

Historic Heritage Evaluation

Riverina

46 Wilson Road Warkworth



Prepared by Auckland Council Heritage Unit

May 2019
Revised July 2019

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Cover image: *Riverina*, 46 Wilson Road, Warkworth (DPA Architects, 2012)

1.0 Purpose

The purpose of this document is to consider the place located at 46 Wilson Road, Warkworth against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has been prepared by Megan Walker, Built Heritage Specialist, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	46 Wilson Road, Warkworth, 0981
Legal description and Certificate of Title identifier	Lot 3 DP 486583 694071
NZTM grid reference	NZTM: Easting: 1750023, Northing: 5969115
Existing scheduled item(s)	Notable Trees Schedule ID 2460
Heritage New Zealand Pouhere Taonga listing details	List No. 498 Category B
Pre-1900 site (HNZPT Act 2014 Section 6)	No. The place does not predate 1900 and has no identified archaeological values
CHI reference/s	2400
NZAA site record number/s	None

3.0 Constraints

This evaluation does not include an evaluation of:

- archaeological values of the site and/or
- the importance of the place to mana whenua

The evaluation also does not address current structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

Fieldwork was originally conducted from Wilson Road. The building is known to the author, who visited the property in 2012, as part of an earlier assessment. A subsequent visit in June 2019, included viewing the interior. The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

The Mahurangi River was surveyed by Governor Hobson's surveyor, Felton Matthew in June 1840 as part of a larger survey of land to the south of Russell, in search of a suitable capital. Although the Mahurangi River was considered to be too far to the north to be a capital of the colony, it was considered a perfect position for a settlement, suggesting the Colonial Government obtain possession of the Harbour.¹

On 13 April 1841, the Mahurangi Purchase (Deed No.192) was recorded when 100,000 acres of land was sold to the Crown.² The purchase price was £200, plus some blankets, clothing, tobacco and two cows.³ The land was subdivided in the same year and opened up for sale to European settlers.⁴

One of the settlers was an Englishman named John Anderson Brown who, in 1853, purchased 153 acres for £68 17s. His daughter Amelia purchased a further 81 acres for £36 9s.⁵ Brown had already built a sawmill, known as Brown's Mill, and had provided housing for workers in the area. He then further subdivided the land and in 1854 offered the new allotments for sale beside the Mahurangi River. With the formation of a new village as a result of these sales, Brown formally established Warkworth, naming it after the village of Warkworth in Northumberland. The street pattern of the new village was laid out in a rectangular grid.

By 1864 the village contained a flour mill and a store at the northern end of the river and a village green and public hall at the southern end. Lime kilns had been established by the 1850s downriver from the settlement at what would later become the site of Wilson's cement works. Further kilns commenced operation just downriver on the outskirts of the town and across on the north bank of the Mahurangi River. By the 1870s Warkworth had become an industrial hub in the district with two water-powered flour kilns operating on the river in addition to the various lime works. Downriver from the settlement Nathaniel Wilson had established a lime and cement works at the site of an earlier lime works operated by John Southgate for the firm of Combes and Daldy.

Nathaniel Wilson

Born in Glasgow in 1836, Nathaniel Wilson was the first child of William and Isabella Wilson⁶. The Wilson family arrived in New Zealand on 9 October 1842, on the *Duchess of Argyle*, with their children, Nathaniel, aged six and William aged one.⁷ William Wilson senior was employed as a blacksmith for the Imperial Forces, before he relocated the family to Kawau Island to work as a blacksmith for the copper mining company. Another son, John, was born on Kawau Island in 1846.⁸ When the mine closed in the 1850s, the family returned to Auckland. Nathaniel took up an apprenticeship as a shoemaker before moving to Ballarat, Victoria. In 1858, after an unsuccessful stint in the gold mines, Nathaniel returned to New Zealand to join his family who had purchased 130 acres of land

¹ Locker, p64

² Mabbett, p18

³ Locker, p64

⁴ Locker, p67

⁵ Mabbett, p38.

⁶ Wilson, T.H., 1957:1; Locker, 2001:287

⁷ Mabbett, p352

⁸ *Auckland Star*, 28/11/1930:9

in Warkworth, south of the village from Combes and Daldy.⁹ William Wilson commenced trade as a blacksmith while his son, Nathaniel, continued his occupation as a cobbler.

In 1863, Nathaniel married Florence Snell. The couple occupied a modest two-bedroom cottage in Warkworth with a workshop attached where Nathaniel was able to carry on his trade.¹⁰ The cottage and attached workshop was located on the main road North. According to his son, Thomas, this house was located 100 yards to the north of Nathaniel Wilson's parent's house and only a few 100 yards of the future retirement home of Nathaniel and Florence Wilson.¹¹ The cottage was extended to eight rooms as their family grew.¹² They were to have ten children.



Figure 1. Nathaniel Wilson's home and cobblers shop built in 1861. Nathaniel's son Thomas stands in front of the house.¹³ (Warkworth Museum)

When Nathaniel's health deteriorated, his doctor suggested he take up farming. He had purchased 100 acres of land from John Southgate, adjacent to his father's land and adjoining Waihe Creek, which he intended to farm. However, Nathaniel's farming interests were sidetracked by the lime deposits he found on the land. Following in Southgate's footsteps, Nathaniel began to experiment with the lime deposits and in 1865/66, he built a kiln to manufacture lime.¹⁴ He initially produced lime for agricultural purposes.¹⁵

⁹ Wilson, T H, 1957 p2

¹⁰ Wilson, T H, 1957, p2; Locker, 2001, p287

¹¹ Ibid, p7

¹² Wilson, T H, 1957, p2

¹³ Ibid

¹⁴ Wilson, TH, 1957, p6; Mabbett, 1976, p353

¹⁵ *Daily Southern Cross*, 9 February 1876, p3.

Riverina, 46 Wilson Road Warkworth.

The Wilson Cement Works

Nathaniel established Messrs John Wilson and Company in 1870 with his brothers. In the early 1870s, Nathaniel built two more lime kilns and by 1878, the business was well established. When Sir Julius Vogel implemented a public works programme in 1870 to build infrastructure and public buildings, the demand for lime increased dramatically.¹⁶ Taking advantage of the situation, the Wilson Brothers opened an office at 81 Queen Street. They also purchased a yard and a store for their products at the end of Customs Street West.¹⁷

The company prospectus states that J Wilson and Co erected the first plant in the colony to grind hydraulic lime.¹⁸



Figure 2. Advertisement for hydraulic lime in the 1883. (*Observer*, 29 December 1883, p7).

Around 1886, as the Wilson's developed their products, after many trials they produced the first Portland cement in Australasia and probably the Southern hemisphere.¹⁹ By 1887, the company produced 1,524 tonnes per annum and by 1902, 7620 tonnes.²⁰

¹⁶ Golden Bay News Group, May 1986 in Warkworth & District Museum Archives Box A9/4.

¹⁷ Wilson, T.H., 1957:11

¹⁸ *AWN* Supplement, 9/12/1898:3). *AWN* (4/2/1904) says 1870 (Cleave, 1898) says 1878.

¹⁹ Tests made by New Zealand Government engineers in 1881 indicate that John Schaw Rutherford was the first person in the colony to produce Portland cement (Clark, 2001).

²⁰ Thornton, p87

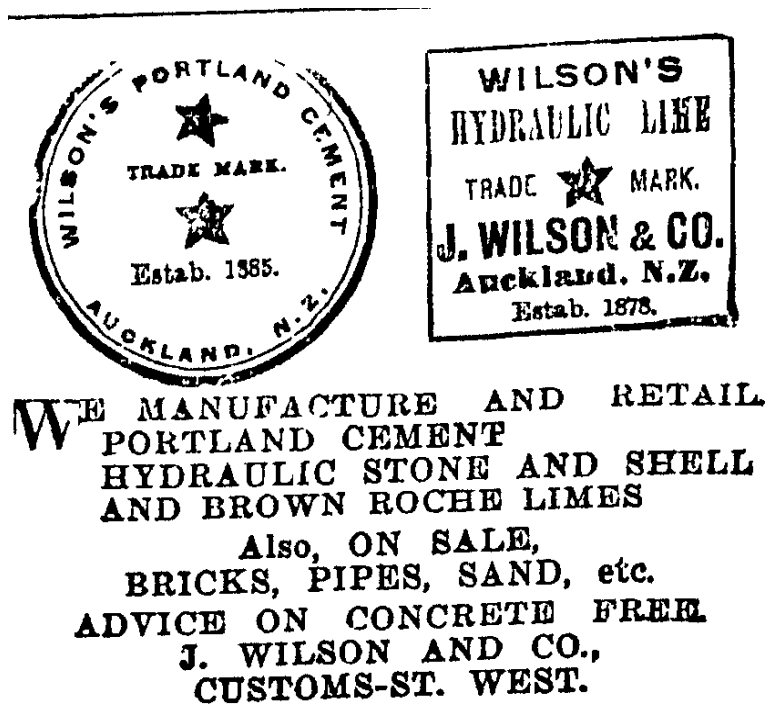


Figure 3. Advertisement for Wilson's Portland Cement (*Auckland Star*, 25 May 1903, p7).

It took time for Portland cement to be accepted in the construction industry as a building material. Brick had been widely used in both commercial and residential buildings, but there was a great deal of scepticism in relation to the new product of Portland cement and the use of concrete generally. The company produced booklets offering advice on how to use their products and the Wilsons also resorted to including numerous testimonials in their advertising.

Notable projects in the 1880s that used Wilson cement included the Rangitoto Beacon (1882) and Napier's Breakwater (1888).

The Wilson's also embarked on a programme of building show homes in Ponsonby and Grey Lynn, some of which are believed to be those that remain today in Richmond Road, including the homes owned by the Warnock family.²¹ However this programme was overly ambitious and nearly bankrupted the company.²² John Wilson and Company returned to concentrating on manufacturing to recover from their financial losses.

This did happen and by the turn of the century, the company was booming again. From the turn of the century onwards, there was a gradual shift towards using local rather than imported cement.

²¹ Heritage Unit Property File

²² Family records state that the house was left empty for 12 months after completion to allow the walls to dry out. Riverina, 46 Wilson Road Warkworth.

In 1899 the Wilsons secured the contract for Wellington City Council and provided the cement for the harbour works. They also provided cement for the Waikino Battery and later its extension.²³

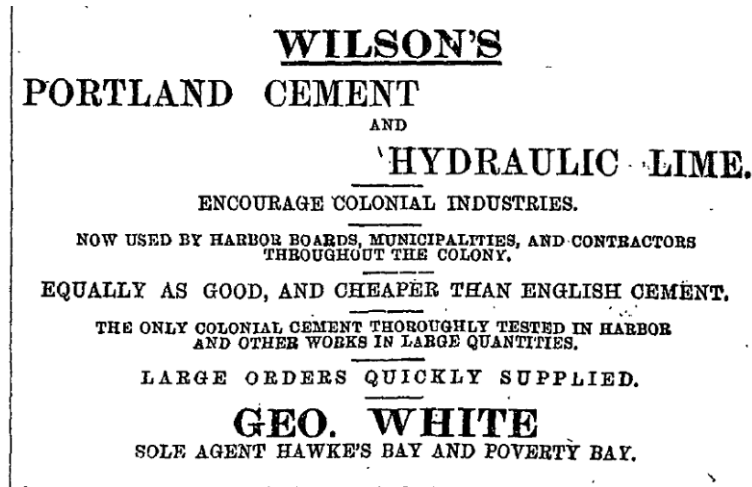


Figure 4. Advertisement reaching out to other parts of New Zealand to use the Wilson's products. (*Hawke's Bay Herald*, 10 November 1899).

The company won 1st award and a gold medal for their Portland Cement Hydraulic Lime and Shell Lime at the Auckland Industrial and Mining Exhibition in 1899.²⁴

In 1903, the company became a public company and further developed the cement works site.²⁵ By the 1900s the company had established a good reputation and was well received by its customers. In 1907, the name of the company changed to Wilson's Portland Cement Company Limited.

To provide accommodation for the cement works staff, several cottages were built for workers in Pulham and McKinney Roads. The cement works provided employment for locals and a booming industry for the town of Warkworth, contributing to its substantial growth. As a result, Nathaniel Wilson is often referred to as the "Father of Warkworth."²⁶ As the founder of John Wilson and Company Ltd., Nathaniel was not only a renowned local figure, but in fact held nationwide recognition. Wilson's Portland Cement had become a national industry, producing cement for not only New Zealand but also for exports. Nathaniel Wilson was the 'father' of cement manufacture in the colony.

In the next decade, notable local projects using Wilson's cement included Grafton Bridge (1910), and Queen's Wharf, as well as the Rotorua's Bath House (1908).

During the First World War, Wilson Cement supplied Australian ports with cement with steamers being loaded regularly at Mahurangi. Australia suffered a shortage of cement when the German supply was severed.²⁷

²³ *New Zealand Herald*, 12 August 1899, p7

²⁴ *Ibid*

²⁵ Thornton, p88. New large structures were constructed, including one 12.3m high in unreinforced concrete, the ruins of which can be seen today.

²⁶ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 9 September 1914, p4.

²⁷ *Auckland Star*, 13 March 1915, p6

Riverina, 46 Wilson Road Warkworth.

In 1918, the Wilson's merged with two other manufacturers, the New Zealand Portland Cement Company on Limestone Island and the Dominion Portland Cement Company in Portland, Whangarei. The new company was called Wilson's (NZ) Portland Cement Company and was to be based in Portland. With the move to Portland, the Warkworth Cement works remained in operation to produce hydraulic lime and the occasional manufacture of Portland cement. Works ceased altogether in Warkworth in 1929.

Riverina

After raising a large family, Nathaniel and Florence Wilson began to build their retirement home above the Cement Works and with views over the Mahurangi River. In 1901, a newspaper report on Warkworth talks about how "Nathaniel Wilson.....is about to build a concrete house on the hill."²⁸ The Wilson's commissioned prominent Auckland architect, Robert Wladislas de Montalk, to design their home. It is uncertain why at this very early stage in de Montalk's career that he was chosen for this project. However, he is known to have had a particular interest in the use of concrete as a construction material and it is possible his role as the honorary architect for the Auckland Industrial and Mining Exhibition in 1898 may have influenced them.

In letters sent by Nathaniel Wilson to de Montalk²⁹ there is reference to a cabinetmaker named Mr Grant and a builder named Mr Clayden being part of the project as the building was being completed.



Figure 5. An Early photograph of the Riverina as built for Nathaniel and Florence Wilson. (Warkworth Museum).

The house was constructed using fired clay combined with lime to create a less conventional concrete mix.³⁰ The clay was sourced from a paddock on the

²⁸ Ibid

²⁹ Heritage New Zealand file.

³⁰ It is uncertain why concrete was not used given by this time, concrete technology was well understood and the Wilson's produced Portland cement.

property and then fired in a continuous process in a hot pit of burning puriri logs.³¹ At 230mm thick, the exterior walls are rendered in an ashlar patterned cement.

The kauri flooring and timber joinery was supplied by Leyland O'Brien Timber.³² Decorative timber mouldings are thought to have been made on site. The plaster cornices and ceiling roses were made by an Italian craftsman from Sydney.³³ The staircase is reportedly specially built to have a gentle rise making it easier for one of Nathaniel and Florence's son's, Nathaniel Junior, who had a heart defect, to climb.³⁴ It is also understood tradesmen from the cement works were involved in constructing the house.³⁵

Although the house had been built as his retirement home for himself and his wife Florence, Nathaniel, did not retire as manager of the cement works until 1908.³⁶ He retained a position as a director of the company and his son William took over the role as manager.³⁷ At the same time as he was establishing his lime works, Wilson became involved in local politics. In 1877 he was elected as the inaugural chairman of Rodney County, retiring from the chair in 1884 and as a member in 1888.³⁸ He also served as chairman of the Upper Mahurangi Highway Board and the School Committee and founding chairman of the Warkworth Town Board from 1909 to 1914.³⁹



Figure 6. Nathaniel and Florence in a portrait photograph with their five sons and five daughters in the early 1900s. (Warkworth Museum)

In July 1913, Florence and Nathaniel celebrated their 50th wedding anniversary at Riverina with their five sons and five daughters.⁴⁰

³¹ www.localmatters.co.nz/Hibiscus+Matters

³² *Ibid*

³³ *Ibid*

³⁴ *Golden Bay Group News*, May 1986

³⁵ *Ibid*

³⁶ Locker, 2001:293

³⁷ *Ibid*

³⁸ <http://www.mahurangi.org.nz/2001/06/16/history-part7-cement-maker/> Accessed 1 February 2019.

³⁹ *Ibid*

⁴⁰ *New Zealand Herald*, 5 July 1913, p1., *Rodney and Otamatea Times*, *Waitemata and Kaipara Gazette*, 2 July 1913, p5.

In the same year, in October Florence died.⁴¹ Nathaniel continued to live in the house until his death in 1919 at the age of 83. The Wilson family retained the property until 1938. By this time the original land holding had been reduced to 1ha.

In the 1940s, the US Army occupied the house using it as headquarters for more than 40 US military camps and training sites in the locality. It is ironic that the US forces along with the Home Guard were party to using the former cement works as a demolition training site.

During World War II New Zealand served as a staging post for operations by US forces against the Japanese in the Pacific, before they experienced war or as a place of rest and recuperation for personnel returning from war. Although in New Zealand for only a brief period, the American forces were to have a considerable impact on New Zealand life. Camps and hospitals for American troops were established in various locations in the Auckland region within marching distance or a short train journey from the port.



Figure 7. US military personnel and others at the front entrance to Riverina. (Auckland War Memorial Museum PH-2013-7- TC – B895-02).

The Warkworth district was selected as the location for a brigade camp which comprised 41 small farm encampments and a 30 bed hospital. Construction of 1714 small buildings in the district⁴² providing accommodation for some 5,000 servicemen commenced in December 1941 and would eventually cost £191,029. The impact of the American troops in Warkworth was considerable. Their time in the town was documented in the photographs taken by photographer and local resident Tudor Washington Collins. Often referred to as the 'American invasion', the American troops arrived in Warkworth in 1942. They established relationships with the locals creating a home away from home,

⁴¹ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 29 October 1913,

⁴² Cooke, p627.

before they departed to fight in the Pacific. Some returned for rest and relaxation or medical help, while others never returned. For many there were fond memories of their time in Warkworth and some would make pilgrimages to the town post WWII to revisit memories and reacquaint with the locals who had become their friends. The 43rd Division left the country in July 1944.

Riverina was the regimental headquarters for the 169th Infantry 43rd Division, 3rd Marine Division and 25th Infantry Division units based in the Warkworth area. 'Little Riverina' was used as headquarters for the 169th infantry, 43rd Division, and there were three camps (Riverina A1-A3) situated nearby along Wilson Road.



Figure 8. Riverina in the 1940s in a photograph taken by Tudor Collins. A man in military uniform is standing with another. (Auckland War Memorial Museum PH 2013-7-TC-B894-13). (need copyright permission).



Figure 9. American occupation of the house during World War II. (www.localmatters.co.nz)

Following the war, the house was used to accommodate Bitumix employees. In 1955-1956, Riverina was the home of Keith Baker, the manager of a road building gang, and his wife. They shared the house with “a couple of dozen road construction workers to keep them company.”⁴³ They were upgrading the highway from Dairy Flat to Wellsford. The house continued to be used for groups of workers in the 1960s, when it became a hostel for postal and telegraph workers.

The house eventually fell into disrepair, when it was no longer used as a residence and the site essentially became a dumping ground. In a 1973 Historic Places Report, the building is described as a ruin with ‘most of the roof missing.’⁴⁴

It was in 1969 that the house was purchased by Ronald and Beverley Simmons, who then embarked on an extensive restoration of the property. Despite a dead sheep in the front room and extensive quantities of rubbish throughout the house, the couple recognised the potential of the historic home. They replaced the foundations and constructed a new concrete floored verandah. The verandah on the first floor was replaced. The Simmons replaced the existing roof with metal roof tiles and waterproofed the walls. They also provided some seismic strengthening with steel rods threaded through the walls. The pattress plates to these rods can be seen on the eastern and western exterior walls. In the 1970s, the Simmons bought 20 acres adjoining the site, returning it to its original size. Changes that took place in the grounds during the Simmons ownership included rerouting the driveway, building new fences and entrance gates and planting new trees.

⁴³ *Rodney Times*, 25 June 2009.

⁴⁴ Historic Buildings Record Form (Historic places Trust) dated 28 February 1973 Riverina, 46 Wilson Road Warkworth.

While undertaking this restoration project, the Simmons still lived in the city. Ronald died in 1983 and four years later, in 1987, Beverley relocated to Riverina to live permanently. Beverley was to become a significant figure in the Warkworth community continually campaigning for the retention of heritage in the town. She is commemorated with a plaque on a seat in the upper gallery of the Warkworth Town Hall.

In 1990 a new woolshed was constructed.⁴⁵ In 2010, Beverley subdivided land she owned in a separate lot on the eastern side of the property.

Beverley Simmons passed away In November 2018.⁴⁶

Architect – Robert Wladislas de Montalk.

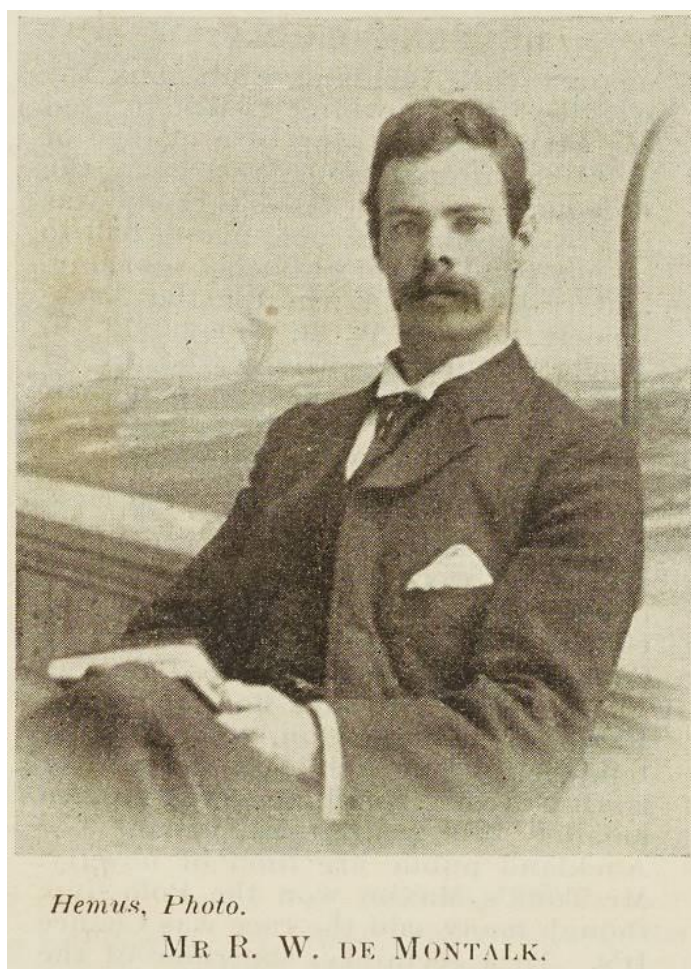


Figure 10. A photograph of R.W de Montalk in 1898 (Auckland Libraries Collections NZG-18980312-323-2).

Robert Wladislas de Montalk was born in Featherston, New Zealand on 12 October 1871.⁴⁷ He was the eldest son of Joseph Wladislas Edmond Potocki de Montalk, a French national of noble Polish descent, and his second wife Alexandrina Williamina Sutherland de Montalk.⁴⁸

⁴⁵ Auckland Council Property Files

⁴⁶ <https://www.localmatters.co.nz/news/30224-vale-beverley-simmons.html> accessed 22 January 2019

⁴⁷ *Evening Post*, 14 October 1871, p2.

⁴⁸ *Evening Post*, 1 May 1869, p2.

His father, known as Edmond de Montalk, emigrated to New Zealand in 1868 with two children after his first wife died. Edmond de Montalk became a celebrated lecturer at Auckland University College in the 1890s.⁴⁹

R W de Montalk established his practice as an architect in Auckland in 1895 after training with Frederick Strouts in Christchurch. He was well respected and in 1898 he was chosen as the honorary architect of the Auckland Industrial and Mining Exhibition.⁵⁰ He was responsible for the design of several commercial buildings in the city, including the Premier Building in Queen Street, and the former Cargen flats in Eden Crescent, both of which are historic heritage places in schedule 14.1 of the Auckland Council Unitary Plan. Newspaper reports talk about the Cargen as being flats rather than a hotel which was a revolutionary concept in Auckland. Two room bachelor flats and five room family flats were being provided.⁵¹ The Cargen flats building was adjoined to the Cargen Hotel and was owned by the same company. This building is significant as being the first multi-storey flats built in Auckland.

Other existing buildings he is known to have designed include the former New Zealand Laundry Company Building now known as the Quay Building in Quay Street, Britomart, which has been restored more recently, and Knox Presbyterian Church and Hall in Parnell. Newspaper advertisements revealed other tenders for commercial buildings in the city and surrounds. However, it was difficult to determine which buildings these were and if they still exist. It did, however, divulge how prolific de Montalk was in designing the young but developing city of Auckland.

Newspaper tenders also indicate de Montalk was the architect for many residential properties in and around Auckland. However, at the time of writing this report, the author has been unable to ascertain examples of these residences.

R W de Montalk was also commissioned for projects in other parts of New Zealand. De Montalk briefly took up farming between 1914 and 1918, at first living in Alfriston⁵² and then Mangaweka,⁵³ and later Stoke, out of Nelson.⁵⁴ By 1918, he was residing in Wellington and again working as an architect and continued to practice until the late 1930s. He died in 1942.

He was known to be experimental with building fabric,⁵⁵ which may explain the reason he used fired clay and lime for the construction of Riverina. He was particularly interested in concrete construction and associated seismic strengthening, inventing and patenting various elements of concrete construction, including roading.⁵⁶ He also invented a revolutionary shock absorbing platform, called the Salvus system, for buildings, to survive earthquakes.⁵⁷ In 1919 in Wellington, he designed what is believed to be the first known all concrete house at 1 Grosvenor Terrace, Thorndon. The walls, columns, beams, rafters and roof tiles are all concrete.⁵⁸

⁴⁹ <https://teara.govt.nz/en/biographies/2d6/de-montalk-joseph-wladislas-edmond-potocki> accessed 8 February 2019

⁵⁰ *Auckland Star*, 21 January 1898, p2, *Star*, 23 March 1899.

⁵¹ *New Zealand Herald*, 5 February 1912, *New Zealand Herald*, 11 June 1912, *New Zealand Herald*, 7 April 1913

⁵² *New Zealand Herald*, 1 August 1914, *New Zealand Herald*, 22 September, 1915

⁵³ *Dominion*, 24 August, 1916

⁵⁴ *Nelson Evening Mail*, 26 January 1918, p4.

⁵⁵ *Evening Post*, 8 April 1942, p7

⁵⁶ *Progress*, Volume XIII, Issue 9, 1 May 1918, *Evening Post*, 7 February 1919

⁵⁷ *DSIR, Making Science Work for New Zealand*, 1998, p220. *New Zealand Herald*, 18 December 1934, p18, *Evening Post*, 12 April 1934, p10.

⁵⁸ Thornton, p163.

CHRONOLOGY OF EVENTS

1840	The Treaty of Waitangi is signed in February. The Mahurangi river is surveyed in June.
1841	The Mahurangi purchase by the Crown takes place in April.
1842	Nathaniel Wilson arrives in New Zealand.
1848	Nathaniel Wilson settles in Warkworth.
1852	Surveyance of the Mahurangi Heads is finally completed and the land is divided up for sale around the Warkworth area.
1853	The town of Warkworth is founded by John Anderson Brown.
1858	The Wilson family moves to Warkworth taking up about 130 acres of land one mile south of the village. William, Nathaniel's father, sets up a blacksmiths shop and Nathaniel continues his trade as a cobbler.
1863	Nathaniel marries Florence Snell. They set up house in Warkworth in a two-room cottage, with cobbler's workshop attached.
1864	Nathaniel Wilson purchases land from John Southgate.
1866	A kiln is built for the manufacture of hydraulic lime using deposits of limestone on Nathaniel Wilson's property.
1870	Nathaniel establishes J Wilson and Co with his brothers, John and James.
1870s	Nathaniel expands the business, building more lime kilns, and advertising their products.
1884-1886	Nathaniel Wilson successfully experiments with cement making on the banks of the Mahurangi. He is credited with producing the first Portland cement in Australasia.
1880s	Wilson's embark on a programme of building unreinforced concrete show homes in Auckland which proves to be an unsuccessful venture almost bankrupting them.
1890s	Shift in New Zealand to using local cement products rather than importing Portland cement which helps J Wilson and Co recover their losses and their business flourishes.
1901	Riverina is constructed on the hill above Warkworth.
1903	J Wilson and Co becomes a public company.
1908	Nathaniel Wilson retires at the age of 72.
1913	Florence Wilson dies.
1918	J Wilson and Co merged with The New Zealand Portland Cement Company and the Dominion Portland Cement Company. The new company is known as Wilson's (NZ) Portland Cement Company. The Warkworth cement works continues to produce hydraulic lime and the occasional Portland cement.
1919	Nathaniel Wilson dies.
1929	The Warkworth Cement Works ceases operation altogether.
1938	The house is sold out of the family.
1942-4	House becomes the headquarters for American troops.
1950s	Bitumix employees occupy the house.

1960s	The house is used for postal and telegraph employees and the becomes a drain layers dump.
1969	Ron and Beverley Simmons purchase the house and begin to restore it.
1970s	The new owners purchase 20 adjoining acres.
1990	Woolshed built.
2018	Beverley Simmons dies.

5.0 Physical Description

Context and Site

The property is at 46 Wilson Road, Warkworth (Lot 3 DP 486583 and CT 694071).

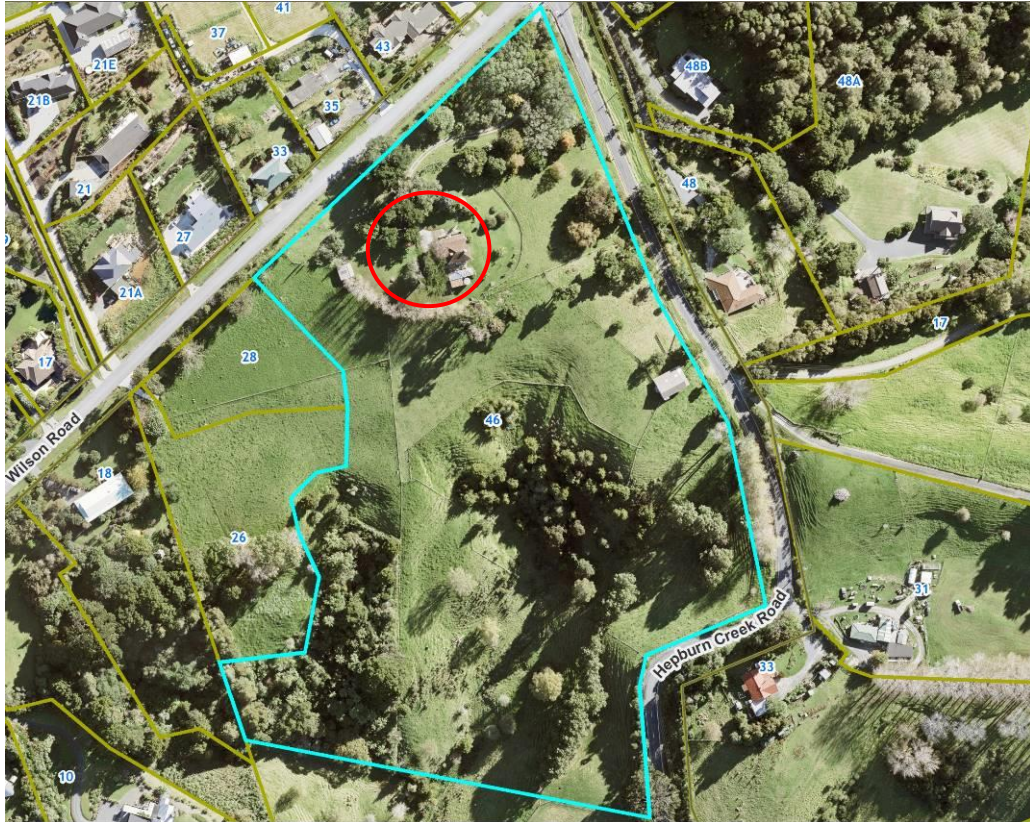


Figure 11: 46 Wilson Road, Warkworth. The house is located within the red circle. (Auckland Council GeoMaps 2018).

The house is located on the corner of Wilson Road and Hepburn Creek Road on rise above both roads. It is approximately 2.3 kilometres to the south east of the centre of the Warkworth village. On a large lot (5.8360 HA), the house is surrounded by mature trees and other plantings.

Timber gates at the street level lead to a long tree lined driveway which ascends the property to reach the house at the top of the rise. On the southern side of the house is another smaller building which contains a workshop, storage shed and laundry with an outside toilet attached.⁵⁹

Trees

The property has a number of early trees that were likely to have been planted by the Wilsons during the first decades of their time there. These include a range of commonly planted exotic trees such as a Norfolk Island pine tree, Monterey cypress trees, coral trees and an Italian stone pine. There are also locally common New Zealand native trees such as pohutukawa, puriri, totara and rimu trees, probably planted around the same time.⁶⁰

⁵⁹ Dave Pearson Architects Heritage Assessment (draft) 2012.

⁶⁰ Nick Stott's Memo dated 4 February 2018.

Other trees have been planted later. Most of these are exotic species, including feijoa, magnolia and swamp cypress trees. The Notable Trees Schedule lists several trees on the property which include Norfolk pine, Totara, Puriri, Pohutukawa, Kauri and Rimu trees.

Exterior Description⁶¹

Designed in the Italianate style, the house has a grand appearance, emphasised by its prominent position. Symmetrical in form, the house has a hipped roof with two prominent chimneys on either side. An earlier decorative roof vent is no longer apparent. An ashlar pattern has been incised into the exterior cement render to give the appearance of stone. The chimneys are also rendered in a cement plaster with moulded cornices and decorative modillions.

The front of the house faces north, with a central front door and two flat roofed window bays on either side. Sidelights and a fanlight above the front door provide a prominent entry. Ornately carved modillions feature below the moulded cornice of the bay windows' flat roof. Turned pilasters with moulded capitals appear between the sashes of the bay adding further decorative detail to the exterior of the bay.

At the first floor of the front façade, central double doors open out to an upper level verandah, with two double hung sash windows on either side. All joinery at the upper level is framed by moulded facings.

A verandah extends across the front of the house at both levels. At ground level the verandah floor is concrete with central concrete steps leading up from the garden. A timber verandah floor on the upper level is finished with a turned balustrade. Decorative turned verandah posts with moulded capitals and elaborate brackets, feature on both levels with timber fretwork and teardrops along the length of the verandah. Verandah beams are decorated with dentil moulding.



⁶¹ This information is based on an earlier assessment of the house when it was visited in 2012 along with a more recent visit when it was viewed from the public realm.

Figure 12. The northern façade of Riverina (DPA Architects, 2012).

The side walls and the rear (southern wall) are much plainer than the front wall but still display some decorative features such as a moulded skirting at the base of the wall and a string course midway up the wall defining the floor levels. On each corner are moulded pilasters which can be seen on all elevations. Pattress plates are evident on the side walls identifying where the steel rods are bolted to the wall. Decorative eaves brackets feature on every façade.

On the eastern elevation there are only two double hung sash windows symmetrically arranged on the lower level. At the rear of the house, there are two symmetrically arranged double hung sash windows on both levels with a central rear porch. The western side of the house has only one double hung sash window at ground floor level on the southern side of the elevation and two (again symmetrically placed) on the upper level.



Figure 13. The eastern and southern elevations to the house (DPA Architects, 2012).



Figure 14. The western elevation of the house (DPA Architects, 2012).

At the rear of the house is an ancillary building that contains a laundry, a workshop and a storage shed, with an outside toilet attached. This outbuilding is also constructed by the same method but with thinner walls.



Figure 15. Ancillary building directly behind the house. (DPA Architects 2012).

Interior

The interior was viewed in June 2019 and appears to be very much intact. The photographs relate to an earlier visit in 2012. There has been no change to the original fabric mentioned since that time.

The floor plan⁶² comprises a wide central hall with rooms on either side. A staircase on the western side of the hall leads to the upper level. On the ground floor, two more formal rooms are located at the front of the house, with a smaller room on the south eastern side and a large kitchen area on the south western side. From the central hall there is a rear entrance leading to an exterior porch.

On the upper floor the wide central hall follows the same pattern of rooms on either side. Two large bedrooms are located on the eastern side and two smaller ones on the western side with two bathrooms (one formerly a bedroom) situated in the south western corner.

Original interior features include deep plaster cornices and decorative ceiling roses in various rooms of the house, ranging between very simple to more ornate and are reportedly (as previously mentioned) the work of an Italian craftsman from Sydney. These features along with moulded timber architraves and skirtings, timber fireplace surrounds, panelled timber doors, kauri

⁶² Personal visit in 2012 and Auckland Council property file.
Riverina, 46 Wilson Road Warkworth.

floorboards and an elegant staircase with a handsome newel post and intricately carved details on the stringer are believed to be original elements of the house.



Figure 16. Plaster cornice on the interior in one of the ground floor front rooms (DPA Architects, 2012).



Figure 17. Elaborate carved detail along stringer of staircase (DPA Architects, 2012).

Materials

Laid on concrete foundations, the exterior walls consist of a fired clay and lime mix. The clay was local to the property and was laid over a deep pit of burning puriri logs and left for three to four weeks.⁶³ The hot clay was mixed with the lime and then rammed into formwork to form 225mm thick exterior walls. The exterior walls are reinforced with steel ties. It was also used on the interior walls

⁶³ Puriri logs were used because they produce substantial heat.
Riverina, 46 Wilson Road Warkworth.

at 150mm wide. Wire mesh was added to the interior walls to help reinforce them.⁶⁴

The exterior walls were finished with a cement render carved in an ashlar pattern to resemble stone. The internal walls were finished with a smooth plaster render.

The hipped roof is clad in metal tiles. Early photographs reveal the original corrugated steel roof.

The lower verandah floor is concrete with concrete steps on either side and in the centre across from the main entrance to the house. The upper verandah has timber tongue and groove flooring with a timber balustrade and posts. Timber sarking lines the ceiling of both levels. All joinery is timber.

Kauri has been used throughout for the floors of the house and the staircase.

Design

Designed by prominent architect R W de Montalk, the house is a fine example of an Italianate villa. Italianate architecture originated in the 19th century. It is a classical style that combined 16th century Italian designs with the picturesque aesthetic ideal. It was first developed in England in 1802 by John Nash who designed large residential buildings in the style. Sir Charles Barry developed the style in the 1830s, drawing on the Italian Renaissance and its elaborate motifs.⁶⁵

The Italianate style found its way to New Zealand in the early 1850s. Like many styles that found their way to the antipodes, Italianate buildings often sprouted verandahs to protect their inhabitants from the sun and rain, as is demonstrated at Riverina.

The characteristics of the Italianate style that can be seen at Riverina include the ashlar patterned walls, the pilaster styled corners, the decorative eaves brackets and dentil mouldings and the general symmetry of the house.

Condition

The house was visited in June 2019. Although the house is clearly in need of some remedial work, which will include some replacement of timber and possibly the steel rods and patress plates, it is generally in reasonable condition.

Summary of Key Features – Exterior

- Wall fabric
- Symmetrical and original form of the building, including the hipped roof
- Two plaster rendered chimneys
- Ashlar patterned cement render
- Decorative eaves brackets
- Two flat roofed bay windows with moulded bases. eaves brackets, and embellished pilasters
- Plastered pilasters on each corner of the house

⁶⁴ DPA Architects Heritage Assessment 2012.

⁶⁵ The New Zealand Period House, p18

- Dentil mouldings on the verandah beams
- The front door, sidelights and fanlight
- Double hung sash windows
- Double doors on first floor
- Facings and sills
- Verandah posts and decorative brackets
- Exterior moulded skirting
- String course
- Several early trees that are believed to have been planted during the early years of Wilson family ownership
- The prominent position of the house on a large block of land and elevated.

Summary of Key Features - Interior

- Kauri floor boards
- Original door hardware to front door and other doors
- Original moulded skirting boards
- Original moulded architraves
- Original moulded plaster cornices
- Plaster ceiling roses
- Staircase, balustrade and newel post
- Carved panelling on stringer
- Panelling beneath staircase
- Moulded panelled timber doors
- Fireplace surrounds

6.0 Comparative Analysis

In studying Riverina as a comparison to other places, there are a number of factors that require consideration. At the time Riverina was constructed, concrete was not commonly used to build domestic dwellings. The materials used to construct Riverina form a less conventional concrete, using a method applied to earlier homes in the area. The introduction of reinforced or ferro-concrete in the early 1900s opened new construction capability, for wharves and bridges and high-rise buildings. The strength that reinforced concrete displayed was also welcomed in the construction of homes.

Concrete Structures in the Area

There are several concrete structures built in the early days of the industry, in the area, most being constructed by John Wilson and Company. Concrete was not commonly used as a building material for domestic buildings. While it had the advantage of fire resistance in built-up areas, there was an initial prejudice against concrete due to the lack of experience in using it in residential construction. Timber was still readily available at a cheaper cost, while brick construction was a 'tried and true' alternative where fire resistance was desired.

With the availability of lime in the area and the ease of transportation via the Mahurangi River, Warkworth was the centre of experimentation in the middle to last decades of the 19th century. Various compositions were used to experiment with the production of concrete using lime, different types of aggregate, cement and fired clay.

The buildings and kilns at the Wilson Cement Works with various structures being built between 1884 and the early 1900s, now in ruins are a prime example of the history of the use of concrete construction.

Other extant structures include the concrete lime kilns in Kowhai Park, Warkworth built in the 1880s, and four concrete dams, built between 1879 and 1913. Wilson Cement built three of these dams, between 1882 and 1913 to supply water to the cement works, while the other dam was also built with Wilsons products.⁶⁶⁶⁷

There were also early concrete roads built in 1916⁶⁸ in Warkworth and were claimed to be the first concrete roads in New Zealand⁶⁹.

Other extant buildings constructed by and for the Wilsons in Warkworth.

Riverina is one of a group of three surviving residential buildings constructed by the Wilson family along Wilson Road. The other two were built two years after Riverina and are believed to have been designed by R W de Montalk. They are the John Wilson and Co. manager's house in Wilson Road constructed in 1903-1904, and Little Riverina built c.1903 Both were constructed using reinforced concrete and like Riverina were rendered with a cement plaster on the exterior and interior.

⁶⁶ *New Zealand Herald*, 11 January 1884; *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 12 March 1913, p5.

⁶⁷ This includes the Warkworth weir built in 1905.

⁶⁸ *Auckland Star*, 18 August 1916.

⁶⁹ Little Queen Street was also concreted in 1916 (*New Zealand Herald* 13 July 1921: 6)

Riverina, 46 Wilson Road Warkworth.

Little Riverina is included in Auckland Council's Schedule of Historic Heritage as Category B place. It was reputedly built for Nathaniel and Florence's son, Nathaniel Junior, as a rental income. The duplex was rented to Wilson Cement workers. Sitting across the road from Riverina, the semi-detached dwellings are now concealed by a tall timber fence. However, earlier images reveal they have a modest street frontage. Each have a central front door with casement windows on either side. The duplex drops down at the rear of the section with a basement level for each residence. The duplex was kept in the Wilson family until 1942.⁷⁰ Local identity and well-known photographer, Tudor Washington Collins purchased the duplex and it continued to be tenanted. During the war, it was also used by the US military. It too, was eventually purchased by the Simmons as a rental property.



Figure 18. Little Riverina in use by the US troops during World War II. Photograph taken by Tudor Collins. (AWMM PH-2013-7-TC-B403-02).

Little Riverina is of little comparison to the grand stature of its neighbour across Wilson Road. It is comparatively modest in size and design. However, it does demonstrate the improvement in the use of concrete technology, being constructed in reinforced concrete using Wilson cement and the most advanced technology of that time.

The Wilson's were also, at this time building the manager's house in Wilson Road, closer to the cement works. This house is also included in the Auckland Unitary Plan Schedule of Historic Heritage as a Category B place. Again, reinforced concrete was used to construct the house. This was a substantial single storey house with a large basement and generous front verandah with twin gables. The design of the house is quite unique with Italianate influences but with a more transitional appearance. With a roof cladding of Marseilles tiles, this varies from the corrugated steel used on the roofs of Riverina and little Riverina. A decorative precast verandah balustrade adds to the more ostentatious nature of the house which would befit a manager at the works.

⁷⁰ NA 588/188



Figure 19 The former Managers House, which has been restored more recently. (Auckland Council, February 2019).

Comparison in the Method of Construction and Associated Theories

There is an interesting comparison in the change in the use of materials to construct the duplex and the manager's house. This was an interesting and important period in the development of concrete technology and its use in the construction industry. Riverina was built prior to the adoption of standardized reinforced concrete methods. It is possible, within the two years between completing Riverina and embarking on the other Wilson builds, that the Wilson's were more confident in their approach to the use of reinforced concrete at a time when there was less prejudice in its use for construction. Although it was still in an experimental stage, and there was a good deal of debate on the use of reinforced concrete, it was gaining momentum in use and popularity as a less expensive method of construction for its strength and appearance of permanence.

There are other theories as to why the fired clay and lime mix was used to construct Riverina, when only two years later they were building in reinforced concrete. Moreover, the materials used are also a curious method of construction, considering the industry Wilson was in and the connections he had in the manufacturing of concrete along with the advancement of technology at that time. The locally produced Portland cement at this time was widely accepted and yet he did not use this as a mix for the fired clay aggregate. Geoffrey Thornton mentions the method of construction as 'not a concrete building in the real sense' and as being 'most unusual in its construction.'⁷¹ Thornton also refers to the construction as 'reputed to be a traditional Cornish method.'⁷² This may have influenced the Wilsons in the use of materials as Florence's family was from Cornwall.

John Wilson and Company had also been involved in producing concrete show homes in the late 1870s and early 1880s. However, this venture had been overly ambitious and unsuccessful. There is a theory that the Wilsons were reluctant to build in concrete again because of this earlier debacle and turned to

⁷¹ Thornton, p93

⁷² Ibid, p93-94

a more traditional method to construct Riverina, which was similar to tried and true earlier house construction in the Mahurangi District.⁷³

Associated with this theory is also the availability of materials to create mass concrete. Riverina was constructed using local natural resources. The use of fired clay was possibly a pragmatic and cost-effective solution to the difficulty in obtaining local supplies of clean, suitably graded, clean aggregate in the Warkworth District. It is not inconceivable that the Wilson's had the means to transport the required aggregate to mix with their locally produced cement, given their access to the Mahurangi River and the vessels they owned to navigate the river. However, at this time, the use of reinforced concrete was still relatively new and experimental. Its use in construction gained impetus as it became more widely used. Within the two years between constructing Riverina and the other Wilson buildings, the use of reinforced concrete had intensified.

Moreover, Riverina was to be Nathaniel's retirement home, an expression of his success and prominence in the community. The house on the hill would reflect his status as a local politician and employer, not to mention his celebrated success in the cement industry. Having begun his life in Warkworth as a humble cobbler in an unpretentious cottage, Nathaniel Wilson's success had been achieved through hard work, sheer determination and sacrifices made not only by himself, but also by his wife and children.⁷⁴ A traditional method of construction using local resources is symbolic of this, with Riverina being constructed in the very same materials from the very same land that had been the means to create his eventual wealth. There is a concept of purity and sincerity in this approach. Although the house is grand in stature, it relates to a less pretentious construction using local natural resources, aligning with the modest, unpretentious life the couple led.

Other Concrete Houses in Warkworth

The later reinforced concrete houses in Wilson Road, Warkworth, may have been a prototype for a proposed new venture into the foray of concrete house construction. The rising popularity in the use of reinforced concrete may have prompted this.

There were other concrete houses constructed in Warkworth around this time, including the Manse for the Presbyterian minister in Bertram Street. The Manse is included in Auckland Council's Schedule of Historic Heritage as a Category B place. This transitional style villa was also designed by R W de Montalk.⁷⁵ There are some similarities between this house, completed in 1906, and the Managers house in Wilson Road including the verandah posts and precast balustrade. This balustrade was also used on the duplex at 33 Wilson Road.

⁷³ These houses are also discussed in later narrative as part of this comparative analysis.

⁷⁴ ...Wilson, T H, p23

⁷⁵ *Auckland Star*, 25 November 1905; *New Zealand Herald*, 21 October, 1905.

Riverina, 46 Wilson Road Warkworth.



Figure 20. The Presbyterian Manse completed in 1906. (Auckland Council, December 2018).

An earlier concrete house built in Warkworth, that the Wilson's are believed to have been responsible for is an early 20th century house believed to have been constructed in the early 1900s for Town Board member Thomas Walker and his family in what was then Victoria Street, Warkworth.⁷⁶ Included in Auckland Council's Schedule of Historic Heritage as Category B place, the house now has the address 8 Belmont Place, Warkworth, due to a later subdivision.⁷⁷ This house has a villa style with finishes similar to Riverina, including a hipped roof, timber balustrade and verandah posts with fretwork. The house has a basement and Marseilles tiled roof not unlike the Managers House in Wilson Road.



Figure 21. Concrete house at 8 Belmont Place, Warkworth. (Auckland Council, December 2018).

⁷⁶ *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 1 March 1916; Deeds Index 7B 424.

⁷⁷ This is a more recent subdivision off Victoria Street, Warkworth.

Riverina, 46 Wilson Road Warkworth.

Earlier Wilson home building projects.

In the 1880s J Wilson and Co were involved in a home building scheme using hydraulic lime cement. Two recognisable homes that still exist from this period are located next door to each other in Richmond Road Grey Lynn. The house at 350 Richmond Road was built for Richard and Mary Warnock and its neighbour at 334 Richmond Road was built for Robert and Henrietta Warnock.⁷⁸ They are both included in Auckland Council's Schedule of Historic Heritage as Category B places. Both houses have a single storey front entry but are built on sloping land and have substantial two storeys at the rear. This is clearly seen at 334 Richmond Road, located on a corner section. Like Riverina, they are Italianate in style. Although they are more bay villa in design, they have similar features that have been repeated at Riverina.



Figure 22. The house at 350 Richmond Road, built for Richard Warnock, is generally similar in size and design to the neighbouring house built for Richard's brother Robert Warnock. (Auckland Council 2012).

The mass concrete construction comprises particularly thick walls which took months to dry before the owners could occupy the houses.

The use of local materials to create a 'concrete' home in the Mahurangi.

The use of local materials to create a form of mass concrete walls was not new and there are examples of this form of construction in other earlier homes in the Mahurangi district. These houses were built at a time when the use of concrete for domestic architecture was very much a point of debate. Concrete was not commonly used for housing, mainly because of the low cost and availability of

⁷⁸ Richard and his brother Robert Taylor Warnock first established their soap and candle making business in 1862 on a site which is today that of the Parnell Community Centre. In 1864, they set up their business at a new site in Ponsonby, followed by one in the city, then at the junction of Cox's Creek and Richmond Road in 1874. The business continued into the 20th century, long after it ceased to make candles, with "kia ora bar" and 'natura' soaps made in the 1960s. The Warnocks were also exporters of wool, tallow and pelts to Britain.

timber. However, experimentation was undertaken by settlers in isolated and remote places using locally available 'free' resources, including these novel forms of concrete mix making it cheaper for them to construct. But again, this type of construction took place between 15 to at least 30 years before Riverina was built.

One of these is Shaw House at 1472 State Highway 1, Pohuehue. Included in Auckland Council's Schedule of Historic Heritage as a Category B place. it is unknown when this house was constructed but it is believed to be soon after the Shaws arrived in New Zealand in 1864. Like Riverina, the house was constructed from clay found on the property and which was heated on sheets of iron over manuka branch fires. The hot clay is thought to have been mixed with lime also found in the area and then rrammed into form work. If this is the case then the construction technique is similar to that of Riverina, on a smaller scale, although undertaken some 30 plus years earlier. Unlike Riverina, the exterior walls have not been rendered, revealing the natural clay colours and textures.



Figure 23. The Shaw House, c.1865, in Pohuehue near Warkworth. (Dinah Homan, 1999).

Another early concrete house in the area is Scandrett homestead constructed in 1885 for the Scandrett family in Scandrett Bay on the Mahurangi Peninsula. The house is a modest square fronted hipped roof villa. The concrete in the Scandrett homestead was made up of a lime concrete using an aggregate of round pebbles believed to have been sourced locally from Motuketekete Island. There is evidence of quartz in the concrete mix and possibly beach shells. There are similarities to the construction technique for Riverina, using pebbles instead of crushed clay as aggregate.



Figure 24. Scandrett homestead c.1885. (Auckland Council February 2012).

Rodmersham, completed in c.1886 for Sarah and Charles Lushington, is a two-storey unreinforced mass concrete house on the eastern shores of the Mahurangi East Peninsula. It was constructed using beach sand and shell, and shingle from Motuora Island mixed with lime likely to have been supplied by the Wilson cement works. The plaster rendered walls (probably lime plaster) were scored in an ashlar pattern to resemble stone work. At the time the roof was completed using slate. The slate has since been replaced with corrugated steel. The Lushingtons owned several masterpiece artworks, and it is believed they chose to use these materials as opposed to timber as a safer way of protecting their paintings from the risk of fire.



Figure 25. Rodmersham (Dinah Holman 2006).

R W de Montalk's work

While this comparative analysis has captured some of the residences in Warkworth that were designed or more than likely designed by R W de Montalk, at the time of writing this evaluation, no other known domestic dwellings of that era designed by him have been identified. Much later in his career, in 1918, he designed a house in Thorndon Wellington, which is an example of his belief in concrete as a material for every element of the house, including walls, beams, columns rafters and roof tiles.⁷⁹ The house is designed in the popular English Cottage style,⁸⁰ which was vastly different to the designs of his earlier houses in Warkworth.

R W de Montalk was a notable architect and newspaper tenders indicate that he was responsible for a number of commercial and residential buildings in Auckland in the late 19th and early 20th century. He is known to have had a particular interest in working with concrete despite it being a new and yet to be proven material. His best known identified buildings are three commercial buildings in the city, which have been mentioned earlier.

Newspaper tenders indicate that he was involved in a variety of different types of domestic architecture, from small cottages to grand homes, a number of these outside of Auckland. It is clear from the comparison of his work in Warkworth, that Riverina is a noteworthy example of his residential work.



Figure 26. The English Cottage style all concrete house designed in 1918 by R W de Montalk. (Thornton).

⁷⁹ Thornton.p163

⁸⁰ Salmond, pp212-215

7.0 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.

Riverina has exceptional local, regional and national significance being associated with Nathaniel Wilson, known as the 'father of Warkworth', who pioneered the cement industry in New Zealand. He provided employment, and homes for locals and a booming industry for the town of Warkworth, contributing to its substantial growth.

As an early settler in Warkworth he began working as a cobbler in the town before buying farmland and utilising the limestone deposits on the property to start a business in hydraulic lime production and later, after what can only be described as sheer perseverance and determination, he successfully produced the first Portland cement in Australasia. This earned Nathaniel Wilson the title of the 'father' of cement manufacture in New Zealand. Although others followed in the manufacture of Portland cement, the Wilson brand was a household name, nationwide.

Nathaniel is also well remembered for his services to local politics. For many years he acted as chairman of the Rodney County Council and later was the first chairman of the Warkworth Town Board, playing a major part in the development of the town.

Nathaniel Wilson and his wife, Florence, commissioned the house to be built as his retirement home, although he did not officially retire as manager of the works until 1908. The property was to remain in the Wilson family after Nathaniel's death in 1919 until 1938.

The house has considerable **local** significance in relation to its use as the regimental headquarters for the 169th Infantry 43rd Division, 3rd Marine Division and 25th Infantry Division units based in the Warkworth area between 1942 and 1944, the US army headquarters for more than 40 US military camps and 5000 servicemen in the area during WWII. Riverina and Little Riverina are the main surviving physical reminders of this brief but important period in the history of Warkworth.

Overall Riverina has **exceptional national, regional and local** historical significance.

(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.

Riverina has considerable local significance to the Warkworth community. The house is held in high public esteem by the local Warkworth community in general as being a tangible and iconic reminder of an important aspect of Warkworth history and as being the home of Nathaniel Wilson. Naming the road Wilson Road reinforces the importance of the family in the history of Warkworth. The house is also part of a collective memory of the substantial US occupation in Warkworth during WWII, operating as the US Army headquarters,

captured in many photographs taken by local identity and well-known photographer, Tudor Collins. Harry Bioletti mentions in his book *Warkworth New Zealand* that 'Riverina is sought out by returning US veterans of WWII.'

More recently Riverina is an iconic reminder of its last owner, local historian and heritage advocate, Beverley Simmons, who restored the house in the 1970s and 1980s.

The house has been the subject of many local newspaper articles reporting on its history and how it was being restored. These included *Local Matters*⁸¹ the article titled *Local Landmark - Riverina* and the *Golden Bay Group News*⁸² in a report titled *Riverina – the old Wilson home*.

The house has been sketched and written about by prominent author and artist, Harry Bioletti⁸³ and a photograph of it appears on the front cover of Lucy Moore's booklet and its history referred to in *Waves of Change in South Warkworth* (1987), which was produced for the Warkworth and District Museum.⁸⁴

The Warkworth Museum identifies the building as being of prime importance to the history of Warkworth.

The house is listed as a Category 2 building with Heritage New Zealand Pouhere Taonga, being clearly recognised for its importance within the community.

Riverina has **considerable local** social significance

(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.

This has not been assessed. No Māori/mana whenua association with the Riverina property was noted during research for this evaluation.

(d) Knowledge

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

Riverina has the potential to provide knowledge of the way the house functioned as a home of this self-made wealthy industrial baron and his wife. The prominence of the 'house on the hill' that oversees the town represents prosperity and the status of a man who was known as the 'father of Warkworth'. The house has potential to provide knowledge of the importance of Nathaniel Wilson and the cement industry to the town of Warkworth.

⁸¹ 1 February 2010

⁸² May 1986

⁸³ Harry Bioletti was a local teacher at Warkworth High School, chairman of the Warkworth District Community Council and representative on the Rodney County Council and the author of many books on Warkworth. A sketch of Riverina appears on the cover of his book *Warkworth New Zealand Book 2* printed in 1996.

⁸⁴ Lucy Moore MBE (1906-1987) was a prominent New Zealand botanist and ecologist who was originally a native of Warkworth.

Riverina is one of a number of buildings, structures and places associated with the lime and cement industry in the Warkworth district. These have the potential to be the focus of a thematic interpretive programme that would contribute to an understanding of the history of the Warkworth district. In particular these places have the potential to raise awareness of the important role this industry played in the development of Warkworth; how concrete construction evolved through time both locally and nationally; and the way in which Wilsons promoted the use of concrete in the construction industry by showcasing examples of buildings and structures built using concrete-based technology.

Interpretation should be provided to explain the history of this house and its importance in the landscape of Warkworth.

The house is considered to have **considerable local** knowledge significance.

(e) Technological

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

Considering the house was built for an individual who was a founder and manager of a company that was at the forefront of the latest concrete technology, it is unusual that an early and by this time rare technique was used to build the house. Instead of using their own product of Portland cement, the walls were constructed using fired clay and limestone sourced from the area. The clay was heated on a fire of puriri logs for three to four weeks and then combined with lime to be packed into formwork to create the walls of the house. This was a novel and unusual technique. This method of wall construction had been used in earlier houses.

Riverina has **considerable local** technological significance.

(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.

The house has **considerable local** significance in relation to this criterion. It is an excellent, intact example of an Italianate villa. Built at the turn of the 20th century, and despite being more recently restored, the house has had little change to its fabric and layout during its life, making it a significantly good example of its type. The style was generally characteristic of the 1870s and 1880s in New Zealand domestic architecture. It was a style used for residences such as merchant houses displaying the wealth of the owners in its grand vocabulary. External features that contribute to the house's style include the two-storey symmetrical form, the ashlar patterned walls, the decorative verandah and bay windows, the prominent chimneys, the original double hung sash windows and other elements such as the modillions beneath the eaves and the dentil mouldings. The interiors of the house are also substantially intact, including elaborate plaster cornices and ceiling roses crafted by Italian plasterers from Sydney, generous moulded timber trims, kauri floors and panelled doors with original hardware.

The scale of the house is typical of the larger more prominent houses

constructed around New Zealand in the late 19th and early 20th century by established landowners who wanted to convey their wealth and status in the community. However, it is conspicuous in Warkworth as a grand two storey residence from this era, which was unusual for the area.

The house also has **considerable local** significance as a significant example of the residential work of notable architect R W de Montalk who was responsible for a number of noteworthy commercial buildings in Auckland city. He was also a prolific residential designer. This house is a striking example of his work compared to other local residential buildings he was responsible for, some of which were quite modest.

Overall the house has **considerable local** significance associated with its physical attributes.

(g) Aesthetic

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

In an elevated setting, the house presents a grand majestic appearance in a prominent position. A conspicuous structure in the context of the neighbourhood, the house is a local visual landmark. Set within large grounds with large mature trees, some of which were planted in Nathaniel's time, the house is approached by a long driveway, which sweeps up to the house from the corner of Wilson and Hepburn Roads. With sweeping views over the cement works and the town, the surrounding district and Mahurangi River and further towards the sea, (sometimes with views as far as the Great Barrier Island), Riverina demonstrates the characteristics of the 'house on the hill'. In this picturesque setting, Riverina evokes strong aesthetic, visual and landmark qualities, which have been captured in drawings and photographs, and several publications.

Riverina is considered to have **exceptional local** aesthetic values.

(h) Context

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

Built in 1901, Riverina has value as one of a small group of houses built by and for the Wilson family in Warkworth, that survive as tangible reminders of the importance of the cement industry and the Wilson family in the town of Warkworth, providing for its economic growth and its place in New Zealand history. These include the manager's house, close to the cement works and Little Riverina, across Wilson Road.

The place is part of a wider group of concrete buildings and structures that were built by the Wilsons including concrete dams that supplied water to the cement works, and the cement works itself.

Riverina also contributes to a wider group of concrete houses that were built in Warkworth around the turn of the century, using Wilson cement products, including the manse in Bertram Street. These houses and other concrete structures associated with and including the Wilson cement works provide a contribution to the character of the locality and the strong historic associations connected with Nathaniel Wilson.

The house also contributes to an even broader group of houses built in the Mahurangi district using less conventional methods employing locally available resources to produce concrete, which was unusual at a time when timber was so readily accessible and affordable, such as Shaw House, Rodmersham, and the Scandrett homestead.

Riverina also contributes to the broader group of Wilson built concrete houses which began as an enterprise in the 1880s and the development of the construction methods over time. These houses include those built in Richmond Road Ponsonby in the mid-1880s.

Lastly Riverina is part of a complex of places associated with the US military presence during WWII and together with Little Riverina is the primary tangible reminder of that episode in Warkworth history.

Located on its original site, elevated above the road, surrounded by early plantings, Riverina, still sits in a generous block of land, portraying the 'house on the hill'. Small amounts of land have more recently been subdivided, but have yet to be developed, leaving the immediate expansive surrounds predominantly intact.

Overall Riverina is considered to be of **considerable local and regional** context significance.

8.0 Statement of significance

Riverina represents the legacy of Nathaniel Wilson who pioneered an unfamiliar industry in a young colony. Known as the 'father of Warkworth' and the 'father of the cement industry' in New Zealand, Nathaniel Wilson was not only responsible for the growth of Warkworth, he also led the growth in the development of cement in New Zealand, producing the first local Portland cement in Australasia. Multi-layered in its history, Riverina, also played a significant role in WWII as the headquarters for the US infantry in Warkworth, whose presence was well documented by distinguished photographer, Tudor Collins. A subject of local teacher and historian, Harry Bioletti's sketches, and often referred to in articles and books, Riverina, is recognised locally as an iconic reminder of Warkworth's past.

Constructed in 1901 using locally resourced clay and lime, the house and the small outbuilding behind it, demonstrate how a less traditional form of concrete could be crafted to build a substantial house. Designed by prominent architect, R W de Montalk, in an Italianate style, Riverina is a notable example of his residential work and has remained intact displaying the original elaborate characteristics of the design. Majestic in its elevated position, the house is a local landmark. Set within large grounds with mature trees planted over 100 years ago, the place evokes strong aesthetic, visual and picturesque qualities, much the same as it would have when it was originally built. The place contributes to many individual groups of other residences built of concrete or a form of concrete in Warkworth, on the Mahurangi Peninsula and in greater Auckland and is a significant structure in the context of the Wilson cement industry.

9.0 Extent of the place for scheduling

The identified extent of place is the area that is integral to the function, meaning and relationships of the place.

Riverina has maintained a relationship with its original site since it was built in 1901. Although some of the land has been subdivided, the house is still located on a substantial block providing it with an appearance of grandeur and reinforcing the intended display of prosperity of the 'house on the hill'. The elevation allows the house to be a conspicuous landmark in the vicinity enhancing its aesthetic values. It also allows extensive views from the house of the surrounding landscape and towards the Wilson Cement Works, the town, the river and out toward the sea, taking in Little Barrier.

There are a number of notable trees some of which date back to the time the house was constructed. These contribute to the aesthetic appeal of the house and its position.

The proposed extent of place seeks to encompass all of these values. The road reserve is also included in the extent of place to enable the management of any proposed development within the road reserve.



Figure 27. The proposed extent of place is shown in the purple hatched area which follows the CT boundary at the front of the house close to the western boundary and along the eastern boundary to take in the ancillary building at the rear of the place. (GIS viewer).

Interiors

It is recommended that the interiors of the house be included in the scheduling of the place because of its high level of integrity, including the elaborate plaster mouldings, the fireplaces, the staircase and newel posts, the timber mouldings and the kauri floorboards.

The interior has been viewed as a result of a visit to the property on 14 June 2019.

Exclusions

It is recommended that the kitchen and the bathrooms be excluded from the scheduling of the interiors.

10.0 Recommendations

Based on this evaluation and a site visit undertaken in June 2019, Riverina is shown to demonstrate exceptional local, regional and national historical, local aesthetic, and considerable local social, technological, and context values and physical attributes.

Overall, Riverina is determined to be of **exceptional national, regional and local** historic heritage significance and meets the threshold to be included as a **Category A** historic heritage place in the schedule.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Exceptional	National, Regional, Local
B- Social	Considerable	Local
C- Mana Whenua	N/A	N/A
D- Knowledge	Considerable	Local
E- Technological	Considerable	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Exceptional	Local
H- Context	Considerable	Regional, Local

***Levels of significance or value:**

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Riverina
Verified Location	46 Wilson Road Warkworth, 0984
Verified Legal Description	Lot 3 DP 486583 694071
Category	A
Primary Feature	Residence
Known Heritage Values	A, B, C, D, E, F, G, H
Extent of Place	Refer to planning maps
Exclusions	The bathrooms and the kitchen of the interior.
Additional Controls for Archaeological Sites or Features	No
Place of Maori Interest or Significance	No

Author (and position)

Megan Walker, Built Heritage Specialist

Date

March 2019

Revised version July 2019

Reviewer

Robert Brassey

Date

March 2019

13.0 Bibliography

- Bioletti, Harry *Warkworth New Zealand*, Percy Press, Warkworth, 1993
- Bioletti, Harry *Warkworth New Zealand Book 2*, Percy Press, Warkworth, 1996
- Bioletti, Harry *Warkworth Roundabout*, Times Media Group Ltd, Warkworth, 1991
- De Latour, kIT *Changing Times, The Story of a Country Newspaper*, Times Media Group Ltd, Warkworth, 2009
- Kelly, Glenys *Settlers of Snell's Beach, James and Mary Snell and their Descendants*, Evagean Publishing, Te Aroha, 2005
- Key, H.J. Mahurangi, *The Story of Warkworth, New Zealand*. Cameo Press Ltd, Warkworth, 1954.
- Locker, R H *Jade River, A History of the Mahurangi*, Friends of the Mahurangi Incorporated, 2001
- Mabett, H *The Rock and the Sky, The Story of Rodney County*, Auckland, 1977
- Salmond, J *Old New Zealand Houses 1800 – 1840*, Reed Methuen 1986
- Thornton, Geoffrey *Cast in Concrete: Concrete Construction in New Zealand 1850-1939*. Reed Books, 1996.
- Wilson, T.H. *History of the Birth and Growth of Wilson's Portland Cement in New Zealand 1884-1956: Reminiscences of T.H.Wilson*. Auckland, 1957 (a typescript produced by the Typing and Duplicating Bureau)

Newspapers and Periodicals

Papers Past - Various newspaper reports
Rodney Times, 25 June 2009
Golden Bay Group News, May 1986

Other Sources

Archives, New Zealand, BADZ, Series 5181, File 1097 - Prospectus of John Wilson & Co Ltd 27/9/1904

Warkworth & District Museum Archives Box A9/4, May 1986 and other miscellaneous archives

LINZ

Heritage New Zealand Pouhere Taonga records

Auckland Council Property Files

Internet Sources

[http://en.wikipedia.org/wiki/Warkworth, New Zealand](http://en.wikipedia.org/wiki/Warkworth,_New_Zealand)

www.localmatters.co.nz/Hibiscus+Matters

www.historic.org.nz/TheRegisterSearch/RegisterResults

Appendices

Appendix 1 – Certificates of Title

Appendix 2 – Arborists Comments

Appendix 3 – Additional Photographs

Appendix 1 – Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 694071
Land Registration District North Auckland
Date Issued 14 March 2018

Prior References

NA53A/112 NA53A/114

Estate Fee Simple
Area 5.8360 hectares more or less
Legal Description Lot 3 Deposited Plan 486583

Original Registered Owners

Beverley Alison Simmons

Interests

Subject to a right to drain water over part marked B DP 486583 created by Easement Instrument 11038396.6 - 14.3.2018 at 10:58 am

The easements created by Easement Instrument 11038396.6 are subject to Section 243 (a) Resource Management Act 1991



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Historical Search Copy



Identifier NA53A/114
Land Registration District North Auckland
Date Issued 04 November 1982

Cancelled

Prior References
NA25C/807

Estate Fee Simple
Area 1.1016 hectares more or less
Legal Description Lot 3 Deposited Plan 97086

Original Proprietors
Beverley Alison Simmons

Interests

180478.3 Mortgage to Bank of New Zealand - 9.5.1975 at 10:57 am (affects part)
11038396.1 Discharge of Mortgage 180478.3 - 14.3.2018 at 10:58 am
11038396.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.3.2018 at 10:58 am
11038396.5 CTs issued - 14.3.2018 at 10:58 am


Legal Description	Title
Part Lot 1 Deposited Plan 486583	694069
Part Lot 2 Deposited Plan 486583	694070
Part Lot 3 Deposited Plan 486583	694071

CANCELLED

Transaction Id
Client Reference mhill014

Historical Search Copy Dated 23/01/19 1:33 pm, Page 1 of 3

Land and Deeds 69


REGISTER
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

References
Prior C/T 25C/807


Transfer No.
N/C. Order No. B.124187.2

No. 53A/114

This Certificate dated the 4th day of November one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RONALD HENSHALL SIMMONS of Auckland company director and BEVERLEY ALISON SIMMONS his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.1016 hectares more or less being Lot 5 Deposited Plan 97086 and being part Allotment 70 Parish of Mahurangi


M. Crawford
 Assistant Land Registrar

Interests at Date of Issue

180478.2 Mortgage of part of Auckland Savings Bank - 9.5.1975 at 11.66 o'c and varied 22.12.1981 at 2.10 o'c
C279793
 180478.3 Mortgage of part to Bank of New Zealand - 9.5.1975 at 10.57 o'c

B.290056.1 Transmission to Beverley Alison Simmons as survivor - 17.5.1984 at 11.04 oc.
Beverley Alison Simmons
 A.L.R.

Measurements are Metric

No. 53A/114



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA53A/112
Land Registration District North Auckland
Date Issued 04 November 1982

Cancelled

Prior References

NA25C/807 NA25C/808 NA588/201

Estate Fee Simple
Area 5.9103 hectares more or less
Legal Description Lot 1 Deposited Plan 97086

Original Proprietors

Beverley Alison Simmons

Interests

Appurtenant hereto is a water right created by Deed of Easement 333871 (R435/331) (affects part)
Subject to a water right over part marked A on Plan 69692 created by Deed 333871 (R435/331)
246136.2 Mortgage of part to Bank of New Zealand - 12.11.1973 at 2:47 pm
180478.3 Mortgage of part to Bank of New Zealand - 9.5.1975 at 10:57 am
11038396.1 Discharge of Mortgage 180478.3 - 14.3.2018 at 10:58 am
11038396.2 Discharge of Mortgage 246136.2 - 14.3.2018 at 10:58 am
11038396.3 Surrender of the water right created by Deed 333871 (R435/331) - 14.3.2018 at 10:58 am
11038396.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.3.2018 at 10:58 am
11038396.5 CTs issued - 14.3.2018 at 10:58 am

Legal Description	Title
Part Lot 1 Deposited Plan 486583	694069
Part Lot 2 Deposited Plan 486583	694070
Part Lot 3 Deposited Plan 486583	694071

CANCELLED


Transaction Id
Client Reference mhill014

Historical Search Copy Dated 23/01/19 1:17 pm, Page 1 of 3

Land and Deeds 69

References
Prior C/T 588/201, 25C/807, 25C/808

Transfer No.
N/C. Order No. B. 124187.2




REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of November one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RONALD HENSHALL SIMMONS of Auckland company director and BEVERLEY ALISON SIMMONS his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5,9103 hectares more or less being Lot 1 Deposited Plan 97086 and being part Allotments 70 and 71 Parish of Mahurangi


Assistant Land Registrar

Interests at Date of Issue

Appurtenant to part hereto is a water easement over part herein marked 'A' on Plan 69692 created by Deed 333871 (R435/331)

Subject to a water easement over part marked 'A' on Plan 69692 appurtenant to part hereto created by Deed 333871 (R435/331)

246136.1 Mortgage of part to Auckland Savings Bank - 12.11.1973 at 2.46 o/c and varied 22.12.1981 at 2.44 o/c

246136.2 Mortgage of part to Bank of New Zealand - 12.11.1973 at 2.47 o/c

180478.2 Mortgage of part to Auckland Savings Bank - 9.5.1975 at 10.56 o/c and varied 22.12.1981 at 2.44 o/c

180478.3 Mortgage of part to Bank of New Zealand - 9.5.1975 at 10.57 o/c

B.290056.1 Transmission to Beverley Alison Simmons as survivor - 17.5.1984 at 11.04 o/c

M. G. [Signature]
A.L.R.

Measurements are Metric

No. 53A/112

References
 Prior C/T 588/182 & 13D/990
 Transfer No.
 N/C. Order No. 069653.1



Land and Deeds 69

REGISTER

No. 25C / 807

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of July one thousand nine hundred and seventy-four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND
 WITNESSETH that INGHAM HOLDINGS LIMITED at Warkworth

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.0469 hectares more or less being Lot 2 Deposited Plan 69692 and being part Allotments 70 and 71 Parish of Mahurangi.

Plan 97086
 lodged 5.7.82

AMM



FAJ

Assistant Land Registrar

180478.1 Transfer to Ronald Henshall Simmons of Auckland Company director and Beverley Alison Simmons his wife - 9.5.1975 at 10.56 o/c

B019774.1 Variation of terms of Mortgage
 180478.2 - 22.12.1981 at 2.44 o/c
25/10/80
 A.L.R.

Attest
 for A.L.R.

180478.2 Mortgage to Auckland Savings Bank - 9.5.1975 at 10.56 o/c

Attest
 for A.L.R.

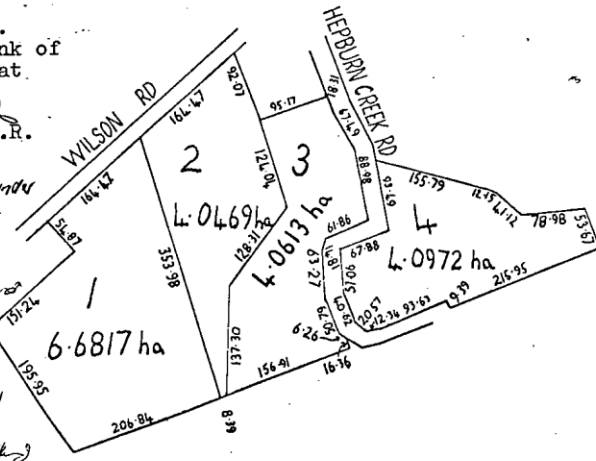
180478.3 Mortgage to Bank of New Zealand - 9.5.1975 at 10.57 o/c

Attest
 for A.L.R.

Warkworth Town District

B124187.1 Certificate of Compliance under Section 306(1)(b)(i) Local Government Act 1974 (applying Plan 97086) - 4.11.1982 at 2.41 o/c

B124187.2 CANCELLED as to Lots 3 and part Lots 1 and 2 Plan 97086 and now CSF 155400
 4.11.1992
539/112, 113 & 114 M. Knapp
A.R.



Measurements are Metric

~~CANCELLED~~
~~DUPLICATE DESTROYED~~

D.P. 69692

075748 rejected

Register copy for L. & D. 69, 71, 72

No. 25C / 807

References
 Prior C/T 588/182 & 13D/990
 Transfer No.
 N/C. Order No. 069653.1

Land and Deeds 69



REGISTER

No. 25C / 808

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of July one thousand nine hundred and seventy-four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that INGHAM HOLDINGS LIMITED at Warkworth

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.0613 hectares more or less being Lot 3 Deposited Plan 69692 and being part Allotment 71 Parish of Mahurangi.

Plan 97086
 lodged 5-7-82



Assistant Land Registrar

Subject to a Water Easement over the part marked "A" on Plan 69692 appurtenant to part Allotment 70 Parish of Mahurangi (C.T. 588/201) created by Deed 333871 (R435/331).

B019774.1 Variation of terms of Mortgage 180478.2 - 22.12.1981 at 2.44 o/c

Attest
 A.L.R.

FAJ

Attest A.L.R.

Warkworth Town District

180478.1 Transfer to Ronald Henshall Simmons of Auckland company director and Beverley Alison Simmons his wife - 9.5.1975 at 10.56 o/c

Attest
 for A.L.R.

180478.2 Mortgage to Auckland Savings Bank - 9.5.1975 at 10.56 o/c

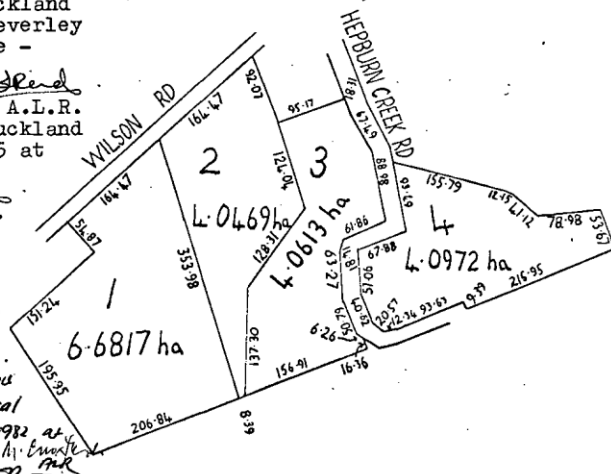
Attest
 for A.L.R.

180478.3 Mortgage to Bank of New Zealand - 9.5.1975 at 10.57 o/c

Attest
 for A.L.R.

B124187.1 Certificate of Compliance under Section 306(1)(a)(i) Local Government Act 1974 - 4.11.1982 at 2.41 o/c

OVER



Measurements are Metric

D.P. 69692

075748 rejected

Register copy for L. & D. 69, 71, 72

No. 25C / 808

25C/808

B124187-2 }
ONCT } Cancelled as to Part
4.11.1982 } Lots 1 and 2 Plan 9700L
 } and and CST issued

SZA/112 5/113

Antwoord.
Aa

~~CANCELLED~~

~~Duplicate Destroyed~~



REGISTER

NEW ZEALAND.

(Land and Deeds-104.)

C

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924.
Deeds Index. 7B. 283
Application No. 26301G.



Register-book, Vol. 588, folio 201.

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

This Certificate, dated the twenty-fifth day of August, one thousand nine hundred and thirty-six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that the persons named in the schedule hereunder written are seised of an estate in fee-simple as tenants in common in equal shares

in seised 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 two acres and two roods more or less situated in the Warkworth Town District being portion of allotment 70 of the Parish of Mahurangi.



E.R. Adams

Assistant District Land Registrar.

THE SCHEDULE.

1. Frances Leon Ione Kendon of Kaponga, Married Woman.
2. Roland Lorenzo Wilson of Warkworth, Cement Chemist.
3. Conrad Ralph Wilson of Maungakahia, Farmer.
4. Eric Alan Wilson of Maungakahia, Farmer.
5. Gladys Grace Wade of Kainagarua, Married Woman.
6. Ivy Wilson of Kaponga, Nurse.
7. Myrtle Wilson of Auckland, Spinster.

E.R. Adams

Asst. L.R.

Appurtenant to the above described land are certain water rights over part of the land in Certificate of Title Volume 588 Folio 182 created in and by Conveyance No. 333871 (R435/331).

E.R. Adams

Asst. L.R.

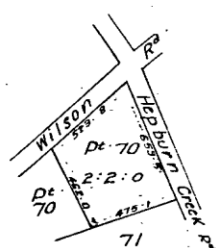
Myrtle Wilson was married to Wether Wallis Naughton of Kaitiaki marine engineer. Dated 17/1/1935 at New Zealand.

Wether Wallis Naughton
all

Eric Alan Wilson was married to Naughton Charles Boyd of Kaitiaki surveyor. Dated 17/1/1935 at New Zealand.

Wether Wallis Naughton
all

Plan 97086
lodged 57-82



METRIC AREA IS 1.0117ha
1.0117ha

Wether

588/201

REGISTER

558/201

Transfer 2039002 the registered proprietor to Victor Thomas Thomas Waver of Warkworth agent produced 19/1/73 at 2000

246136.1 Mortgage to Auckland Savings Bank - 12.11.1973 at 2.46 oc.

Transfer 2039000 Victor Thomas Thomas Waver to William Maxwell type of Whangarei Jones produced 19/1/73 at 2000

246136.2 Mortgage to Bank of New Zealand - 12.11.1973 at 2.47 oc.

This certificate of title has ceased to be limited as to title. Entered 19/1/1935

B019774.1 Variation of terms of Mortgage 246136.1 - 22.12.1981 at 2.44 o/c

Mortgage N° 296 William Maxwell type to Bank of New Zealand produced 17/4/75 at 1.80 oc

B124187.1 Certificate of Compliance under Section 33(1)(B)(i) Local Government Act 1974 (Affects Plan 97086) - 4.11.1982 at 241 oc

Transfer 409400 William Maxwell type to Harriett Eva Whitwell of Wellypa married woman produced 17.9.46 at 12.26 oc

B124187.2 Cancelled as to part of 4.11.1982 Plan 97086 and now of 13000 (531/12)

Mortgage 305587 Harriett Eva Whitwell to Ronald Sydney Ferguson and John Spencer May produced 17.9.46 at 13.22 oc

Mortgage 333312 Harriett Eva Whitwell to Samuel G. Ferguson produced 22.3.1949 at 2.36 oc

Transfer 555763 Harriett Eva Whitwell to Geoffrey Charles Russell of de Kapuni stenographer produced 22.3.1955 at 1.82 oc

Mortgage 412223 Carlisle Building Society produced 23.5.1955 at 2.8 oc

Transfer 567741 to Biltmore Limited. Produced 15/12/1955 at 9.59 oc

Transfer 693266 to Bertram Link Trethowen of Warkworth, lineworks manager and Dorothy Maud Trethowen, his wife, produced 23-1-1963 at 11.35 oc

E190121 Transmission to the aforementioned Dorothy Maud Trethowen as survivor, entered 30/1/66 at 2.52 oc

478956 Transfer to Ronald Kenneth SIMMONS of Auckland, banking officer and Beverly Alice SIMMONS his wife entered 1.1.66 at 1.00 oc

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. Steman D.L.R.



REGISTER

NEW ZEALAND.

(Land and Deeds—104.)

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924.
Deeds Index. 13.431.524 and 568.
Application No. 26282 C.



Register-book,
Vol. 588, folio 182.

588/182

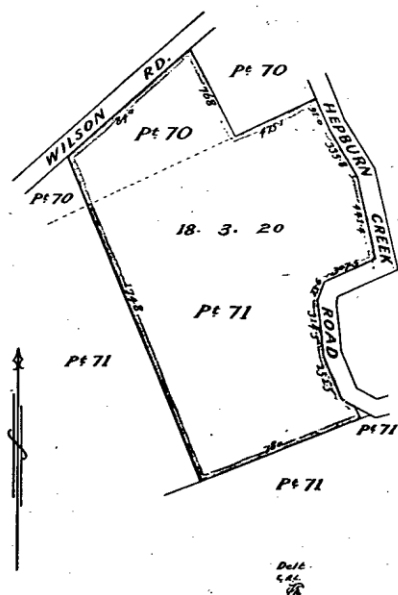
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the eighteenth day of August, one thousand nine hundred and thirty-six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesses that ROBERT ALFRED SIMPSON and FREDERICK ALLAN SIMPSON both of Warkworth farmers are seized of an estate in fee-simple as tenants in common in equal shares

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 eighteen acres three roods and twenty perches more or less situated in the Warkworth Town District being portion of Allotments 70 and 71 of the Parish of Mahurangi.



E. L. Adams
Assistant District Land Registrar.



Outstanding interests registered in the Deeds Register Office at Auckland:

Deed No. 333971 (R435/331) being a grant of certain water rights over part of above described land appurtenant to the land in Certificate of Title Volume 588 folio 201.

Mortgage No. 378211 (R521/393) Robert Alfred Simpson and ~~Fredrick Allan Simpson~~ to Clarence George Hawkes now vested in John Edward Sale by Transfer No. 379021 (R524/400).

This certificate of title has ceased to be limited as to title. Entered 3.9.1941 *Amward*
Asst. Land Regr.

Mortgage 373544 *Robert Alfred Simpson and Fredrick Allan Simpson* to *John Edward Sale* at 2.36.0%

Change 31074 Louis and Marie Robert Alfred Simpson & Bruce Watson Simpson of Warkworth farmers

METRIC AREA IS 7.6384ha
7.6384ha

REGISTER

588/1821

588/1821

Mortgage 314750 to Bank of Victoria
 21-1-1955 at 11.29 o'clock
 Q.R.

Transfer 553138 of his life share
 Frederick Allan Simpson to Bruce
 Watson Simpson, abovenamed, produced
 21-1-1955 at 11.29 o'clock
 Q.R.

Mortgage 407562 to Bruce Watson
 Simpson & DISCH. 11/30 o'clock
 Produced 21-1-1955 at 11.30 o'clock
 Q.R.

Mortgage 407563 Bruce Watson Simpson
 to Frederick Allan Simpson, produced
 21-1-1955 at 11.30 o'clock
 Q.R.

Mortgage 425204 to DISCH.
 to Bruce Watson Simpson
 21-1-1955 at 11.30 o'clock
 Q.R.

Mortgage 529562 to Bruce Watson Simpson
 Produced 25.10.1982 at 11.30 o'clock
 Q.R.

Asst. to transfer to Ingham Holdings
 recorded at Warkworth 17.6.1973 at 11.48 o'clock
 Q.R.

A 253109 mortgage to Ingham Holdings
 Allan Ingham 17.6.1973 at 11.48 o'clock
 Q.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. Sterman D.L.R.

139372.1 Transmission of Mortgage A253109
 to Denis Ingham as executor -
 27.6.1973 at 11.48 o'clock
 Q.R.

✓ 106653.1 ONCT? Cancelled as to the part of the
 15.7.1974 Plan 68692 shown and now
 C.T. 250806-80% issued

Cellman
 Q.R.

— ~~has cancelled.~~ —

O/S C.T. produced
 C.T. ???

Duplicate Destroyed

Land and Deeds 69

No. 1391990

References
Prior C/T. 588/191.

Transfer No.
N/C. Order No.A. 253109.



REGISTER
REGISTER

LIMITED AS TO PARCELS. 17.18/12/73

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 19th day of OCTOBER one thousand nine hundred and SIXTY-SEVEN under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND.

WITNESSETH that INGHAM HOLDINGS LIMITED AT Warkworth.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 123 acres 3 roods 15.5 perches more or less being parts Allotments 70 and 71 Parish of Mahurangi.

App. A1624493
279 (3) L. Reg. Act 1974



Assistant Land Registrar

285356.1 ONCT 7 Canceled as to lot 1
15.8.1974
68692 Lot 1 Plan 10756
and new amalgamated C.T.
278/667 issued

Interests at date of Issue:

Appurtenant to part as a right of way over part marked "right of way" hereon created by Conveyance No. 53588 (B2/737) of 1973

A253109 Mortgage to Frederick Allan Simpson 19.10.1967 at 11.45 o'clock
27/6/74
A.L.R.

139372.1 Transmission of Mortgage A253109 to Denis Ingham as executor - 27.6.1973 at 11.48 o'clock
A.L.R.

METRIC AREA IS 50.1190 ha
50.1190 ha
Conversion Factors:
1 Acre = 4048m²
1 Perch = 25.29m²
1 Link = .2012 metres

Allman
ack

~~064688 Canceled as to lots 2
15.6.1974 D. 68692 and 2 new
titles issued
25C/806~~

111 068653.1 ONCT 7 Canceled as to the 1/2 lots 1 & 2
15.7.1974
Plan 68692 herein and new C.T.
25C/806/807 issued 25C/806
to 808 issued Allman
ack

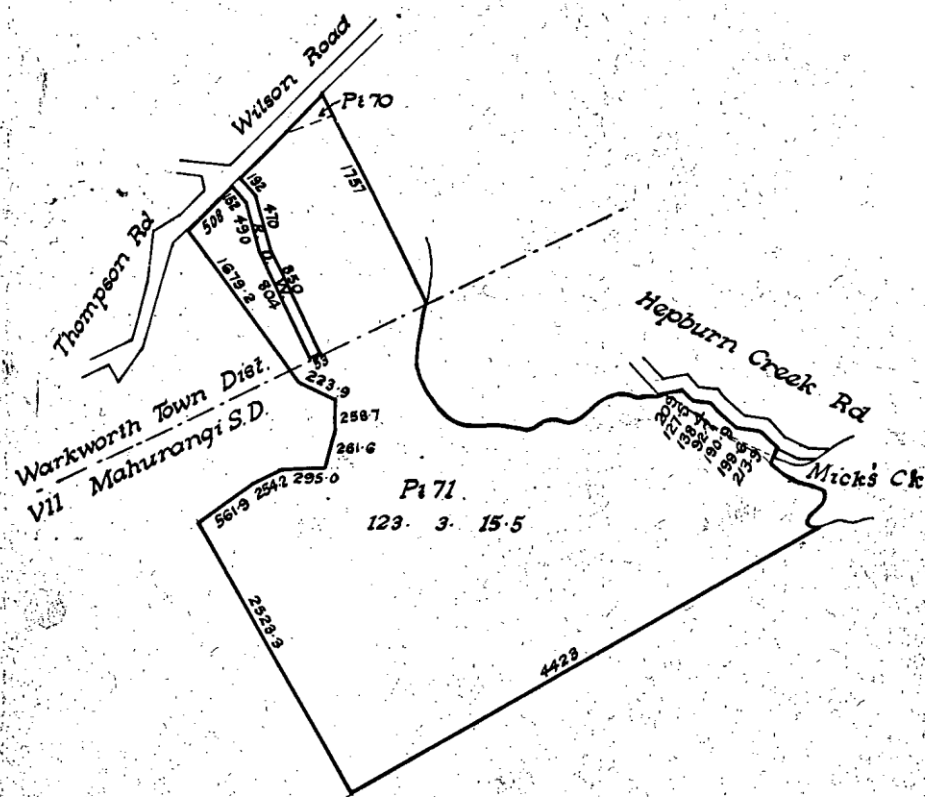
285356.1 ONCT 7 Canceled as to the part lot 1
16.8.1974
Plan 68695 and new C.T. 25C/612
issued Allman
ack

Scale: 1 inch =

Register copy for L. & D. 69, 71, 72
Register copy for L. & D. 69, 71, 72

No. 1391990

137/990



Scale: 1 Inch = 10 chains
S.O. 6197 L. M.

959396.1 Transfer of the residue to
Keith Brown of Coatesville veterinary
surgeon and Gaynor Brown his wife -
17.9.1980 at 12.06 o'c

ES Stokes
A.L.R.

959396.2 Mortgage of the residue to
Ingham Holdings Limited - 17.9.1980 at 12.06 o'c

ES Stokes
A.L.R.

959396.3) Cancelled as to the residue
ONCT) and a new C.T. 48C/432 issued
17.9.1980)

ES Stokes
A.L.R.

- CANCELLED-



NEW ZEALAND.

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924. Deeds Index. 8B. 177. Application No. 26291C.

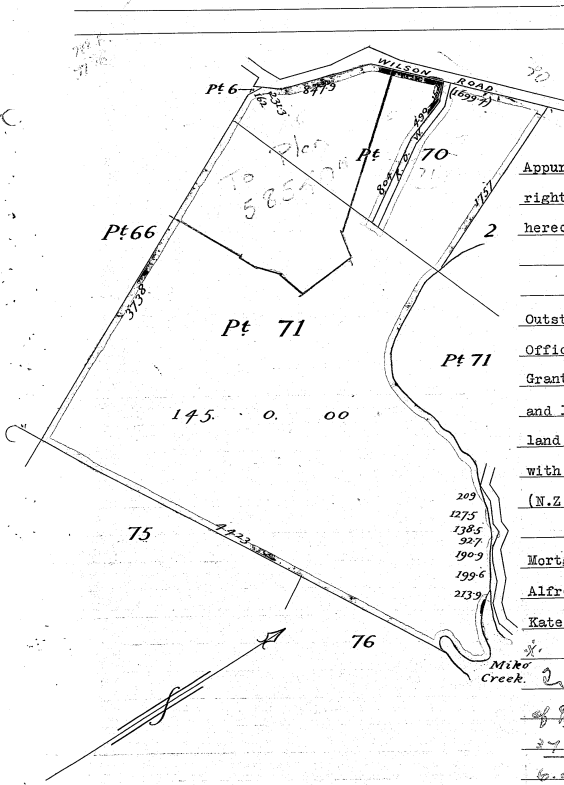


Register-book, Vol. 588, folio 191.

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

This Certificate, dated the twentieth day of August, one thousand nine hundred and thirty-six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND. Witnesseth that ROBERT ALFRED SIMPSON and FREDERICK ALLAN SIMPSON both of Warkworth, Farmers, are seised of an estate in fee-simple as tenants in common in equal shares

is seised 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 hundred and forty-five acres more or less situated partly in the Warkworth Town District being portion of Allotments 70 and 71 of the Parish of Mahurangi.



E.R. Adams

Assistant-District-Land Registrar.

Appurtenant to part of the above described land is a right of way over the land coloured pink on the diagram hereon created in and by Conveyance No. 5358B (B2/737).

E.R. Adams Asst. L.R.

Outstanding interests registered in the Deeds Register Office at Auckland: Grant No. 225192 (R223/442) creating the right to discharge and let escape serially over part of above described land certain noxious matter and fumes caused in connection with the manufacture of cement etc. in favour of Wilsons (N.Z.) Portland Cement Limited.

Mortgage No. 375580 (R516/411) Contributory - Robert Alfred Simpson and Frederick Allan Simpson to Minnie Kate Davidson and John Down. Asst. L.R.

Transmission of the estate of John Down deceased in accordance with the will of the said John Down deceased in accordance with the will of the said John Down deceased.

Lischarge of mortgage 375580 in favour of interest of Minnie Kate Davidson. Produced to Registrar on 17.5.36.

CANCELLED

CANCELLED.

588/191

7/19/52
Transfer 515361 of his half share
Robert Alfred Simpson to Bruce
Watson Simpson of Warkworth
former produced 7/10/1952 at 2.45 p.m.
A.L.R.

Mortgage 374750 the registered proprietors
to Bank of New Zealand
7/10/1952 at 2.44 p.m.
A.L.R.

Transfer 553188 of his half share
Frederick Allan Simpson to Bruce Watson
Simpson above named. Produced 21-1-1955
at 11.29 a.m.
O.L.R.

Mortgage 407562 Bruce Watson Simpson
to Bank of New Zealand
Produced 21-1-1955 at 11.30 a.m.
O.L.R.

Mortgage 407563 Bruce Watson Simpson
to Frederick D. Simpson
Produced 21-1-1955 at 11.31 a.m.
O.L.R.

Mortgage 425504 The Trustees of the
Queen's Road
Produced 19-11-1954 at 3.0 p.m.
O.L.R.

Mortgage 529562 The Trustees of the Queen
Road
Produced 15.10.1962 at 1.31 p.m.
A.L.R.

Mortgage 529562 The Trustees of the Queen
Road
Produced 15.10.1962 at 1.31 p.m.
A.L.R.

PLAN 58540 DEPOSITED
2/8/1967

A247368 Transfer surrendering the easement
created by Grant 76.225192 (R223/442) over
the within Land. 20.9.1967 at 9.45 a.m.
A.L.R.

A247369 Transfer to the Chairman, Councillors
and ratepayers of the Burn district of
Warkworth subject to Section 305 of the Municipal
Corporations Act 1952. 20.9.1967 at 9.45 a.m.
A.L.R.

A 253109 mortgage of the residue to
Frederick Allan Simpson - 19.10.1967
at 11.45 a.m.
132/990
K. Douglas

Cancelled



LS 000/19/35-1995

Appendix 2 – Arborists Comments

Memo

4 February 2019

To: Megan Walker
From: Nick Stott, Heritage Arborist

Subject: 46 Wilson Road, Warkworth – General tree comments.

As requested, this memo provides general tree advice in relation to 46 Wilson Road, Warkworth.

1.0 Arboricultural comments:

I attended the site (viewed from the road/carriageway only) on 29th January 2019 – so all information is by estimate (and based on industry experience) and all tree species are at distance. The trees are a mixture of NZ native trees and exotic trees. It is my opinion that the 'early plantings' are approximately 80-100 years old. I have provided a list of plantings observed that are in line with this estimation.

Early plantings - approximately 100 years old:

- Stone pine tree.
- Norfolk Island pine tree.
- Monterey Cypress trees.
- Coral trees.
- Pohutukawa trees.
- Puriri trees.
- Rimu trees.
- Totara trees.
- Willow trees.
- Palm species.
- Olive trees ?
- Kermadec pohutukawa tree.
- Chinese Toon tree.
- Hoop pine tree.

Later plantings - less than 80-100 years old:

Norfolk Island pine trees.
American Sweetgum trees.
Ash trees.
Feijoa trees.
Olive trees ?
Magnolia trees.
Blue Arizona Cypress.
Swamp Cypress tree.
Poplar trees.
Indian Bead tree.
Handkerchief tree? (unsure of this tree.)
Unknown exotic tree (unusual species.)

Many of the 'earlier planted' trees on the site are consistent with early settling plantings in New Zealand. Further to this, it is my opinion that many of these trees are approximately 80-100 years old (which I suspect will be somewhat in line with the history of the site. There are a range of commonly planted exotic trees (i.e. Stone pine tree, Norfolk Island pine tree, Monterey pine trees and Coral trees.) There are also locally common New Zealand native trees that appear to have been planted on the site that are also in line with this age category (i.e. Pohutukawa trees, Totara trees and Rimu trees.) There also appears to have been later plantings on the site. Some of the later plantings appear to be juvenile-early mature and most of these 'later' trees are exotic species (i.e. Feijoa trees, Magnolia tree, Swamp Cypress tree.)

2.0 Conclusions:

The trees appear to have the age to be associated with the site – and it is my opinion that if the site is subject to evaluation that the trees should be subject to further assessment/evaluation.

Regards,
Nick



Nick Stott
Heritage Arborist
Auckland Council

Appendix 3 – Additional Photographs

(All photographs are from DPA architects 2012 and taken by the author).



Figure 28. Original front entrance door to house.



Figure 29. Details of verandah.

Interior photographs

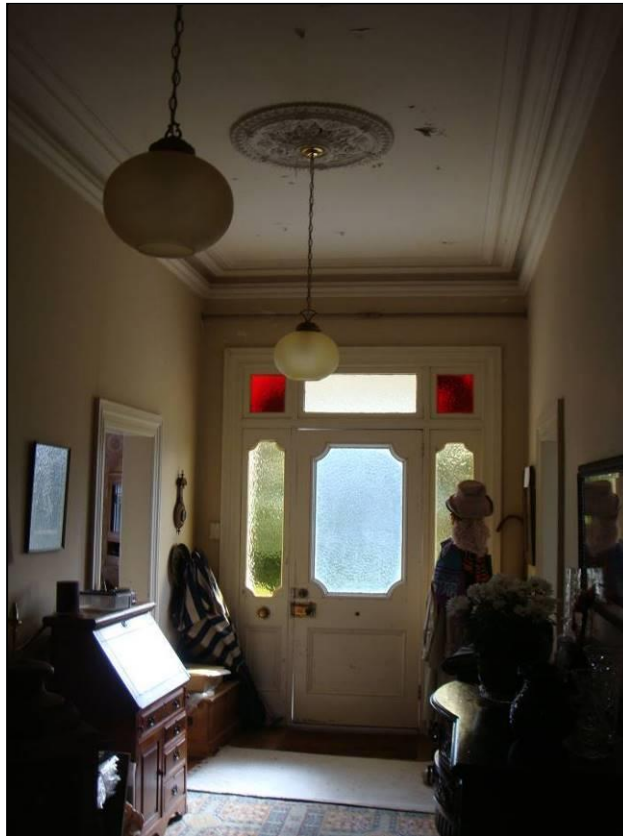


Figure 30. Entrance Hall



Figure 31. Staircase and elaborate newel post.



Figure 32. Fireplace in west front room



Figure 33. Fireplace in east front room



Figure 34. Fireplace in Study/ Library at rear of house on ground floor.



Figure 35. Kitchen mantle.



Figure 36. Fireplace in first floor bedroom.



Figure 37. Fireplace in another first floor bedroom.



Figure 38. Cornice in west front room.



Figure 39. Cornice in study/library.