

4 MOUNT ALBERT

Location

The sub-area of Mount Albert encompasses a large area within the western portion of the Albert-Eden Local Board area, bounded roughly by the North-western motorway and Great North Road to the north, the local board boundary to the south, St Lukes and Mount Albert Roads to the east and Carrington Road to the west.

Settlement

The area of Mount Albert was subdivided into farms following its acquisition by the Crown in 1841. In 1865, the "Albert Park" subdivision was created from part of early landowner Allan Kerr Taylor's extensive estate. A year later, the first church was built and the Mount Albert Highways District Board was established. By the late 1860s, quarrying of the volcanic cone began, representing an early local industry and providing a wealth of stone to form early roads and boundary walls. Further residential subdivisions alongside New North Road occurred during the 1880s, likely prompted by the introduction of horse-drawn buses and the opening of the Kaipara railway (1880). The re-alignment of New North Road and the arrival of the electric trams in 1915 encouraged the expansion of residential areas and the commercial centre along New North Road. In 1921, Mount Albert Grammar School opened. During the 1920s, considerable growth was experienced with further subdivisions taking place and dramatic population increases. By 1930 Mount Albert was the largest borough in New Zealand. Commercial and residential growth continued over the following decades, with the arrival of the tram line in Owairaka (1931) and the construction of the North-western motorway during the 1970s, which improved connections to other parts of Auckland.

Characteristics

Mount Albert is characterised by its volcanic cone, a distinctive feature in the landscape, and by its late nineteenth and early twentieth century residential and commercial buildings. The streets south of New North Road represent areas of some of the earlier residential development comprising Victorian villas and bungalows, Arts and Crafts and English cottage inspired houses visible along streets such as Alexis Avenue, Violet Street and Stillwell Road. Development north of the main road generally exhibits more modest housing from the inter-war period. The bungalow style is most prevalent in this area, epitomising the housing boom of the 1920s, and visible in streets such as Verona and Wairere Avenues and Jesmond Terrace. State house development from the 1930s to 1950s occurred mainly to the



A Mount Albert subdivision, 1882 ('Sir George Grey Special Collections, Auckland Libraries, NZ Map 4539')



Mount Albert c.1924 with Californian bungalows in the foreground, with the rail bridge across New North Road (left) and St Lukes Church (middle right) in Mt Albert Road ('Sir George Grey Special Collections, Auckland Libraries, 7-A6696')

southern portion of Mount Albert in streets such as Hendon Avenue. Remnants of stone boundary walls feature throughout the area. The relatively consistent streetscape of the commercial centre features single and two-storey buildings that are of the plain Edwardian or inter-war stripped classical styles.

Themes

The sub-area of Mount Albert is primarily associated with the themes of residential and commercial development from the late nineteenth century to the post-war era, and transportation.

Places of interest

4a (Mount Albert)

- Presbyterian Church, 14 Mount Albert Road
- Walleth House, 40 Kitemui Avenue
- Thomas Pickens House, 8 La Veta Avenue
- 4a Ruarangi Road

4b (Mount Albert (Northern))

- Thomas Harbutt Residence, 2-4 Woodward Road
- Gittos Tannery Cottage, 1189 New North Road
- St Helen's Hospital and Gatehouse
- Wall Memorial Hall, Corner New North Road and Wairere Avenue
- Large family housing, 25 and 27 Segar Avenue
- Parade of Homes (1955), Norrie Avenue
- Dry Stone Wall, Harbutt Reserve
- Town houses, 33 Asquith Avenue
- Residential area, parts of Woodward Road and Fairleigh Avenue (former Woodward Farm) incorporating 2, 4 and 6 Springfield Avenue, 32, 34 and 36-38 Woodward Road
- Commercial area, Mount Albert Town Centre

4c (Owairaka)

- George Pickens House, 127 Owairaka Avenue

RECOMMENDATIONS

Mount Albert is one of the three sub-areas that have been further divided (a, b and c) to assist with the prioritisation process. Mount Albert has been subject to previous detailed heritage studies including the *Mt Albert Heritage Study*⁸ and the *Owairaka-Mt Albert Heritage Walks*⁹. Any future heritage survey undertaken within the Mount Albert sub-area should therefore take the form of a more focussed Level 3 heritage survey.

⁸ *Mt Albert Heritage Study* (June 2009), prepared by Matthews & Matthews Architects Ltd, Ngati Whatua O Orakei, Tania Mace and Lisa Truttman

⁹ *Owairaka-Mt Albert Heritage Walks* (2011), Auckland Council



Arts and Crafts style house (1920-30s), Ferner Avenue



Walleth House (1924) designed by Basil Hooper, Kitemui Avenue



Californian Bungalows (1920s), Wairere Avenue



Bungalows (1920s), Verona Avenue

4a (Mount Albert)

Priority 3 – Level 3 survey

Mount Albert is predominantly covered by an existing Special Character Overlay(s) and thus has a degree of protection. It therefore represents an area in less need of a heritage survey at this time. This nevertheless does not preclude a Level 3 heritage survey being undertaken to investigate *potential* historic heritage places (including areas) in the future.

4b (Mount Albert (Northern))

Priority 1 – Level 3 survey

Mount Albert (Northern) has been identified as having the potential for historic heritage value. Of particular note are a number of thematically interesting places and the Mount Albert town centre, a predominantly inter-war commercial area that represents one of only a small number of relatively intact centres not already covered by a Special Character Overlay (Business). As such, Mount Albert (Northern) is considered a prime sub-area for a Level 3 heritage survey and may also benefit from design guidelines to protect and manage the historic character of the town centre.

4c (Owairaka)

Priority 2 – Level 3 survey

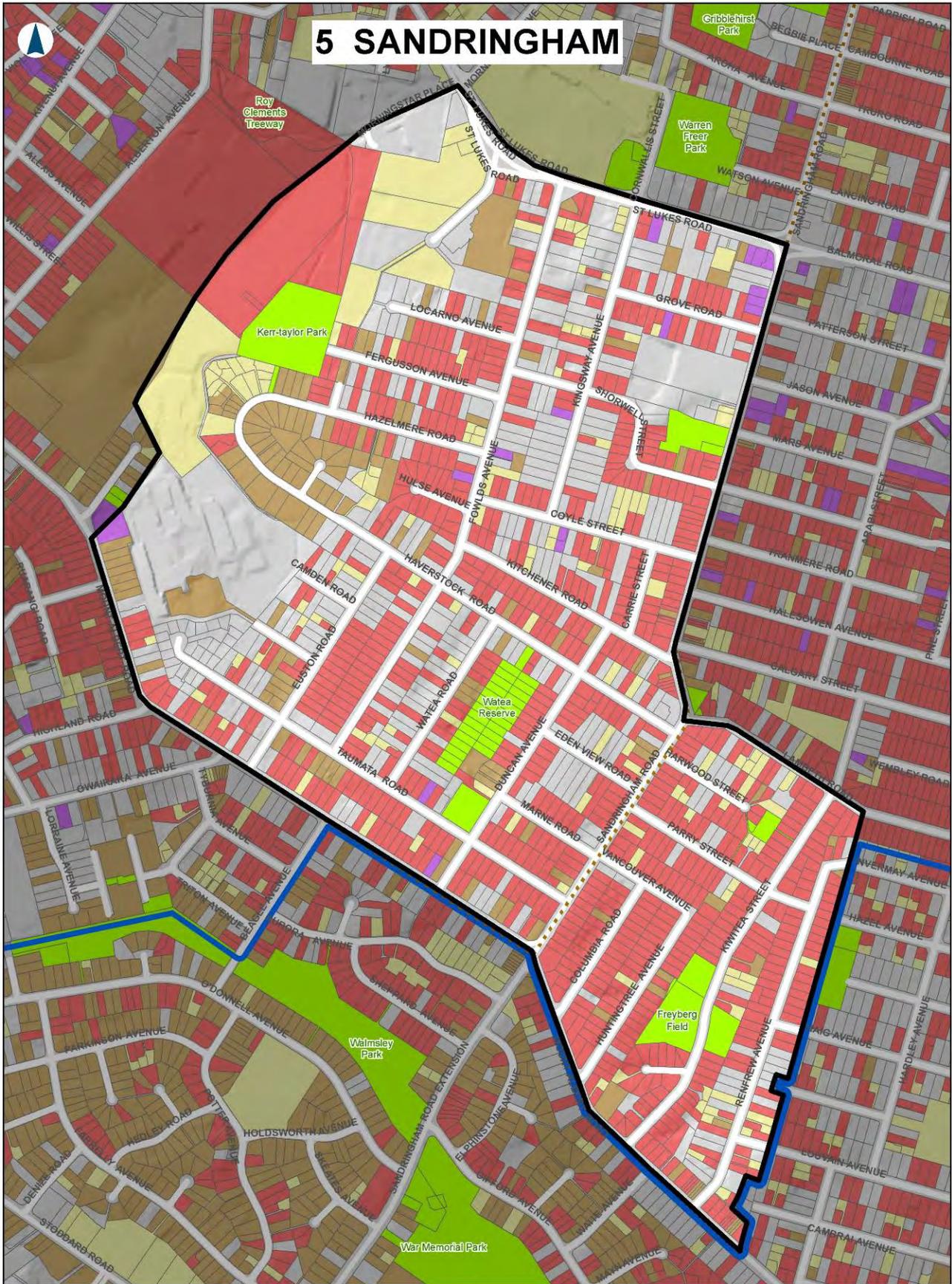
Owairaka currently has no scheduled historic heritage places or areas within its boundary. Whilst high-level investigations resulted in only a small number of places of interest being identified, there is the opportunity to gain a more detailed understanding of the area's potential heritage values by way of a future Level 3 heritage survey.



Mount Albert town centre shops (1920s), New North Road



Mount Albert War Memorial Hall (1965), New North Road



5 SANDRINGHAM

- | | | |
|-------------------------|----------------------------------|----------------------------------|
| Age of buildings | Original tram lines (by 1911) | Open space |
| 1829-1870 | Extension tram lines (1920s-30s) | Albert Eden Local Board Boundary |
| 1871-1914 | Rail lines (opened in 1870s-80s) | HHS sub-area boundary |
| 1915-1945 | Rail stations | |
| 1946-1970 | Volcanic cones | |
| 1971-2008 | | |
| No data | | |

Disclaimer
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5 SANDRINGHAM

Location

The sub-area of Sandringham is located in the central southern portion of the Albert-Eden Local Board area, bounded roughly by St Lukes Road to the north, Mount Albert Road to the south, Renfrew Avenue and Sandringham Road to the east and Kerr-Taylor Avenue and Park to the west.

Settlement

Early Crown allotments were sold in and around Sandringham between 1842 and 1859 following which time a number of large farms were established. By the turn of the century, Sandringham remained a predominantly rural area, occupied by dairy farms. At this time, the area became known as Edendale. Early residential subdivisions occurred during the first decade of the twentieth century, and one of the earliest shops opened in c.1911. By World War I, a number of shops were established near the Sandringham Road and Kitchener Road intersection. Despite this early development, Sandringham remained a predominantly semi-rural area until intensive residential and commercial development occurred during the 1920s. This coincided with the extension of the tram line along Sandringham Road which reached Kitchener Road in 1925. This provided a catalyst for commercial development along Sandringham Road. Although the area was largely built out with single-family residential houses by 1940, tracts of land remained undeveloped until the following decade.

Characteristics

The sub-area of Sandringham is characterised by its residential and commercial development constructed between the 1920s and 1950s. The area's growth during this time is evidenced in the architectural styles most prevalent in both the residential streets and the commercial centre. A small number of earlier houses remain in the area, with a notable cluster of villas and transitional villas on Grove Road. Bungalows feature strongly throughout the area, with later examples located to the west of the area around the streets of Haverstock and Hazelmere Roads. The commercial centre is characterised by a consistent and intact group of single and two-storey buildings, with some notable examples of Stripped Classical, Spanish Mission and Moderne architectural styles.

Themes

The sub-area of Sandringham is largely associated with themes of residential and commercial development from the 1920s to 1950s.



Sandringham Road towards Sandringham town centre, 1923 ('Sir George Grey Special Collections, Auckland Libraries, 4-5286)



Transitional villa (1910s), Grove Road



Bungalow (1920s-30s), Fergusson Avenue

Places of interest

- Residential area, Parade of Homes (1957), Haverstock and Hazelmere Roads

RECOMMENDATIONS

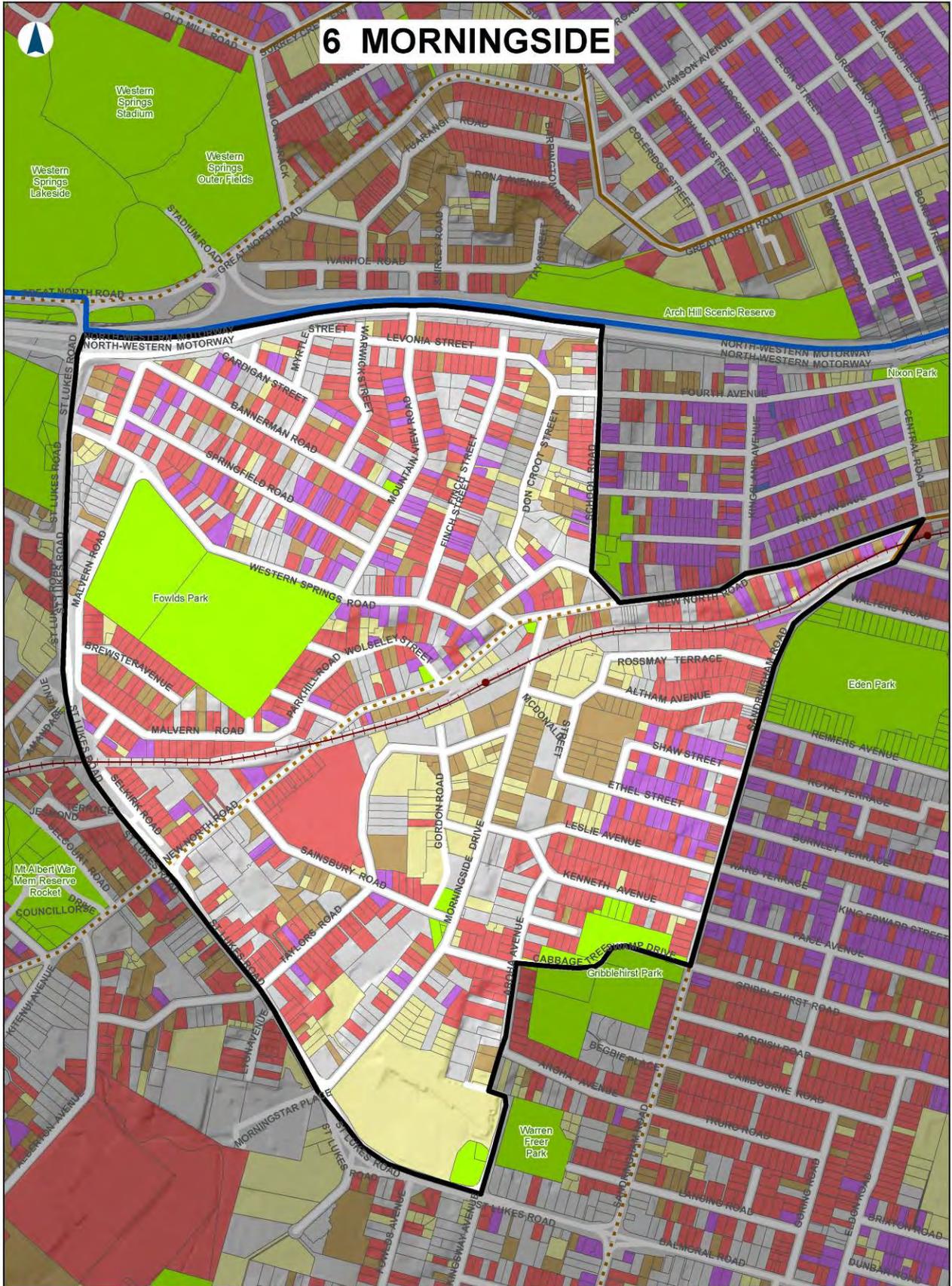
Priority 2 – Level 3 survey

The Sandringham sub-area is considered to be a reasonably good area for a future detailed heritage survey. The Sandringham town centre is already covered by a Special Character Area and has been subject to a previous detailed heritage study – *Sandringham Shopping Centre Character Heritage Study*¹⁰ – which offers a good foundation upon which to base a more detailed Level 3 heritage survey.



Bungalows (c.1950s), Hazelmere Road

¹⁰ *Sandringham Shopping Centre Character Heritage Study* (November 2008), prepared by Matthews & Matthews Architects Ltd, R. A. Skidmore Urban Design Ltd and Lisa Truttman



6 MORNINGSID

- Age of buildings
- 1829-1870
- 1871-1914
- 1915-1945
- 1946-1970
- 1971-2008
- No data

- Original tram lines (by 1911)
- Extension tram lines (1920s-30s)
- Rail lines (opened in 1870s-80s)
- Rail stations
- Volcanic cones

- Open space
- Albert Eden Local Board Boundary
- HHS sub-area boundary

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6 MORNINGSIDE

Location

The sub-area of Morningside is located within the central northern portion of the Albert-Eden Local Board boundary, roughly bounded by the North-western motorway to the north, Balmoral Road to the south, predominantly School Road and Sandringham Roads to the east and St Lukes Road to the west.

Settlement

Morningside formed part of an extensive estate acquired by early landowner Allan Kerr Taylor between 1849 and 1854. The first "Morningside" subdivision occurred in 1865. St Luke's Church (1872) and a purpose-built school (1870s) were built to support the new settlement. Population increases and the opening of the main railway station in Morningside during the 1880s may have prompted Taylor's second subdivision, providing settlement with greater impetus. In 1883, the third subdivision occurred. An area of light industry, largely associated with the quarry and timber yards, developed south of New North Road and the railway line. An early store (1880s) and a blacksmiths (1908) were amongst a small number of shops already established in Morningside, but despite a steady population growth at the beginning of the twentieth century and the arrival of the electric trams in 1912, the area's commercial development did not gain momentum until the 1920s. During this time, and again in the 1950s, the industrial area to the south intensified resulting in the building of a number of factories and workshops close to the commercial edge.

Characteristics

Bisected by New North Road and the railway line, the sub-area of Morningside is predominantly characterised by residential development to the north and a mixture of residential and industrial development to the south. Residential properties mainly date from the first couple of decades of the twentieth century, the earliest of which are mainly located on streets adjacent to Sandringham Road and north of Fowlds Park. This earlier period of development is represented by concentrations of Victorian and transitional villas on streets such as Western Springs Road, Ethel Street and Malvern Road where evidence of speculative building can be seen in the repetition of certain detailing. Bungalows represent another strong contributor to the area's built character, representing a later wave of development during the 1920s.

Themes

The sub-area of Morningside is largely associated with themes of residential development from the late nineteenth and early twentieth century, transportation and industry.



Subdivision lots for sale, 1865 ('Sir George Grey Special Collections, Auckland Libraries, NZ Map 4496-23')



C J Small's Morningside Store, c.1880s ('Sir George Grey Special Collections, Auckland Libraries, 255A-A13304')



Timber Company premises, Morningside, Auckland City, including the Northland Builders Limited building, 1949 (Whites Aviation Ltd: Photographs. Ref: WA-22340-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22685152>)

Places of interest

- Mount Albert Borough Council Chambers, 621 New North Road
- 'The Rocks', 707 New North Road
- 1 Ethel Street
- Mount Albert Primary School, 6 Sainsbury Road
- Thom House, 7 Sainsbury Road
- 11 Sainsbury Road
- Former Mount Eden Railway Station (relocated), 8 Malvern Road

RECOMMENDATIONS

Priority 2 – Level 3 survey

The Morningside sub-area is considered to be a good area for a future detailed heritage survey with a number of places of interest identified as part of high-level research. The area has been subject to a previous detailed heritage study – *Morningside Heritage Study*¹¹ – which offers a good foundation upon which to base a more detailed Level 3 heritage survey.



Villa (1900s), Western Springs Road

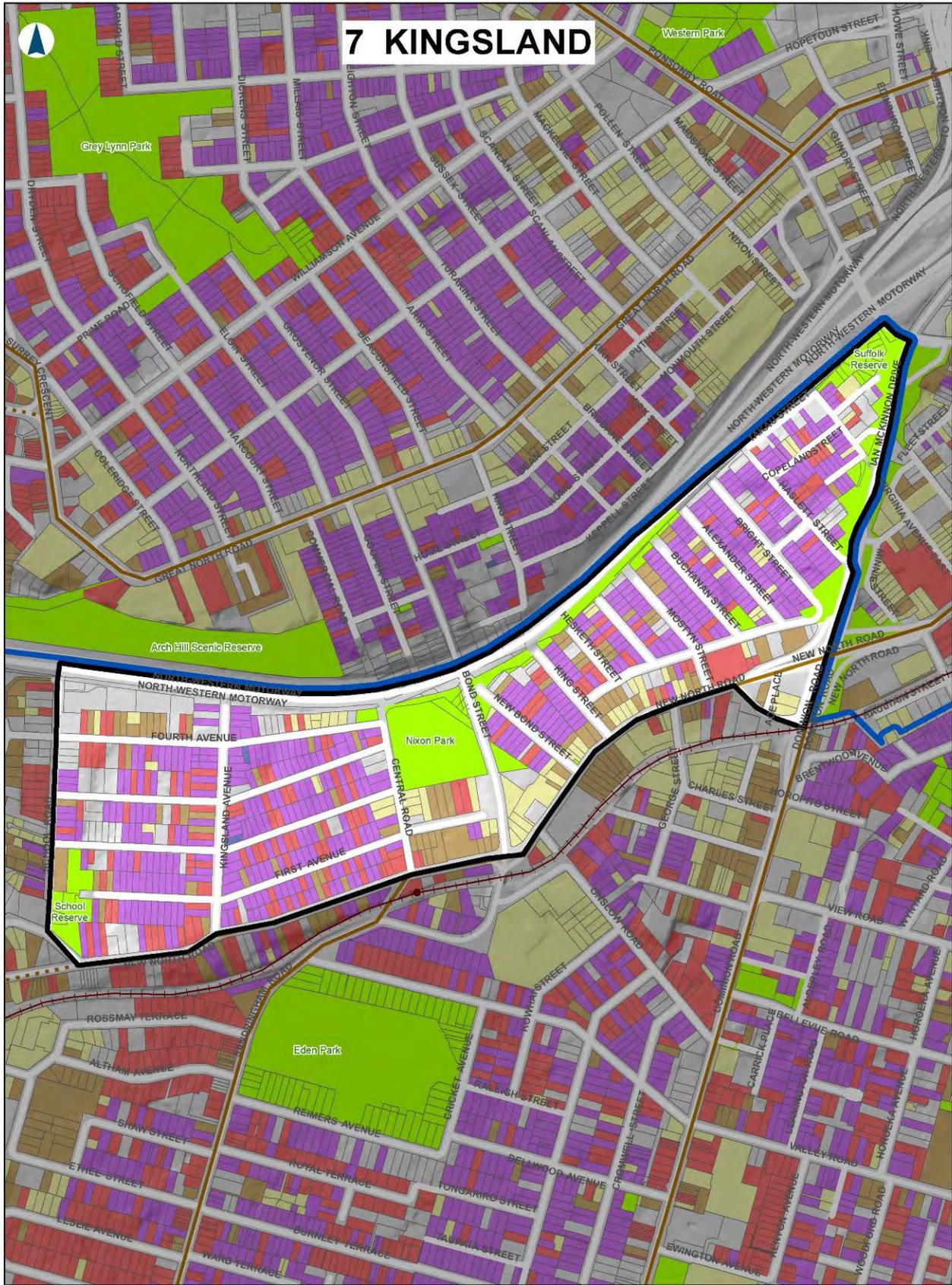


Californian bungalow (1920s), Myrtle Street



Villa and bungalow, Springfield Road

¹¹ The *Morningside Heritage Study* (June 2009), prepared by Matthews & Matthews Architects Ltd, Ngati Whatua O Orakei, Tania Mace and Lisa Truttman



7 KINGSLAND

- Age of buildings
- 1829-1870
 - 1871-1914
 - 1915-1945
 - 1946-1970
 - 1971-2008
 - No data

- Original tram lines (by 1911)
- Extension tram lines (1920s-30s)
- Rail lines (opened in 1870s-80s)
- Rail stations
- Volcanic cones

- Open space
- Albert Eden Local Board Boundary
- HHS sub-area boundary

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7 KINGSLAND

Location

The sub-area of Kingsland is located along the central northern edge of the Albert-Eden Local Board boundary, bounded by the North-western motorway to the north, New North Road to the south, Dominion road to the east and School Road to the west.

Settlement

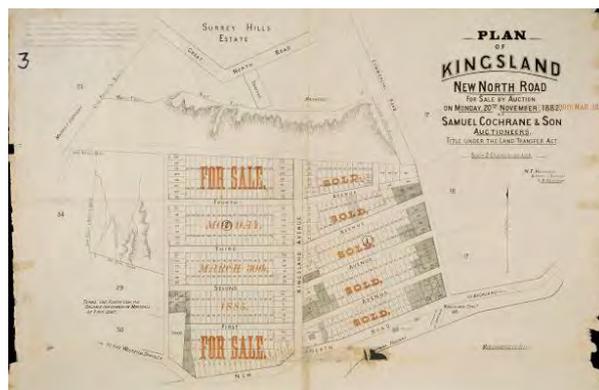
Kingsland's early growth is largely attributed to the opening of the first Kingsland railway (passenger) station in 1881 which provided a catalyst for the area's residential and commercial growth. A year later, early settler John McElwain subdivided his 110 acre farm into 227 lots formed along Kingsland Road and First, Second, Third and Fourth Avenues. By 1885, many of the lots were sold and at the turn of the century, Kingsland was well established as a residential suburb. The arrival of the electric tram in 1903 contributed to a period of progressive commercial development concentrated along the main arterial route of New North Road and close to the railway station. Prominent buildings from this period include the Pages Buildings, Grain and Forage Stores (1900, 1913-14) the Kingsland Post Office (1911) and the Portland Buildings (c.1914). The rezoning of the centre during the mid-1960s and mid-1970s resulted in areas of redevelopment.

Characteristics

Kingsland's underlying topography of ridges and gullies has greatly influenced its development. Located on an east-west ridgeline, the commercial core follows a linear pattern along New North Road with residential streets running either parallel or perpendicular to the main thoroughfare. The area is characterised by its predominantly late nineteenth and early twentieth century built-form. Victorian and Edwardian villas and transitional villas are most prevalent in the residential streets, interspersed with bungalows from the inter-war era. The distinctive urban streetscape exhibits a variety of architectural styles including Classical Revival and Art Deco. Kingsland's position on the ridge provides views of Mount Eden to the south-east.

Themes

The sub-area of Kingsland is primarily associated with the themes of residential and commercial development from the late nineteenth century to the inter-war era, and transportation.



Sections for sale, 1885 ('Sir George Grey Special Collections, Auckland Libraries, NZ Map 4497-3')



Looking east along New North Road showing the Pages buildings, the grain and forage stores ('Sir George Grey Special Collections, Auckland Libraries, 1-W624')



Kingsland commercial centre, New North Road

Places of interest

- Former Kingsland Fire Station, 516 New North Road
- Early shop, 447 New North Road
- Public Toilets, adjacent to 448 New North Road
- Railway Station building
- Kingsland Trinity Methodist Church and Jubilee Sunday School Hall, 400 New North Road
- Bridgens Shoe Company, 326-330 New North Road
- Former Kiwi Bacon Factory, 319 New North Road



Villas (c.1900s), Second Avenue

RECOMMENDATIONS

Priority 3 – Level 3 survey

The Kingsland sub-area has been subject to a previous detailed heritage study, the *Kingsland Character and Heritage Study*¹². It is predominantly covered by an existing Special Character Overlay(s) and thus has a degree of protection. It therefore represents an area in less need of a heritage survey at this time. This nevertheless does not preclude a Level 3 heritage survey being undertaken to investigate *potential* historic heritage places (including areas) in the future. In addition to survey work, Kingsland's design guidelines to protect its historic character could be reviewed.

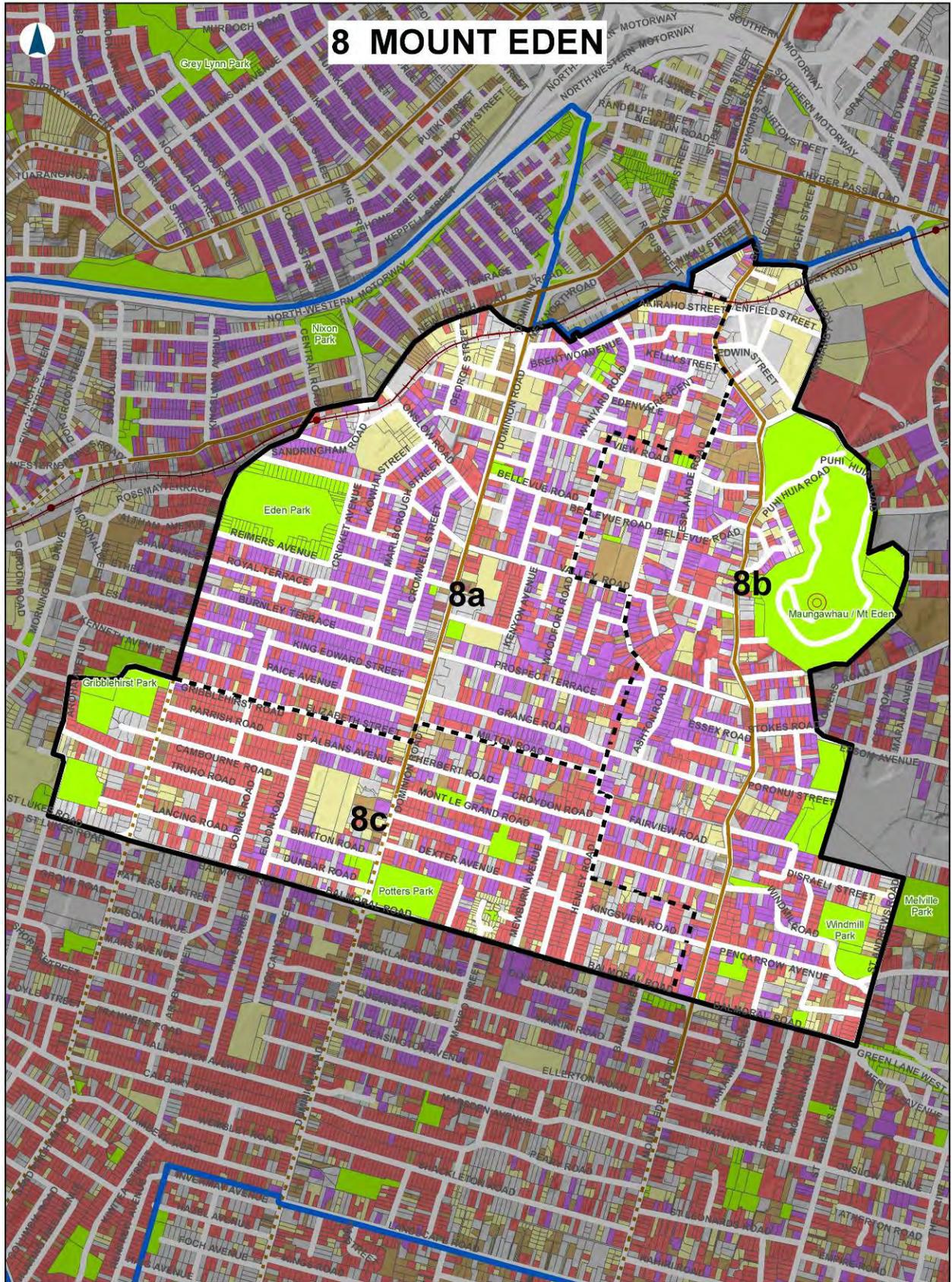


Two-storey duplex townhouses (c.1900s), Second Avenue



Bungalow (1920-30s), School Road

¹² The *Kingsland Character and Heritage Study* (2004) produced by Boffa Miskell, Matthews & Matthews Architects Ltd and Tania Mace.



8 MOUNT EDEN

- | | | |
|-------------------------|----------------------------------|----------------------------------|
| Age of buildings | Original tram lines (by 1911) | Open space |
| 1829-1870 | Extension tram lines (1920s-30s) | Albert Eden Local Board Boundary |
| 1871-1914 | Rail lines (opened in 1870s-80s) | HHS sub-area boundary |
| 1915-1945 | Rail stations | Volcanic cones |
| 1946-1970 | | |
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8 MOUNT EDEN

Location

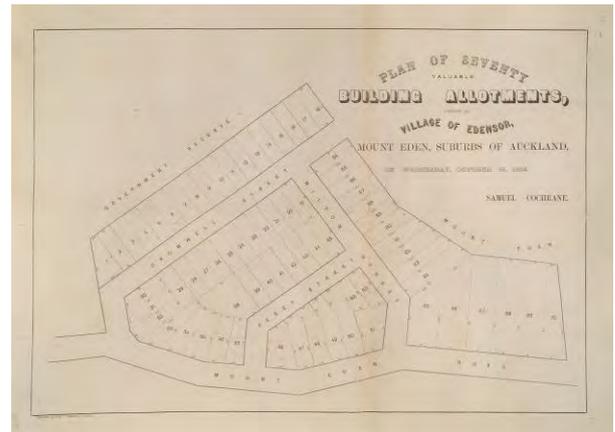
The sub-area of Mount Eden is located centrally in the Albert-Eden Local Board area, roughly bounded by the local board boundary to the north, Balmoral Road to the south, a combination of St Andrew's Road and the eastern side of Mount Eden to the east and Sandringham and New North Roads to the west.

Settlement

Early land subdivision in Mount Eden began during the early 1840s, during which time Auckland's first flourmill (1844) was built near what would later become Windmill Road. A number of agricultural farms had formed by the early 1850s, but it was not until 1864 that one of the earliest residential subdivisions occurred around present-day Percy Street and Hillside Crescent. The Mount Eden area experienced rapid growth during the 1870s and 1880s, with numerous residential subdivisions formed between the upper parts of Mount Eden, Dominion and Sandringham Roads, and the establishment of local amenities such as Cucksey's (original) Store (1873) and Mount Eden's first school and church (1877). This growth was supported by the opening of the Mount Eden Railway Station in 1880. Two years later, construction began on the Mount Eden Prison building. A number of industrial enterprises were established in the area during the nineteenth century including the Colonial Ammunition Company factory on Normanby Road, and quarrying. In 1903, land from Cabbage Tree Swamp was reclaimed for what would later become Eden Park. The arrival of the tramlines in 1908 prompted further residential and commercial development which continued into the 1920s when the lines were extended and the last of the original crown grant allotments were subdivided.

Characteristics

The sub-area of Mount Eden is defined by its historical and physical relationship with the volcanic cone; its influence visible in the alignment of the streets and the arrangement of buildings close to its lower slopes. Its association with quarrying in the area has also resulted in extensive examples of stone boundary walls – a key characteristic of the area. Mount Eden is largely characterised by its residential and commercial development constructed between 1870 and 1940. Villas and transitional villas feature strongly throughout the area, ranging from grand Victorian and Edwardian residences set within generous lots to more modest dwellings on smaller, more regimented sections. These buildings contribute to a number of intact streetscapes such as Burnley Terrace and King



Map showing early Mount Eden allotments for sale in 1864 ('Sir George Grey Special Collections, Auckland Libraries, NZ Map 4496-21')



View along Mount Eden township towards Mount Eden with Methodist Church (left), 1909 (Museum of New Zealand Te Papa Tongarewa, number O.001710)



Villas, Burnley Terrace

Edward Street. Later waves of residential development are represented by a range of architectural styles including the Californian and cottage bungalows, interspersed with Arts and Crafts, English Cottage, Art Deco and Spanish Mission. The area is also recognised for its notable examples of early apartment buildings from the 1930s and 1940s.

Themes

The sub-area of Mount Eden is primarily associated with the themes of residential and commercial between 1870 and 1940, transportation and industry.

Places of interest

8a (Mount Eden (Northern))

- 28 Brentwood Avenue
- 50 Cromwell Street
- Dry Stone Wall, Walters Farm, Walters Road/Sandringham Road
- Auckland Meat, 225 Dominion Road

8b (Mount Eden Road)

- 24 Essex Road
- 305 Mount Eden Road
- 465 Mount Eden Road
- 75 Valley Road
- 4 View Road
- 2 Woodside Road
- Till & Sons Building, 427-429 Mount Eden Road
- Former Colonial Ammunition Company (CAC) Building, 26 Normanby Road
- Former Colonial Ammunition Company (CAC) Building, 49 Normanby Road
- Former Mount Eden Post Office, 466 Mount Eden Road
- Former Post and Telegraph Exchange, 466A Mount Eden Road
- Quaker Meeting House, 113 Mount Eden Road
- Mount Eden Methodist Free Church, 391-393 Mount Eden Road
- Mount Eden Methodist Church and Hall, 449 Mount Eden Road
- Mount Eden Bowling Club Pavilion and grounds, 17 Stokes Road
- Mount Eden Domain Tea Kiosk, Mount Eden Domain
- Residential area, Parts of Esplanade Road, Bellevue Road and Sherbourne Road
- Residential area, Part of Valley Road
- Residential area, Stokes Road, Oaklands Road and Rautangi Road
- Residential area, Tarata Street and Ashton Road
- Residential area, Ngauruhoe Street and Essex Road



Corner bay villa (c.1900s), Mount Eden Road



Transitional villas (1910s), Tarata Street



Two-storey bungalow and English Cottage style house (1920s-30s), Eglinton Avenue



Bungalow, Woodside Road

- Residential area and open space, Poronui Street and Nicholson Park
- Residential area, Part of Windmill Road

8c (Mount Eden (Southern))

- Mont Le Grand Flats, 486 Dominion Road
- Mount Eden War Memorial Hall, 489 Dominion Road
- Former Vicarage, 37 Brixton Road
- Te Roto a Rangi, 'The Lake of Rangi', rear of St. Alban's Church, Dominion Road
- Residential area, Mount Le Grand Road and Manatu Street



Arts and Crafts style house, Pencarrow Avenue

RECOMMENDATIONS

Mount Eden is one of the three sub-areas that have been further divided (a, b and c) to assist with the prioritisation process. Mount Eden has been subject to previous detailed heritage studies including, but not limited to, the *Mount Eden Village and Eden Valley Heritage Assessment*¹³ and the *Character/Heritage Study: Eden Valley/Dominion Road*¹⁴. Any future heritage survey undertaken within the Mount Eden sub-area can therefore take the form of a more focussed Level 3 heritage survey.

8a (Mount Eden (Northern))

Priority 3 – Level 3 survey

Mount Eden (Northern) is predominantly covered by an existing Special Character Overlay(s) and thus has a degree of protection. It therefore represents an area in less need of a heritage survey at this time. This nevertheless does not preclude a Level 3 heritage survey being undertaken to investigate *potential* historic heritage places (including areas) in the future.

8b (Mount Eden Road)

Priority 1 – Level 3 survey

Mount Eden Road was one of the Level 2 heritage surveys undertaken as part of the AEHS, the output of which was to create a 'study list' of places of interest, identified during the survey and listed above. Information about each of these places and areas is included in Appendix 2a of the AEHS Survey Report. This, together with a number of recommendations from the AELB resulted in Mount Eden Road being recommended as a prime area for more detailed investigations as part of a Level 3 heritage survey.



Apartment building (1930s), View Road



Former Colonial Ammunition Company (CAC) Shot tower and Building, Normanby Road



Till & Sons Building (c.1905), corner of Mount Eden Road and Essex Road

¹³ *Mount Eden Village and Eden Valley Heritage Assessment* (April 2002), prepared by Matthews & Matthews Architects Ltd

¹⁴ *The Character/Heritage Study: Eden Valley/Dominion Road* (2004), prepared by Boffa Miskell et al.

8c (Mount Eden (Southern))

Priority 1 – Level 3 survey

Mount Eden (Southern) has been identified as having the potential for historic heritage value. Of particular note are a number of thematically interesting places, a place of value to Mana Whenua and some cohesive residential streetscapes recommended by the AELB. As such, Mount Eden (Southern) is considered a prime sub-area for a Level 3 heritage survey.

9 BALMORAL



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|--|--|--|
| <ul style="list-style-type: none"> 1829-1870 1871-1914 1915-1945 1946-1970 1971-2008 No data | <ul style="list-style-type: none"> Original tram lines (by 1911) Extension tram lines (1920s-30s) Rail lines (opened in 1870s-80s) Rail stations Volcanic cones | <ul style="list-style-type: none"> Open space Albert Eden Local Board Boundary HHS sub-area boundary |
|--|--|--|

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9 BALMORAL

Location

The sub-area of Balmoral is located centrally along the southern boundary of the Albert-Eden Local Board area and is bordered by Balmoral Road to the north, Lambeth and Landscape Roads to the south, Mount Eden Road to the left and Sandringham Road to the west.

Settlement

Early Crown allotments were sold in and around Balmoral between 1842 and 1859 following which time a number of large farms were established. The earliest residential subdivisions occurred during the early 1880s, largely concentrated along Balmoral Road. In 1889, the first purpose-built place of worship opened. Further subdivision took place around 1910, predominantly in the northern portion of the area, which saw the construction of many houses just prior to World War I. This coincided with the arrival of Balmoral's first tram line in c.1914 which provided a catalyst for commercial development along Dominion Road. A period of major commercial growth occurred during the 1920s with the establishment of numerous blocks of shops and the Capitol Theatre (1923). Subdivision and suburban development progressed southwards during the inter-war period, supported by the development of major roads and the extension of the tram networks along Sandringham Road (1925) and Dominion and Mount Eden Roads (1930). With three tram lines terminating in Balmoral, the area experienced rapid growth during the 1920s and 1930s. By 1940, the area was largely built out with single-family residential houses. Over time, subdivision of original sections and infill development occurred.

Characteristics

The sub-area of Balmoral is characterised by its residential and commercial development constructed between 1880 and 1940. The area's architectural styles illustrate the progressive southward development of the tram suburb with groups of villas and transitional villas indicating the earliest waves of residential construction along the northern streets close to Balmoral Road. The inter-war era represents the dominant period of construction, visible in the profusion of Californian and cottage bungalows and clusters of English Cottage/Tudor Revival buildings, interspersed with examples of Arts and Crafts, Art Deco and Spanish Mission. The 'stripped classical' is the most prevalent style along the commercial centre.



An example of an early twentieth century subdivision plan for Plunket, Bank, Wairiki and Tui (now Ruapehu) Streets, known as "Town of Manderville" (Deposit Plan 4583)



Looking south toward Balmoral town centre from the Balmoral Road and Dominion Road intersection, 1920s ('Sir George Grey Special Collections, Auckland Libraries, 7-A10950')



Single bay villa (c.1890s), Balmoral Road

Themes

The sub-area of Balmoral is primarily associated with the themes of residential and commercial development between 1880 and 1940 and transportation.

RECOMMENDATIONS

Priority 4

A Level 3 heritage survey of the Balmoral sub-area was undertaken as part of the AEHS project. As part of this process, a number of places and areas were identified and determined to have historic heritage significance or special character for inclusion in the Unitary Plan. Further work within the sub-area is not considered necessary within the near future unless additional information becomes known or opportunities arise to update the existing survey.



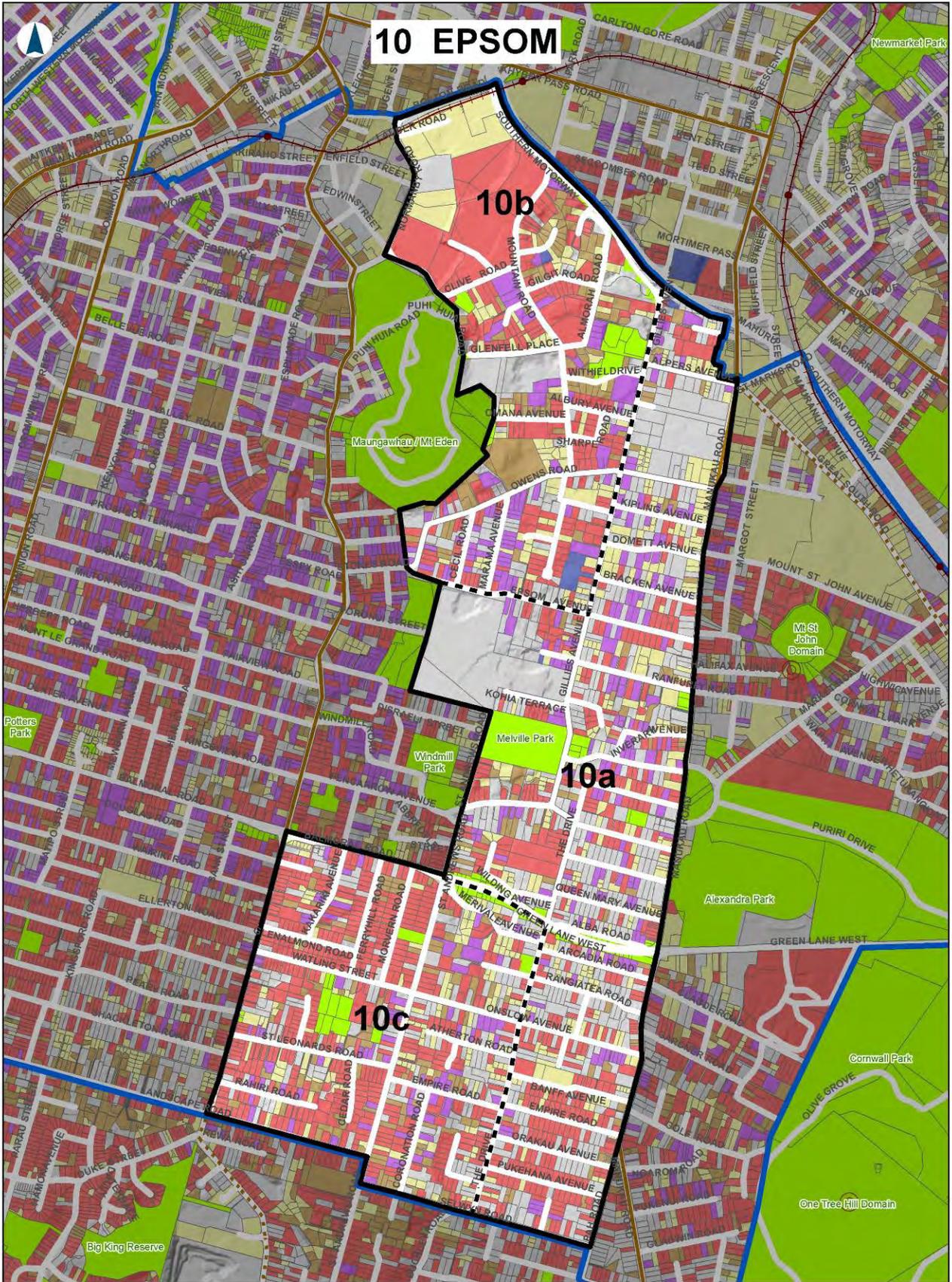
Transitional villa (c.1910s), Pine Street



Californian bungalow (c.1920s), Pine Street



English Cottage (c.1930s), Marsden Avenue



10 EPSOM

- Age of buildings
- 1829-1870
 - 1871-1914
 - 1915-1945
 - 1946-1970
 - 1971-2008
 - No data

- Original tram lines (by 1911)
- Extension tram lines (1920s-30s)
- Rail lines (opened in 1870s-80s)
- Rail stations
- Volcanic cones

- Open space
- Albert Edén Local Board Boundary
- HHS sub-area boundary

Disclaimer
 This map has been produced using data extracted from the Auckland Isthmus Heritage Themes Mapping document (2008) by Auckland City Council and Boffa Miskell. Its use is intended for indicative purposes only, representing the predominant era of development within each sub-area. Sub-area boundaries have been created for the purpose of this project only and are not intended to represent any formal boundaries. They are intentionally broad to allow for the identification and recommendation of existing and future potential survey areas.

10 EPSOM

Location

The sub-area of Epsom is located within the eastern portion of the Albert-Eden Local Board area, bounded by the southern motorway to the north, Landscape and Selwyn Roads to the south, Manukau Road to the east and Mount Eden, St Andrews and Normanby Roads to the west.

Settlement

Epsom is one of Auckland's oldest suburbs, featuring as an area of 'small farms' in Felton Mathew's 1841 map of Auckland. Owing to the area's rich volcanic soil, it became a prime location for both arable and pastoral farming from the 1840s. Market gardens were also established. Whilst one of the earliest known residential subdivisions of 33 lots occurred in 1845, the subdivision of the farmland largely began in the late-1850s and increased momentum during the following decades attracting many of the city's social elite. Rural Epsom thrived. Existing services were strengthened during the 1880s with the establishment of a hall and library (1882), a primary school (1886) and the arrival of the horse trams. Further subdivisions and the advent of the electric trams (1903) in Epsom during the early decades of the twentieth century encouraged the area's rapid population growth and residential and commercial development. This period represented the transition of the area from a predominantly rural settlement to a prosperous suburb of desirable family dwellings. By the 1920s, the last of the vacant sections were occupied.

Characteristics

Epsom is recognised for its abundance of large period houses dating from 1890s to 1930s that are set within generous, highly vegetated grounds on tree-lined streets. Grand Victorian and Edwardian residences, including villas and townhouses, represent the affluence of the early landowners. Some key examples are particularly visible along, and adjacent to, Mountain Road. Later periods of residential development appear to follow this trend and are represented by a range of architectural styles including bungalows, Arts and Crafts and English Cottage. Epsom's proximity to the eastern side of the Mount Eden volcanic cone is evident in the layout of the streets and arrangement of the houses on its lower slopes. Pockets of green open space and vegetation are interspersed throughout the area.

Themes

The sub-area of Epsom is primarily associated with the themes of residential and commercial between 1880 and 1940 and farming.



Looking north-west towards Mount Eden from Onslow Avenue, Epsom showing market gardens ('Sir George Grey Special Collections, Auckland Libraries, 4-1479')



Villa, Castle Drive



Edwardian house, Owens Road

Places of interest

10a (Epsom)

- 89 Ranfurly Road
- Waione, 22 Domett Avenue
- Former Post Office, 311 Manukau Road
- Residential area, Pukehana Avenue

10b (Epsom (Northern))

- 40 Mountain Road
- 87 Mountain Road
- 95 Mountain Road
- 98 Mountain Road
- 114 Mountain Road
- Government House, 119 Mountain Road
- 37 Owens Road
- 18 Gilgit Road
- Residential area, Pukehana Avenue

10c (Epsom (Southern))

- 61 Selwyn Road
- 17, 18 and 20 Bowling Avenue
- 16 Merivale Avenue
- 86 St Andrews Road
- Former Grove House, 22 Merivale Avenue

RECOMMENDATIONS

Epsom is one of the three sub-areas that have been further divided (a, b and c) to assist with the prioritisation process. Epsom has not been subject to previous detailed heritage studies, although a comprehensive local history¹⁵ exists that documents the historical and thematic development of the area. With this in mind, it is recommended that any future heritage survey of Epsom should comprise a combination of both Level 2 and Level 3 heritage surveys.

10a (Epsom)

Priority 2 – Level 2 and Level 3 survey

Epsom (10a) is considered a good area for a future heritage survey. Whilst high-level investigations resulted in only a small number of places of interest being identified, including one street recommended by the AELB, there is the opportunity to gain a more detailed understanding of the area's potential heritage values by way of a future Level 2 and Level 3 heritage survey.

10b (Epsom (Northern))

Priority 3 – Level 2 and Level 3 survey

Epsom (Northern) is predominantly covered by an existing Special Character Overlay(s) and thus has a degree of protection. It therefore represents an area in less need of a heritage survey at this time. This nevertheless does not preclude a Level 2 and Level 3 heritage survey being undertaken to



Bungalow (1920s) Pukehana Avenue



English Cottage style residence (c.1930s), Morvern Road

¹⁵ The History of Epsom (2006) by Graham Bush

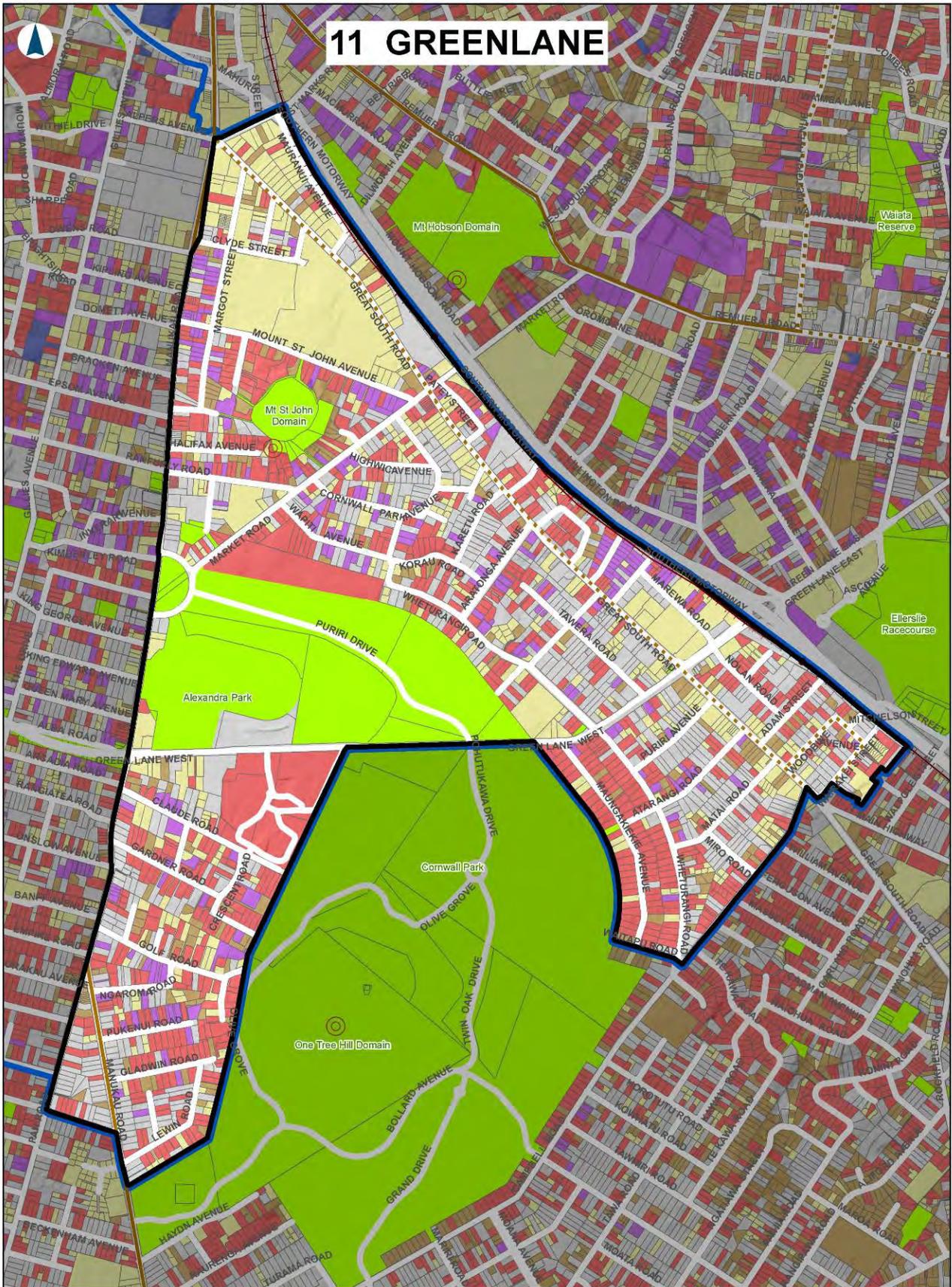
investigate *potential* historic heritage places (including areas) in the future.

10c (Epsom (Southern))

Priority 3 – Level 2 and Level 3 survey

Epsom (Southern) is predominantly covered by an existing Special Character Overlay(s) and thus has a degree of protection. It therefore represents an area in less need of a heritage survey at this time. This nevertheless does not preclude a Level 2 and Level 3 heritage survey being undertaken to investigate *potential* historic heritage places (including areas) in the future.

11 GREENLANE



- | | | |
|------------------|--------------------------------------|------------------------------------|
| Age of buildings | — Original tram lines (by 1911) | ■ Open space |
| ■ 1829-1870 | --- Extension tram lines (1920s-30s) | — Albert Eden Local Board Boundary |
| ■ 1871-1914 | —+— Rail lines (opened in 1870s-80s) | □ HHS sub-area boundary |
| ■ 1915-1945 | ● Rail stations | |
| ■ 1946-1970 | ○ Volcanic cones | |
| ■ 1971-2008 | | |
| ■ No data | | |

Disclaimer
This map has been produced using data extracted from the Auckland Isthmus Heritage Themes Mapping document (2008) by Auckland City Council and Boffa Miskell. Its use is intended for indicative purposes only, representing the predominant era of development within each sub-area. Sub-area boundaries have been created for the purpose of this project only and are not intended to represent any formal boundaries. They are intentionally broad to allow for the identification and recommendation of existing and future potential survey areas.

11 GREENLANE

Location

The sub-area of Greenlane is located along the eastern boundary of the Albert-Eden Local Board area, roughly bordered by the Southern motorway to the north-east, One Tree Hill Domain, Cornwall Park and Cornwall Road to the south and Manukau and Pah Roads to the west.

Settlement

From the 1840s, Greenlane was associated with dairy and grain crop farming. Its rich pastureland encouraged the establishment of farms and attracted the building of country estates within the rural landscape. From as early as 1851, land had been allocated for hospital use and in 1890 the Costley Home for the Aged Poor was built, representing one of the first homes for the care of the elderly in New Zealand. By the 1890s, farms had been subdivided into residential allotments and suburban development had begun to spread southwards from Newmarket. Whilst the area had links with sporting events from the 1850s, it was not until the turn of the century that the Alexandra Park Raceway and Epsom Showgrounds were formally established. In 1902, the tramlines arrived in Greenlane which encouraged further growth and prompted the development of the commercial centre. In 1906, Dilworth School opened. The same year, a new ward at the Costley Home was built and later extended (1917) to improve conditions and relieve overcrowding. The site became a general hospital during World War II and continued to expand over the following decades, well-known for its pioneering surgeries and medical advancements.

Characteristics

The sub-area of Greenlane is defined by the physical relationship between its residential development and the volcanic cones of One Tree Hill and Mount St John, and the open space of Cornwall Park. The area is largely characterised by its residential development constructed between 1900 and 1940. Villas and transitional villas represent some of the early housing stock in the area, but bungalows from the inter-war period feature most strongly, particularly along the boundaries of Cornwall Park. Residences in these areas are generally set within generous lots along attractive tree-lined avenues. A number of larger complexes associated with the local hospital and schools contribute to the sense of openness within the central and northern portions of the sub-area.



View across Greenlane, c.1920s, looking towards One Tree Hill across the showgrounds and with part of Alexandra Park on the right, Puriri Drive left to right across centre and Costley Buildings in Greenlane West ('Sir George Grey Special Collections, Auckland Libraries, 1-W1874')



Greenlane Hospital (centre) and Alexandra Park Raceway, 12 December 1967 ('Sir George Grey Special Collections, Auckland Libraries, 7-A4136')



Corner bay villa (c.1900s), Gladwin Road

Themes

The sub-area of Greenlane is primarily associated with the themes of residential development between 1900 and 1930, Education, Healthcare and Sport.

Places of interest

- 32 Gladwin Road
- 105c Wheturangi Road
- Building 7, Greenlane Hospital, 210 Green Lane West
- Dilworth School complex
- 18 Tawera Road
- Cornwall Park Stone Wall, Green Lane West
- Diocesan Anglican School for Girls Gazebo, 44-46 Margot Street
- 26 Claude Road
- 524-528 Manukau Road
- 604-608 Manukau Road
- 3 Maxfield Place
- 11 Ngaire Road
- 6 Tuperiri Road
- Former Ker House, 6 Emerald Street
- Former Whittome House, 18 Gardner Road, 9A Emerald Street

RECOMMENDATIONS

Priority 2 – Level 2 and Level 3 survey

The Greenlane sub-area represents a good sub-area for a heritage survey. It has not been subject to a previous heritage survey/study but a number of Special Character Areas exist throughout the sub-area, with concentrations along the boundary of Cornwall Park and Mount St John. High-level research and investigations indicate the potential for historic heritage value. Of particular interest are a number of residential houses from the early twentieth century, and institutional buildings such as the Greenlane Hospital main building and the Dilworth School complex.



Transitional villa/bungalow (1910s), Gladwin Road



Bungalow (c.1920s), Gladwin Road



Arts and Crafts style house (c.1920s), Fern Avenue

Albert-Eden Heritage Survey

Appendix 2: Level 2 Survey Outputs

September 2013

Auckland
Council



Tā Kaitiaki o Tāmaki Makaurau

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Appendix 2a: Historic Heritage

List of existing and recorded historic heritage places: Mount Eden Road and Point Chevalier

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MOUNT EDEN ROAD AREA

SCHEDULED PLACES

CHI Number	NZAA	Name	Location	Category	NZHPT Register Number	NZHPT Registration Type
2508		Champtaloup House	621 Mount Eden Road Mt Eden Mount Eden	B	510	Historic Places Category II
2527		COLONIAL AMMUNITION COMPANY SHOT TOWER Colonial Ammunition Company Brick Building	24 Normanby Road Mt Eden Mount Eden	B	87	Historic Places Category I
2534		Crystal Palace Theatre	537 Mt Eden Road 537 Mount Eden Road Mt Eden Mount Eden	B	512	Historic Places Category II
2571		Greyfriars Church Presbyterian	546-522 Mount Eden Road 546-522 Mt Eden Road Mt Eden Mount Eden	B	513	Historic Places Category II
2718		ST BARNABAS CHURCH Anglican	283 Mount Eden Road 283 Mt Eden Road Bellevue Road Mount Eden Mt Eden	A	516	Historic Places Category II
2766		Wharetane Whare Tane Lloyd House Trevor Lloyd House	26 Clive Road Epsom	B	4503	Historic Places Category II
2929		Building	10A Bourne Street Mt Eden	B		None
2931		Carey House Carey House and Garage	2A Coles Avenue Mount Eden	B	509	Historic Places Category II
2935		Building	55 Esplanade Road Mount Eden	B		
2939		Building	14 Horoeke Avenue Mount Eden Mt Eden	B		

CHI Number	NZAA	Name	Location	Category	NZHPT Register Number	NZHPT Registration Type
2948		Bus shelter and public toilets Mt Eden Tram Sheleter and Toilets Mount Eden Tram Sheleter and Toilets	Mount Eden Entrance to Domain Mount Eden Road	B		
2950		Tram Shelter	Mount Eden Road (corner) Lovelock Avenue (corner) Mount Eden	B		
2951		Building	358 Mount Eden Road Mt Eden	B	515	Historic Places Category II
2977		Saint James Church and Hall	View Road Esplanade Road Mount Eden	B		
18434		War Memorial Pillars	Auckland College of Education Poronui Street Mt Eden	B		
18435		Memorial Gates	73 Valley Road Mt Eden	B		
18439		Cuckseys Building	428-434 Mt Eden Road Mt Eden	B		
18447		Building	447 Mt Eden Road Mt Eden	B		
18461		Nesfield House Mt Eden Borough Council Building Mt Eden Fire Station Mount Eden Borough Council Building Mount Eden Fire Station	62-64 Valley Road Mount Eden Mt Eden	B		
19082		Woods Grocers	151-155 Mount Eden Road Mount Eden	B		
19749		Apartment Complex	145-147 Mount Eden Road Mount Eden	B		
11694	R11_17	Maungawhau Mount Eden Mt Eden Maungawhau Mount Eden	Maungawhau Mount Eden Mt Eden	Archaeology		

CHI RECORDED PLACES (UNSCHEDULED AND NOT REGISTERED)

CHI Number	NZAA	Name	Location
2934		Chellodene	27 Esplanade Road Mount Eden
2936			24 Essex Road Mount Eden
2938			22 Hillside Crescent Mount Eden
2947			305 Mount Eden Road Mount Eden
11309	R11_1641		Valley Road Maungawhau Mt Eden Auckland City
13746		Mt Eden Light anti-aircraft site	Mount Eden Auckland City
16626	R11_2351		5 Woodside Road Mt Eden Road Mt Eden Auckland
18509		Mount Eden Methodist Church Mount Eden Methodist Church and Hall	449 Mount Eden Road 449 Mt Eden Mount Eden Mt Eden Auckland
19515		Mt Eden College The Auckland Presbyterian College for Ladies Ltd	6 Stokes Road Mount Eden
19733		Mount Eden Tea Kiosk	Puhi Huia Road Mount Eden

POINT CHEVALIER AREA

SCHEDULED PLACES

CHI Number	NZAA	Name	Location	Category	NZHPT Register Number	NZHPT Registration Type
18466	R11	Ambassador Theatre Ambassador Picture Theatre	1218-1220 Great North Road Point Chevalier Auckland	B		
12766		Rangimatarau	Coyle Park Point Chevalier Auckland	Sites and places of significance to Mana Whenua		
17144		Te Tokaroa headland Te AraWhaka Peka Peka a Raurangi Te Ara Whaka Peka Peka a Raurangi	Pt Chevalier Road Pt Chevalier Auckland	Sites and places of significance to Mana Whenua		

CHI RECORDED PLACES (UNSCHEDULED AND NOT REGISTERED)

CHI Number	NZAA	Name	Location
83		TUAHINE	Point Chevalier Waitemata Harbour map location estimated.
210		KATIE S	Meola Creek end of Wainui Street Point Chevalier Waitemata Harbour
1019		Wharf: Coyle Park	Coyle Park Point Chevalier Waitemata Harbour.
5775	R11_76	Midden	Meola Creek Pt Chevalier
11500	R11_349	?Te Rehu	Meola Creek Westmere
14357	R11_2213	Dry stone wall	Waterview Off-Ramp (East Bound) North Western Motorway Waterview
14358	R11_2214	Midden	Waterview Off-Ramp Waterview
17142		House site	De Leun Street Pt Chevalier

17143		Midden	St Michaels Ave Pt Chevalier
17144		Te Tokaroa headland Te AraWhaka Peka Peka a Raurangi Te Ara Whaka Peka Peka a Raurangi	Pt Chevalier Road Pt Chevalier
17567	R11_2425	Maori Other	Target St Selwyn Village
17568	R11_2424	Maori Other Point Chevalier Training Camp & Butts	Coyle Park Point Chevalier
18668		ASB Pt Chevalier Auckland Savings Bank	1210 Great North Road Point Chevalier Auckland
19939		Gateway	956-990 Great North Road Point Chevalier

Appendix 2b: Historic Heritage and Special Character

Mount Eden Road Level 2 Study List: Places of interest

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ALBERT-EDEN HERITAGE SURVEY: LEVEL 2 SURVEY

Updated 30 September 2013

MOUNT EDEN ROAD STUDY LIST – PLACES/AREAS OF INTEREST FOR FURTHER RESEARCH AND INVESTIGATION

Photographs taken by Auckland Council during May 2013 unless noted otherwise.

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google street view 2012</p>	Villa	24 Essex Road, Mount Eden CT-97C/684 LOT 1 DP 161979	Residential architecture	<p>In c.1870, the property was built by Samuel Grey, Mayor of Mount Eden from 1910 to 1931. It remained in the Grey family until 1972. Access to the house was formerly gained from Valley Road. Historic aerial photographs would suggest that the two-storey villa has been extended but it is not highly visible from the public realm so its integrity cannot be verified. It reputedly has a fine verandah¹ and an intact interior².</p> <p>Further research and clarification needed.</p> <p>Potential values: Historical, Physical attributes</p>
	Villa	305 Mount Eden Road, Mount Eden CT-72B/499 FLAT 1 SHED 1 DP 123963 ON LOT 1 DP 27593 1/2 SH 1553 M2	Residential architecture	<p>Built in 1875 by Louise Adolphus Durrieu, Government Accountant and Auditor, 305 Mount Eden Road is reputedly the fourth house built in the district.³</p> <p>An early colonial cottage made of kauri and (originally) a shingle roof, the building apparently remains largely unchanged. The property is not highly visible from the public realm so its integrity has yet to be fully determined.</p> <p>Part of the original land between the homestead and Mount Eden Road was gifted to Mount Eden Borough in 1985 by Durrieu's daughter – Pauline Durrieu – as a reserve. The reserve was developed by Council during 1986/7.⁴</p> <p>Identified via the Unitary Plan engagement feedback process.</p> <p>Potential values: Historical, Social, Physical attributes.</p>

¹ Houses/Housing record MEBL – Land ownership and subdivision in Mount Eden, Auckland Council Archives

² Pers. comm. Peter Haynes (Albert-Eden LB Chair)

³ McAlister, B., 1983, *From Farms to Flats - The History of Land Use in Mount Eden*, p.14

⁴ Information obtained from a plaque located in the Reserve

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Villa	465 Mount Eden Road, Mount Eden CT-923/14 LOT 1 DP 27635	Residential architecture	<p>The land upon which the building at 465 Mount Eden Road stands formed part of Allotment 6, Section 10 of the 1840s Government Land sales. By 1882, the allotment was subdivided by Prince and on 21 January of that year, part of Allotment 6 was purchased by Edward Walter Puckey (1837-1924), Judge of the Native Land Court.</p> <p>The exact date of construction is unknown, but it is visible in a photograph dated 1885, making it one of the oldest surviving buildings in Mount Eden village. From 1917, a number of medical practitioners lived in the property and by the late 1920s, the site had been reduced in size. Further subdivision occurred during the following decades.⁵</p> <p>The building is a two-storey villa of timber construction with timber weatherboard cladding. Some modifications and additions have occurred which may compromise the integrity of the place, however its form and general detailing remain. The building is now in use as a restaurant.</p> <p>The building reflects Mount Eden village's early development, being associated with its earliest period of residential subdivision.</p> <p>Potential values: Historical</p>
	Apartments	75 Valley Road, Mount Eden CT-625/92 LOT 2 DP 20967	Residential development	<p>The Valley Road flats were built in the late 1930s for W. Thomas and represent a new form of housing that developed during the 1930s and is particularly noticeable in Mount Eden. Constructed of brick, early plans indicate that the ground floor originally comprised two one-bedroom flats.⁶</p> <p>A good example of its type the scale of which takes into account other residential properties on Valley Road. Further research is needed.</p> <p>Potential values: Historical</p>

⁵ Truttman, L. J., 10 November 2005, *Historical Summary 465 Mount Eden Road, Mount Eden*

⁶ Auckland Council property records: 75 Valley Road

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Apartments	4 View Road, Mount Eden CT-689/196 LOTS 5-6 DP 20954	Residential development	<p>The land upon which the View Road flats were built formed part of the 1927 subdivision of part Allotment 3.⁷ The flats were built in 1937, and represent a new form of housing that developed during the 1930s and is particularly noticeable in Mount Eden. Constructed of plastered brick with a tiled roof, the architectural plans indicate that it was designed by architect P. C. Garrett for owner Miss M. Regan. The comprised five flats, each consisting of four rooms and one bathroom.⁸</p> <p>Plans dated 1946 and drawn up by architect A. C. Jeffries suggest that a two-storey portion of the building (possibly to the rear of the site) were added at a later date.⁹</p> <p>The interesting configuration and largely intact exterior (interior not viewed) of the building makes it a very good example of its type.</p> <p>Potential values: Historical, Physical attributes</p>
	House	2 Woodside Road, Mount Eden CT-97C/38 LOT 2 DP 161692	Residential architecture	<p>Woodside Road was established during November 1896 by Arthur Yates when he subdivided Allotment 102 into 18 sections. His brother, Ernest Yates, a seed merchant and New Zealand manager of Arthur Yates & Co. held the title to the original two-acre property from 1899.¹⁰</p> <p>The building at 2 Woodside Road is very good example of a bungalow with careful attention to detail. The date of construction and architect are currently unknown. The building was built on a stone base with timber weatherboard walls and a pressed metal roof with prominent brick chimneys. It has been extended to the rear and the western portion of the site has been subdivided, but views from the road suggest that the building retains a relatively high degree of intactness.¹¹</p> <p>Potential values: Historical, Physical attributes, Aesthetic</p>

⁷ Deposit Plan 20954

⁸ Auckland Council property records: Building Permit: 4 View Road; Auckland Council property records: 4 View Road

⁹ Auckland Council property records: property records: 4 View Road

¹⁰ Oliver, H., 1982, *Land Ownership and Subdivision in Mount Eden 1840-1930*, p.19; Deposit Plan 1714; LINZ records: CT 95/50 (cited in Truttman, L. J., 11 June 2007, *Research Summary 2 Woodside Road, Mt Eden*)

*Note that Oliver refers to Ernest Yates establishing the subdivision, whereas the plan indicates that the land was surveyed for Arthur Yates.

¹¹ Based on Deposit Plan 38284 and 1940/1959 historic aerials

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Residential area	Part Esplanade Road, part Bellevue Road and part Sherbourne Road, Mount Eden	Residential development	<p>In 1874, Thomas Morrin subdivided original Allotments 4 and 5 into 33 residential lots along Mount Eden Road and 15 larger lots fronting onto Bellevue Road and part of Esplanade Road. Bellevue Road (formerly Albert Avenue) was dedicated in 1879 during the subdivision of du Moulin's Allotments 9 and 10.¹²</p> <p>The streets are characterised predominantly by villa development, but infill flats are evident here and there. Some of the larger lots, particularly to Esplanade Road have experienced the erection of garages. Overall, the period of development remains consistent throughout the streets within the indicative boundary and the majority of the villas contribute positively to the area. Of particular note are the corner bay villa at 23 Bellevue Road and the bay villas at 56 and 58 Esplanade Road.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>
	Residential area	Part Valley Road, Mount Eden	Residential development	<p>Valley Road was established by early Auckland and accountant Charles Tohill in 1872. His property comprised original Allotments 7 and 8 which was subdivided into 12 approximately four acre sections and six smaller two acre sections.</p> <p>The residential development along this section of Valley Road comprises Victorian villas, transitional villas and Californian bungalows. The contribution of the buildings to the streetscape vary along the road, with a number of sections along the northern side of the road sitting on elevated sites. Alterations and additions have had an impact of certain places within the street.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest along the road. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>

¹² Oliver, H., 1982, *Land Ownership and Subdivision in Mount Eden 1840-1930*, pp.12 and 14

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>'Sir George Grey Special Collections, Auckland Libraries, 4-2684B'</p> 	Residential area	Stokes Road, Oaklands Road	Residential development	<p>Early pioneer John Stokes owned property in this area from as early as 1845.¹³ In 1873, James Stokes (a relative) vested Stokes Road in the Crown. John Batger acquired Allotments 10 and 11 from John Stokes in 1879 and began subdividing the land. Sections were still being sold as late as 1921 suggesting the development was gradual.¹⁴</p> <p>Historic photographs (c.1890-99 left) reveal that this area was settled quite early, corresponding with the establishment of Mount Eden Village. A number of early buildings remain (refer photograph, left), although some changes have occurred which compromise their integrity to varying degrees. The architectural styles are not consistent, but correspond with the gradual development that took place between the late nineteenth century and early twentieth century. There are underlying historical values associated with early patterns of residential development in Mount Eden. The immediacy of Mount Eden is apparent.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>
	Residential area	Tarata Street, Ashton Road	Residential development	<p>An area predominantly characterised by transitional villa development. There is a particularly cohesive and intact group along Tarata Street, quite possibly constructed at the same time and by the same builder. Tarata Street was originally named Edenside Road and was named Chester Street until 1938.¹⁵</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>

¹³ Davenport, J., 1990, *Street Names of Auckland Their Story*, p.213

¹⁴ Oliver, H., 1982, *Land Ownership and Subdivision in Mount Eden 1840-1930*, pp.12 and 14

¹⁵ Davenport, J., 1990, *Street Names of Auckland Their Story*, p.220

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google Maps 2013</p>	Residential area	Ngauruhoe Street, Essex Road	Residential development	<p>Essex Street represents a relatively intact and representative example of late nineteenth/early twentieth century residential development close to Mount Eden Village. Characterised predominantly by villas of varying forms, there is a sense of cohesion in the street. This development is echoed in Ngauruhoe Street particularly toward the western end, at which point the land drops away and there is an usual stone wall and planted road reservation.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>
 <p>Sir George Grey Special Collections, Auckland Libraries, 7-A4529'</p>	Residential area	Poronui Street, Nicholson Park	Residential development Industry	<p>Named in 1907 as East Avenue, Poronui Street was developed during the early decades of the twentieth century.¹⁶ A mixture of villa and bungalow styles feature along the street, to the north and south sides respectively. The Poronui Flats are an understated landmark on the corner of Poronui Street and Mount Eden Road, built c.1937-8 as a new form of housing located close to amenities and the tram route.¹⁷</p> <p>Glimpsed views of Mount Eden are gained between the houses on the northern side of the street and at the end of the street.</p> <p>Flanking Poronui Street is Nicholson Park, which is associated with Mount Eden's industrial and recreational history. The place is of interest for its connections with quarrying, tile-making and Mount Eden's bowling and tennis clubs. Of particular note is the use of the place as the Cowperthwaite Tile Factory, established c.1916 (see photo, left) just off Disraeli Street. It was the first factory in New Zealand to produce concrete blocks and tiles, some of which are visible in a number of the buildings fronting Nicholson Park and also associated with the Cowperthwaite family.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>

¹⁶ Auckland Libraries: Auckland City Street Names

¹⁷ Dragicevich, J., 06/03/2005, *Research Summary 488-492 Mt Eden Road*

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Residential area	Part Windmill Road	Residential development	<p>Windmill Road is named after the former Mount Eden Flour Mill, established by William Mason in 1844 and representing Mount Eden's first industry.¹⁸</p> <p>Windmill Road is characterised by more open, spacious sites with a mixture of relatively intact villas and bungalows. There is a strong cluster of villas on the south side. It's a well-planted street with matures trees, green spaces, wide verges/berms and distant views which collectively contribute to the aesthetic qualities of the street as a whole.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Further site-specific research and survey work is required to determine the heritage values of the area and, if necessary, appropriate boundaries.</p>

¹⁸ Auckland City Council, Mt Eden Area Maungawhau Heritage Walks, p.12

BUILDING THE CITY (Commercial)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
  <p>'Sir George Grey Special Collections, Auckland Libraries, 1-W1219'</p>	Till & Sons Building	427-429 Mount Eden Road, Mount Eden CT-610/18 LOT 1 DP 21182	Commercial architecture	<p>Till's Bakery was established in 1885 and is visible on an early Deposit Plan dated 1898. The name S. Till is also referenced as the owner on a later plan dated 1927.¹⁹ The exact date of the existing building is unknown, but it is visible in a 1905 photograph (left and circled) of Mount Eden village where it appears as one of the early two-storey commercial buildings.</p> <p>A brick building designed in the classical Italianate style, the Till & Sons building appears largely intact and is complemented by an associated yet more modest brick building that served as the bakery.</p> <p>Potential values: Historical, Physical attributes, Aesthetic.</p>

¹⁹ Maungawhau Heritage Walks booklet, p.8; Deposit Plans 1985 and 21182

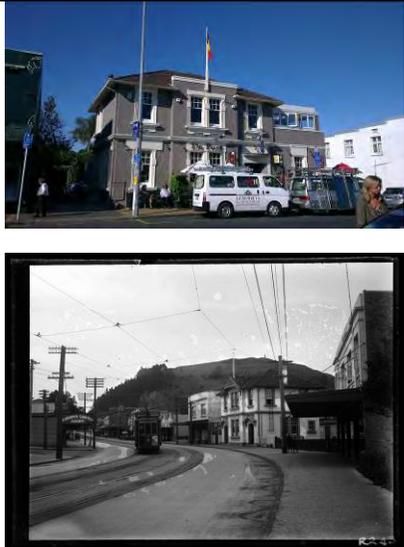
WORK				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Former Colonial Ammunition Company (CAC) Building	26 Normanby Road, Mount Eden CT-48767 Lot 2 DP 312430 368m2	Industry	26 Normanby Road originally formed part of a complex of buildings associated with the Colonial Ammunition Company (CAC), the first munitions factory in New Zealand. The Company was founded in 1885 by Major John Whitney and W H Hazard with support from the Government, partly in response to the threat of a Russian invasion. The Mount Eden factory closed in 1982 and the site has been redeveloped. ²⁰ The date of 1922 is located on the front of the stone building at 26 Normanby Road, but its original use is uncertain. It represents one of only a small number of early structures associated with the Mount Eden CAC factory to remain. Others include the nationally and internationally significant shot tower and the brick building located at 49 Normanby Road. It is also an example of an early C20th basalt industrial building, of which few are known in the area. ²¹ Potential values: Historical, Physical attributes, Context. Further work could be undertaken to consider whether the extent of place of the Shot Tower (a scheduled building) be extended to encompass 26 Normanby Road.
	Former Colonial Ammunition Company (CAC) Building	49 Normanby Road, Mount Eden CT-32675 Unit D19 UP 308465, AU 27 UP 308465, AU 29 UP 308465	Industry	49 Normanby Road originally formed part of a complex of buildings associated with the Colonial Ammunition Company (CAC), the first munitions factory in New Zealand. The Company was founded in 1885 by Major John Whitney and W H Hazard with support from the Government, partly in response to the threat of a Russian invasion. The Mount Eden factory closed in 1982 and the site has been redeveloped. ²² The date of the brick building at 49 Normanby Road is unknown and its original use is uncertain. It represents one of only a small number of early structures associated with the Mount Eden CAC factory to remain. Others include the nationally and internationally significant shot tower and the stone building located at 26 Normanby Road. ²³ Potential values: Historical, Physical attributes, Context.

²⁰ IPENZ Engineering Heritage website: <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=2228> (sighted 13/05/2013)

²¹ NZHPT Register Number 87: Colonial Ammunition Company Shot Tower: <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=87> (sighted 13/05/2013); Hayward, B. W. et al., 2011, *Volcanoes of Auckland The Essential Guide*, pp.75-9

²² IPENZ Engineering Heritage website: <http://www.ipenz.org.nz/heritage/itemdetail.cfm?itemid=2228> (sighted 13/05/2013)

²³ NZHPT Register Number 87: Colonial Ammunition Company Shot Tower: <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=87> (sighted 13/05/2013)

GOVERNMENT				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>'Sir George Grey Special Collections, Auckland Libraries, 35-R243'</p>	Former Mount Eden Post Office	466 Mount Eden Road, Mount Eden CT-85B/320 LOT 1 DP 143612 SUBJ TO & INT IN R/W & FUEL EASEMENTS	Public Services and Facilities	<p>The former Mount Eden Post Office was built in 1909 as Mount Eden's first purpose built Post Office, although a postal bureau had been established as early as 1885.²⁴</p> <p>The Post Office building housed a mailroom and public area on the ground floor, with accommodation on the first floor. The building ceased to operate as a Post Office in c.1989 following which time it has been in use as the 'De Post' bar.</p> <p>The design of the rendered masonry building is likely to have come from the General Architects Office, headed by Chief Government Architect John Campbell, but this has yet to be verified. Sometime before 1953, the gabled roof over the front projecting bay (visible in the photograph left) was removed.²⁵ The building has been extended, but its original form and design remains legible.</p> <p>The building has thematic interest and exhibits similarities to contemporary Post Offices such as the Epsom Post Office (former) also built in 1909 and the Mount Albert/Kingsland Post Office (former) built in 1911.²⁶</p> <p>Potential values: Historical, Social, Physical attributes, Context.</p> <p>There is the opportunity to consider the former Post and Telegraph Exchange building (below) within the context of this place.</p>

²⁴ Albert-Eden Local Board, Maungawhau Heritage Walks, p.13

²⁵ Refer also to the 1953 photograph from the 'Sir George Grey Special Collections, Auckland Libraries, 7-A10930'

²⁶ Bush, G., ed., 2006, *The History of Epsom* (Auckland: Epsom & Eden District Historical Society, Inc.), p.138; NZHPT Register Numbers 678 and 4507: Mount Albert Post Office (former) and Epsom Post Office (former) respectively <http://www.historic.org.nz/theregister/registersearch.aspx> (sighted 13/05/2013)

GOVERNMENT				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Former Post and Telegraph Exchange	466A Mount Eden Road, Mount Eden CT-114C/645 LOT 1 DP 184603	Public Services and Facilities	<p>The former Post and Telegraph Exchange, is located directly, and discretely, behind the former Mount Eden Post Office. Built in 1915 by builder J. Jarman, the concrete building has an unusual palette of architectural detailing, but appears to have been originally influenced by the Classical style. The building continued operation as a post and telegraph exchange until 1947.²⁷ The building underwent changes during its conversion into its current use as Mantell's restaurant and accommodation,²⁸ making its level of intactness questionable.</p> <p>The provision of the service reflects the growth of the Mount Eden village by the First World War and its consolidation as a village in its own right.</p> <p>Potential values: Historical, Physical attributes(?)</p> <p>There is the opportunity to consider this building within the context of the Former Post Office (above).</p>

²⁷ Dragicevich, J. 08/03/2005, *Research Summary 466A Mt Eden Road, Mt Eden* (UID 1072)

²⁸ Mantell's website: http://www.mantells.co.nz/mantells_mteden_auckland_venue.htm (sighted 21/05/2013)

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Quaker Meeting House	113 Mount Eden Road, Mount Eden CT-93378 Lot 1 DP 323257 857m2	Religion	<p>In 1912, the site of the Quaker Meeting House was purchased by Quakers John Fletcher Jackson, Theodore West and Ernest Henry Wright. The following year, West built the Meeting House. Constructed of rendered masonry or concrete, the design appears to have been influenced by the bungalow (institutional) style. In 1988, a kitchen extension was added.²⁹</p> <p>The building is the only extant purpose built Quaker Meeting House in Auckland.³⁰ The place has the potential to contribute to the understanding of the historical development of the Quaker movement in Auckland as an important gathering place but further research is needed to validate this.</p> <p>Potential values: Historical, Social</p>
  <p>'Sir George Grey Special Collections, Auckland Libraries, 7-A4323'</p>	Mount Eden Methodist Free Church	391-393 Mount Eden Road, Mount Eden CT-35C/367 LOTS 4 7 PT LOTS 6 8 DP 308	Religion (Churches)	<p>The first section of the timber building now known as Mount Eden Methodist Free Church is believed to have been erected in 1877 as Mount Eden's first school. It was also utilised as a church servicing the Anglican, Wesleyan and Free Methodist religious community. Reference is made to the school moving to a new site in 1879 and the Free Methodists purchasing the property.³¹ An 1884 plan shows that a building adjacent to the Church building was still referred to as the School House.³²</p> <p>In 1942, a brick church building was constructed adjacent to the earlier structure, by which time it was used as a Baptist Church.³³ On the centenary of the Church, a further building was erected in order to accommodate the growing congregation. The new church building was opened on 15 October 1977.³⁴</p> <p>The timber church building, located on a conspicuous corner site, has experienced a number of additions, the impact of which on the values of the place will need to be determined. Although modified, the building represents patterns of Mount Eden's social and cultural history as one of the earliest buildings in the area.</p> <p>Potential values: Historical, Social</p>

²⁹ CT 194/31; MEB 128/2 and MEB 128/10, Mt Eden Building Permits, City Archives (cited in Truttman, L. J., 25 October 2005, *Research Summary 113 Mt Eden Road (Quaker Meeting House)*)

³⁰ Houses/Housing record MEBL – Land ownership and subdivision in Mount Eden, Auckland Council Archives; pers. comm. Peter Haynes (Albert-Eden LB Chair)

³¹ Albert-Eden Local Board, Maungawhau Heritage Walks, p.7

³² Deposit Plan 308

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
  <p>Historic photograph from 'In This Familiar Place' by Helen Laursen, page 31</p>	Mount Eden Methodist Church and Hall	449 Mount Eden Road, Mount Eden CT-14A/1474 PT LOT 25 DP 1985 -SCHOOL CHURCH & HALL	Religion (Churches)	<p>The land upon which the Church and Sunday School stand formed part of the 'Prince's Property' subdivision and was purchased in 1898 for £160.³⁵ The foundation stones were laid on 1 November 1899 and the buildings were completed in 1900. Designed by prominent Auckland Architect Arthur H. White, the church was a timber building set on stone piles with a slate roof.</p> <p>In 1975, the church was extended to accommodate a lounge and kitchen, and sometime after the 1980s, some of the building's external detailing was removed. In 2010, the church and hall buildings connected to serve as both a church and community centre.³⁶</p> <p>Potential values: Historical, Social, Physical attributes</p>

³³ Albert-Eden Local Board, Maungawhau Heritage Walks, p.7

³⁴ Auckland Weekly News, 25 October 1977, *Celebrating 100 Years*

³⁵ Laursen, H., 1999, *In This Familiar Place, The Mt Eden Village Methodist Church Centenary 1899-1999*, p.11

³⁶ *Ibid.*, p.9

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
  <p>Historic photograph from 'Mount Eden's First Hundred Years' by E. C. Franklin, page 117</p>	<p>Mount Eden Bowling Club Pavilion and grounds</p>	<p>17 Stokes Road, Mount Eden</p> <p>CT-86D/378, CT-93D/109, CT-93D/108, CT-6/183 LOT 1 DP 121336 (GN B877754.1) PT ALLOT 49 SEC 6 AK SUBS SO 22183 (GN B001213.1)</p>	<p>Sport</p>	<p>The Mount Eden Bowling Club was founded in 1896 and three allotments were purchased between Valley Road and Mount Eden Road for playing grounds. In 1904, two further greens were laid to serve as croquet lawns. By 1910, the bowling grounds were in poor condition and membership had grown, but a request by the Club to the Epsom and Mt Eden Domain Board to relocate to Nicholson Park was refused as the area in question was Crown Land. In 1926, a further request was granted and work began on filling and levelling the previously quarried site.³⁷</p> <p>Fundraising took place for the building of a Pavilion. Designed by noted Auckland architect A. Sinclair O'Connor, the brick building is a prominent feature in an interesting historic landscape. The greens were completed in 1929 and the pavilion built in 1930.³⁸</p> <p>Potential values: Historical, Social, Physical attributes, Context</p>

³⁷ Angelo, F. M., 1989, *The Changing Face of Mount Eden*, p.52

³⁸ Ibid.; Mt Eden Bowls website, *History of Lawn Bowls at Mt Eden*, <http://www.mtedenbowls.co.nz/History> (sighted 23/05/ 2013)

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>'Sir George Grey Special Collections, Auckland Libraries, 7-A10970'</p>	Mount Eden Domain Tea Kiosk	Mount Eden Domain, Eden Terrace NA, NACT-824/102 PT ALLOTS 1A 53 111 121 SEC 6 SUBS AK LOT 3 DP31644 SEC 1 SO63939	Community Facilities	<p>Built in 1926, the Mount Eden Domain Tea Kiosk was designed by well-known architect A. Sinclair O'Connor who was responsible for a number of community, commercial and residential buildings in Auckland during this time. Other local examples of his work include the Mount Eden Bowling Club and the Cheapside buildings on Dominion Road.³⁹</p> <p>Constructed of rendered brick with a terracotta roof in the Spanish Mission style, the building is complemented by garden setting (albeit modified over time) and the wider Mount Eden Domain landscape.</p> <p>The building has been subject to additions and modifications to ensure its ongoing use, but its original form and layout remains legible.</p> <p>The tea kiosk represents a relatively unusual building type and is of thematic interest.</p> <p>Potential values: Social, Physical attributes, Aesthetic, Context</p>

The map on the final page of this document shows the places and areas of interest identified in this study list for the Mount Eden Road level 2 survey area.

³⁹ Matthews & Matthews Architects, 2013, *Mount Eden Tea Kiosk Heritage Evaluation*

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Mount Eden Road Level 2 HHS Study List – Updated 30 September 2013

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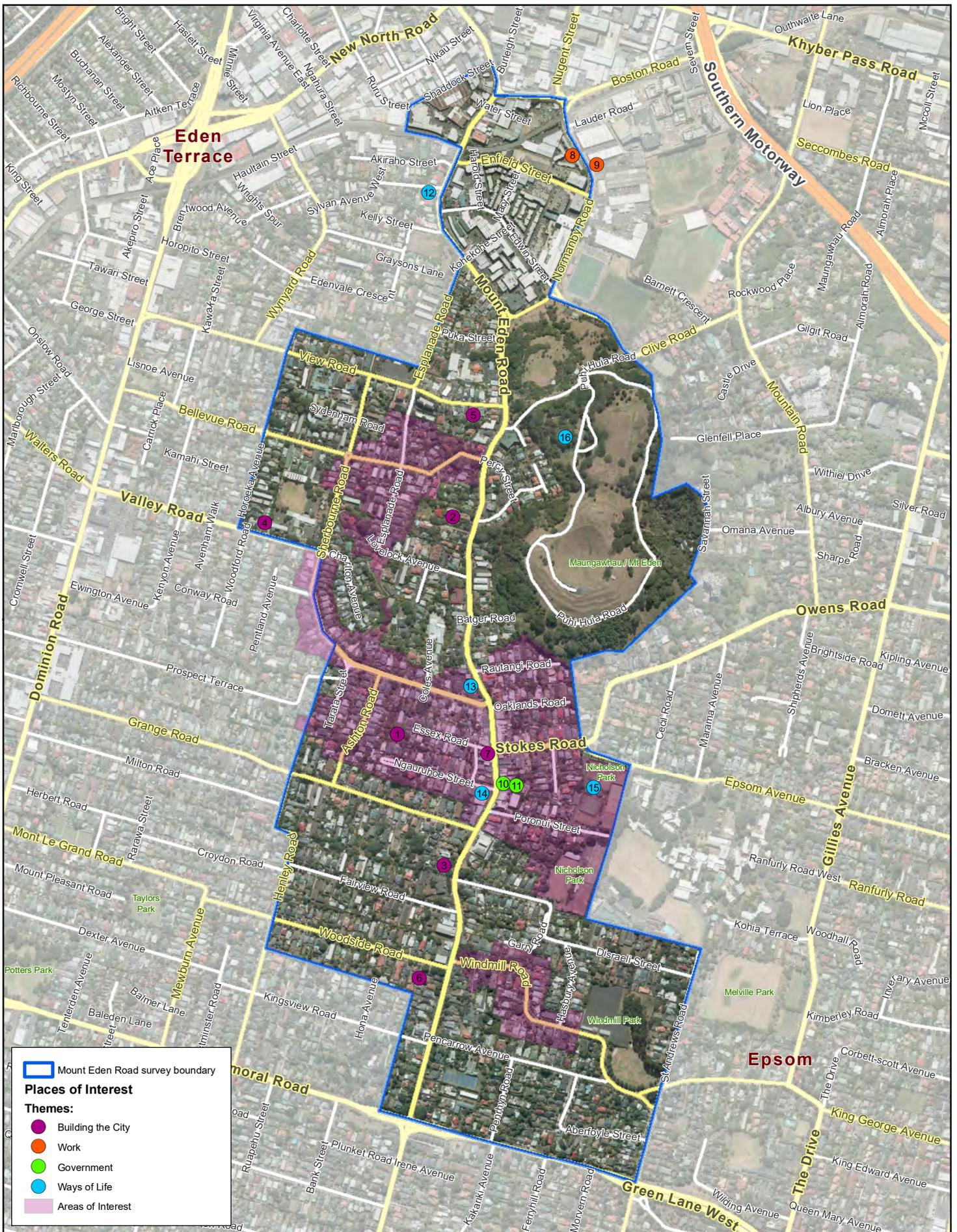
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Legend

- Mount Eden Road survey boundary
- Places of Interest Themes:**
 - Building the City
 - Work
 - Government
 - Ways of Life
 - Areas of Interest

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Level 2: Mount Eden Road

Places of Interest



Date: 3 September, 2013

Ref Number: C107179

Path: U:\CityWide\Geospatial\Information Services\

Logit\C107179 - Albert-Eden Historic Heritage Survey

Published Name: Mount Eden Road - Heritage Survey A4P.pdf

Scale: 1:12,000 @ A3



Auckland Council
Tū Kaurahoua o Tāmaki Makaurau

Appendix 2c: Historic Heritage and Special Character

Point Chevalier Level 2 Study List: Places of Interest

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ALBERT-EDEN HERITAGE SURVEY: LEVEL 2 SURVEY

Updated 30 September 2013

POINT CHEVALIER STUDY LIST – PLACES/AREAS OF INTEREST FOR FURTHER RESEARCH AND INVESTIGATION

Photographs taken by Auckland Council during May 2013 unless noted otherwise.

INFRASTRUCTURE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
  <p>Fanshawe Street Waste-water Pumping Station (courtesy NZHPT)</p>	Point Chevalier Waste-water Pumping Station	40 Oliver Street, Point Chevalier No further information available	Utilities	<p>The Point Chevalier Waste-water Pumping Station No.5 was built in 1928 and represents a relatively unusual building type.¹ The structure is very similar to the waste-water pumping station located on Fanshawe Street in the city. Information from the annotated 1908 Plan of Auckland suggests that the latter was erected between 1908 and 1918.²</p> <p>Potential values: Historical, Physical attributes</p>
 <p>September 2013</p>	Stone wall	Point Chevalier Beach		<p>The largely retaining stone wall that stretches along Point Chevalier Beach was recommended by the Heritage Advisory Panel.</p> <p>Further research and investigations would need to be carried out to understand its potential heritage values.</p>

¹ Auckland Council Property Records (ACC Filenet): 40 Oliver Street

² NZHPT records citing ACC 014-D11, Map D11 – July 1918

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google street view 2012</p>  <p>September 2013</p>	'Te Whare' Holiday Flats	11-15 (or 13) Joan Street, Point Chevalier (address needs confirmation) CT-19C/327 Lot 9 DP 9635 578m2	Residential	The building(s) was constructed between 1923 and 1925 as holiday flats, representing a time when Point Chevalier was more of a holiday destination still somewhat 'detached' from the city. ³ Recommended by a historical society member. Further research and investigation is needed. Photographs show two different buildings on or near the noted street address(es). Potential values: Historical, Social

³ Kennaway, L., *Point Chevalier: A Walk through our history*

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google street view 2012</p>	State Pensioner Housing	6-12 Pelham Street, Point Chevalier CT-88D/159 LOT 2 DP 148881	Residential architecture (state housing)	<p>Built in 1938 by Mr E. G. Rose and opened by MP John A. Lee, this property is believed to represent the first state units in Auckland specifically designed and built for pensioners.⁴</p> <p>During the same year, Christchurch Council established a new direction by erecting the first complex of rental cottages/flats for old-age pensioners, leading to an informal distinction between state and council housing provision.⁵</p> <p>The building is a single-storey structure of brick and timber construction and comprising four-units.</p> <p>The building has the potential to provide further information on the establishment and historical development of state and council provisions in Auckland and New Zealand.</p> <p>Potential values: Historical, Social</p>

⁴ Ibid.

⁵ Ben Schrader. 'Housing and government - Council housing', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12, URL: <http://www.TeAra.govt.nz/en/housing-and-government/page-4>

BUILDING THE CITY (Residential)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Villa	92 Point Chevalier Road, Point Chevalier CT-47C/819 Lot 2 DP 348 1330m2, Lot 3 DP 348	Residential architecture	<p>The Old Homestead, also known as 'Ridgemont', is located on a prominent corner site at the southern end of Point Chevalier Road. The building's origin and date of construction are unknown, but uncorroborated references are made by a number of sources to two buildings being joined in the 1880s to form the homestead.⁶</p> <p>The land upon which the building stands formed part of John Mattson's 49 acre Allotment 19 in 1874, which he subdivided ten years later. At this time, the only recorded dwelling on the land was Mattson's house, located close to the end of present-day Alberta Street. In 1889, the property was acquired by Thomas Garrett and by 1897 it was in the ownership of Joseph and Jane Hanken (also spelt 'Hankin', possibly where the formal title of 'Hankin Estate' came from). In 1937, the property was subdivided by Elspeth Hanken and by this time the 'attached' buildings existed.⁷ The place reputedly served as a school at one stage, and also as a boarding house.⁸ In 1973, the property was acquired by the Public Trustee who leased it to the Associated Churches of Christ Church Extension and Property Trusts Board in c.1974 until they purchased the property in 1980. During this time a number of additions and alterations were carried out to the building for its use as the 'Old Homestead Community House', operated by Point Chevalier Community Committee. An auditorium was added to the rear in 1982 to accommodate the growing interest of the community and number of visitors (now exceeding 20,000 per year).⁹</p> <p>The building is unusual in form and appears to retain a degree of traditional elements. It is said to currently be in a poor state of repair with potential changes proposed in the future. It is a local landmark, valued by the community. The place has potential heritage value but further work is needed to verify its age/origin and to establish whether alterations have compromised the integrity of its physical attributes.</p> <p>Potential values: Historical, Social, Physical attributes, Aesthetic</p>

⁶ The Aucklander, 16 March 2012, *Hope for Pt Chev Homestead*, <http://www.theaucklander.co.nz/news/hope-for-pt-chev-old-homestead/1306744/> (sighted 20/05/2013); The Point Chevalier Hub, *History*, <http://www.pointchev.com/> (sighted 20/05/2013)

⁷ Truttman, L., Pt Chevalier Times. August 2010 *The Old Homestead: "Ridgemont"*, No.13

⁸ Ibid.; The Point Chevalier Hub, *History*, <http://www.pointchev.com/> (sighted 20/05/2013)

⁹ Ibid.

BUILDING THE CITY (Commercial)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Pasadena Buildings	1041 Great North Road, Point Chevalier CT-57B/73, CT-57B/74 SHOPS 1,2 DP 101707 ON LOT 32 DP 19235 2/7 SH 602 M2	Commercial architecture	<p>The area of Point Chevalier known as Pasadena was, in 1911, part of 149 acres of land located between Great North Road, Point Chevalier Road and Meola Creek owned by William and James Thomson and Alexander Bell.¹⁰</p> <p>The Pasadena Buildings are located on a relatively conspicuous corner site, visible on the eastern approach into Point Chevalier. Built in c.1930, the same year that the electric tram lines extended into Point Chevalier, the building reflects the growth of the area at that time.</p> <p>Originally operating as a local butcher shop, in addition to a grocer, fruiter and confectioner, the building served the local community along with visitors to the area.</p> <p>Constructed of plastered masonry, the building features a prominent Dutch gable and Spanish Mission influences, a style noticeably adopted in a number of the residential properties in Point Chevalier.</p> <p>Potential values: Historical, Aesthetic</p>
	Shop	290 Point Chevalier Road, Point Chevalier CT-362/223 LOT 3 DP 7475	Commercial architecture	<p>In 1911, the land upon which the shop and associated dwelling stand formed part of the subdivision of Lot 11 of Allotment 22 "Town of Meola Extension No.2", surveyed for R. T. Michaels.¹¹ In 1941, the land was owned by HM the King.¹² Further research is needed.</p> <p>The single-storey structure is likely to have been built during the 1910s-20s, a key period of development in Point Chevalier. It would have served the growing community that was establishing itself on the nearby residential subdivisions. Of masonry construction with a painted finish, the building appears to retain its original shop front with intact form and fenestration. Of particular note is a painted motif on the north elevation of the building, making it a noticeable structure on its corner site. The building represents one of a group of small shops located along Point Chevalier Road.</p> <p>Potential values: Historical, Social, Context</p>

¹⁰ Truttman, L., Pt Chevalier Times, August 2010, *Pasadena: a piece of California at Point Chevalier*, No.13

¹¹ LINZ: DP 7475

¹² LINZ: SO 32167

BUILDING THE CITY (Commercial)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Old Bakery	506-508 Point Chevalier Road, Point Chevalier CT-322019 Lot 1 DP 380419 417m2	Commercial architecture	<p>Built as a bakery and two shops in 1927 for D Armishaw at a cost of £2,100.¹³ Two-storey masonry building with predominantly intact shop-fronts.</p> <p>Changes were undertaken to the property during the mid-2000s including a change in cladding and structural upgrading (2005), a 2-lot subdivision and amalgamation with boundary adjustment (2006) and creation of vehicle parking and manoeuvring area (2007).¹⁴</p> <p>Further research needed.</p> <p>Potential values: Historical, Physical attributes</p>

¹³ Auckland Council Property Records (ACC Filenet); Kennaway, L., *Point Chevalier: A Walk through our history*

¹⁴ Auckland Council Property Records (ACC Filenet)

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
	Point Chevalier Town Centre	1210-1234 Great North Road, Point Chevalier	Commercial development	<p>A group of buildings reflecting commercial development associated with the growth of Point Chevalier during the late-1920s/early-1930s and in response to the arrival of the tram in 1930.</p> <p>Comprising a series of single and multi-storey structures, of predominantly plastered brick construction, the buildings include the prominent Ambassador Cinema, the ASB Bank and the former Fisheries Building. These buildings are the designs of prominent Auckland architects A. Sinclair O'Conner (Cinema, Fisheries building) and D. B. Patterson.</p> <p>The inter-war structures appear intact examples of their type and possess strong contextual value.</p> <p>An indicative area boundary for further research and survey work is provided in Appendix 1.</p> <p>Potential values: Historical, Physical Attributes, Aesthetic, Context</p>
 <p>September 2013</p>	Residential area	Part of Walker Road, Pelham Avenue, Rama Road, Hawea Road, Formby Avenue, Smale Street, Berridge Avenue, Studholme Street, Miller Street, Alberta Street and Montrose Street	Residential development	<p>This residential area captures “Springside”, the first large-scale residential subdivision in Point Chevalier. Dating from 1882, the subdivision incorporated the streets of Morton and Albert (now Montrose and Alberta Streets respectively), a church reserve and a school reserve.¹⁵ Residential development however, appears to have occurred sometime later.</p> <p>Another residential subdivision occurred in 1924 which resulted in the formation of Park Avenue (now Pelham Avenue) and Seymour Road (now Smale Street). Development within this area predominantly dates from the inter-war period with a small number of earlier and later buildings interspersed.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>

¹⁵ Sir George Grey Special Collections, Auckland Libraries, NZ Map 2695

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google street view 2012</p>	Residential area	Target Street	Residential development	<p>Target Street formed part of Allotment 21, which was subdivided into residential subdivisions in 1930 and 1932.¹⁶ The street is largely characterised by single-storey brick and timber bungalows from the 1930s, many of which benefit from open views over Walker Park.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>
 <p>Google street view 2012</p>	Residential area	Parts of Huia Road, Kiwi Road, Walmer Road, Wakapitu Street and Moa Road	Residential development	<p>This residential area captures a large proportion of the “Liverpool Estate Subdivision”, part of the “Town of Meola Extension, No.9). Streets were surveyed for the Liverpool Estate Syndicate in 1913 (Moa Street), 1914 (Huia Street) and 1920 (Kiwi Road).¹⁷ Walmer Road was surveyed in 1924.¹⁸ The streets area predominantly characterised by single-storey bungalows from the inter-war period.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>
 <p>Google street view 2012</p>	Residential area	Parts of Moa Road, Riro Street, Premier Avenue, and Kettle Street, Kanuka Street and De Luen Street (pictured)	Residential development	<p>Much of this residential area represents later subdivisions, such as Kanuka Street in 1939.¹⁹ However, Premier Avenue was first surveyed for subdivision as early as 1913 on behalf of Thompson and Bell.²⁰ The area is predominantly characterised by single-storey brick and timber state houses, interspersed with pockets of green open space. Streets such as Kanuka, Kettle and De Luen Streets represent good examples of state house planning, with curvilinear street, cul-de-sacs and a roundabout which mark the distinct shift from the previous pattern of bungalow subdivisions.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>

¹⁶ LINZ: DP 24719 and DP 23198

¹⁷ LINZ: DP 8812, DP 9764 and DP 15118

¹⁸ LINZ: DP 17921

¹⁹ LINZ DP 38271

²⁰ LINZ DP 8743

BUILDING THE CITY (Areas)				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>Google street view 2012</p>	Residential area	Part of Great North Road	Residential development	<p>This residential area incorporates a portion of Great North Road that comprises a group of bungalows and Art Deco buildings predominantly dating from the 1920s and 1930s.</p> <p>Refer to the map on the final page of this document for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>

GOVERNMENT				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>grunta@ihug.co.nz http://111emergency.co.nz/FIRE/Stations-Auckland/PointChevalierFireStn.JPG</p>	Former Point Chevalier Fire Station	59 Point Chevalier Road, Point Chevalier CT-343/147 LOT 229 DP 8813	Public Services and Facilities – Fire Service	<p>In 1921, the Auckland Fire board purchased the land upon which the former Point Chevalier Fire Station stands and built a fire shed to accommodate a hand pump.²¹ At this time, the Mt Albert Fire Brigade provided a fire service, at a cost, to the Point Chevalier district.²²</p> <p>The Point Chevalier Fire Station was built in 1926 to a design by noted Auckland architect D. B. Patterson during his tenure as Chief Architect for the Auckland Fire Board. Constructed of plastered brick over two storeys with a terracotta tile roof, the fire station was built before much of the development that occurred locally during the 1930s and 1940s. It is thought likely that the site was also utilised by the St John's Ambulance Service during the 1920s to 1930s.²³</p> <p>The station represents one of a small number of fire stations existing in the Albert-Eden Local Board area from the early decades of the twentieth century a period when Auckland was provided fire fighting coverage just before and following the First World War.</p> <p>The fire station closed in July 1985 and was sold a year later. It is now in private ownership.</p> <p>Some minor changes have occurred to the building including a first floor extension to the rear, but its form and detailing remain largely intact. Of thematic interest.</p> <p>Potential values: Historical, Physical attributes, Context</p>

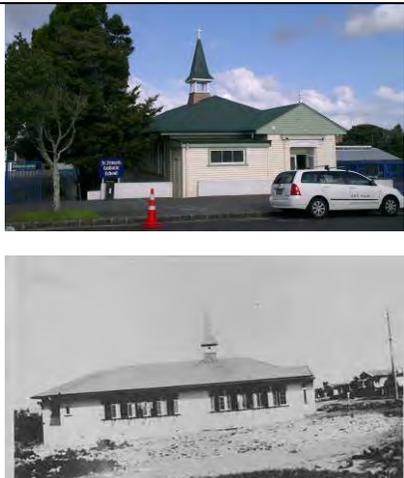
²¹ LINZ: CT 343/147; McLean, G., 1992, *Fires and Fire Fighting* p.144; Gillan, G. M., 1985, *United to Protect: An Historical Account of the Auckland Fire Brigade 1848-1985*, p.58 (cited in Truttman, L. J., 4 October 2005, *Research Summary 59 Pt Chevalier Road, Point Chevalier (former Fire Station)* UID 970)

²² Gillan, G. M., p.58 (cited in Truttman, L. J., 4 October 2005, *Research Summary 59 Pt Chevalier Road, Point Chevalier (former Fire Station)* UID 970)

²³ Historian Lisa J. Truttman suggests that this is likely based on valuation records that reference "photographs showing brick St Johns Ambulance Shed" on the site, City Archives

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
  <p>'Sir George Grey Special Collections, Auckland Libraries, 4-4927'</p>	The Church of Ascension	11 Dignan Street, Point Chevalier CT-263/105, CT-481/3 Pt Lot 16 DP 3322 921m2, Pt Lot 16 DP 3322 1083m2, Lot 6 DP 21471	Religion	<p>Located on Dignan Street, named after one of the earliest settlers in Auckland, the Church of Ascension was built in 1918. Built to a cruciform plan with a bell tower that was once the highest point in the district, the church was reputedly constructed of native timbers. An attractive building that reflects the detailing of the transitional period, the church appears predominantly intact.</p> <p>In the early 1940s, the Rattray Memorial Hall was built in the church grounds for use as a Sunday School and to provide a space for the Boy Scouts, Girl Guides and the Church Indoor Bowls Group. The hall was extended in the 1950s.²⁴</p> <p>Potential values: Historical, Social, Physical Attributes</p>

²⁴ The Church of the Ascension website: <http://www.ascension.org.nz/history.htm>

WAYS OF LIFE				
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes
 <p>'Sir George Grey Special Collections, Auckland Libraries, 7-A11012'</p>	St Francis Catholic Church/School	2 Montrose Street, Point Chevalier CT-3D/1130, CT-695/378, CT-606/255, CT-86D/353, CT-690/170, CT-740/115 LOTS 1 2 DP 49912 LOTS 100-105 DP 348 ALLOTS 358 359 TITIRANGI PSH PT LOT 1 DP 2093	Religion Education	St Francis Catholic Church, part of the St Francis School complex, was built in 1930. During the week, the building was used as a two-room classroom. It is said that the internal partition was removed and the desks turned into pews for Mass during the weekend. In 1948, the first school buildings arrived which comprised of two former American army huts. ²⁵ A modest extension to the Montrose Street elevation does compromise the building's formal frontage to a degree, yet its form, design and detailing appears to remain largely intact from the exterior. Potential values: Social
	Villa St Francis Church Presbytery	32 Point Chevalier Road, Point Chevalier CT-740/116, CT-8A/762 PT LOTS 1 2 DP 29546	Residential architecture Religion	The date of the villa is unknown, but a house is noted on Section 108 of Lot 19 in an early subdivision plan dated 1882 which may indicate the building was constructed prior to this date. ²⁶ Although little is known of the building's origins, the Catholic Church purchased the property in 1943 for use as a presbytery in association with the adjacent church building and school. The place appears to have undergone numerous external alterations and additions. ²⁷ Potential values: Historical

The map on the final page of this document shows the places and areas of interest identified in this study list for the Point Chevalier level 2 survey area.

²⁵ Kennaway, L., *Point Chevalier: A Walk through our History* leaflet

²⁶ Deposit Plan 348

²⁷ Kennaway, L., *Point Chevalier: A Walk through our History* leaflet

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Truttman, L. J., 4 October 2005, *Research Summary 59 Pt Chevalier Road, Point Chevalier (former Fire Station)* UID 970



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Level 2: Point Chevalier Places of Interest

Date: 9 September, 2013

Ref Number: C107179
 Path: U:\CityWide\Geospatial\Information Services\
 Logit\C107179 - Albert-Eden Historic Heritage Survey
 Published Name: Point Chevalier - Heritage Survey A4P.pdf



Scale: 1:12,000 @ A3



Appendix 2d: Issues Mapping

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MOUNT EDEN ROAD AND POINT CHEVALIER: LEVEL 2 ISSUES MAP

<p>Strength</p>	<ul style="list-style-type: none"> • There is a good amount of information available about both of these areas. Information is available through past planning projects and other studies and initiatives, including: <ul style="list-style-type: none"> ○ Point Chevalier and Western Springs Precinct Plan (this plan identifies “Green the city and protect our heritage” as a key outcome with short and medium term priorities which relate to identification, protection, enhancement and interpretation of heritage). ○ Character and Heritage Study: Mount Eden Village • The Local Board plan identifies Point Chevalier town centre as a place for urban renewal and upgrade to reach its full potential. • There are some existing regulatory controls to protect and maintain historic heritage and special character in these areas. In particular, the Mount Eden Business Special Character Area and Residential 2 (Isthmus B) areas around Maungawhau/Mount Eden. • There is a high degree of community interest in heritage in both areas, and active community groups, such as: <ul style="list-style-type: none"> ○ Point Chevalier Community Committee ○ Western Bays Community Group ○ Point Chevalier and Avondale-Waterview Historical Society ○ Friends of Maungawhau ○ Epsom and Eden Historical Society • There is some work toward interpretation, including the Mount Eden/Maungawhau heritage walk and Point Chevalier Heritage Walk. • There are a few areas that have been surveyed, or where survey is identified as a priority. <ul style="list-style-type: none"> ○ Point Chevalier Coastal Walkway (2000) ○ Transit New Zealand Western Ring Route, Waterview Connection (2008) ○ Point Chevalier coastline is identified as a coastal priority area for survey ○ Point Chevalier has been identified as an archaeological priority area • Mount Eden is involved in Auckland Council's BID (Business Improvement District) Programme. BIDs are partnerships between the council and the business sector. BID programmes are funded by target rates applied to commercial properties within a defined boundary area. Council collects the BID target rate and distributes the funds to business associations who deliver the BID programme in their area. BID initiatives support local employment and business development. Heritage environment and urban design are outcomes of the BID programme. • The Balmoral Survey team and the Local Board had a good relationship and worked together to define/decide where the Level 2 surveys should take place within Albert-Eden.
<p>Weakness</p>	<ul style="list-style-type: none"> • Low survey coverage in Point Chevalier. There are no special character or historic heritage areas identified, and only a small number of scheduled places. A small area of interest has been identified in Point Chevalier and added to the study list for future investigation. • Survey in Mount Eden has been described by the Local Board as patchy (this resulted in the recommendation that Mount Eden Village should have a Level 2 survey.)

MOUNT EDEN ROAD AND POINT CHEVALIER: LEVEL 2 ISSUES MAP

Opportunity	<ul style="list-style-type: none"> • There is an opportunity to extend protection to places that have been identified on the study list, but that have not been evaluated at this level. They could be placed in the pre-1944 overlay or a similar precautionary overlay providing interim protection. • There is a future opportunity to undertake further modules on the Level 2 study areas. Modules that would be particularly beneficial include: archaeology, urban design, geology and community and Mana Whenua values.
Threat	<ul style="list-style-type: none"> • Transport projects such as rail electrification, New Network (2014-2015) and City Rail Link may have an impact on Balmoral. Improved transport connections could lead to economic pressure to intensify and redevelop around transport corridors. In the Unitary Plan, there are proposed THAB zones around Great North Road (Point Chevalier) and Mount Eden Road. • In some areas, THAB zoning is proposed adjacent to Residential 2 (Isthmus B), and this could result in negative edge effects. Some of these places include: Mount Eden Road, Poronui Street and Valley Road. • The Plan Change 163 decision casts uncertainty on the management of places in the Residential 2 zone (Isthmus B) around Mount Eden. • New earthquake-prone building legislation could have an impact on Mount Eden and Point Chevalier town centres.

Gaps	Proposed Further Work or Strategic Management Recommendations
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Non-regulatory controls (such as design guidelines) would be of benefit to these areas. • It could be useful to have a local list of heritage places, maintained by the Local Board. The list could form material consideration during the planning process (this would require provision in the Unitary Plan).

Albert-Eden Heritage Survey

Appendix 3: Level 3 Survey Outputs

September 2013

**Auckland
Council**
Te Kaitiaki o Tāmaki Makaurau



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Appendix 3a: Historic Heritage

List of existing and recorded historic heritage places: Balmoral

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BALMORAL

SCHEDULED PLACES

CHI Number	NZAA	Name	Location	Category	NZHPT Register Number	NZHPT Registration Type
2498		Capitol Theatre Capitol Cinema	610-612 Dominion Road Balmoral	B	508	Historic Places Category II
2953		Building	710 Mount Eden Road (Cnr Watling Street) Mount Eden	B		
2954		Blink Bonnie Coldicutt House	753 Mount Eden Road 753 Mt Eden Road Mount Eden Mt Eden	A	2606	Historic Places Category II

NZHPT REGISTERED BUT NOT CURRENTLY SCHEDULED

CHI Number	NZAA	Name	Location	NZHPT Register Number	NZHPT Registration Type
2594		Building	42 Marsden Avenue Mount Eden Mt Eden	514	Historic Places Category II
2595		Building	46 Marsden Avenue Mount Eden Mt Eden	2608	Historic Places Category II
2596		Building	60 Marsden Avenue Mount Eden Mt Eden	2609	Historic Places Category II

CHI RECORDED PLACES (CURRENTLY UNSCHEDULED AND NOT REGISTERED)

CHI Number	NZAA	Name	Location
17036		Edendale WWI Memorial Gates	Edendale School 491 Sandringham Road Sandringham
18898		Lambeth Road - Kiwitea Street (part) State Housing Conservation Area	Lambeth Road Kiwitea Street Sandringham

Appendix 3b: Historic Heritage

Balmoral Level 3 Study List: Places of Interest

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ALBERT-EDEN HERITAGE SURVEY: BALMORAL LEVEL 3 SURVEY STUDY LIST

PRELIMINARY RESEARCH PRIORITIES: PLACES/AREAS OF INTEREST

Photographs taken by Auckland Council during March/April 2013 unless noted otherwise.

THEME: INFRASTRUCTURE					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	A.E.P.B. sub-station	250 Balmoral Road, Sandringham CT-784/36 Lot 1 DP 30426 904m2	Utilities	The Auckland Electric Power Board was established in 1922. This sub-station is dated 1942.	1 An intact example that appears to still be in use and highlights an under-represented theme.
	(Koko Classics, 2013)	743 Mount Eden Road, Mount Eden CT-89C/489, CT-1313/21 PT ALLOT 97 SEC 10 SUB AUCK SO 34841	Utilities	In 1947, the land upon which the property stands was taken for Electric Power purposes. The land was acquired from a Maud Edith Williamson, who also owned the neighbouring property (741 Mount Eden Road) at this time. ¹	2 An intact example, but use has changed. Makes a positive contribution to the wider thematic context.
	Sandringham Service Station	581 Sandringham Road, Sandringham CT-494/246 Lot 3 DP 22151, Lot 4 DP 22151 357m2	Transport	Service station/garage (possibly early example in the area, local representative of this building type). Built c.1929 for S. J. Waring, with additions in 1930. Waring was a partner with Norman Arthur Thayer, the proprietor of the service station. Known as the J & A Walker Service Station from 1940 to 1955. ²	3 Of thematic interest as the only garage/service station in the survey area and still in use. An early representative of this building type in the area. Of low risk – captured under the Sandringham Character Overlay area.

¹ Cadastral map DP 34841

² Auckland City Council, *Balmoral and Sandringham Heritage Walks*, p.31

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Villa (Misa Christmas Trees, 2013)	116 Balmoral Road, Balmoral CT-751/257, CT-962/260 PT ALLOT 108 SEC 10 AUCKLAND SUBS	Residential architecture	Unusual for its extensive section (likely representing an early subdivision) and striking as an intact villa of unusual form with ancillary buildings. May have been built by builder Ernest Lee McKinstry (who built the main block of the Auckland Hospital in 1875-6 and the 1896 additions to St Andrew's Anglican Church, Epsom). Date of villa unknown, but McKinstry was living there before 1918 until his death in 1938. Owned by Misa family since 1940. ³ A subdivision plan dated 29 September 1915 indicates that the property was surveyed at this time for a Mr Holmes, but no reference is made to a house. ⁴	1 Unusual architectural configuration and an important representative of early subdivisions in the area (of which few large residential lots remain). Unitary Plan proposed zoning indicates potential risk to the site.
	Villa	148 Balmoral Road, Balmoral CT-102A/174 Lot 1 DP 169129 1470m2	Residential architecture	Earlier single-bay villa on larger section to neighbours. Possibly owned by James Conway in 1899. ⁵	2 Limited information about this place has been found to date. Located on a larger section (compared to its immediate neighbours) and appears to retain integrity of built form, features and materials.
	Villa	229 Balmoral Road, Balmoral CT-212/87 Lot 1 DP 8734 738m2	Residential architecture	Corner bay villa. Little other information known at this time.	3 Limited information about this place has been found to date. Appears to retain integrity of built form, features and materials.

³ Papers Past, *Auckland Star*, Volume LXIX, Issue 206, 1 September 1938, p.22; *Roll of Honour Press*, Volume LIV, Issue 16224, 24 May 1918, p.8; and *Auckland Star*, Volume LXXIV, Issue 309, 30 December 1943, p.1; Misa Christmas Trees website: <http://www.misachristmastrees.co.nz>

⁴ Cadastral Map DP 10493

⁵ Cadastral Map DP 2065

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	House	5 Bank Street, Mount Eden CT-621/136 PT LOTS 46 47 DP 4583	Residential architecture	Arts and Crafts/English Cottage house, unusual within the survey boundary area, but within close proximity to 621 and 625 Mt Eden Road (notable Arts and Crafts buildings), in addition to a row of more modest, but similarly styled buildings along the northern side of Balmoral Road. NOTE: Council plan records include a plan for proposed residence for G. Milligan Esq., as part of an application dated 1918.	2 Good example of an Arts and Crafts residence, but limited information has been found to date.
	Villa (Eclipse Retreat)	874 Dominion Road, Mount Roskill CT-6A/891 Lot 1 DP 53613 1341m2	Residential(?) architecture	A two-storey villa that appears to remain relatively intact in form. Not visible from Dominion Road and only partially visible from adjacent Pollard Park. Possible early owner is Frank Phillips. ⁶ Currently a retreat for men with mental health illness and respite for families.	2 Good example of a two-storey Victorian villa, of which there are no other known examples of this type in the Balmoral study area. Visibility from public realm limited, so current integrity of fabric cannot be verified. Limited information has been found about this place to date.
	House – Parry Lodge(?), Centennial Park	92 Marsden Avenue, Balmoral CT-108C/994 Lot 4 DP 176682 2202m2	Residential architecture Public spaces (if incorporated with adjacent Centennial Park) Geology	Large building c.1910s-1920s, but with possible modifications. Ancillary buildings and mature trees (on a large, albeit subdivided, site). Note stone boundary walls around Centennial Park. A 1926 Cadastral Map ⁷ indicates that R. H. Thurlow owned the property. In 1939, the land was surveyed for subdivision of part allotments 111 and 112 into four lots, including this house (lot 2) and what would later become Centennial Park (lot 4). ⁸ The adjacent land that now comprises the Centennial Park appears to have once formed part of this property. The park was sold to the council in 1940. ⁹ A lava cave is located on the site of 92 and 92a Marsden Avenue and is a geological feature that is scheduled for its scientific/educational value in the Isthmus District Plan. ¹⁰	1 Notable and unique example within the study area of a place which represents layers of heritage interest. Grand two-storey residence that appears to be of the transitional period (although visibility is limited from the public realm), mature trees, outbuildings, stone walls, lava cave and a historical relationship with the adjacent Centennial Park.

⁶ Cadastral Map DP 600

⁷ DP 19350

⁸ DP 14969

⁹ Angelo, F. M., 1989, *The Changing Face of Mount Eden*, pp. 65-6 (refer also to Centennial Park photo on p.65)

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Villa	118 Marsden Avenue, Balmoral CT-1040/162 LOT 2 DP 39145	Residential architecture	Villa, unusual roof form that is visible on the 1940 historic aerial. On a 1951 subdivision plan, it is referred to as a "wooden house". Little other information.	3 Unusual roof form. Limited information has been found about this place to date.
	Cottage	45 Peary Road, Mount Eden CT-78D/342 FLAT 1 DP 120464 ON LOT 58 DP 7638 1/3 SH 1123 M2	Residential development/architecture	Possible early L-plan cottage, but site has been subdivided and cottage has experienced numerous modifications and additions. Potential to capture as part of Peary Road area.	3 Potentially an early cottage, but highly modified and little information about the place found to date.

¹⁰ Auckland City Council District Plan – Isthmus Section, Appendix 3B, p.3

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Villa	2 Ruapehu Street, Mount Eden CT-118A/567 FL 1 AP 188080 ON LOT 56 DP 4583 ½ SH 1214 M2	Residential architecture	A rendered brick/stone bay villa, with distinct and unusual detailing. Adornments possibly added at a later date, but overall detailing suggests they could be original. <i>"Ruapehu Street was created in c.1904, and named Tui Street, when Samuel Bradley, a timber merchant from Onehunga, and Francis Mander from Whangeri sold 104 sections at this location. Wairiki Road and Bank Street were also formed. Ruapehu Street is one of three streets in Mount Eden named after the volcanic mountains of the central North Island. Shown on the "Manderville" subdivision map of 1915(?) as Tui Street, by 1942 the name had been changed to Ruapehu Street."¹¹</i> <i>Francis Mander was a Member of Parliament, pioneer sawmiller and father to early acclaimed New Zealand novelist Jane Mander, author of 'The Story of a New Zealand River' of 1920, claimed to be an inspiration for the film 'The Piano' by Jane Campion.</i>	2 Unusual detailing, quite distinct within the wider area. Little information about the place has been discovered to date.
	House	130 Shackleton Road, Mount Eden CT-6A/316 LOT 2 DP 53171	Residential architecture	Villa located on top of a basalt outcrop. Shackleton Road was formerly known as Francis Avenue. ¹²	3 Little information has been currently found about the place.

¹¹ Auckland War Memorial Museum Collections & Resources, Streets

¹² Cadastral Map DP 17288

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	House	1 Plunket Road, Mount Eden CT-172/107 LOT 26 DP 4583	Residential architecture	<p>Originally designed as a villa by prominent architect G. Selwyn Goldbro' in 1910, the form and style of the house was substantially changed by a second story addition in English Cottage style 1919, to the design of the original architect.</p> <p><i>"Goldbro' was born in Auckland. He studied architecture there under R Mackay Fripp during 1884-88 before travelling to Australia. He worked in Melbourne until 1891 and then in Sydney under Messrs Sulman and Power, Mr Howard Joseland and Mr Theo Kemmis. On his return to Auckland in 1886 he joined Mackay Fripp in partnership. The partnership was dissolved in 1898 but during these two years Goldbro' had been awarded second prize in the competition for the Auckland Stock Exchange and first prize in the competition for the Taranaki Club, New Plymouth. Several years later he established a partnership with Henry Wade and this firm was responsible for a wide variety of domestic and commercial buildings including the Terminus Hotel, Helensville (1906), Bishopscourt, Parnell (1906), Patterson Memorial Wing, St John's College (1909), Dalgety's Building, Customs Street (1912) and the Papatoetoe Orphanage (1922). He was awarded second prize in the competition for the Auckland Stock Exchange and first prize in the competition for the Taranaki Club, New Plymouth. Goldbro' was an inaugural member of the New Zealand Institute of Architects formed in 1905. During the last two years of his life he was a partner in the firm Goldbro' and Carter."</i> (From NZHPT Website)</p>	<p>2</p> <p>An interesting example of the domestic work of a prominent architect of the time, and contributor to the character of 'Manderville'.</p>

THEME: BUILDING THE CITY (Residential)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	House (group of houses)	59 Balmoral Road, Mount Eden CT-97B/438 Lot 1 DP 18171 1358m2	Residential architecture	One of a number of English cottage style houses located on Balmoral Road.	2 Good example of an English Cottage style residence, but limited information has been found to date. Could be considered as part of a group of places/area.

THEME: BUILDING THE CITY (Areas)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Balmoral Road villas (Number 208 pictured, left)	206A – 218 (could possibly extend to 226) Balmoral Road, Balmoral	Residential development	<p>Group of villas with interesting, but varying detailing.</p> <p>Potential for incorporation with the Wiremu Street villas.</p>	2 Good group of bay villas and remnant of Victorian residential development along Balmoral Road. Moderate risk based on Unitary Plan proposed zoning as some sit within the single-housing zone while others sit outside in a higher density zone.
 	Calgary Street/Halesowen Avenue area	Calgary Street and Halesowen Avenue, Mount Eden	Residential development	<p>Calgary Street comprises a mixture of villas, transitional villas and bungalows, some of which have second storey additions. A tree-lined street, planted in grassed berms/verges with a combination of boundary treatment including stone walls, fences and low hedges. Smaller sections, with buildings close to the front boundary. Only a small number of dwellings have garages built to the front of the property.</p> <p>Halesowen Avenue is characterised by a mixture of villas and bungalows, with a greater number of bungalows evident along the eastern section of the street. A small number of Art Deco buildings exist throughout the street, together with some new build.</p> <p>There is an interesting concentration of some villas close to Sandringham Road (west end), which are likely to represent the first sections developed along the street. These streets represent a good example of the development of the early decades of the twentieth century reflecting the different architectural styles associated with that period.</p> <p>Places of interest within the area:</p> <ul style="list-style-type: none"> • 65 Calgary Street (cnr Highcliffe Road) 1930s brick building. • 3 Halesowen Avenue – a rendered brick villa (pictured left). 	1 Calgary Street and Halesowen Avenue are notable examples of streets in the study area that physically document the story of its historical development. A good representation of how suburban settlement developed in Balmoral and responded to factors such infrastructure. Higher risk of change based on the Unitary Plan's proposed zones for these streets, reflecting the potential for higher intensities of development.

THEME: BUILDING THE CITY (Areas)

Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Halston Road/Queens Avenue area	Halston Road and Queens Avenue, Mount Eden	Residential development	<p>Halston Road consists of a mixture of bungalows with a strong grouping of villas and transitional villas to the western end close to Dominion Road. The buildings are situated close to their front boundary on relatively small sections creating a more intimate and uniform character, enhanced by the planted trees along the grassed berms/verges. Only one replacement multiple-unit development has occurred along the road.</p> <p>The layout of Queens Avenue is interesting in that it is the only street within the Balmoral survey area that has only one formal street frontage (south). The northern sections are through-lots, the buildings of which front Halston Road potentially indicating that this early subdivision covered a smaller area. A number of fruit(?) trees line the road along this northern boundary and a hedgerow running the length of Queens Avenue, on the northern edge of the berm has been put forward by a local resident as a feature of interest. The buildings within the street comprise of some transitional villas, but they are not as consistently grouped as those on Halston Road. Some subdivision has occurred.</p> <p>Possible character overlay area? Places/features of interest within the area:</p> <ul style="list-style-type: none"> • 4 Halston Road – brick villa in a road of predominantly timber buildings. • 30-32 Halston Road – an old stone boundary wall running north-south between the buildings. • Queens Avenue hedgerow on northern edge of berm. 	<p>2</p> <p>Good intact example of predominantly villas and transitional villas. Interesting and unusual subdivision pattern, with through-lots. Higher risk of change based on the Unitary Plan's proposed zones for these streets, reflecting the potential for higher intensities of development.</p>

THEME: BUILDING THE CITY (Areas)

Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Peary Road area	Part Peary Road, Mount Eden	Residential development Geology	<p>The subdivision of the east end of the road was surveyed in December 1911 for the Edenholm Land Syndicate. Pockets of land along the eastern end of the road remained undeveloped by 1940. In 1926, part of the road was referred to as the Sunglen Avenue Extension.¹³</p> <p>Of particular note in this street is the relationship between the residential development and landscape particularly to the eastern section of the road. Rocky outcrops and elevated buildings that respond to the underlying topography are evident along the road, e.g. 39 Peary Road and 29 Peary Road.</p> <p>Possible character overlay area of eastern end?</p> <p>Places of interest within the area:</p> <ul style="list-style-type: none"> • 29 Peary Road – rock outcrops, stone terracing, elevated house. • 38-40 Peary Road – stone wall. • 45 Peary Road – early cottage. 	<p>3</p> <p>The eastern portion of Peary road in particular is of interest in its representation of the relationship between residential development and the underlying rocky landscape characteristic of this area. Part of the eastern portion of the street is at higher risk of development based on the Unitary Plan's proposed zones for these streets, reflecting the potential for higher intensities of development.</p>
	Part Lambeth Road/Kiwitea Street area	Part Lambeth Road and part Kiwitea Street.	Residential development	<p>Group of state houses (partly outside the survey area) currently a character overlay.</p> <p><i>Parts of Lambeth Road and Kiwitea Street contain a regionally notable example of an original group of typical state houses that were constructed by the first Labour Government in the late 1930s and 1940s. Lambeth Road incorporates a rare remaining example of wide grass berms and a narrow carriageway suggesting the idea of shared communal space that was a central concept in late 1930s state house subdivisional planning that was not achieved in the later state housing schemes. The houses have been little modified in comparison to other state housing areas of the period. They are symbolic of the social reforms undertaken by the Labour Government during and just after World War II.</i></p>	<p>2</p> <p>Notable example of state house development. It is an existing character overlay area and recognised as a 'single house' low intensity area in proposed Unitary Plan zoning, resulting in a lesser known or potential risk.</p>

¹³ Cadastral Map DP 20380 and DP 18136

THEME: BUILDING THE CITY (Areas)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Marsden Avenue area	Part Marsden Avenue (from nos. 34 and 37 to Kingsford Road), part Kingsford Road and Thorley Street.	Residential development	<p>Relatively intact cluster of 1930s English Cottage/"Tudor" style cottages and Spanish Mission style homes, believed to represent the last blocks in Mount Eden to be subdivided.</p> <p>The houses were built as rental investments for Rental Homes Ltd. and occupy the site of the quarry of Bluestone Quarries Ltd. purchased by Rental Homes in the 1930s and developed as 'Renowned Estate'. Many of the buildings are attributed to the designs of W. H. Jaine.¹⁴</p> <p>Previously named Royce Avenue when the road was first formed in 1921. The name was changed to Marsden Avenue in 1938.¹⁵</p> <p>Existing character overlay area. Potential as Conservation Area capturing part Marsden Avenue (omitting new development no. 35C Marsden Ave), part Kingsford Road and Thorley Street). A Conservation Area would capture three buildings currently registered by NZHPT – nos. 42, 46 and 60 Marsden Avenue.</p> <p>NOTE: Council plan records bearing the name 'Tudor Builders Ltd' exist for 16 Kingsford Road (1935) and 18 Kingsford Road (1933).</p>	<p>1</p> <p>Notable and intact example of English Cottage/Tudor style cottage and Spanish Mission style dwellings. Represents the last stages of the subdivision within the Balmoral study area.</p>
	Wiremu Street villas	29-35 Wiremu Street, Mount Eden	Residential development	<p>A prominent corner-bay villa and three single-bay villas form a group that, based on their detailing, were likely constructed around the same time and/or by the same builder.</p> <p>Potential for incorporation with the Balmoral Street villas.</p>	<p>2</p> <p>Noticeable in the street for their consistency of form and detail. Located in area identified in the Unitary Plan for proposed higher intensity development.</p>

¹⁴ Barnes, A., 2005, Isthmus Precinct Review

¹⁵ Auckland War Memorial Museum Collections & Resources, Streets

THEME: BUILDING THE CITY (Areas)

Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Balmoral Tram Suburb	Area south of Balmoral Road, between Sandringham, Dominion, and Mount Eden Roads	Residential development	A good representative example of the “tram suburb” development pattern illustrating the expansion of the Auckland tram network and the associated residential construction boom during the interwar period. It also contains a large grouping of late nineteenth and early twentieth century residential architectural styles (namely villas, transitional villas, and bungalows) that collectively reflect important trends in New Zealand residential architecture.	<p>1</p> <p>A good representative example of the “tram suburb” development pattern.</p> <p>This area encompasses a number of the smaller areas identified above.</p>

THEME: BUILDING THE CITY (Commercial)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
		189 Balmoral Road, Balmoral CT-716/37, CT-97B/215CT-46A/986 LOTS PT 78 DP 310 & LAND ON DP 28793	Commercial?	Former fire station/garage or commercial? Reference is made to the Auckland Meat Co. ¹⁶	3 Original use unknown. Very limited information available to date about this place. It does however have the potential to be of thematic interest.
		613 Dominion Road, Balmoral	Commercial/Residential architecture	Two-storey flats behind commercial premises.	3 Interesting group of two-storey flats, representing the development and relationship between commercial and residential properties. Limited information available at this time.
	Brazier's Bookshop	714 Dominion Road, Balmoral CT-434/269 PT LOTS 4,6 LOT 5 DP 16363	Commercial architecture	The site was purchased in 1923 by local builders Cuthbert Henry Adams and Charles Percy Hine. The shop was designed in 1925 providing for a left-hand right of way under the second storey of the building which is still evident today. The building is of simple design, typical of modest commercial properties in the 1920s, but the frontage and interior retains integrity of fabric. Property was purchased by Phillip Gordon Brazier in 1963 and was still be owned by the same family in 2006. ¹⁷ Noted in NZHPT correspondence in 2004 as having "special interior details".	2 Good example of a small-scale commercial building. Access to interior has not been made to date.

¹⁶ Cadastral Map DP 28793

¹⁷ Truttman, L., 2 August 2006, Research Summary: 714 Dominion Road, Balmoral

THEME: BUILDING THE CITY (Commercial)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	'Cheapside' buildings	727-731 and 767-771 Dominion Road CT-1811/7 PT LOTS 62,63,64 DP 17096 LOT 141 DP 17096 CT-1806/24 PT LOTS 75-77 DP 17096	Commercial architecture	<p>Notable 1920s commercial buildings along Dominion Road. Relatively intact (particularly 767-771), with some examples of contemporary shop front configurations.</p> <p>Thought to be associated with the "Victoria Estate Syndicate" which commissioned architect A. Sinclair O'Connor to design 767-771 Dominion Road (second photo) c.1926. 727-731 Dominion Road was built for E. H. Cucksey.¹⁸</p> <p>Associated with speculative buying and property development in Balmoral.</p> <p>Evaluated for scheduling 24/08/2006 using the B3 draft evaluation criteria – scored 43 (did not meet threshold for scheduling at that time).</p>	1 Distinctive and notable commercial buildings along Dominion Road that remain relatively intact.
	Commercial/Residential building (Jan Waite Hairdressing, 2013)	741 Mount Eden Road, Mount Eden CT-99D/675 FLAT 1 DP 165460 ON LOT 1 DP 157516 1/2 SH 750 M2 (SUB-HEADER)	Commercial/Residential architecture	<p>c.1910s commercial/residential building.</p> <p>Prior to 1947, the neighbouring land (upon which 743 Mount Eden Road now stands) formed part of this property. At that time, it was owned by a Maud Edith Williamson and used as part commercial and part residential premises. The Cadastral map refers to the property as a (brick) shop and dwelling.¹⁹</p>	2 Less initial supporting information available at this stage.
	'Douglas Sandals' Shop/Workshop	2A Carmen Avenue, Balmoral CT-961/30 PT LOT 1 DP 27262	Commercial Industrial	<p>The building comprises a gabled workshop to the rear and a shop to the front. In-fill doors and windows have been installed, but the original threshold and openings appear to remain.</p>	3 Limited information known to date.

¹⁸ Lisa Truttman research summary, 2 August 2006

¹⁹ Cadastral map DP 34841

THEME: BUILDING THE CITY (Boundaries)					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Stone wall	North-west corner of Balmoral Road and Mount Eden Road intersection, Mount Eden		Coursed rubble stone boundary and retaining wall to 625 Mount Eden Road. Highlighted as a feature of interest by a local resident.	3 Limited information available to date about the wall.
	Stone wall	38-40 Peary Road, Mount Eden CT-103B/816 FLAT 1 DP 169575 ON LOT 70 DP 7638 ½ SH 947 M2 CT-70C/695 FLAT 1 C/PT 1 DP 121645 ON LOT 69 DP 7638 ½ SH 956 M2	Subdivision / early settlement	Possible early subdivision stone wall.	3 Limited information available to date to verify its age and purpose.
	Stone wall, Maungawhau School	43 Ellerton Road, Mount Eden		A good example of a coursed stone wall forming part of the boundary to Maungawhau School. Probably contemporary to the original 1912 school that was demolished in 1979. ²⁰	3 School boundary. No known potential threat or risk of change at this stage.
	Stone wall	32 Halston Road, Balmoral (boundary with 30 Halston Road) CT-237/147 LOT 9 DP 8136	Subdivision / early settlement	Early stone wall, possibly one of the early farm boundary walls. It runs north-south forming a present-day full-length boundary between 30 and 32 Halston Road. May be better captured under Halston Road/Queens Avenue area.	3 Of potential value, but further investigation is needed to ascertain its origin. Captured as part of the Halston Road and Queens Avenue 'priority 1' area.

²⁰ Maungawhau School website, *Our History*, <http://www.maungawhau.school.nz/>

THEME: WAYS OF LIFE					
Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Bharatiya Mandir Hindu Temple	252-254 Balmoral Road, Sandringham CT-520/273, CT-985/231CT-520/274 PT LOT 21 DRO 49 BLUE LOT 20 DRO 49 BLUE PT LOTS 21 & 22 ALLOT 143 SEC 10 AK SUB	Religion (Temple)	Reputedly New Zealand's first purpose-built Hindu temple. Foundations were laid in October 1991 and it officially opened in June 1993. ²¹	3 Of thematic interest.
	Balmoral Presbyterian Church (since 1930 - formerly Edendale Presbyterian Church)	258-260 Balmoral Road, Sandringham CT-1577/8 Lot 17 Deeds Reg 49 2502m2, Lot 18 Deeds Reg 49, Pt Lot 53 Deeds Reg 49, Lot 54 Deeds Reg 49 1214m2	Religion (Churches)	A hall was built in 1889. In 1895 two classrooms were added to the rear of the hall. Two further pieces of land were secured in 1901 (to rear and side of property). In December 1903, the church ceased to be a mission station and became fully sanctioned as Edendale Presbyterian Church. Further additions and alterations were added by 1904. An explosion in 1915 shattered every window in the church. In 1922, the infant hall was built behind the church, named 'Joseph Wilson Memorial Hall in 1925. In 1929 the church was extended to both sides to double its capacity, a vestry was built and front vestibule added. ²² Community associations with Scouts, Cubs, Girl Guides etc.	1 Represents the earliest place of worship in the survey area and maintains its original use. Experienced modifications, but the early form and character of the place remain legible.
	Church of Jesus Christ of the Latter Day Saints	1-5 Kiwitea Street, Sandringham CT-41D/114 LOT 1 DP 85017 LOT 11 DP 46747	Religion (Churches)		3 Limited information available to date about the place.

²¹ Auckland City Council, *Balmoral and Sandringham Heritage Walks*, p.19

²² Ibid

THEME: WAYS OF LIFE

Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Tui (Ruapehu) Street Hall	3 Ruapehu Street, Mount Eden CT-384/179 PT LOT 65 DP 4583	Halls / Religion (Church Hall?)	Little is known about the current use of this building. Reference to religious meetings and funerals taking place in the "Tui Street Hall" (Ruapehu Street was formerly Tui Street) is made in a number of <i>Papers Past</i> articles from the 1920s.	<p>2</p> <p>A largely intact and thematically interesting place, but little information available to date.</p>
	Good Shepherd School, Good Shepherd Catholic Church and Sinclair House (former Sisters of St. Joseph Convent)	26-30 Telford Avenue, Balmoral CT-360/27, CT-360/26, CT-228/64, CT-797/227 PT LOT 10 DP 6890 LOT 20 DP 8916	Education Religion (Catholic Church; Convents; Sisters of St. Joseph)	<p>In 1911, five acres of land at the end of Telford Avenue was purchased by Monsignor Gillan of St Benedict's Parish.</p> <p>On 17 September 1922, the foundation stones of the new school and presbytery were blessed by Bishop Liston. Additional classrooms were added and Good Shepherd became the largest Catholic primary school in Auckland.</p> <p>In 1924, the Sisters of St. Joseph established a convent where they lived until 1978.</p> <p>The old church building (now the Parish Hall) was moved 86 feet on site to make room for the new Church, opened in August 1959.²³</p> <p>The stone walls along the northern boundary of the site, perpendicular to Volcanic Road and adjacent to the pathway leading from Carmen Avenue to Pine Street, were put forward by a local resident as features of interest.</p>	<p>1</p> <p>The former Sisters of St Joseph convent has historical associations with the Sisters of St Joseph and the Catholic Church at a local level. Largely intact building of thematic interest.</p> <p>2</p> <p>The place as a whole represents a complex that is historically associated with the Catholic Church and the Sisters of St. Joseph. Varied and architecturally interesting buildings that appear largely intact.</p>

²³ Good Shepherd School website, *History*, <http://www.goodshepherd.school.nz/>

THEME: WAYS OF LIFE

Photo	Name	Address and legal description from Auckland Council GIS	Relationship to thematic framework	Notes	Priority
	Public Toilet Block, Sandringham Reserve	598 Sandringham Road, Sandringham ALLOT 251 PT ALLOT 45A PARISH OF TITIRANGI	Community facilities/public spaces	Built in 1930 by the Mt Albert Borough Council on land that was vested by the Crown in 1925 from the old pound reserve. Designed by W. E. Begbie, the Borough Engineer and believed to be based on Kingsland toilets (1928) by architect D. B. Patterson. ²⁴	1 Thematically interesting and intact example of a public toilet block associated with the historic tram routes.

²⁴ Auckland City Council, *Balmoral and Sandringham Heritage Walks*, p.32

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Appendix 3c: Historic Heritage

Balmoral Heritage Assessments

1. 116 Balmoral Road
2. AEPB Balmoral Substation, 250 Balmoral Road
3. Balmoral Presbyterian Church Complex, 258-260 Balmoral Road
4. Cheapside Buildings, 727-731 and 767-771 Dominion Road
5. Sandringham Public Toilets, 598 Sandringham Road
6. Former Sisters of St Joseph Convent, 28 (26-30) Telford Avenue
7. Devon Estate Subdivision HHA, Part of Dominion Road, Halesowen Avenue,
Calgary Street and Pine Street
8. Renown Estate HHA, Part of Marsden Avenue, Kingsford Road and Thorley Street

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Heritage Assessment

116 Balmoral Road

Balmoral, Auckland



**Prepared by Auckland Council Heritage Unit
August 2013**

ACKNOWLEDGEMENTS

The author would like to acknowledge the Misa Family, in particular the assistance provided by Mr Tom Fuyala, who kindly took the time to show us around the property, imparting helpful information and supplying us with additional research material.

Heritage Assessment

116 Balmoral Road, Balmoral, Auckland

Prepared for Auckland Council

August 2013 (Final version)

Cover image:

116 Balmoral Road, viewed from Balmoral Road (Auckland Council, 2013)

NOTE: Copyright permissions have yet to be obtained.

1.0 Purpose

The purpose of this document is to consider the place located at 116 Balmoral Road, Balmoral against the proposed criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team, Auckland Council.

2.0 Identification

Site address	116 Balmoral Road, Balmoral
Legal description and Certificate of Title identifier	PT ALLOT 108 SEC 10 AUCKLAND SUBS
NZTM reference	Easting: 1756232.48 / Northing: 5916019.90 Longitude: 174.753268 / Latitude: -36.888875
Ownership	Estate of R G Misa Y T Fuyala and B N Misa and S M Sokolich and O M Yuretich
District plan	Auckland City Council District Plan: Isthmus Section
Zoning	Residential Zone 6b Terrace Housing and Apartment Buildings (Draft Unitary Plan) at time of assessment.
Existing scheduled item(s)	None
Additional controls	Pre-1944 demolition control (Draft Unitary Plan) at time of assessment.
NZHPT registration details	<i>Reference no.: n/a</i> <i>Category: n/a</i> <i>Date of registration: n/a</i>
Pre-1900 site (HPA Section 2a(i) and 2b)	Yes
CHI reference	The building is not recorded on the Cultural Heritage Inventory.
NZAA site record number	N/a

3.0 Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive. It is important to note that additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua. This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on a visual inspection only.

4.0 Historical summary

Refer to Appendix 1 for a fully referenced 'Historical Background'

The land upon which 116 Balmoral Road is located formed part of original Allotment 108, Section 10, one of the 74 Crown Allotments created during the early 1840s first acquired by Laing in October 1853. In 1878, James Paice subdivided Allotments 108 and 109 into three five acre sections, a large eighteen acre block and a block of seven acres. It is upon the latter seven acre block (or parts thereof) that the subject property was later constructed. During this time, Mount Eden was experiencing a shift in its pattern of development. A rapid increase of residential subdivisions of farmland began to change the face of district's rural character.

In 1883, land comprising part original Allotments 108 and 109 was purchased by Carpenter, Ernest Lee McKinstry. McKinstry held a long-term position with the Kauri Timber Company and played an important role in St Andrew's Anglican Church, serving as treasurer for over 40 years and People's Warden. He was one of a band of men who built the main block of the Auckland Hospital in 1875-1876 and was responsible for the design and implementation of the 1896 extensions to St Andrew's Church, ultimately preventing the replacement of the building with a new Church. His services to the parish are commemorated in a plaque, installed inside the Church.

It is thought that the first property on the subject site associated with McKinstry was a modest timber cottage of rectangular plan with a gable roof and attic room. The present-day villa was reputedly built as an extension to the cottage and both physical and photographic evidence would seem to suggest that there is some basis on which to support this information. The exact date of the villa is unknown, however, its architectural design alludes to the first decade of the twentieth century, possibly 1905. Whilst the architect or builder is unknown, it is reasonable to presume that McKinstry may have been responsible for the work given his profession as a carpenter/builder and his association with the Kauri Timber Company. This however, lacks corroboration. Records do exist however of a one-room addition that was granted a building permit on 12 December 1912. Other early buildings include a wash-house, an out-house and at least one outbuilding. Some of the land was allegedly used for grazing horses.

During the early 1920s, McKinstry dedicated a portion of land to the public and sold off sections to a number of individuals. This was a time of considerable growth in the Balmoral area. By 1920, the tram line had extended to the Balmoral Road intersection and the area had become more suburban, with large-scale farming having virtually disappeared. Over the following two decades, the last of the original crown grant allotments were subdivided into residential allotments.

Following McKinstry's death in 1939, the property at 116 Balmoral Road was transferred to his three remaining sons. In 1940, the property was sold to brothers Karl and Tom Misa, Auckland Fishmongers who had moved to New Zealand from Croatia. At this time, Balmoral was well established as a residential tram suburb with houses filling the residential sections formed during the early subdivisions. Even at this time, the property's curtilage, bordered by large *Macrocarpa* trees, was notably larger than its neighbours; a remnant of the early land-use in the area almost a century before. The Misa brothers maintained this tradition by continuing to run a poultry farm on the site. A Christmas tree business was also established during the 1940s which continues to this day.

During the 1940s, a number of fowl houses were erected on the property. In 1952 internal modifications were carried out to the villa comprising the installation of a partition in the main living room, the installation of a door (both since removed) and the fixing of gib board to the face of the internal walls. Proposals for the replacement of the early cottage with a new extension on a similar footprint were carried out around 1982, providing updated kitchen, dining/living, bathroom and laundry facilities. The property remains in the ownership of the Misa family and continues its original use as a private residence and small farm.

5.0 Physical description

A site visit was undertaken on 5 June 2013 where the building's exterior, interior and surrounds were viewed.

Site and setting

116 Balmoral Road is located within the suburb of Balmoral, approximately five kilometres south-west of Auckland CBD. The site is positioned on the southern side of Balmoral Road, a main thoroughfare that runs east-west linking Green Lane West in Epsom with St Lukes Road in Sandringham and comprises a mix of medium density residential and commercial development. The site is uncommonly large within its suburban context, consisting of relatively level land measuring 7269m² in area. It is a mostly grassed site, planted with rows of pine trees and surrounded by a prominent stone boundary wall – a characteristic feature within the area. Vehicular access is gained via a driveway along its western boundary leading to a concrete parking area, whilst a traditional timber gate, set centrally in the front wall and in line with the main entrance door, serves as pedestrian access. Beyond the gate, a narrow path leading to and encircling a grassed area with planted shrubs in front of the dwelling, provides both an unusual and notable landscape feature.

The villa is roughly positioned in the centre of the site, orientated north and set well back from Balmoral Road. It is closely surrounded by a number of ancillary buildings comprising a single-unit structure to the east together with a former wash-house and out-house to the rear. A number of outbuildings, including a garage, are located to the south and west of the principal building, largely utilised for the purpose of the Christmas Tree farm. The villa occupies its original site.

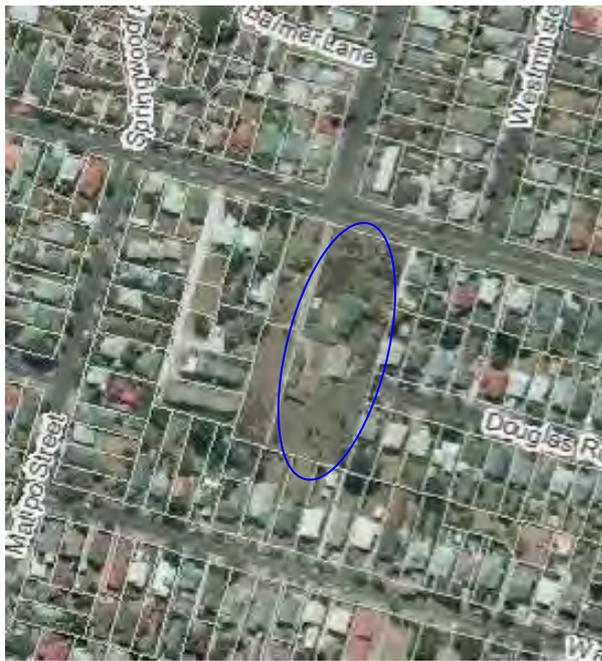


Figure 1: Wider Balmoral context (116 Balmoral Road circled) (courtesy maps.auckland.govt.nz)



Figure 2: 116 Balmoral Road site boundary (courtesy maps.auckland.govt.nz). Note the boundary incorporates an area of land referred to by the owners as 120 Balmoral Road

Structure

The house at 116 Balmoral Road is a single-storey villa of rectangular plan with a variation of a hipped gable roof and gabled extension to the rear. The timber-frame structure is built upon an un-coursed basalt stone base with walls clad in a mixture of plain, rusticated and rebated weatherboards and roofs covered in corrugated metal. The construction method of the sub-floor areas is unknown. A single brick corbelled chimney extends from the eastern roof-slope.



Figure 3: North elevation viewed from Balmoral Road (Auckland Council, 2013)



Figure 4: South eastern view of dwelling showing rear ancillary building and part of stone boundary wall (Auckland Council, 2013)

Exterior

The square-fronted villa has a lean-to verandah which extends along its façade and returns partially along its east and west elevations. Supported by a series of timber columns on chamfered posts, the verandah features distinctive corner gables and is decorated with an array of timber detailing comprising fretted balustrades, droppers, fluted corbels, eaves brackets, turned finials and two multi-paned panels that partially enclose the verandah. Of

particular note is the application of scalloped timber fascia boards to both the main and verandah gables, embellished with fan cut-outs and rosettes/discs. The verandah is accessed by a set of splayed concrete steps.

Fenestration throughout the principal villa comprises single double-hung sash windows, utilising both two-pane and four-pane units which are decorated with deep architraves and below-cill decorations. The windows along the west elevation have shingle covered sun-hoods with timber eaves brackets and fascia. A prominent gabled bay window is located mid-way along the eastern elevation, with four sash-windows framed by fluted pilasters and top lights of small-paned stained glass. The extension consists of plain timber casement units. The timber-framed front entrance comprises a solid glazed and panelled door with replica side-lights and stained glass top-lights.



Figure 5: Bay window to east elevation (Auckland Council, 2013)



Figure 6: Verandah and gable detailing (Auckland Council, 2013)



Figure 7: Glazed verandah enclosure (Auckland Council, 2013)

Interior

The internal floor plan of the principal building consists of a typical villa layout with most rooms clearly separated and accessed via a central hallway that extends from the front of the property through into the rear addition which accommodates kitchen, dining, bathroom and laundry facilities. Three similarly scaled rooms are located on one side of the hall while a single room and a spacious living area, now accessed from the extension, is located on the other.

The ceilings are finished in board, wide profiled battens and cornicing, and decorated with a variety of timber ceiling 'roses' with intricate fretwork and corner corbels. Profiled architraves frame original four-pane timber doors and deep skirting boards remain throughout. An archway in the hallway features a spindle frieze, droppers and rosette/discs – a recurring detail throughout the property. The bay window in the main living area is similarly detailed.



Figure 8: Board and batten ceiling with central timber fretwork 'rose' (Auckland Council, 2013)



Figure 9: Hallway archway with deep architrave and spindle and rosette detailing (Auckland Council, 2013)

Ancillary buildings

A number of early ancillary buildings remain to the side and rear of the principal dwelling. A one-roomed structure is located to the east of the villa, accessed via a glazed porch. The timber building is constructed of plain weatherboards with a corrugated metal covered hipped roof. Two four-pane double-hung sash windows with single sun-hood are positioned on the northern elevation.

To the rear of the property stands a modest timber wash-house, now shed, and a board and batten out-house. The wash-house consists of plain weatherboard walls and a corrugated metal roof with two 12-pane double-hung sash windows on the east elevation and a further window (a later installation) in the south gable.



Figure 10: One-roomed structure to east of villa (Auckland Council, 2013)



Figure 11: Former wash-house and out-house to rear of villa (Auckland Council, 2013)

Condition

The building and site appear to be in very good condition.

Use

The building retains its original use as a private residence and small farm.

Summary of key features

- Principal building
- Large site
- Ancillary buildings (including one-room addition, wash-house and out-house)
- Formal pathway leading to front entrance to villa

- Stone boundary wall and timber gate

6.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

116 Balmoral Road reflects an early phase in the history of the locality and has considerable historical value as a rare and important surviving example of a place reminiscent of the area's nineteenth-century farming settlement.

Although the early cottage is no longer extant, the place has further value for retaining its original residential and farming use (albeit small-scale). It contributes to the understanding of the local pattern of development during a period of large-scale sub-division and the area's ultimate transition into a residential tram suburb and small-scale township.

The place has moderate historical value for its strong association with carpenter Ernest Lee McKinstry who owned the property for 46 years. A well-known figure in the local Anglican community, McKinstry made a significant contribution to the development of St Andrew's Church, Epsom serving the Parish as long-time treasurer and people's warden for which he was commemorated. Professionally, he is remembered for designing the 1896 additions to the Church, resulting in the retention of the building at a time when its demolition was being contemplated.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

116 Balmoral Road has moderate social value for its ability to represent important aspects of early identity, demonstrating a way of life that was once common but is now rare within the locality.

As a small farm located on a main thoroughfare in Balmoral that has grown and sold Christmas trees for over 70 years, the place is likely to be a readily identifiable marker within the community. It is unknown however whether the place is held in high public esteem for its heritage values.

(c) Mana whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

An assessment of the place's value to mana whenua has not been undertaken as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

116 Balmoral Road has the potential to play a role in enhancing public understanding or appreciation of the history and life-ways of an early phase in the history of the locality, however much of this information can be derived from other, more readily available sources. The place is therefore considered to have little knowledge value.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement and as such is considered to have little technological value.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

116 Balmoral Road has considerable physical attributes value as a notable and highly intact example of a late Victorian/early Edwardian villa of unusual form and detailing within the locality. Of well-executed design and craftsmanship the place reflects the evolution of the villa as a building type that could adapt and accommodate the needs and aspirations of the owner. In this case, the association of McKinstry with the Kauri Timber Co. is evident in the generous use of detail and decoration applied to both the interior and exterior.

The place has further value for retaining integrity of historic form, fabric and decoration. The loss of the original cottage is unfortunate from a historical perspective, but the replacement building reflects the scale and form of the original structure and its relationship with the villa. The place is enhanced by the presence of a collection of intact ancillary buildings including an unusual one-roomed addition and a regionally rare example of a formal pathway leading to the house. Collectively these elements strengthen the physical attributes value of the place.

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

116 Balmoral Road has considerable aesthetic value locally for its visual and evocative qualities as an attractive villa set within a large site that is reflective of its long-term farming use. Unusual within the locality, the place is enhanced by its physical, visual and functional relationship with its immediate setting comprising ancillary buildings and landscape features which complement and enhance the visual quality of the place. Although not regarded as a visual landmark, the place is distinctive within the locality for its uncharacteristically spacious and open site, making it a notable property along Balmoral Road.

(h) Context

The place contributes to or is associated with a wider historical and cultural context, streetscape, townscape, landscape or setting.

Located on its original site with a curtilage largely unchanged for nearly 100 years, 116 Balmoral Road has considerable local context value for its predominantly intact setting that adds meaning and value to the place. It has further value for the contribution it makes to the historical and cultural context of the locality as one of a number of villas representing its late nineteenth century/early twentieth century suburban development and as a remnant of a long-disappeared rural landscape.

7.0 Statement of significance

116 Balmoral Road has considerable historical value as a rare and important surviving example of a place reminiscent of the area's nineteenth-century farming settlement and for the contribution it makes to understanding the historical pattern of development experienced in the locality during that time. Representing important aspects of Balmoral's early identity, the place has moderate social value for demonstrating a way of life that was once common but is now rare in the locality. As a notable and highly intact example of a villa of unusual form and detailing, the place has considerable physical attributes value within the locality and possesses considerable aesthetic value for its visual and evocative qualities as an attractive villa set within a large site. The place has considerable context value for its predominantly intact site and setting.

8.0 Extent of the place for scheduling

- The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.
- The strong relationship between the principal building and its large open site, delineated by the CT boundary, reinforces the place's historic heritage significance. Given the scale of the boundary however, consideration has been given to capturing those elements that most contribute to the established values of the place. The extent of place therefore encompasses the northern, more 'domestic' portion of the property, bordered by a stone boundary wall visible in the historic aerials (figures 20 and 21). The extent of place captures the principal building, ancillary buildings, the stone boundary wall, gate and formal pathway leading to the main entrance. The retention of the site's width ensures continued views to the place from Balmoral Road, this and its generous set-back ensures that the place's more rural land-use is not compromised too greatly within its suburban setting.
- Exclusions apply to the 1982 addition and small structures highlighted in Figure 12. Any future proposals to these structures however will need to be considered in light of their potential impact on the identified values of the place.
- The extent of place is shown in Figure 12 on the following page.



Figure 12: Shaded area denotes extent of place whilst the dashed line follows the boundary of 116 Balmoral Road and the portion of land known by the owner as 120 Balmoral Road. Hatched areas denote building exemptions.

9.0 Recommendations

- Based on the preceding evaluation, the place at 116 Balmoral Road meets the threshold for scheduling as a *Historic Heritage Place: Category B*.
- The place demonstrates *considerable* historical, physical attributes, aesthetic and context values.
- Overall, the place is of *considerable* historic heritage significance to the *locality*.

- The extent of the historic heritage place is delineated by the boundary set out in Section 8.0, Figure 12.

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local
B- Social	Moderate	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	N/a
E- Technological	Little	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (f), (g), (h)	Refer to Section 8.0, Figure 12	Yes

Author

Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team

Date

August 2013

Reviewer

Elizabeth Pishief, Principal Specialist Cultural Heritage

Date

August 2013

APPENDIX 1:

Historical Background

Early European land ownership and patterns of development (1840s – 1883)

During the early 1840s, the area now known as Mount Eden was subdivided into 74 Crown Allotments within Sections 6 and 10 of the Suburbs of Auckland. The allotments were collectively bordered by present-day Dominion Road to the west, Mount Eden Road to the east and Normanby Road to the north. The only other road existing in the area at this time was Balmoral Road (formerly Epsom-Mount Albert Road). Between November 1842 and August 1859, the majority of the allotments were sold to the public in a series of auctions; purchased by individuals as either long-term farming ventures or as a means to generate a swift speculative profit.¹

The land upon which 116 Balmoral Road is located formed part of original Allotment 108, Section 10. This allotment was purchased by an individual by the name of Laing in October 1853. By the early 1850s, Laing had also acquired the neighbouring Allotment 109 from original Crown Purchasers Thomas Holmes and William Joseph Pettit, a partnership of speculative investors.² Although a number of relatively large farms had been established during the 1850s, the following decade saw much land change hands. This included Allotments 108 and 109, which by the early 1860s formed part of the 135 acres estate owned by farmer James Paice, the largest landowner in Mount Eden at that time.³ In 1878, Paice subdivided Allotments 108 and 109 into three five acre sections, a large eighteen acre block and a block of seven acres.⁴ It is upon the latter seven acre block (or parts thereof) that the subject property was later constructed.

During the 1870s and 1880s, Mount Eden experienced a shift in its pattern of development. A rapid increase of residential subdivisions of farmland began to change the face of district's rural character. Such changes were attributed in part to dramatic population increases during the early to mid-1880s and the resultant over-crowding of the inner city which put pressure on neighbouring areas such as Mount Eden. By the end of this period however, both development and population growth slowed as a result of the economic downturn experienced during the late-1880s.⁵

By 1880, the seven acre farm block comprising part original Allotments 108 and 109 was in the ownership of an individual named Edlington. Deeds Index 17A 650 reveals that in March of the same year, the land was conveyed to Sutcliffe. On 20 November 1883, Sutcliffe sold land to McKinstry who simultaneously took out a mortgage with the Auckland Savings Bank. McKinstry was the first long-term owner of the property.⁶

¹ Oliver, H., 1982, *Land ownership and subdivision in Mount Eden 1840-1930*, pp.1-5

² *Ibid.*, pp.4 and 6

³ *Ibid.*, pp.9-10

⁴ *Ibid.*, p.14

⁵ McAlister, B., 1983, *From Farms to Flats: The History of Land Use in Mount Eden*, p.11; Stone, R. J. C., 1973, *Makers of Fortune: A Colonial Business Community and its Fall*, pp.119 and 126-7

⁶ For Deeds Index 17A 650 extract, refer to Appendix 2.

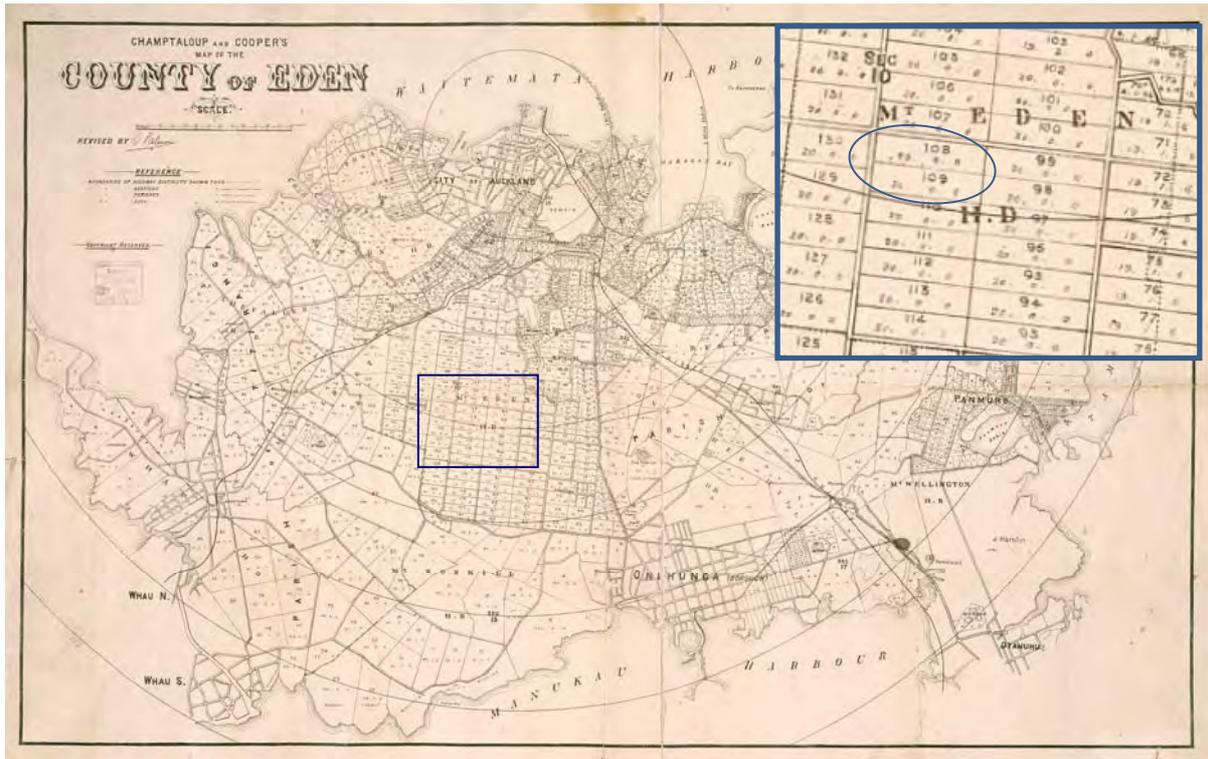


Figure 13: County of Eden map, c. 1880 (courtesy 'Sir George Grey Special Collections, Auckland Libraries, NZ Map 90') Enlarged image showing original Allotments 108 and 109 (circled), Section 10 in top right corner.

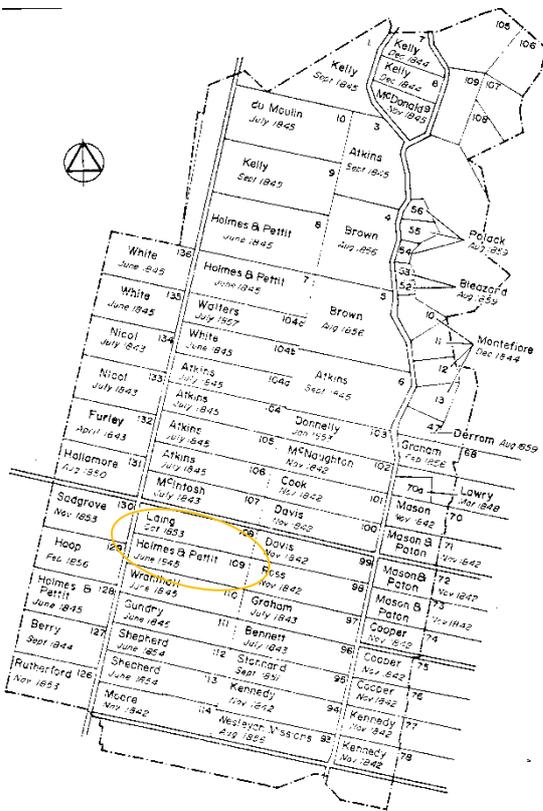


Figure 14: Buyers and dates of purchase of the Mount Eden Crown Grants, Allotments 108 and 109 circled. (courtesy Oliver, p.4)

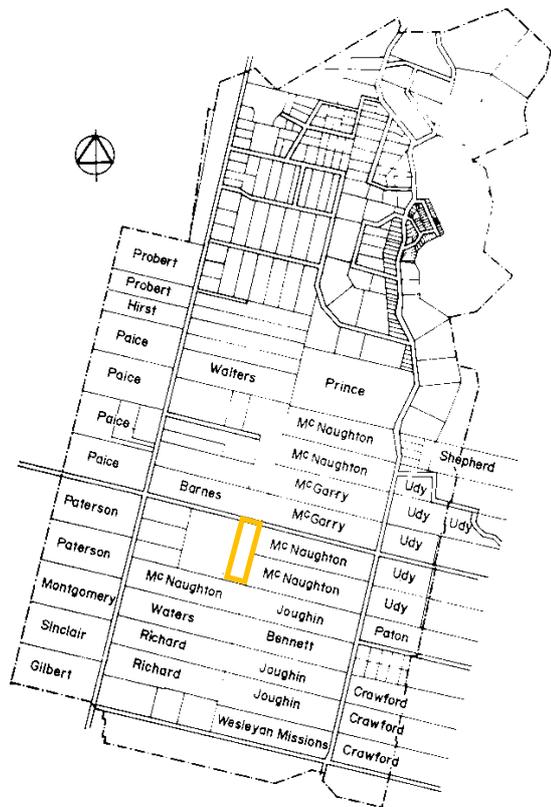


Figure 15: Subdivision of Allotments 108 and 109 in the early 1880s. Area highlighted is the block subsequently occupied by the subject property (courtesy Oliver, p.16)

Ernest Lee McKinstry

Ernest Lee McKinstry (1857-1939) was born in Liverpool in 1857. Two years later he immigrated to Auckland with his parents and sister Harriet (later Mrs Barker), travelling on the ship *Shalimar* and landing from a small boat at Wynyard Pier. His father acquired property in the Puhoi district as part of a land grant under the 40-acre scheme.⁷ Educated at the Auckland Grammar School, McKinstry was present at its official opening by the Duke of Edinburgh in 1869. Apprenticed in the building trade, he worked for the Kauri Timber Company for 40 years, 11 of these as the Mill Manager, and was one of the group of workmen who built the main block of the Auckland Hospital between 1875-1876.⁸ McKinstry also served St Andrew's Anglican Church, Epsom (1867) in almost every possible capacity. He was treasurer for over 40 years, long-term People's Warden and was responsible for the design and implementation of the 1896 Church extensions, ultimately preventing the replacement of the Church with a new building. He also designed the pulpit, built in kauri and panelled in oak.⁹

Ernest Lee and his wife Clara Annie (c.1859-1920)¹⁰ had five sons; Benjamin Arch (1879-1962), Ernest Frederick (1881-1918), Herbert Leigh (1883-1969), Edward John (1887-1898) and Thomas Eric (1898-1989).¹¹ At least two of the sons fought in the Great War (1914-1918). Benjamin formed part of the Entrenching Battalion whilst Ernest Frederick was in the 28th Reinforcements. Tragically, the latter brother was killed in action at Havrincourt Wood on 12 September 1918.¹² Following the death of Ernest Lee on 7 September 1939, a plaque commemorating his services to the parish of St Andrews was installed in the Church.



▲ **Figure 16:** Plaque commemorating McKinstry's service to the St Andrew's parish (courtesy Sweetman, p.120)

◀ **Figure 17:** The McKinstry family at the turn of the last century. Standing: Benjamin, Ernest Frederick and Herbert. Seated: Clara Annie, Thomas and Ernest Lee (courtesy Sweetman, p.93 from Mrs Clara Lee)

⁷ Auckland Star, Volume LXI, Issue 296, 15 December 1930, *Obituary Mrs. H. Barker*, p.8; Auckland Star Volume LXX, Issue 221, 19 September 1939, *Obituary Mr. E. L. McKinstry*, p.3

⁸ Auckland Star, Volume LXIX, Issue 206, 1 September 1938, *Mr Ernest Lee McKinstry...*, p.22

⁹ Sweetman, R., *Spire on the Hill, A History of St Andrew's Church in the Epsom Community 1846-1996*, pp.63- 105

¹⁰ Auckland Star, Volume LI, Issue 170, 17 July 1920, *Deaths*, p.16; Annie also spelt Ann or Anne in other sources.

¹¹ Births, Deaths and Marriages website, <http://www.dia.govt.nz/Births-Deaths-and-Marriages> (sighted 12/06/2013)

¹² Press, volume LIL, Issue 16224, 29 May 1918, *Roll of Honour*, p.8; Auckland Star, Volume LXI, Issue 216, 12 September 1930, *Roll of Honour*, p.1

Discussion of early buildings (1883 – 1940)

By 1891, McKinstry owned not only land in Balmoral, purchased eight years earlier, but property at Browne and Douglas Streets in Ponsonby, which comprised a collection of ‘wood buildings’.¹³

It is thought that the first property on the subject site associated with McKinstry was a modest timber cottage of rectangular plan with a gable roof and attic room, extant until 1982 and visible in figures 18 and 19.¹⁴ It is unknown when this property was built, but it is considered reasonable to assume that the McKinstry family was living locally (i.e. at their Balmoral home rather than at their Ponsonby property) when they started attending St Andrew’s Church during the 1890s. As a family of at least five members of reasonable social standing however, it seems unlikely that they would have lived in such a small cottage for any great length of time.

The present-day villa was reputedly built as an extension to the cottage¹⁵ and both physical and photographic evidence would seem to suggest that there is some basis on which to support this information. For example, the unusual roof-form with hipped gable to the front and a simple gable to the rear does lend itself to the suggestion that it was designed to allow integration with an existing structure. Furthermore, it would seem unlikely that a cottage with an attic room would be added to such a generously scaled villa.

The exact date of the villa is unknown, however, its architectural design alludes to the first decade of the twentieth century, possibly 1905. As a carpenter and employee of the Kauri Timber Company, circumstantial evidence would seem to suggest that McKinstry had both the ability and skills to design and build the structure and have ready access to materials and patterns books that may have been used to provide such decorative detailing. This however, lacks corroboration. Records do exist however of a one-room addition that was granted a building permit on 12 December 1912. The structure was constructed for McKinstry by builder L. W. Haliday and is likely to be the structure located directly to the east of the villa.¹⁶ Other early buildings included a number of domestic ancillary structures such as a wash-house and out-house and at least one outbuilding, which was altered in 1922.¹⁷ Some of the land was allegedly used for grazing horses.

During the early 1920s, McKinstry dedicated a portion of land to the public and sold off sections to a number of individuals. This was a time of considerable growth in the Balmoral area. Between 1914 and 1920, the tram line had extended to the Balmoral Road intersection and the area had become more suburban, with large-scale farming having virtually disappeared. Over the following two decades, the last of the original crown grant allotments were subdivided into residential allotments.¹⁸

In 1938, a further strip of land along the western boundary of the site was sold. Following McKinstry’s death in 1939, the property at 116 Balmoral Road was transferred to his three remaining sons – Benjamin Arch, Herbert Leigh and Thomas Eric.¹⁹ In 1940, the property was sold to brothers Karl and Tom Misa, Auckland Fishmongers who had moved to New Zealand from Croatia in 1912.²⁰

¹³ Auckland Council Archives, *Burgess Rolls for the City of Auckland Database 1872-1892*, ACC 396/2a, p.21

¹⁴ Pers comms. Mr T. Fuyala (05/06/2013)

¹⁵ Ibid.

¹⁶ Auckland Council Archives, Building Permit Register (1909-1912): MEB 128. This building is thought to be the single-roomed unit located to the east of the villa – see Figure 10.

¹⁷ Auckland Council Property Records: 116 Balmoral Road

¹⁸ Oliver, H., op. cit., pp.23 and 25

¹⁹ LINZ: CT NA 751/257 (see Appendix 2)

²⁰ Ibid.; pers comms. Mr T. Fuyala (05/06/2013)



Figure 18: Pre-1982 photograph showing the cottage with attic window (central building) and villa beyond. The building in the foreground is the wash-house and subsequent storage shed (courtesy T. Fuyala)



Figure 19: Pre-1982 photograph showing west elevation of the cottage (right) and villa (left) (courtesy T. Fuyala)

1940 onwards

When 116 Balmoral Road changed hands in 1940, Balmoral was well established as a residential tram suburb. Houses filled the residential sections formed during the early subdivisions, with the area south of Balmoral Road being predominantly characterised by inter-war bungalows. Even at this time, the property's curtilage, bordered by large *Macrocarpa* trees, was notably larger than any of its neighbours; a remnant of the early land-use in the area almost a century before. The Misa brothers maintained this tradition by continuing to run a poultry farm on the site.²¹ Over the next two years, building permits were granted for the erection of a number of fowl houses on the property to serve the farm.²²

Another arm to the family business was established simultaneously, albeit accidentally. As a matter of course, neighbours asked for the tops of the *macrocarpa* trees for use as Christmas trees and a similar request was made by a number of American soldiers in 1942. Demand grew and by 1949 *macrocarpa* branches were being sold annually.²³ In 1950, Karl and Tom Misa acquired the rear part of the neighbouring section to the eastern boundary of 116 Balmoral Road, a portion of land that had formerly formed part of the property's curtilage during McKinstry's ownership.²⁴ In 1969, the poultry farm ceased and *radiata* pines were planted on the site, benefitting from the area's rich volcanic soil. By 1980, demand for the pine trees was such that a second farm was opened in Glenbrook.²⁵ In 2009, the number of *radiata* pines grown at 116 Balmoral Road reached around 3600. They continue to be grown today; over 70 years after the Misa family sold their first Christmas tree.²⁶



Figure 20: 1940 historic aerial showing the property (circled). Note the property's curtilage and separation of the front domestic section from the rear by a stone wall.



Figure 21: 1959 historic aerial showing the property (circled). Note the additional fowl houses established to the rear of the site to serve the poultry farm.

²¹ Auckland Council Archives, AKC 006/: 116 Balmoral Road, letter from Mr R. G. Misa

²² Auckland Council Property Records: 116 Balmoral Road

²³ Central Leader, Wednesday December 16 2009, *Business flourishes at family Xmas tree farm*, front page; Central Leader, December 16 2011, *Evergreen Xmas traditions*, p.5

²⁴ LINZ: CT NA 962/260 (see Appendix 2)

²⁵ Central Leader, 2011, op. cit.

²⁶ Central Leader, 2009, op. cit.

Few changes appear to have been made to the villa until 1952 when approval was granted for the installation of a partition in the large living room to create two separate spaces (since removed). The work also involved the creation of a new doorway and the fixing of gib board onto the face of the internal walls of the property.²⁷ The most significant change occurred in 1982 when plans were prepared by designer Graham Hayhow for Mr Roni Misa (oldest son of Tom Misa) for a proposed extension to the villa. This resulted in the replacement of the early cottage with a new structure on a similar footprint, providing kitchen, dining/living, bathroom and laundry facilities. Five years later, an application was made for a domestic car garage beyond the wash-house.²⁸

116 Balmoral Road remains in the ownership of the Misa family.

Chronology of ownership and events

The following table represents a chronological summary of known ownerships and events associated with the place, and derives information from both primary and secondary sources. Refer also to Appendix 2 for full details on land ownerships.

Date	Ownership/Event
1845	Speculative buyers Holmes and Pettit acquire Crown Grant Allotment 109.
1853	Crown Grant Allotment 108 is acquired by Laing.
Early 1850s	Laing purchases Allotment 109 from Holmes and Pettit.
Early 1860s	Allotments 108 and 109 are in the ownership of farm James Paice.
1878	Paice subdivides Allotments 108 and 109 into three five acre sections, a large eighteen acre block and a block of seven acres.
1880	By this time, land comprising part original Allotments 108 and 109 is in the ownership of Edlington. The land is conveyed to Sutcliffe.
1883	Sutcliffe sells land to Carpenter Ernest Lee McKinstry.
1920	McKinstry dedicates land to the public and conveys a portion of the property to Garland.
1921	Land is subdivided and conveyed from McKinstry to Frood, Danby, Sheldon and McGregor.
1940	Following McKinstry's death, land is transferred from his three sons Benjamin, Herbert and Thomas McKinstry to Karl and Tom Misa. The land is utilised as a poultry farm.
1949	By this time, macrocarpa branches are sold annually as Christmas trees.
1969	The poultry farm ceases.
2001	Following a number of transmissions, the property is at this time in the ownership of Roni Misa. ²⁹

Chronology of changes

The following table provides a chronological summary of known physical changes associated with the place. Some dates remain unconfirmed.

Date	Change
c.1905	Around this time, the villa supplemented the existing cottage on the property.
1912	Permission is granted for a one-room addition.

²⁷ Auckland Council Property Records: 116 Balmoral Road (see Appendix 3)

²⁸ Ibid.

²⁹ LINZ CT NA 751/257 (see Appendix 2)

Early 1920s	Land is subdivided and sold.
1922	Alterations are carried out to a shed already established on the site.
1938	A strip of land to the western boundary of the property is sold.
1940	By this time, ancillary structures are located to the south of the principal building serving as a wash-house and out-house.
1941-2	A number of fowl houses are approved to serve the existing poultry farm.
1950	Part of the neighbouring property sold in 1938 is purchased.
1952	Internal modifications are carried out to the villa including the installation of a dividing wall in the main living room, the creation of a new doorway and the fixing of gib board to the internal walls.
1982	The original cottage is replaced with a new structure, acting as an addition to the villa and providing kitchen, dining/living, bathroom and laundry facilities.
1987	A domestic car garage is constructed.

APPENDIX 2:

Deeds Index and Certificates of Title

Deeds Index: 17A 650 extract (courtesy Archives New Zealand)

650

Sec 10

108 109

Number	Receipt of Instrument	Nature of Instrument	PARTIES	Date of Instrument	Where recorded	Reference	SIGNATURE
64088	2 25 Mar 1880	Conveyance	Edlington to Sutcliffe	1 March 1880	32 vol 107	A 2 46	W Fleming
64089	" " "	Mortgage	Sutcliffe to Bolland	5 March 1880	32 vol 108		W Fleming
54288	1 20 Nov 1883	Conveyance	Bolland & Sutcliffe	12 Oct 1883	79- 148		C. J. Jones
54290	1 20 Nov 1883	Conveyance	Sutcliffe to McKimstry	12 Oct 1883	78- 148		C. J. Jones
54291	1 20 Nov 1883	Mortgage	McKinstry to Bolland	12 Oct 1883	78- 148		C. J. Jones
122644	11 30 Dec 1892	Transfer charge	McKinstry to Ad Board	15 Dec 1892	R. 114. 174		J. Jones
124263	2 29 Nov 1912	Release	Ad. Savings Bd.	27 Nov 1912	R. 114. 174		J. Jones
283965	1 23 July 1920	Dedication	to Kinistry to the Public (297)	1 July 1920	R 325 15		
283966	1 23 July 1920	Conveyance	to Kinistry to Parlane 607	22 June 1920	.. 16	29A 565	
293919	11 12 Oct 1920	Conveyance	to Kinistry to Broad	22 Nov 1920	R 345 503	30A 462	
293920	11 12 Oct 1920	Mortgage	to Broad to the Kinistry	22 Nov 1920	.. 503		
293948	2 15 12 Oct 1920	Conveyance	to Kinistry to Sandy 146	8 Apr 1921	R 311 569	30A 572	X
294601	11 20 28 Apr 1921	Conveyance	to Kinistry to Sheldon 2	9 Apr 1921	R 328 1256	31 49	
294914	12 30 Apr 1921	Conveyance	to Kinistry to Sheldon 2	26 Apr 1921	R 365 1	31 101	
298671	2 11 June 1921	Conveyance	to Kinistry to the Kinistry	16 May 1921	R 350 474	31 105	

Certificate of Title, Vol. 751
fol. 257, issued under Land
Transfer Act 21/6/38
30257

Rate book 1913-14: MEB 154 extract (courtesy Auckland Council Archives)

CONSECUTIVE NUMBER	ROLL NUMBER	OCCUPIER	OWNER	DESCRIPTION AND SITUATION OF PROPERTY	Sub-division	Allotment Section	Rateable Value	General Rate 1913	Charitable Aid 24	Drainage 24	No. 2 Loan 254	No. 3 & 4 Loan 254	No. 7 Loan 254	No. 1 Ward 136
1569	4/550	McKinstry	A	Douglas St	1599/10	5								10 4
1570	3/720	McKinstry	B	Richmond St	712/10	38								3 18
1571	4/682	McKinstry	E.F.	Lee St	6799/10	14								1 8 9
1572	3/728	McKinstry	E.K.	Balmoral Rd	4109/10	97								9 19 1
1573	3/115	McKinstry	W.H.L.	" " "	76/10	32								3 5 8
1574	4/725	Wachlan	Susannah	Pencarrow Avenue	1770/10	104								10 13 6

REGISTER

NEW ZEALAND



Hand and Deeds - 104

Register-book
Vol. 751 folio 257.

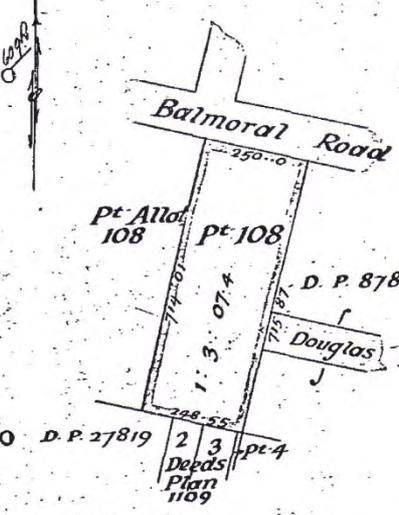
751/257

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924.
Deeds Index. 17A.650.
Application No. 302570.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Twenty-first day of June one thousand nine hundred and thirty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that ERNEST LEE MCKINSTRY of Auckland, Carpenter,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing One acre three roods seven perches and four-tenths of a perch more or less situated in the Borough of Mount Eden being part of Allotment 108 of Section 10 of the Suburbs of Auckland



METRIC AREA IS 7271 m²
7271 m²

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres



Ernest Lee McKinstry
Assistant District Land Registrar.

Transmission No. 44, 587 to Benjamin Brock McKinstry, James Herbert Leigh McKinstry, Blackhouseman, and Thomas Lewis McKinstry, James, all of Auckland entered 6/9/1928 at 10.14 am

Transfer 323110 the register of proprietors to Earl Misa and Tom Misa both of Auckland Fishmongers as tenants in common in equal shares produced 8/6/0 at 2.57 p.m.

This certificate of title has ceased to be limited as to title. Entered 5/7/1940

A 377614 Transmission to Roni change of name from Roni to Roni Misa student and John Misa Jamison all of Auckland as executors 14.3.1969 at 12.05 p.m.

corrected 2/11/98

A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

L. G. Stannard
D.L.R.

751/257

954036.1 Transmission of the share *AKA*
acquired by Transmission A377614 to Roni George
Misa and Brian Nick Misa, as survivors - 30.6.1980
at 1.45 o/c

[Signature]
A.L.R.

D292665.1 Correction of Name of one of the
registered proprietors to Karl Misa

D292665.1 Transfer of the share of Karl
Misa to Roni George Misa

Both 16.7.1998 at 3.25

[Signature]
for DLR

D582436.4 Transfer of the share of Roni
George Misa and Brian Nick Misa to Roni
George Misa
26.2.2001 at 10.30

[Signature]
for RGL



NEW ZEALAND.

Land Transfer (Compulsory Registration of Titles) Act, 1924.
Reference: Deeds Index. 20A.889.
Application No. 302650.



Register-book,
Vol. 751, folio 265.

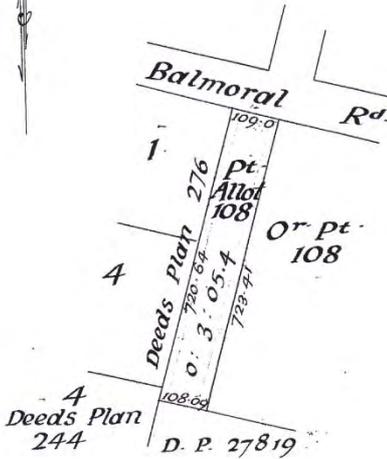
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Twenty-first day of June, one thousand nine hundred and thirty-eight,
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
JAMES CRAWFORD of Auckland, Settler,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Three roods five perches and four-tenths of a perch more or less situated in the Borough of Mount Eden being part of Allotment 108 of Section 10 of the Suburbs of Auckland



C. W. Worthington
Assistant District Land Registrar.



This certificate of title has ceased to be limited as to title. Entered 25/8/1938 *W. A. W. W.*
Asst. Land Registrar.

Transmission N^o 57772 to Mary Crawford
widow and Joseph Crawford commercial
traveller both of Auckland. Entered 20 September
1943 at 11.17 am *W. A. W. W.*
A.L.R.

Transmission 63161 to Joseph Crawford above named
as survivor Entered 3.8.1948 at 10.17 am
W. A. W. W.

Transfer 443113 Joseph Crawford to
Irene Jessie Crawford and Nancy
Irene Birch both of Auckland spouses
as tenants in common in equal shares
Produced 14/9/1948 at 2.30 pm
W. A. W. W.

Transfer 2147895 of her half share Nancy Irene
Birch to Irene Jessie Crawford above named. Produced
21-12-1948 at 2.45 pm
W. A. W. W.

Transfer 473099 of part Irene Jessie
Crawford to Joyce Emily Fernan
Produced 23.5.1952 at 11.50 am
W. A. W. W.

CANCELLED

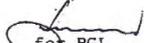
CANCELLED.

*Cancelled on the residence
116 Balmoral Road, Balmoral, 217
New South Wales*



17/000/12-11

D582436.4 Transfer of the share of Roni
George Misa and Brian Nick Misa to Roni
George Misa
26.2.2001 at 10.30

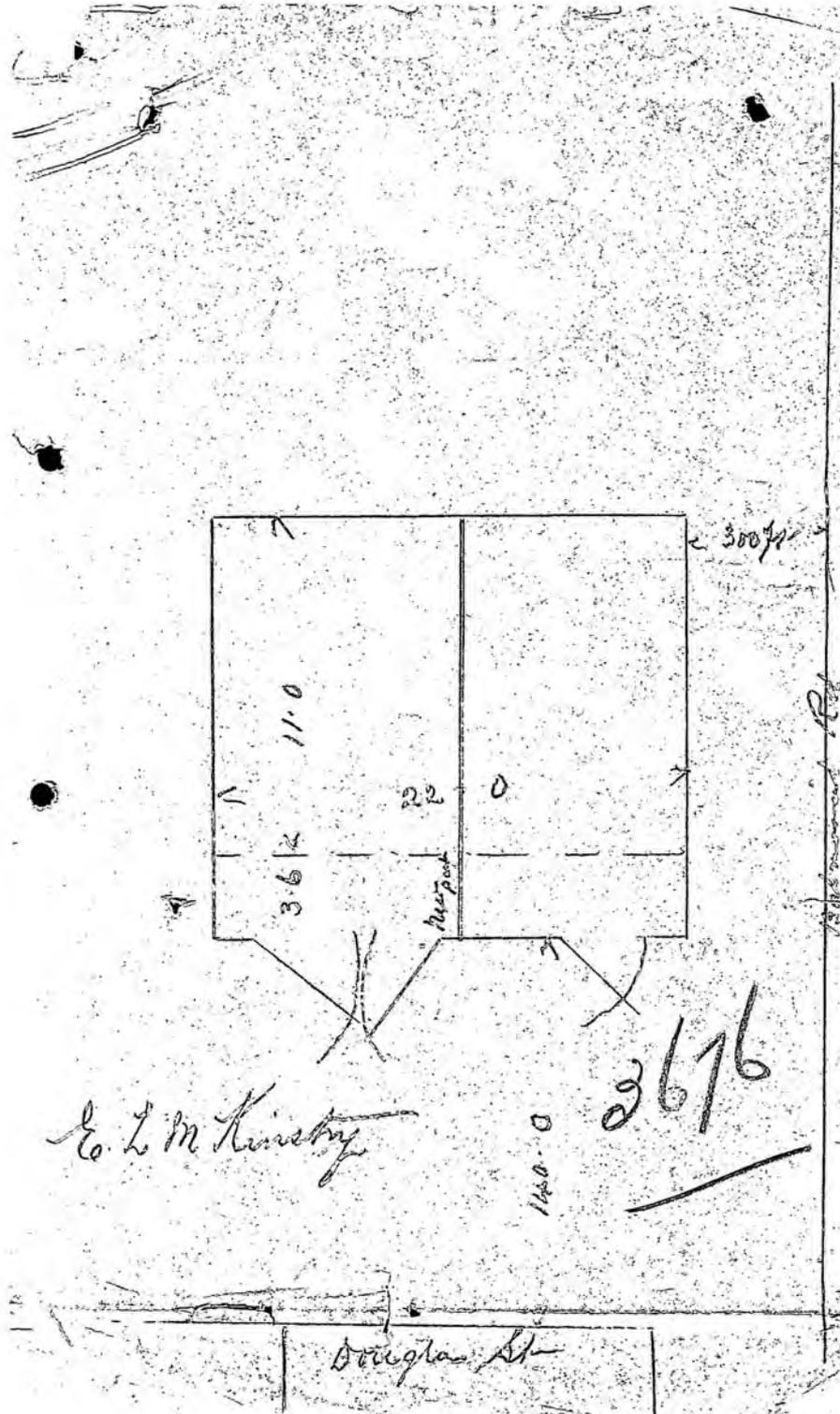

for RGL



APPENDIX 3:

Architectural Plans

Plan of shed by E. L. McKinstry visible on 1940 aerial along western property boundary (courtesy Auckland Council Property Records: 116 Balmoral Road)



Photographic Record

Photographs taken on 5 June 2013 (Auckland Council)







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Auckland Council Archives, AKC 006: 116 Balmoral Road, letter from Mr R. G. Misa

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Auckland Council Property Records: 116 Balmoral Road

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