

Lower Façade

Modern. Fair quality. Good condition. Partly set back from street edge. Detached building in the round.

Ground-Floor Fenestration

Partially glazed. Some blank elevation at street edge.

Veranda

Reads as roof rather than veranda. Out of character.

Signage

High quality. Coordinated.

Activation

Carpark and forecourt contribute to detachment from street edge. Hybrid character represents shift towards vehicle-oriented retail format.