

Heritage Evaluation

**W H Murray Shoe Factory (former)
28 Crummer Road, Grey Lynn**



Prepared by Auckland Council Heritage Unit

February 2017

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Cover image: Corner photograph of the former Murray Shoe Factory (Auckland Council, February 2016)

1.0 Purpose

The purpose of this document is to evaluate the building located at 28 Crummer Road, Grey Lynn against the criteria for evaluation of historic heritage in the Auckland Council Unitary Plan Operative in Part.

The document has been prepared by Megan Walker (Historic Heritage Specialist) of the Heritage Unit, Auckland Council.

2.0 Identification

Site address	28 Crummer Road, Grey Lynn
Legal description	LOT 18 SEC 4 DP 242 CT: 138/267
NZTM reference	NZTM:- Easting: 1755853.47 / Northing: 591917930:- Longitude: 174748368 / Latitude: - 36860479
Ownership	C F K Ho and J T Ho c/- Barfoot and Thompson Glendene Branch P O Box 69009 Glendene Auckland New Zealand
Unitary Plan zoning	Zone: Light Industry
Existing scheduled item(s)	None
Heritage New Zealand registration	N/A
Pre-1900 site (HPA Section 2a(i) and 2b)	By definition of these sections of the Act, the building is unlikely to be considered an archaeological site due to its association with human occupation after 1900.
CHI reference	Not recorded in the Cultural Heritage Inventory.
NZAA site record number	N/A

3.0 Constraints

- This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive.

- This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua.
- The interior of the building has not been inspected and is not part of this evaluation.
- This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only. The condition is not a heritage value and therefore does not form part of the considerations in section 7 of this report.

4.0 Historical summary

4.1 The Site

The site, now known as 28 Crummer Road Grey Lynn, was part of the Surrey Hills Estate, which was subdivided in the 1880s. Consisting of approximately 400 acres, the estate was developed following the purchase of farmland belonging to James Williamson.

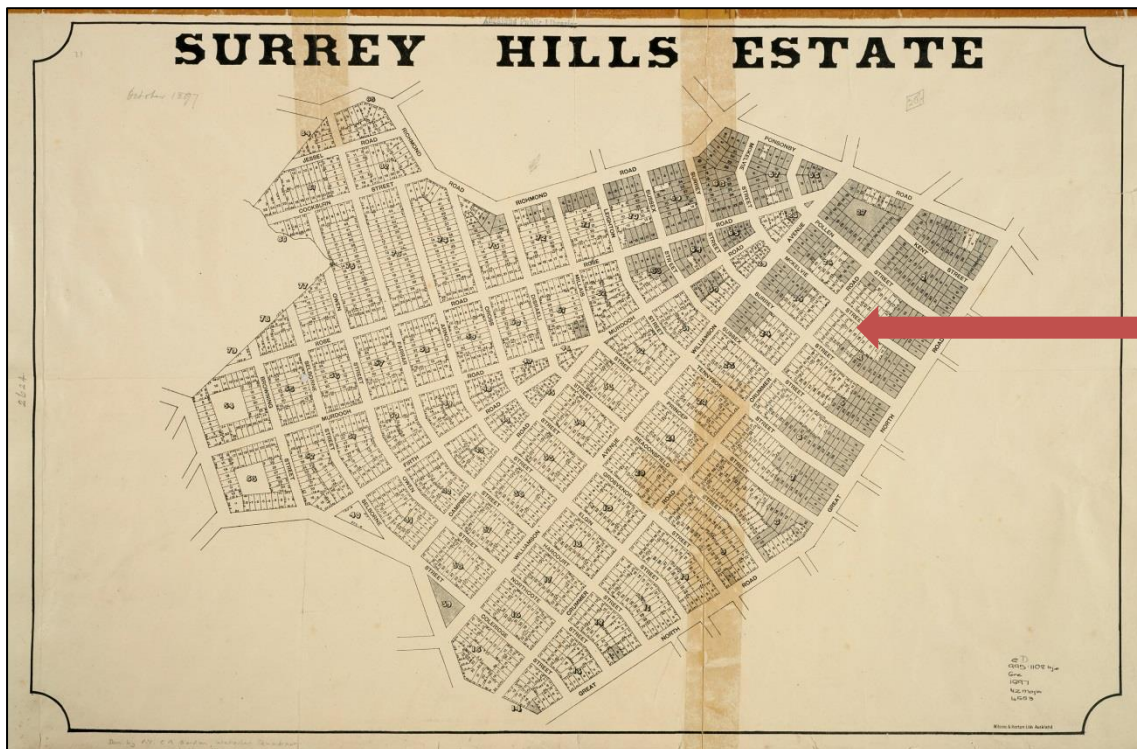


Figure 1: The Surrey Hills Estate Plan showing allotments for sale. (Sir George Grey Special Collections, Auckland Libraries, NZ Map 4553).

An advertisement in the *Auckland Star* advises the first sections of the estate, were to be auctioned on 3 October 1883 by B. Tonks and Co.¹ There was a great deal of public opposition to the layout of the new subdivision as the sections offered for sale were very small and there were few open spaces allocated for recreation. The proposed development consisted of right of ways leading to the rear of the street facing property, and consequently, providing a very dense settlement. Interpreted by the public as trying to fit too much into a small space for maximum monetary gain, resulted the postponement of the auction while the layout was reconsidered.² A new proposal created larger sections and removed the right of ways.³ The first sections of the subdivision, which included parts of Mackelvie Street, went up for auction on 24

¹ *Auckland Star*, 24 September 1883, p4

² *Auckland Star*, 6 October 1883, p6

³ *New Zealand Herald*, 17 October 1883, p5

October 1883.

An early Certificate of Title for the Surrey Estate Allotments, dated 5 January 1897, shows the site in question for sale as Section 4 Lot 18. Christina Taylor Kennerley, the wife of William Henry Kennerley, purchased the property on 10 January 1907.⁴

In 1929, the property was transferred to Thomas Joseph Nevin,⁵ who was a company director of the Murray Shoe Company, and who intended to build a new shoe factory and offices.

4.2 The W H Murray Shoe Company

Walter Henry Murray founded a bootmaking company in the late 19th century, known as W H Murray and Co.⁶ By the turn of the century, he was in partnership with W G Ledingham and F H McGinley. An Auckland Star article dated 14 May 1901 reports the dissolution of a partnership in the company W.H Murray and Co, due to the retirement of Frances Henry McGinley.⁷ Originally working from a factory in Albert Street, the company moved into new purpose built premises in Cook Street in 1906.⁸ An article in the Auckland Star reports on the new factory noting that “*air, space and light have received the close attention of the architect*” and that the “*comfort of the workmen has been well considered*”.⁹

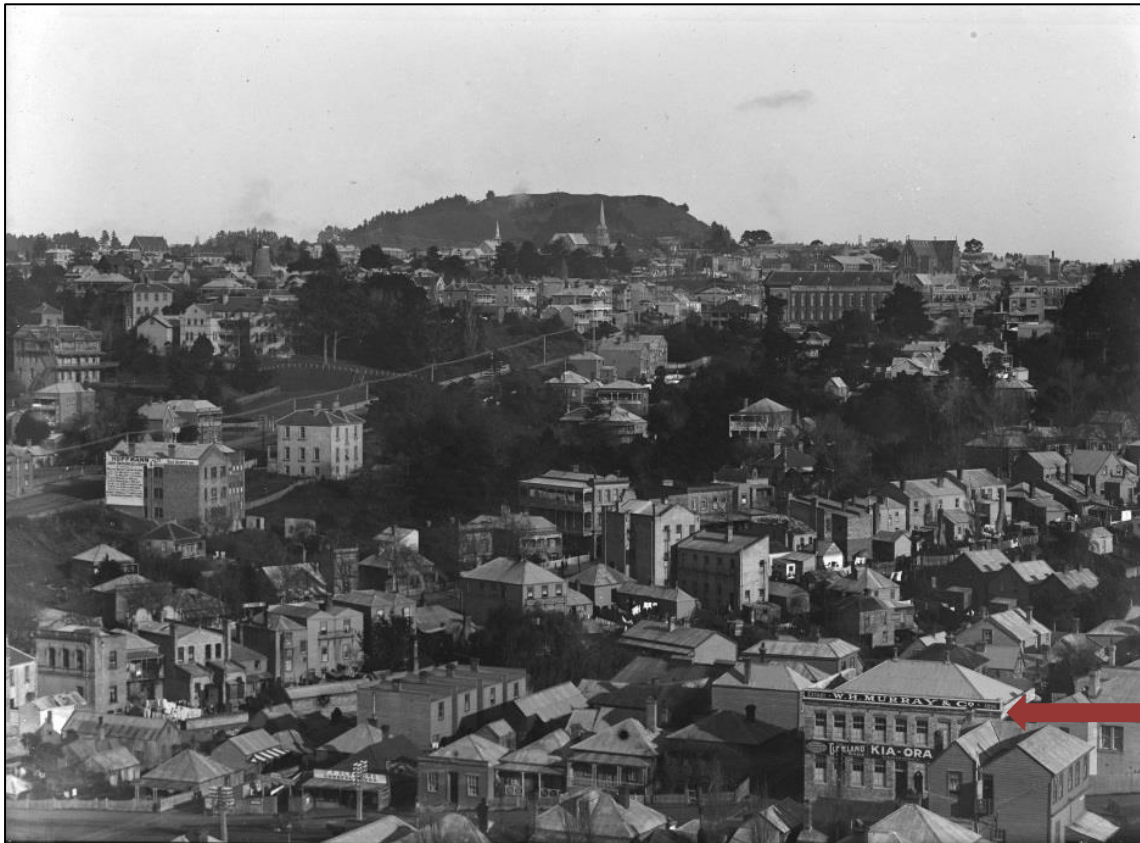


Figure 2: Cook Street in 1906 with the new W.H. Murray & Co building shown to the lower right hand corner. (Sir George Grey Special Collections, Auckland Libraries, 1-W154).

⁴ CT NA82-214, CT NA138-267

⁵ Ibid

⁶ The date Murray’s bootmaking company began has not been confirmed, but newspaper advertisements indicate it was up and running in the 1890s. Refer *Auckland Star*, 14 October, 1898, p8

⁷ *Auckland Star*, 14 May 1901, p8

⁸ *Auckland Star*, 5 May 1906, p6

⁹ Ibid

It is uncertain when Walter Murray resigned as managing director of the Murray Shoe Company. He was still in charge of the company in 1918 as indicated in a *New Zealand Herald* report on a factory dispute.¹⁰ Newspaper reports indicate that he was an active member of the Boot Manufacturer's Association around this time.¹¹ In 1904, Walter Murray was elected secretary of the association¹² and in later years, was president of the Auckland Branch.¹³

By 1929, newspaper advertisements reveal T J Nevin as the Proprietor of the Murray Shoe Manufacturing Company.¹⁴

The "Murray Shoe" was a popular brand. The company adopted the slogan "*Makes life's walk easy*". An article in the *New Zealand Herald* talks about the quality and comfort of the shoes made by the company.¹⁵ By the 1920s, they were making not only workers boots, but also fashionable shoes for both men and women. The *New Zealand Herald* reported the following details on the production of shoes.

*As the sample rooms of the Murray Shoe Company, in Cook Street, may be seen the latest and smartest of footwear in suede, patent and fancy wear. The sandal effect is proving extremely popular, while equally high in favour are the shoes of fancy design in patent leather with straps. The present vogue is all for strap shoes, and these are showing in wide variety.*¹⁶

The company remained in Cook Street until 1930. The location on the corner of Crummer Road and Mackelvie Street became the site of the new factory and offices. The new factory opened during the depression and survived the downturn in the economy. There were reports of incidents in the early 1930s of the new factory being broken into and footwear being stolen.¹⁷

Designed by Tole and Murray Architects, the original drawings of the new factory show the elevations and plans indicating the exterior of the building has not changed much since it was first constructed.¹⁸

Prior to later development which took place in the 1980s, the south western side of the building was exposed to the street displaying three levels of the building, including the basement level. The original drawings show details on the façade which include what looks like a crest at the top and fluted pillars along with the words "*The Murray Shoe Company*" extending across the top of both street facades. The main entrance is shown to be at the faceted corner of the building where Mackelvie Street meets Crummer Road.

The original floor plan was simple, with an open plan of factory space on the ground and first floor. Some partitioning on the ground floor allowed for a small amount of office space facing Crummer Road.

During WWII, the shoe factory was listed as one of the *essential industries under the National Service Emergency Regulations* required within Auckland, to produce boots for soldiers.¹⁹ Men working in essential industries could apply for exemption from

¹⁰ *New Zealand Herald*, 17 May 1918, p6

¹¹ *New Zealand Herald*, 25 January 1918, p6

¹² *New Zealand Herald*, 9 November 1904, p4

¹³ *Auckland Star*, 5 December 1912, p6

¹⁴ *Auckland Star*, 21 September 1929, p4

¹⁵ *New Zealand Herald*, 18 December, 1924, p15

¹⁶ *Ibid*

¹⁷ *New Zealand Herald*, 19 May 1933, p10

¹⁸ Auckland Council Property Files, Drawings for The Murray Shoe Company Ltd dated September, 1929.

These drawings are shown in Appendix 2.

¹⁹ *Auckland Star*, 26 January 1942, p3

military service. As one of the essential industries, the company lodged appeals to the No.1 Armed Forces Appeal Board for exemption of its workers.²⁰

4.3 Changes to the Building

Over time, a number of interior changes were made to the Crummer Road building. Plans drawn up in 1944, show the introduction of a mezzanine floor. Plans for major internal alterations were drawn up in 1950. The architect for either of these alterations is unknown. However the building application form is signed by someone working for the McLeod Construction Company,²¹ on behalf of the Murray Shoe Company. The 1950 floor plans²² indicate offices were created in the basement. The remainder of the basement was designated as storeroom space. The existing offices on the ground floor were converted to one space for dispatch. The remainder of the ground floor is labelled "*Making and Finishing*". A lift appears for the first time in the 1950 drawings from the basement to the ground floor, on the south western side of the building. A fire escape is introduced in the 1950 alterations on the Mackelvie Street side of the building. On the first floor in the 1950 floor plan, a large machine room, a skiving room, a clicking room and separate lunch rooms for men and women, next to a kitchen, are detailed. Overall the floor space appears to be more defined than the 1929 construction drawings.

Drawings undertaken by George Tole in June 1961²³ indicate minor changes to the building, allowing for an exit and external staircase on the south western side. Further drawings completed in 1965,²⁴ possibly by George Tole,²⁵ show the enclosure of an existing verandah to convert into an office. It is uncertain if this was ever built. The drawings indicate the shoe factory still occupied the building at this time.

It appears the shoe factory had moved premises by the 1970s. It is uncertain when and where they moved to but a later address for Murray shoes at the time of the company's dissolution in 1984 was 24-26 Crummer Road which is on the north eastern side of Mackelvie Street.²⁶ It is unclear why the Murray Shoe Company closed as it appears to have downsized and shut its doors prior to import restrictions on footwear being removed in the late 1980s. The lowering of tariffs for imported footwear eventually became a death sentence for all but a handful of shoe manufacturers in New Zealand.

4.4 The Building following the Murray Shoe Company Residency

In September 1973, the property was purchased by David Raymond Denning,²⁷ a Company Director for Dennings Glasshouses Ltd. In December 1975 a caveat was raised on the property by Brian Leonard Deuchar and Lloyd Services Ltd. Alterations to the interior of the building were undertaken for Lloyd Services in 1973 with a completely new layout of offices and the introduction of stairs to the north eastern corner.²⁸ The floor plans for these changes are described as "Proposed Partitioning for Lloyd Services Ltd at 28 Crummer Road." The name Deuchar & Denning Developments appears on the drawings, suggesting that David Denning had gone into business with Brian Deuchar to develop the property, leasing it to Lloyd Services. It is more than likely at this time, that the name Lloyd House as it is known today was given to the building.

²⁰ *Auckland Star*, 11 November 1942, p4

²¹ Auckland Council Property Files, Building Application Form dated December 1950

²² Auckland Council Property Files, 1950 drawings for alterations

²³ Auckland Council Property File, Alterations drawn by George Tole dated June 1961.

²⁴ Auckland Council Property File, Alterations dated February 1965.

²⁵ There is no name on the drawings but they are in the same style as the earlier Tole drawings.

²⁶ <https://opencorporates.com/companies/nz/44843> accessed 19 February 2016

²⁷ Certificate of Title NA 138/267

²⁸ Auckland Council Property File, Alterations dated August 1973

The 1973 drawings also show a garage on the ground floor, at the rear of the building with a petrol pump in the car park. A 1000 gallon underground tank was also approved by council as part of the alterations.²⁹

In May 1978 the building was purchased by Dr Thomas Ho and his wife, Joyce, who have continued to own the building since that time.³⁰ A caveat registered by Lloyd Services in June 1978, suggests they remained in the building under the new ownership.



Figure 3: An aerial taken in the 1970s prior to the Marler factory being built. The arrow is pointing to the site of the shoe factory. (Sir George Grey Special Collections, Auckland Libraries, NZ Map 5977d).

Roller doors were added to two bays at the rear of the building in 1984.³¹

In the mid-1980s the Marler shoe factory was built on the south western side of the former Murray shoe factory. In January 1985, Crothall Property Services raised a caveat on the building at 28 Crummer Road, which remained in place until 2006.

In the 1990s a panel beaters business, CJD Panels, was operating out of the premises managed by Christopher Delich. Mr Delich also lived on the premises with his family, converting first floor office space into an apartment.³² The building is listed as workshop/residential in the 1996 building warrant of fitness.³³ Companies Office records indicate Delich's business started using the building in 1992 and left the premises in 1999.³⁴

²⁹ Ibid

³⁰ Certificate of Title, NA 138/267

³¹ Auckland Council Property Files, Alterations dated May 1984.

³² Auckland Council Property Files, Auckland Council letter dated April 1997

³³ Auckland Council Property Files, Building Warrant of Fitness, December 1996

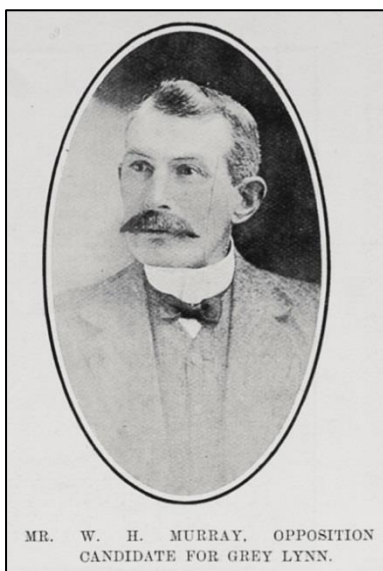
³⁴ Companies Office records accessed 13 April 2016

<http://www.coys.co.nz/company/?no=811122GREY+LYNN+PANEL+%26+PAINT+LIMITED>

It is uncertain who occupied the building from this time, but it may have been City Bike Dismantlers who are recorded in the Auckland City Council Warrant of Fitness as being occupants from at least 2005 until 2007.³⁵

The current occupiers of the building, Espresso Engineers, have been in the building since 2007, as is indicated by the Companies Office Records.³⁶

4.5 Walter Henry Murray



Walter Murray was the original managing director of the Murray Shoe Company. Appointed secretary of the Boot Manufacturers Association in November 1904,³⁷ Murray was president of the Auckland branch of the association for many years. He was also a councillor with the Grey Lynn Borough Council in the early 1900s and served as Mayor of the Grey Lynn Borough Council between 1911-1912 prior to its amalgamation with Auckland City. He later became a councillor of the Auckland City Council and stood for Mayor in the 1929 elections. A keen bowler, Murray was for many years the president of the Grey Lynn Bowling Club. In 1914, he stood as a candidate for Grey Lynn in the central Government elections³⁸ but later withdrew from this contest.³⁹ He also served a term on the Auckland Harbour Board in 1926.⁴⁰

Figure 4: Walter Murray in a photograph taken for the *Auckland Weekly News*, on the 19 October 1911 as a candidate for Grey Lynn in the upcoming general elections. (Sir George Grey Special Collections, Auckland Libraries, AWNS 19111019-15-4).

4.6 The Architects

Tole and Massey

George Edmund Tole (1897 -1972) was born in Auckland and was the son of Joseph A Tole, a Member of Parliament. Educated at Sacred Heart College, Kings College and Auckland University, he trained with the Architects, Arnold and Abbott. In June 1928, he formed a partnership with Horace Massey. They continued in partnership until 1932. Tole became the architect for the Auckland Diocese, designing many churches, schools and convents.

He was the designer of St Dominic's Convent (1939) in Northcote, St Frances' Friary (1939) in Hillsborough, St Mary's Convent (Main Block–1929) in Ponsonby and the Baradene College new library wing (1937) and Jubilee Wing (1960). He was also the architect of the Trevor Davis Memorial Fountain (1950) in Mission Bay.

Tole was a leading authority on Georgian architecture, which is acknowledged in a number of his buildings. He was also a keen conservationist founding the New Zealand Conservation Society and was president of the Tree Society. As a sporting enthusiast he was a member of the Auckland Racing Club, the Auckland Trotting Club,

³⁵ Auckland Council Property Files, Building Warrants of Fitness 2005-2007

³⁶ Companies Office records accessed 13 April 2016 <http://www.coys.co.nz/company/?no=872716-ESPRESSO+ENGINEERS+LIMITED>

³⁷ *Auckland Star*, 8 November 1904, p2

³⁸ *Otago Daily Times*, 29 April 1914, p6

³⁹ *Colonist*, 26 November, 1914, p7

⁴⁰ *New Zealand Herald*, 30 September 1926, p11

the Avondale Jockey Club, the Royal New Zealand Yacht Squadron and the Remuera Bowling Club.

Horace Lovell Massey (1895–1979) was born in Auckland in 1895. Following attending Auckland Grammar School, he was articled to architect, Alec Wiseman. He also worked for R K Binney and Hoggard, Prouse and Gummer. After serving in the First World War, he won a scholarship for three years study at the Architectural Association in London. Returning to Auckland in 1922, he soon became a partner with the firm Massey, Morgan, Hyland and Phillips. Before forming a partnership with George Tole in 1928, he practiced on his own for a couple of years. After the partnership dissolved in the mid-1930s, Massey practiced on his own, setting up the firm, Horace L. Massey and Partners. Before retiring in the late 1950s, he was a senior partner in the firm Massey, Beatson, Rix-Trott and Carter from the late 1940s.

Massey was also involved in landscape design generally for private residences, writing several papers on the subject. He was prolific in residential design, including the Geddes House in Remuera (1937), Webb House (1938) in Paritai Drive and McArthur House in Orakei (1938).

Horace Massey received the NZIA Gold Medal four times, twice with other architects. Awards won individually were for his design of the Cintra Flats (1935-1936) and the Wellington Provincial Centennial Memorial in Petone (1940). He served as a chairman of the Auckland branch of the NZIA and was elected President of the NZIA in 1940. He published a number of professional papers and played a large part in the introduction of the Modern Movement to Auckland.

In partnership, Tole and Massey were awarded the NZIA Gold Medal for their design of St Michael's Church, Remuera (1932-1933).

4.7 Industrial Grey Lynn

The factory was built in Grey Lynn at a time when the suburb was an established industrial hub. Grey Lynn was one of Auckland's early industrial centres. Early industry in Grey Lynn related to the necessary supply of goods and services to the developing city. Slaughterhouses, tanneries, timber mills and industrial laundries were established.⁴¹ In 1874, the Warnock Brothers were the first manufacturers to move their soap and candle making business to Richmond Road, Grey Lynn.⁴² Other manufacturing industries followed including the Tattersfield mattress company, and the furniture maker, C Renwick, established factories in Grey Lynn, along with a number of clothing and boot manufacturers. The Tattersfield chimney in the Countdown carpark is one of the few physical remnants of the earlier factories in Grey Lynn. The need for larger premises and tougher zoning restrictions led to a number of the established manufacturing industries in Grey Lynn to relocate to the outer southern and western suburbs of Auckland. Grey Lynn, like other inner urban areas of Auckland, underwent a gentrification process and consequent redevelopment in the later decades of the 20th century resulting in a number of industrial buildings were demolished to make way for new apartment development as the requirement for inner urban living intensified.

⁴¹ *The Grey Lynn book : the life & times of New Zealand's most fascinating suburb*, p102

⁴² *High Hopes in Hard Times, A History of Grey Lynn and Westmere*, p22

5.0 Physical Description

5.1 Site and Context

The former shoe factory is situated on the corner site where Crummer Road meets Mackelvie Street. On the south western corner of the streets, the former factory sits on the street frontage boundary with a car park behind the building on Mackelvie Street. Surrounding buildings are generally light industrial, commercial, retail and apartments. Surrounding buildings vary but are generally much larger while others are of a more domestic scale. A large mixed development is taking place to the north east of the former shoe factory which will include businesses, retail and apartments. Close to the building, to the east is Ponsonby Road. Great North Road runs along the southern end of Mackelvie Street. To the west of Scanlan Street, Crummer Road tends to become more residential.

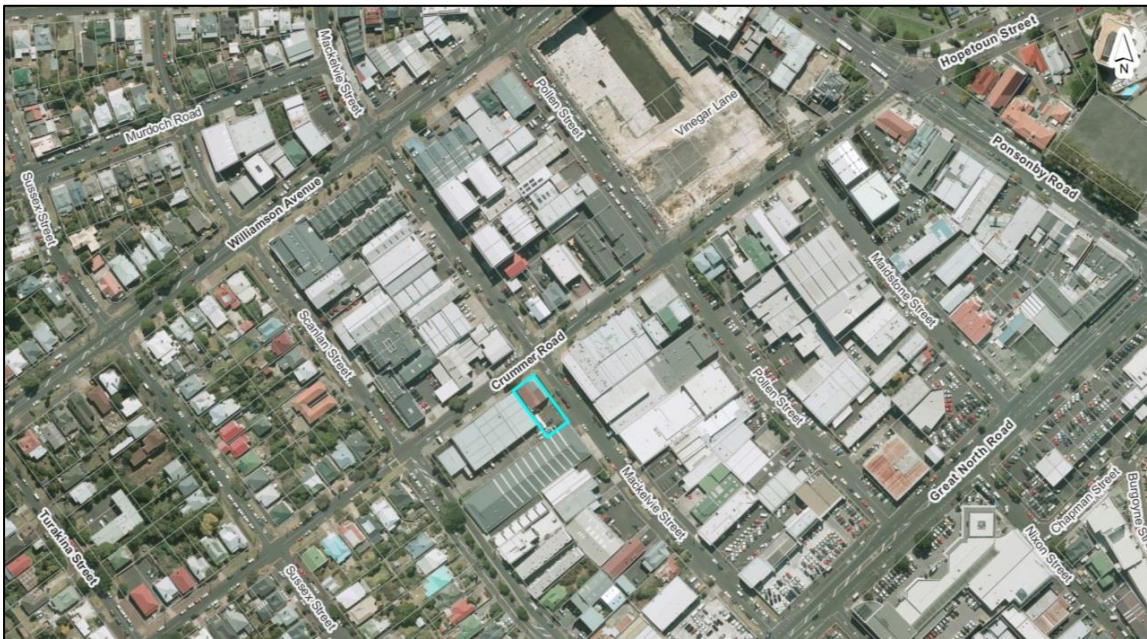


Figure 5: The site outlined in blue, within the context of the street layout. (Auckland Council Geo Maps).

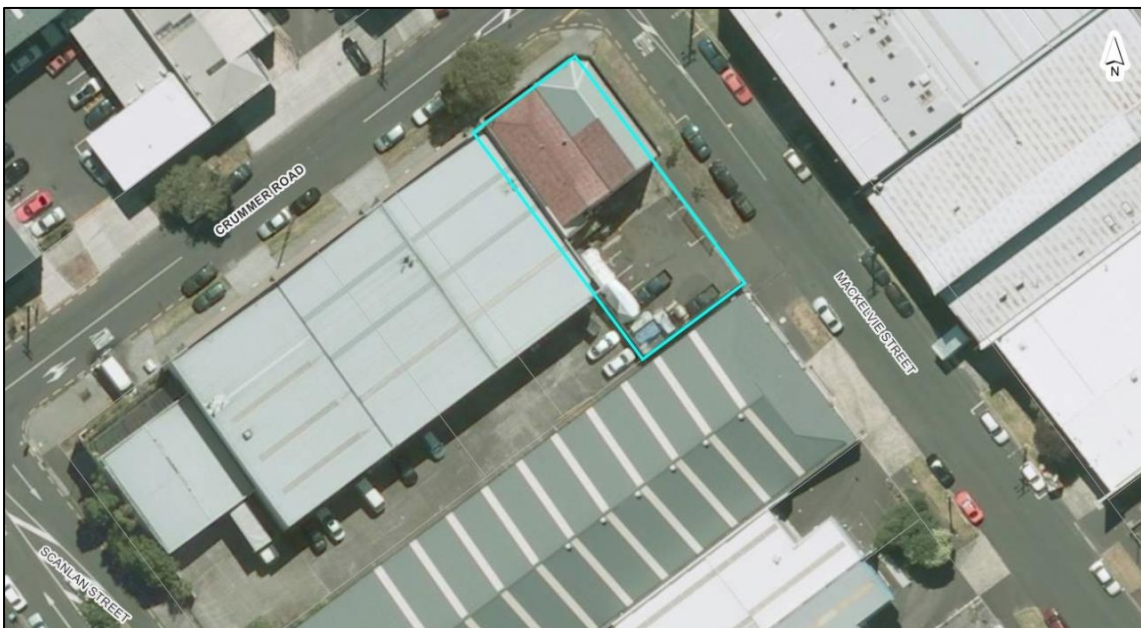


Figure 6: A closer aerial of the building giving a better indication of the size of the former factory and the details of the site. (Auckland Council Geo Maps).



Figure 7: The factory in 1940 showing a different context with more residential surrounds. (Auckland Council Geo Maps).

At the time the factory was built it would have been one of the more substantial buildings in the area, which was already an industrial section of Grey Lynn.

5.2 Building Description

Designed in a simple Art Deco style, the former shoe factory has retained its original form and many of its original features. The building is a two storey plus basement, reinforced concrete frame structure with brick infill. The basement is on the western side of the building. Internal timber framing has been used for the roof structure, and the first floor flooring. Twin gables form the roof structure with a hipped edge on the northern side. The roof is clad in corrugated steel, which has also been used to clad the gable ends at the rear of the building.

Original steel multi-paned window joinery is still in place on both of the street facades and the rear of the building facing the car park. The western side of the building now abuts the building next door and the original elevation with three floors of steel multi-paned windows is now concealed.

5.3 Condition

As an occupied commercial building, the former shoe factory is in good condition. In 2013 a preliminary assessment undertaken by Auckland Council, found the building to have a seismic performance of 28%. It therefore does not meet the required 34% of national building standards and is considered a potential earthquake risk.

5.4 Key features

The key features include but are not necessarily limited to the following:

- Original steel window joinery
- Faceted corner
- Original form
- Original openings
- Parapet

6.0 Comparative Analysis

6.1 The Industrial Workplace

The Murray Shoe Company factory, built at the onset of the Depression, is an example of a new form of industrial architecture. Best described as a stripped form of Art Deco design, the factory was very much a part of the new era of utilitarian architecture. Original drawings indicate that the façade exhibited more ornamentation than is currently demonstrated. If the drawings reflect the completed building, then fluted pilasters flanked the windows on the two street facades and other ornamentation was present above the corner entry door.

Tole and Massey were clearly interested in the latest international developments in factory design, as were other architects in New Zealand at this time. The parameters of factory design had expanded, allowing architects to experiment with new ideas and concepts creating a better working environment while providing a considered and less utilitarian façade to the street.

6.2 The New Factory Design Aesthetic

At the time the Murray Shoe Company factory was designed, employers and architects were looking for a modern aesthetic to create an attractive building while at the same time creating an agreeable atmosphere for employees. In 1937, an article in *Building Today*, talks about the design of factory buildings as having architectural merit so that they are not “devoid of all proportion and decorative treatment.”⁴³ The architectural discussion was that “buildings should be designed giving a straightforward expression of their structure in mass” and that “success lies in suitably arranging the main parts, studying the proportion of solids and voids, emphasising structural lines by relief or colour – in a word to articulate the structure.”⁴⁴ The modern industrial building was now expressive of plan, structure and function.

Factories in the 19th century were generally the work of engineers or contractors as utilitarian structures. However, in the early 20th century, social reformers, labour organisers and efficiency experts became involved in the welfare and production of employees and the design of factories took on a new form. Factory design increasingly became the territory of architects and began a new trend in buildings appearing on the city landscape. Architectural styles were now part of the industrial aesthetic with regard to the exterior façade of buildings as well as careful attention given to the interior working conditions such as the lighting, ventilation and working spaces. New factory design heralded a shift in the image of the factory workplace from dark and brutal to a more humane working environment.⁴⁵ Large window spans, cross ventilation and large working spaces provided an improved environment.

New industrial buildings designed during the interwar years were part of an intensely competitive market that manufacturers were experiencing, as industry developed following World War I. The company’s self-image became an important marketing tool along with the association with its brand name. The architecturally designed factory, exposed to public view, projected the company image and was now a viable option to promote the brand.

⁴³ *Building Today*, Volume 1 Number 2, 1937, *Architectural Treatment of Factory Buildings*, p17-18

⁴⁴ *Ibid*, p18

⁴⁵ *Twentieth Century Architecture*, Dennis P. Doordan, *Factory Architecture*, p88, 92

6.3 International Influences in the Development of Industrial Design

Germany and Modern Design

In Germany, the Werkbund Movement formed in Munich in 1907. The movement aimed at bringing designers and manufacturers together as part of social reform of working conditions in industrial design and in doing so to raise the quality and productivity levels of locally produced goods. One of the founders was Peter Behrens, who designed the AEG turbine factory in 1909, one of the most influential examples of industrial architecture at the time. Free of adornment, the AEG building was designed as a structural expression of the industrial space. The 15m high steel framed windows on the side walls of the AEG factory flooded the large open column free space of the factory interior, endeavouring to provide effective working conditions.⁴⁶



Figure 8: The AEG turbine factory completed in 1909 in Berlin demonstrating the large amount of glazing in a concrete and steel building. https://en.wikipedia.org/wiki/AEG_turbine_factory accessed 28 November 2016 (accessed 28 November 2016).

In 1911, Walter Gropius, a protégé of Peter Behrens, along with Adolf Meyer designed the new façade of the Fagus Shoe Last Factory. The design was emulated in the model office factory building Gropius designed for the Werkbund exhibition that took place in Cologne in 1914.⁴⁷ Extensive steel framed glazing wrapped around the corners of the building, emphasising the horizontal, rather than the vertical lines of the factory. Natural light allowed into the building provided a view into and out of the workplace and an airy interior. The distinctive design was deliberate to express the image of the company as a marketing tool. Again, the factory design represented a new way of looking at factories as an important workplace encouraging a sense of pride amongst the employees and a more productive output.



Figure 9: Fagus Shoe Last Factory in Germany, built between 1911 and 1913, https://en.wikipedia.org/wiki/Fagus_Factory accessed 1 November 2016).

Walter Gropius went on to become a founding member of the Bauhaus school of architecture designing the school building in Dessau in 1925. The Bauhaus Movement is seen as synonymous with modern design.⁴⁸ It aimed at severing all links with

⁴⁶ A History of Architecture, Pp691-692

⁴⁷ Ibid, p95

⁴⁸ Ibid, p97-99

architectural precedents. Proponents of the movement generally agreed that there was a need for a rational response to the requirements of modern living.

Characteristics of the style are a prevailing asymmetry, severe rectilinear or cubic shapes, smooth flat plane surfaces that were often painted white, the complete elimination of mouldings and other decoration, flat roofs, and large expanses of steel framed windows, often arranged in long horizontal bands or as curtain walling. Internally, the planning was informal and with a minimum of structural walls as modern buildings were often constructed either with a steel or concrete frame with concrete floor and roof slabs supported on a series of columns. Partitions could then be erected anywhere within the footprint of the building.

The development of industrial design in Germany indicated the move towards the architectural design of factories providing attractive buildings and a better work environment. The architects discarded the bleak Victorian view of the labour force and the industrial environment, instead promoting new designs that expressed clean lines, natural light and open floor plans.

6.4 Other International Influences

In the 1920s and 1930s, English architect, Thomas Wallis designed a number of striking factory buildings with contemporary facades expressing the latest trends in design. From the firm, Wallis Gilbert and Partners, Thomas Wallis was one of the foremost designers of industrial buildings in the interwar period in Britain. He specialised in factory design and was responsible for a considerable number of the new interwar industrial buildings. Like Behrens and Gropius, Wallis adhered to the philosophy that the design of industrial architecture should encourage efficiency and engage in the successful pursuit of business by the companies that promoted them.⁴⁹

The Art Deco façade of the Hoover Factory, built between 1931-1935, in a prominent position on London's Western Avenue, is a celebrated example of Wallis's factory architecture.⁵⁰ Expansive steel framed windows provide light to generous floor plans. In an article written about the building by *London Historians* it is noted that '*history has judged it more favourably, as did the company and its employees at the time, as well as the general public.*'⁵¹



Figure 10: The Art Deco Façade of the Hoover Factory (1931-35) celebrated a new form of architecture in its palatial design. (<http://openbuildings.com/buildings/hoover-building-profile-7664> accessed 1 November 2016).

Art Deco was the symbol of a new architectural era, with its clean, streamlined and modern lines, simply embellished with linear and geometric details. It was also a reaction against the ornamentation of the Victorian and Edwardian eras.

An earlier intact example of the work of Thomas Wallis is the Administration Block of the General Electric Company in Birmingham, West Midlands which was built between 1920-1922. The building was designed in Wallis's *daylight / masonry* phase and is

⁴⁹ Form and Fancy: Factories and Factory Buildings by Wallis, Gilbert and Partners, p3

⁵⁰ Ibid p91

⁵¹ Wallis Gilbert and Partners, the Architecture and the Mystery, p1

more conservative than his later models. In effect the masonry walls provide the building with a more solid appearance while allowing larger window spans and wider floor spans afforded by frame construction.

Although more stripped classical in design, and larger in scale, there are similarities in the use of masonry and window spans as the former shoe factory in Crummer Road.



Figure 11: The Administration Block of GEC in Birmingham.

<https://historicengland.org.uk/services-skills/education/educational-images/administration-block-general-electric-company-birmingham-410471> accessed 25 November 2016.

These international examples demonstrate the changes in factory architecture and some of the philosophy behind the design process in the first decades of the 20th century. Undoubtedly, New Zealand architects and manufacturers were influenced by this new industrial architecture. This is evident in the industrial building styles that were emerging in the interwar years.

6.5 Contemporary Industrial Comparisons in New Zealand

Other Shoe Factories

Within New Zealand there were a number of new industrial buildings surfacing in the mid to late 1920s. The designs that emerged varied with some adopting a stripped classicism approach but with Art Deco influences. Stripped Classical Design was a departure from the more Edwardian classical style where classical details became blander with less ornamentation used, and was often incorporated with Art Deco design.

Examples of this style include another shoe factory in Auckland designed by Norman Wade and Edward Bartley in Kingsland. Completed in 1929, the Bridgens Shoe Company factory, at 326 New North Road, was built by Fletcher Construction. The classical elements and triangular parapet of this building create a temple like façade. The large expansive multi-paned steel framed windows in a regular grid pattern used in this building are a common element of the new type of factory architecture. Fluted pilasters, which were included in the original drawings of the Murray Shoe Company building are another feature that was common at the time.



Figure 12: The former Bridgens Shoe Company Factory, completed in 1929. (Auckland Council, May 2016).



Figure13: The western side wall of the former Bridgen's Shoe factory bears some similarity to the walls of the Crummer Road factory. (Auckland Council, November 2016).

In Wellington, the Hannah Shoe Company building was designed by well known Wellington architects, H T Johns and Son. Constructed in 1922-23, the building is of a much larger scale than the Crummer Road factory but displays similar characteristics as an industrial building. Designed in an interwar functionalist style, the construction of the building is based on concrete exterior walls mixed with brick infill between floor and window sill, with steel columns and beams supporting timber floors. Internal walls are timber framed and timber trusses support the roof. Another floor was added soon after construction as the shoe company expanded. As in the shoe factory in Crummer Road, light levels are maximised with a regular grid of large multi pane steel framed windows. This is an earlier construction and is much more functional in appearance with little decoration.



Figure 14: The former Hannah Shoe Company building in Wellington. (Wellington City Council)

6.6 Other surviving factory comparisons in central Auckland

A well-known factory that Horace Massey designed is the Heard's Building (built around 1924-1925)⁵² at 162-168 Parnell Road, Parnell. Again it is much larger in size, but still comparable to the Murray Shoe Company factory using the typical similar grid of large multi paned window openings and similar materials. The Heard's building demonstrates Art Deco stripped classical influences. Decorative features such as the fluted pilasters and other classical elements embellish this building.



Figure 15: The former Heard's factory in Parnell Road as it is now. This building has been adaptively reused as apartments and offices above retail spaces. (Auckland Council February 2017).

⁵² Heard's Confectionary, *Auckland Star*, 24 August 1925, p10



Figure 16: The Heard's Factory in 1937. (*Building Today*, 1937).

The former Nestle factory at 91-95 St Georges Bay Road, Parnell is another corner site factory that demonstrates a similar form and use of materials as the shoe factory in Crummer Road. Designed by Chilwell and Trevithick in 1928, the Nestle factory was built by Fletcher Construction. Although, once again, larger than the former shoe factory in Crummer Road, the stripped deco design of this building is more akin to the simple style of the Crummer Road factory. The former shoe factory emphasises the horizontal more with the use of wider openings.



Figure13: The Axis Building (former Nestle Factory) in St Georges Bay Road. (Auckland Council, February 2017).

6.7 Summary

While the building at 28 Crummer Road was not as revolutionary in its design as some of the earlier buildings being produced overseas, it displayed many new architectural concepts that were inspired by such buildings. The use of expansive windows, providing high levels of natural light, the opening up of interior space using new technology for larger floor planes, and the general provision of better working conditions, were all part of a new design ethic. The simplicity of the Art Deco façade is

well articulated revealing the functional nature of the building. Original drawings display more embellishment with fluted pillars, a crest, and pronounced lettering advertising the building as belonging to the Murray Shoe Company. In a prominent corner position, these design characteristics afforded self-promotion for the shoe factory while providing a sense of pride for its employees.

7.0 Significance criteria

(a) Historical

Extent to which the place reflects important or representative aspects of national, regional or local history, or is associated with important events, persons or ideas, or early period of settlement within New Zealand, the region or locality.

The building has **considerable local and regional** significance for its association with the thriving footwear manufacturing industry that once existed in Auckland and in greater New Zealand which has gradually diminished over time. Today most of the footwear in New Zealand is imported. Following the removal of import tariffs and tax breaks for shoe manufacturers, the industry in New Zealand suffered the competition of cheaper imports, leading to the closure of the remaining shoe manufacturers in New Zealand, one of the most recent being David Elman who moved out of manufacturing three years ago.

The building has **considerable local** significance for its association with the continuation and development of the industrial nature of Grey Lynn. Once a thriving industrial hub the area of Grey Lynn has little left to remind us of the industrial evolution of the suburb. The Murray Shoe Company survived until the early 1980s and it appears to have occupied the factory building until the early 1970s. At the time of its demise, the area was beginning a gentrification process as young professionals started to move into the inner city suburb, restoring dilapidated houses. In the 1990s, remaining industries relocated to outer Auckland suburbs to allow for new apartment development. There is now little remaining to indicate the thriving industries, which once inhabited Grey Lynn.

The Murray Shoe Company is also associated with World War II as being an essential industry. From the building in Crummer Road, the company played an important role in providing boots for the forces during the war.

It is also associated with the former mayor of Grey Lynn, Walter Henry Murray, who established the company around the late 1890s. Walter Murray also served a term on the Auckland Harbour Board and was the candidate for the Coalition United Party for the seat of Grey Lynn in the general elections. Although he no longer ran the company at the time it moved to the new premises in Grey Lynn, the company still carried the name of Murray, providing continuity for the brand.

(b) Social

The symbolic, spiritual, commemorative, traditional or other cultural value of, community association with, or esteem for, the place.

The building has **moderate local social** significance for its association with the changes in the awareness of employees working conditions and the consequent improved activity. The building was designed with care to provide the best working environment with the provision of large windows providing natural light, creating separate lunchrooms for men and women, along with a ladies cloakroom. The lunchroom allowed a social facility for employees during the day, encouraging the

development of friendships within the workplace. The workers were also involved in local rugby games against other local manufacturing companies.

(c) Mana whenua

The symbolic, spiritual, commemorative, traditional or other cultural value of, association with, or esteem for, the place by mana whenua.

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

(d) Knowledge

Potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the region or locality.

The building provides some knowledge on how factory buildings from this period operated. As a former factory building it also provides an understanding into the earlier industrial nature of Grey Lynn. The building has **little local** significance with regard to knowledge.

(e) Technological

The technical accomplishment, design or value of the place.

The building provides some technological knowledge of the form of construction of an early 20th century factory building. Larger floor spans and the way large steel framed windows provided both good amounts of natural light and cross ventilation were a factor in the design of factories at this time. There are few industrial examples that remain in Auckland from this era. The building has **moderate local** significance with regard to technological value.

(f) Physical attributes

Whether the place has value as a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or work of a notable designer, engineer or builder.

The former factory building has **considerable local and regional** value as a good surviving representative and intact example of the few Tole and Massey factory designs. As a functional industrial design, clearly influenced by the Art Deco movement, the building is a rare example of a small architecturally designed factory from this era. There may have been alterations to the exterior given the differences between the more embellished façade shown on the original drawings and the simplicity of the exterior walls today. It is not clear that the factory was adorned as is shown in the drawings, as no early photographs of the building have been discovered. Should the building have been constructed without the embellishment proposed on the drawings, this may have been a cost cutting measure, particularly as it was built at the onset of the depression. If this is the case, then the façade is considerably intact. However, while some decoration may have been removed, other aspects of the exterior walls remain the same. The exterior form of the building is original, along with elements such as the steel framed windows and the placement of other openings on the street facades.

The building is also significant as a factory designed by prominent and successful Auckland architects, George Tole and Horace Massey. Another example of Massey's

work that is comparable in style is the former Heard's factory in Parnell. However, the Parnell factory has undergone substantial alteration at ground level whereas the former shoe factory in Crummer Road has retained significant integrity in fabric, design and form.

(g) Aesthetic

The aesthetic, visual, or landmark values of the place.

Positioned on a prominent corner site, with a well-established name in shoe making, the former Murray Shoe Company would have been a distinctive landmark. The area has since changed, with a number of larger commercial premises developing around the building, making it less conspicuous. An excellent example of an Art Deco commercial building, the former factory is visually attractive and aesthetically pleasing as a point of difference in an area of Grey Lynn that is overwhelmed by later development. The former shoe factory is considered to have **moderate local** aesthetic value.

(h) Context

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

The building has **moderate local and regional** context value. It was once part of a group of successful shoe factories in inner urban Auckland. It is one of two known former shoe factory buildings remaining, the other being the former Bridgens factory in Kingsland, which was built around the same time. The building also has group value as being one of two factory buildings designed by Horace Massey and Tole and Massey,⁵³ within inner urban Auckland, the other being the former Heard's factory and offices in Parnell.

The building also has contextual significance for its rarity in the changing face of the Grey Lynn streetscape. While a number of earlier factories and villas in this part of Grey Lynn have since disappeared, to make way for new businesses and the recent Vinegar Lane development, this former factory remains a reminder of the industrial history of Grey Lynn.

8.0 Statement of significance

The former Murray Shoe Company building has considerable local historic heritage significance for its historical, contextual and physical attributes values. The building has significant associations with the shoe manufacturing industry in New Zealand in addition to its link with Walter H Murray, shoe manufacturer turned local politician and former Mayor of Grey Lynn. As a factory, the building's presence is a significant reminder of the former context and history of what was once an active industrial suburb.

Designed by prominent Auckland architects, Tole and Massey, the building is a good and intact example of early 20th century commercial design influenced by the Art Deco movement. As one of only two former well known shoe company factories, that remain in the inner urban area of Auckland, the building has significant contextual value as being part of this small group and also for being one of a few intact 1920s light industrial buildings that still grace the inner Auckland suburbs.

⁵³ It is not clear whether it was Tole or Massey who designed the Murray Shoe Company Building. Horace Massey was responsible for the Heard's building in Parnell.

9.0 Extent of the place for scheduling

The identified extent of place for scheduling is the area that is integral to the function, meaning and relationships of the place. In this case it includes the land described as Lot 18 Sec 4 DP 242 (CT NA138-267). The building is on its original site with its original curtilage, providing value to its immediate setting. It is important to protect this. The use of the entire site, plus the extension to the kerb for the area that is covered by the building, as the extent of place, is considered necessary to protect the heritage values of the building. These include the concept of natural light as a feature of the architectural design of the factory. The proposed extent of place also protects the building from being too overwhelmed and dominated by any potential future development.



Figure 34: The proposed extent of place is shown in the section outlined in red on the aerial. (Auckland Council GIS viewer).

10.0 Recommendations

Based on the above evaluation, the former Murray Shoe Company Building at 28 Crummer Road, Grey Lynn, meets the threshold for scheduling as a Category B Historic Heritage Place, having considerable historical, physical attributes, and context values.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local and regional
B- Social	Moderate	Local
C- Mana Whenua	Not assessed	
D- Knowledge	Little	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local and regional
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local and regional

12.0 Overall Significance

The following line items are proposed for inclusion in the Schedule 14.1 Schedule of Significant Historic Heritage Places:

Place Name and/or Description	W H Murray Shoe Factory (former)
Address	28 Crummer Road, Grey Lynn
Category	B
Primary Feature	The factory building
Known Heritage Values	A,F
Extent of Place	Refer to the above aerial in section 9.0
Exclusions	Interior of building
Additional Controls for Archaeological Sites or Features	---
Place of Maori Interest or Significance	---

Author (and position)

Megan Walker
Historic Heritage Specialist

Date

February 2017

Reviewer

Cara Francesco
Principal Specialist Built Heritage

Date

February 2017

APPENDIX 1:

Historical Background of the Footwear Industry

The footwear industry in New Zealand has a long established trade. Initially individual boot makers set up small businesses upon arrival in New Zealand, to meet the needs of new immigrants. Advertisements as early as the 1840s demonstrate the early shoemakers in New Zealand.

CARPET SLIPPERS.

ON SALE, a few pairs of Ladies' and Gent's.
Carpet Slippers. Also, Ladies' fashionable
Boots and Shoes suitable for the summer season.

.HOWE & SWINBOURNE,
Boot and Shoemakers,
Dixon-street.

Wellington, September 14, 1849.

Wellington Independent, 15
September 1849, p2.

In the 1860s, the New Zealand government placed a duty of one shilling a pair on imported footwear, in an effort to encourage local industry. The first factories began to appear in the 1870s. Despite the imposition of the duty, it took a while for the shoe industry to bloom. In 1880, 500,000 boots were imported, compared with 280,000 made locally. The superior quality of the imports made them more popular. However, by 1895, New Zealand boasted 65 footwear factories, producing more than a million pairs annually. By 1910, 74 footwear factories existed in New Zealand.⁵⁴

Irish emigrant, Robert Hannah, was one of the first to open a shoemaking factory in Wellington, after initially opening a shop in 1874, in Lambton Quay. In 1870, he had originally founded the firm R. Hannah and Company in Charleston (between Greymouth and Westport). He moved to Wellington with the intention of expanding his business. In 1894, he built a five storey brick factory designed by local Wellington architect, Thomas Turnbull, which has since been demolished. In the 1920s, a new factory was constructed. Hannah's was to become a household name nationwide manufacturing shoes as well as providing outlets all over New Zealand.



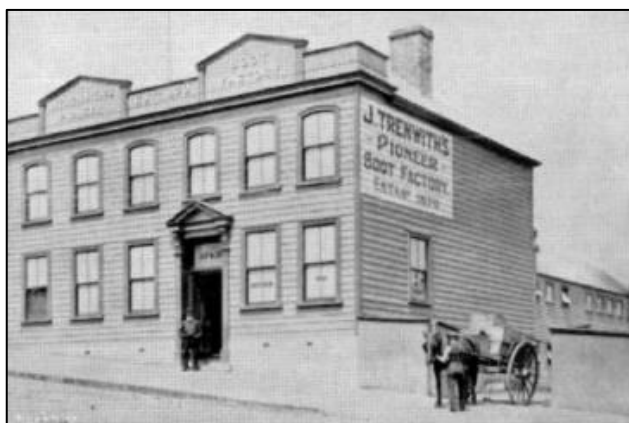
Hannah's factory floor in the 19th century (Zac Collection, Alexander Turnbull Library).

⁵⁴ <http://www.teara.govt.nz/en/clothing-and-footwear-manufacturing/page-4> accessed 18 April 2016



A 1956 photograph taken by an unknown Evening Post photographer, of the 1894 Hannah's Building in Wellington. (Ref: EP/1956/0834-F. Alexander Turnbull Library, Wellington).

In Auckland, there were a number of early footwear factories. John Trenwith opened the Pioneer Boot Factory at 37 to 39 Wakefield Street after establishing his wholesale boot making industry in 1870.⁵⁵ Formerly an Auckland hotel, this became the first boot factory in the North Island. The company continued to operate as a family company long after John Trenwith died in 1902, under the name of Trenwith Bros Ltd, until 2008. The Wakefield Street boot factory building was demolished in the early 1980s.⁵⁶



The Trenwith Pioneer Boot Factory in the late 19th century (NZETC John Trenwith).



The Trenwith Brothers footwear factory in the 1970s. More window openings have been added to the side walls to let more light into the building. (Sir George Grey Special Collections, Auckland Libraries, 314-10-31).

⁵⁵ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d49.html> accessed 18 April 2016

⁵⁶ Auckland scrapbook, September 1982 - February 1983 page 185

Other early shoe manufacturers in Auckland included Henry Brennan and Clarkson and Company who had established shoe companies in Queen Street around the mid - 1870s.⁵⁷

As the population grew, more bootmakers opened up factories in the Auckland central area in the late 1870s and 1880s. Amongst them was Henry Davy who established the Crown Boot Factory in Grey Street,⁵⁸ and the Northern Boot and Shoe Factory operated by Thomas Hodgson.⁵⁹



The Northern Boot and Shoe Manufacturing Company Ltd, in Hobson Street Auckland, in 1901. (Sir George Grey Special Collections, Auckland Libraries, 7- A9339)

In 1913, notable Auckland architect, W A Holman designed a new factory and offices for the Northern Boot and Shoe Company to be built in Federal Street.

The Bridgens family ran another successful shoe manufacturing company for over 100 years. It began when Edward Bridgens started boot making in Pitt Street in 1875. He moved premises in 1893 to Karangahape Road, where he opened a retail outlet on the ground floor. In the basement, he made shoes with a staff of three and used the top floor for his home. In 1923, he moved the business to a house in Prospect Terrace, before relocating to a new factory premises in New North Road, Kingsland in 1929. The family business remained there until 1997, when the shoe factory, struggling to compete with imported footwear, following the removal of import protection, finally closed.

The industry continued to grow and shoe manufacturing in New Zealand survived the First World War and the Depression. In 1938, the New Zealand Government restricted

⁵⁷ *Industrial Heritage*, p142

⁵⁸ NZETC Leather Trade

⁵⁹ *Industrial Heritage*, p142

footwear imports into the country and increased tariffs to protect the local footwear industry.⁶⁰

It is the Duty of Every True New Zealander to

Wear N.Z. Made Footwear

These Brands Will Identify "Auckland Made":—

Trenwith Brothers, Wakefield Street	"PANAMA," "PIONEER"
Clark, Purdy and Co., Nelson St.	"IMPERIAL,"
Dearsleys, Limited, Nugent St.	"FLEXILE"
J. W Moore and Son, Ltd., Kingsland	"EXEMPLAR"
Northampton Factory, Eden Ter. 'PYRAMID' (Men); 'ASCOT' (Women)	
Auckland Sandal Co., Ltd., England St.	"SUPERIOR"
E. G. Bridgens and Co., Prospect Ter.	"WESTMINSTER,"
	"PROMENADE" (Women), "TRIUMPH," "PENNAANT."
W. Monks, 10 Ruskin St., Parnell	"KAHA," "SELECTRA"
Swinton and Oates, 29 West St.	"WALKAWAY," "ST. LOUIS"
R. Walton, Wakefield Street	"LION"
Colly and Rattray, Upper Queen St.	"K. & R."

NZ Herald, 24 December 1930,
p11

Following the Second World War, the footwear industry continued to thrive for the next 40 years, with over 40 shoe manufacturers in the country, supplying around 95% of the market. New footwear manufacturers such as David Elman and Andrea Biani emerged becoming well known retailers and local manufacturers of fashionable women's shoes.

However, in the mid 1980s, the removal of import restrictions on footwear made it difficult for New Zealand footwear factories to compete with cheaper imports. Domestic production reduced from 7.7 million in 1986-87 to 1.5 million pairs in 1997-98.⁶¹ Many local manufacturing firms closed their doors in the 1990s. Some companies closed their factory floor in New Zealand but opened up factories in Asia.

By 2008, more than 95% of the footwear sold in New Zealand was imported.⁶² Tariffs lowered to 10% by 2009. David Elman, who had manufactured shoes since 1941, was one of the latest factories to close down just over three years ago.⁶³ They continue to operate as a retail business selling European imports.

Existing factories in New Zealand now consist of specialist footwear manufacturers, apart from niche boutique shoemakers such as Minnie Cooper who remain supplying fashion shoes for women. Other New Zealand owned companies have elected to have their designs made overseas.

⁶⁰ Ibid

⁶¹ www2.stats.govt.nz/domino/external/web/nzstories.nsf/Response/Major+Manufacturing+Industry+Groups accessed 18 April 2016.

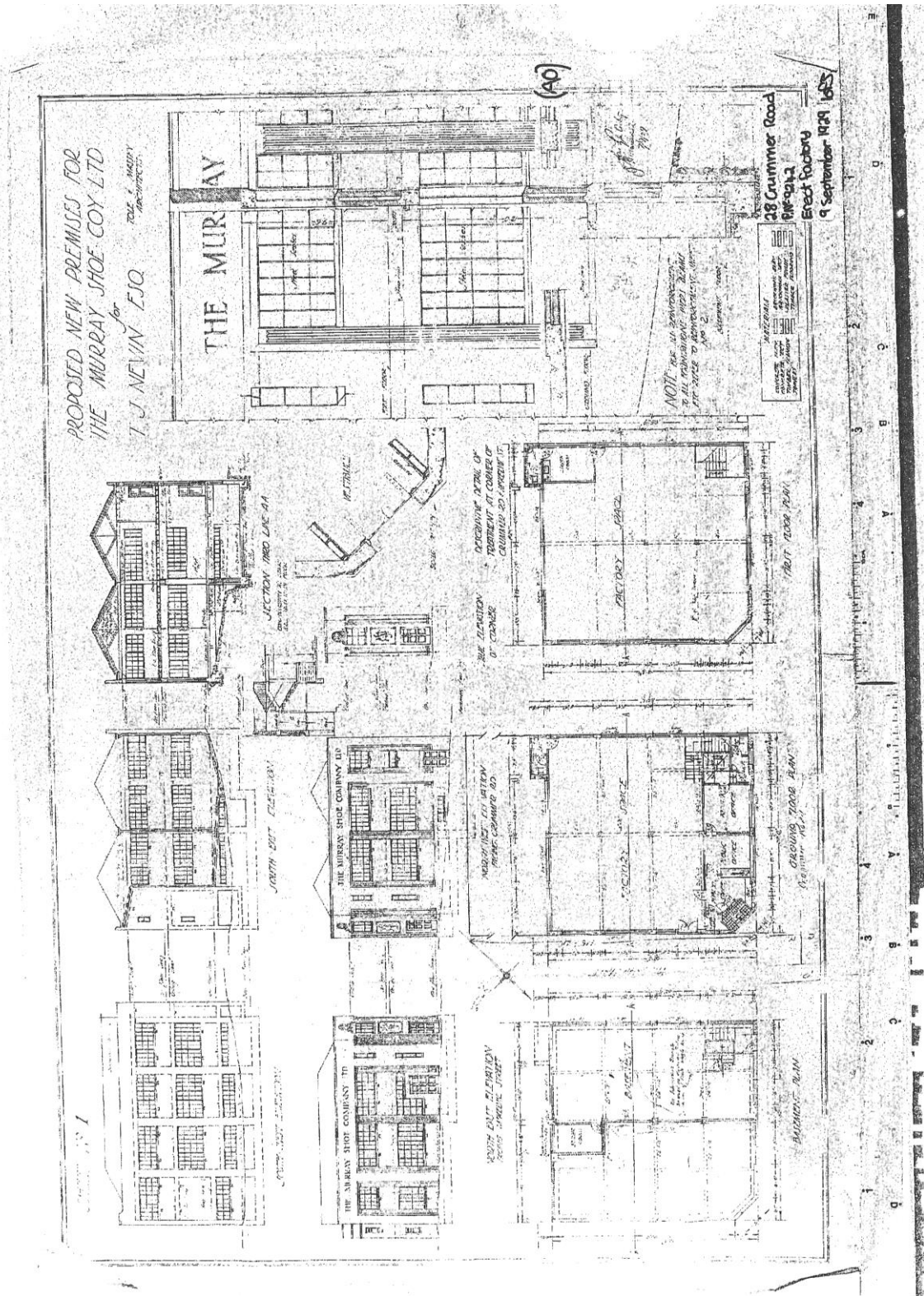
⁶² Ibid

⁶³ <http://www.davidelman.co.nz/About> accessed 19 April 2106

APPENDIX 2:

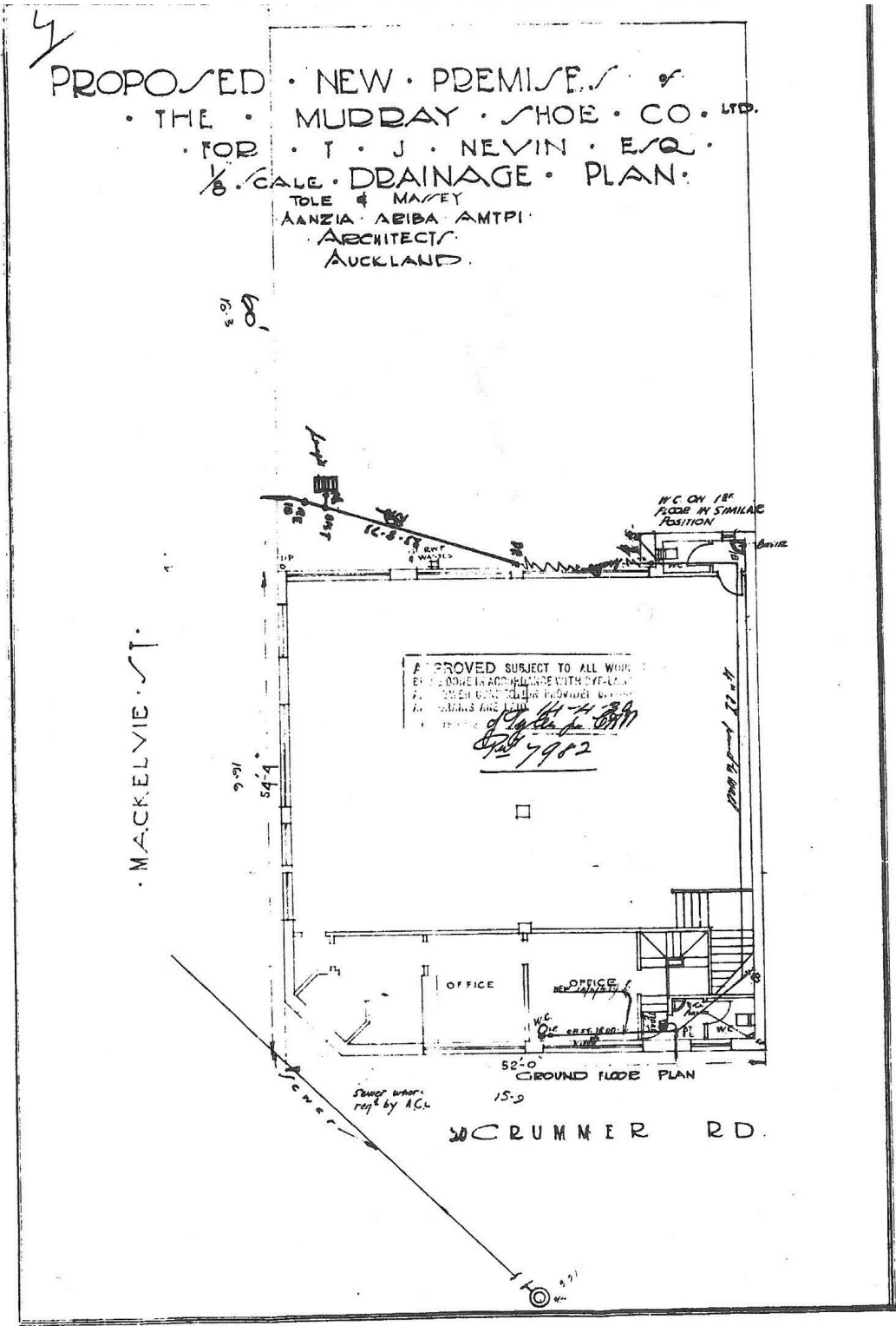
Historic Drawings

Auckland Council Property Files

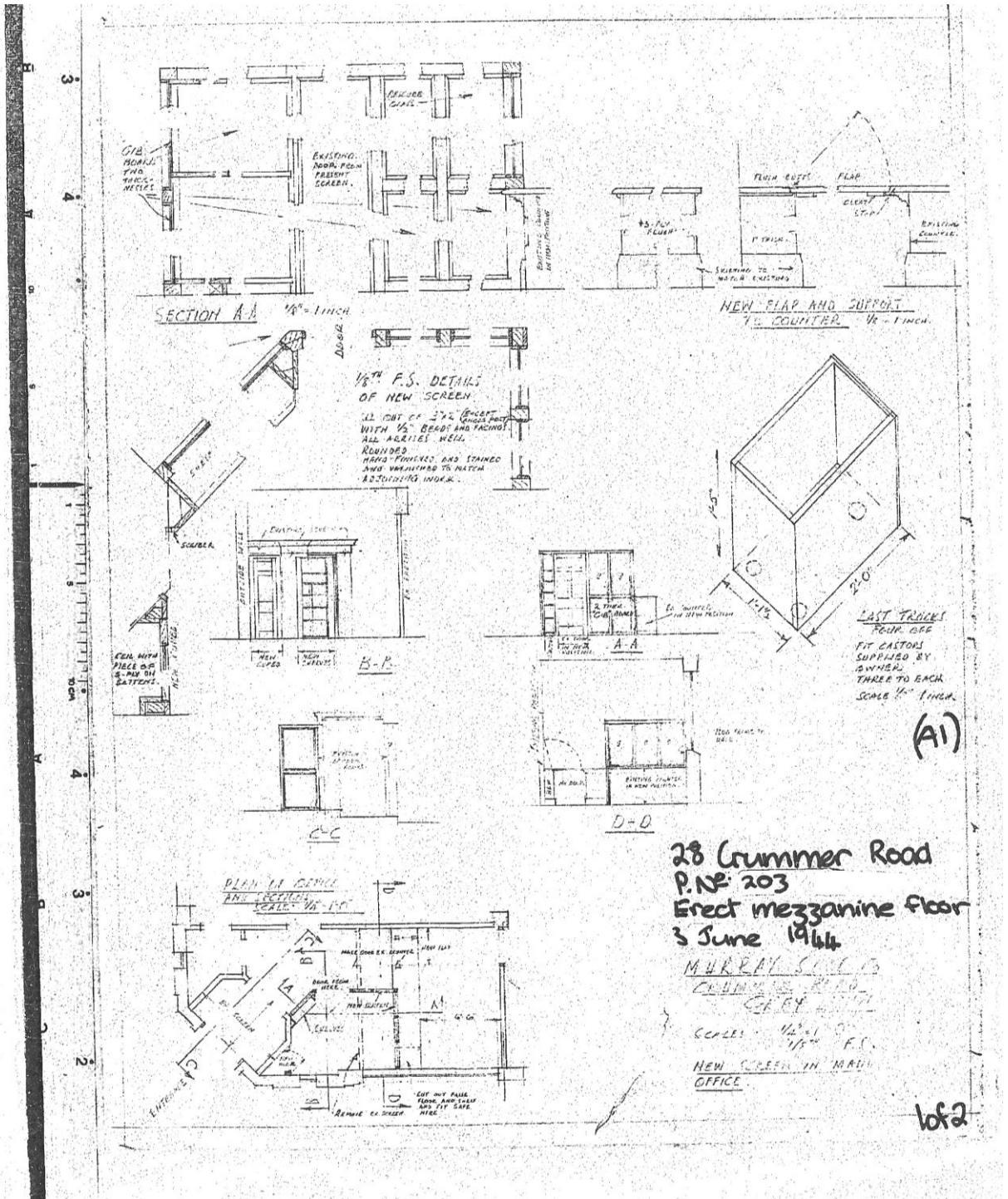


Original Plans and Elevations 1929 (Auckland Council Property Files).

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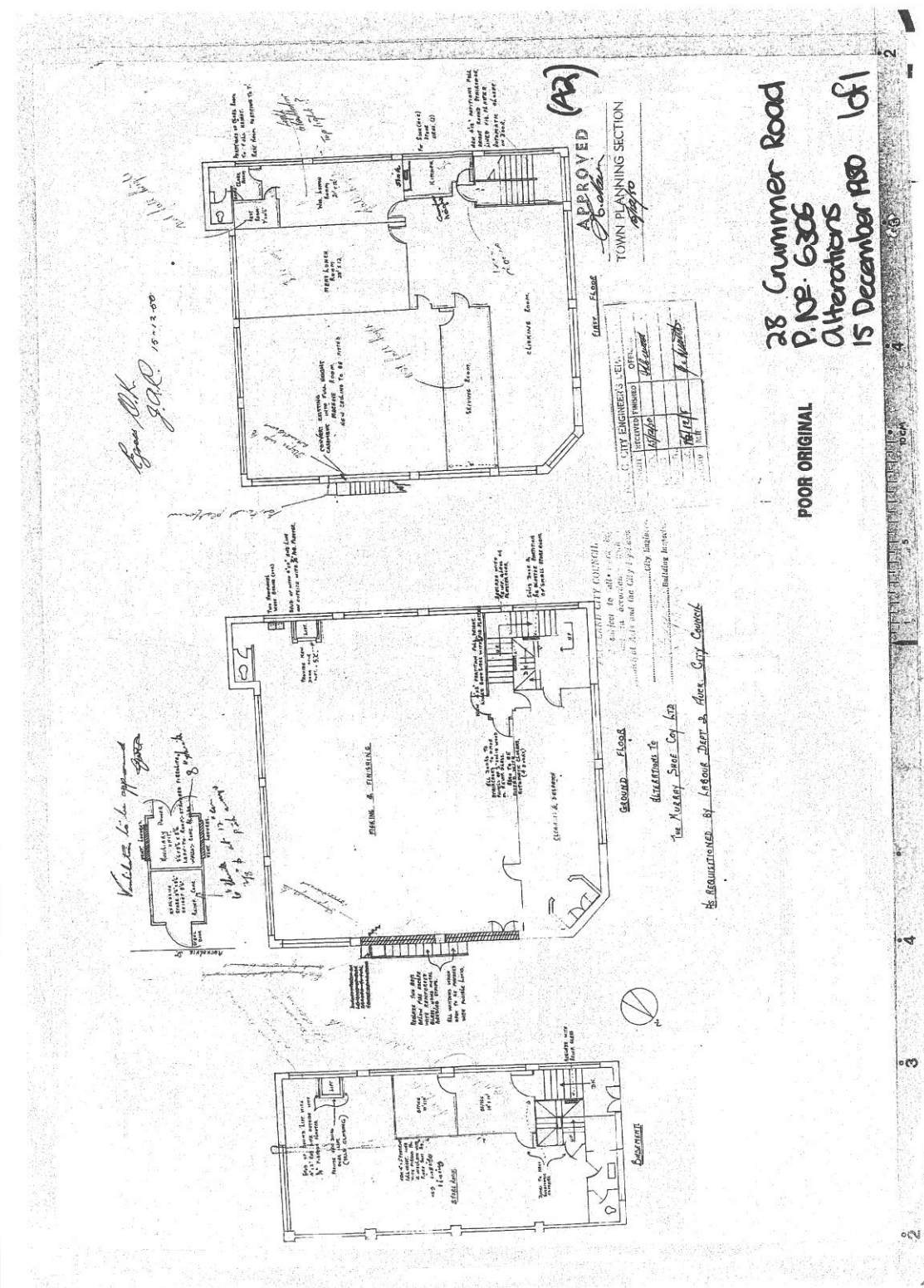


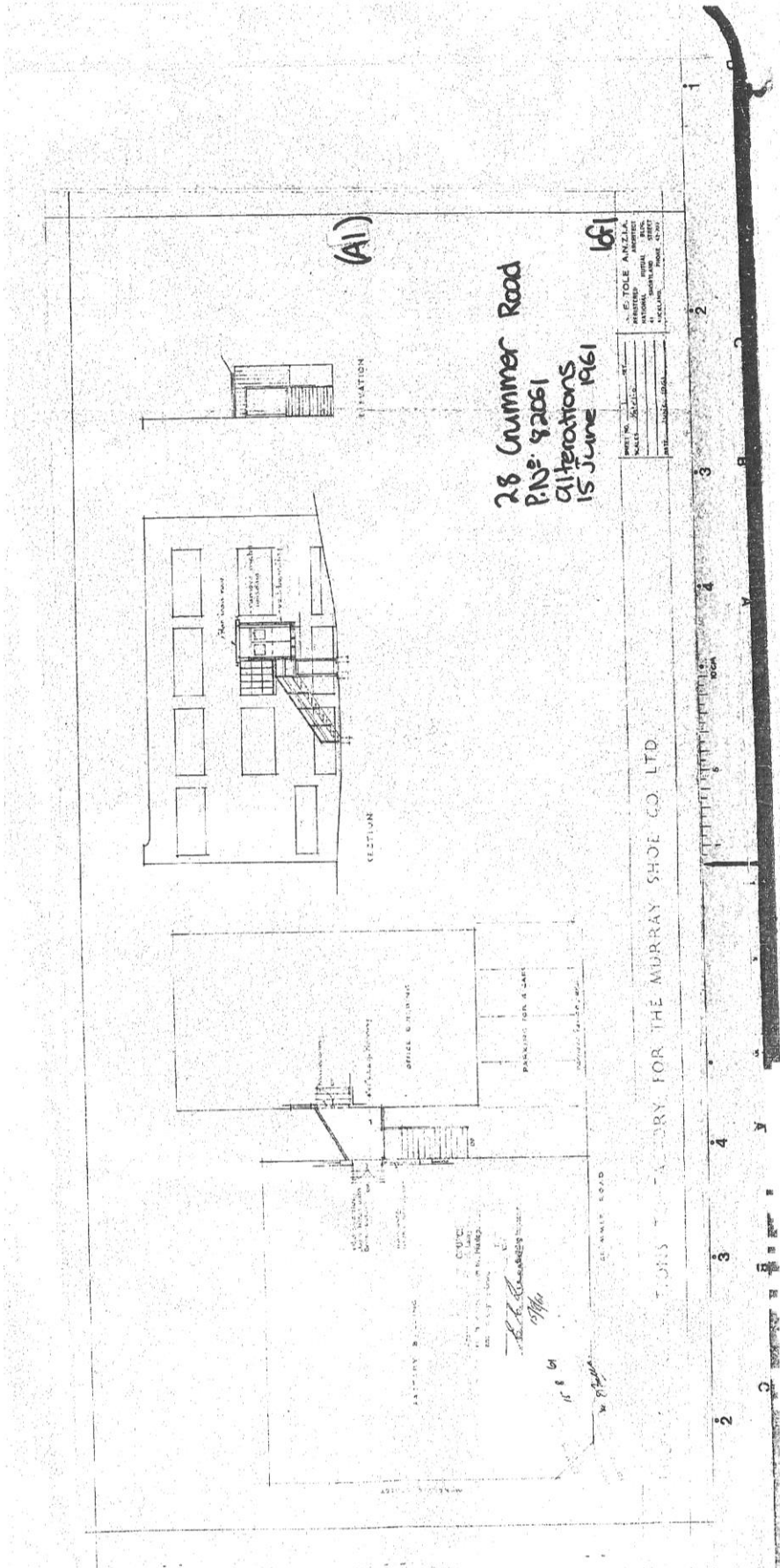
Original drainage plan 1930 (Auckland Council Property Files).



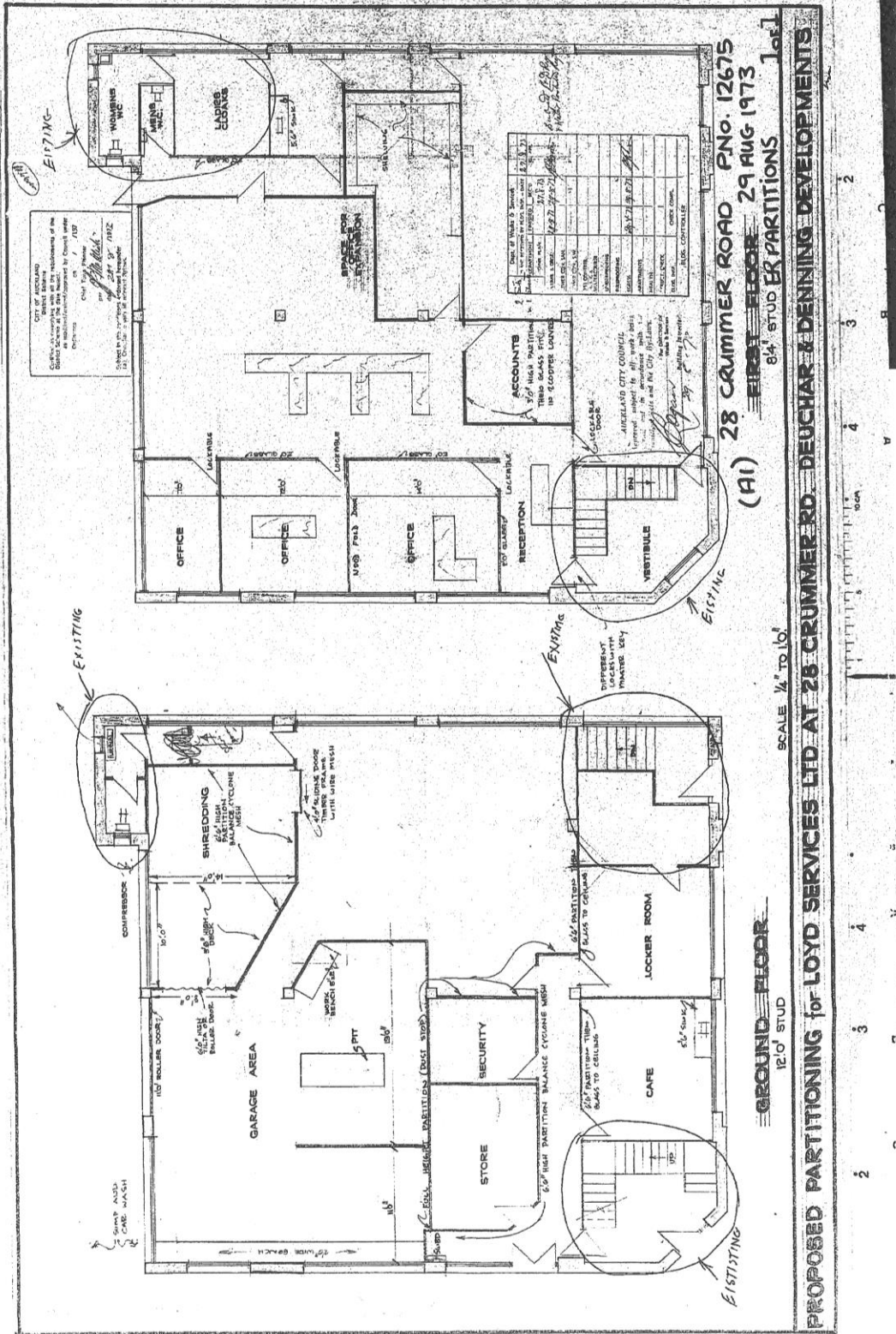
1944 drawings for alterations (Auckland Council Property Files).

1950 Drawings for alterations (Auckland Council Property Files).

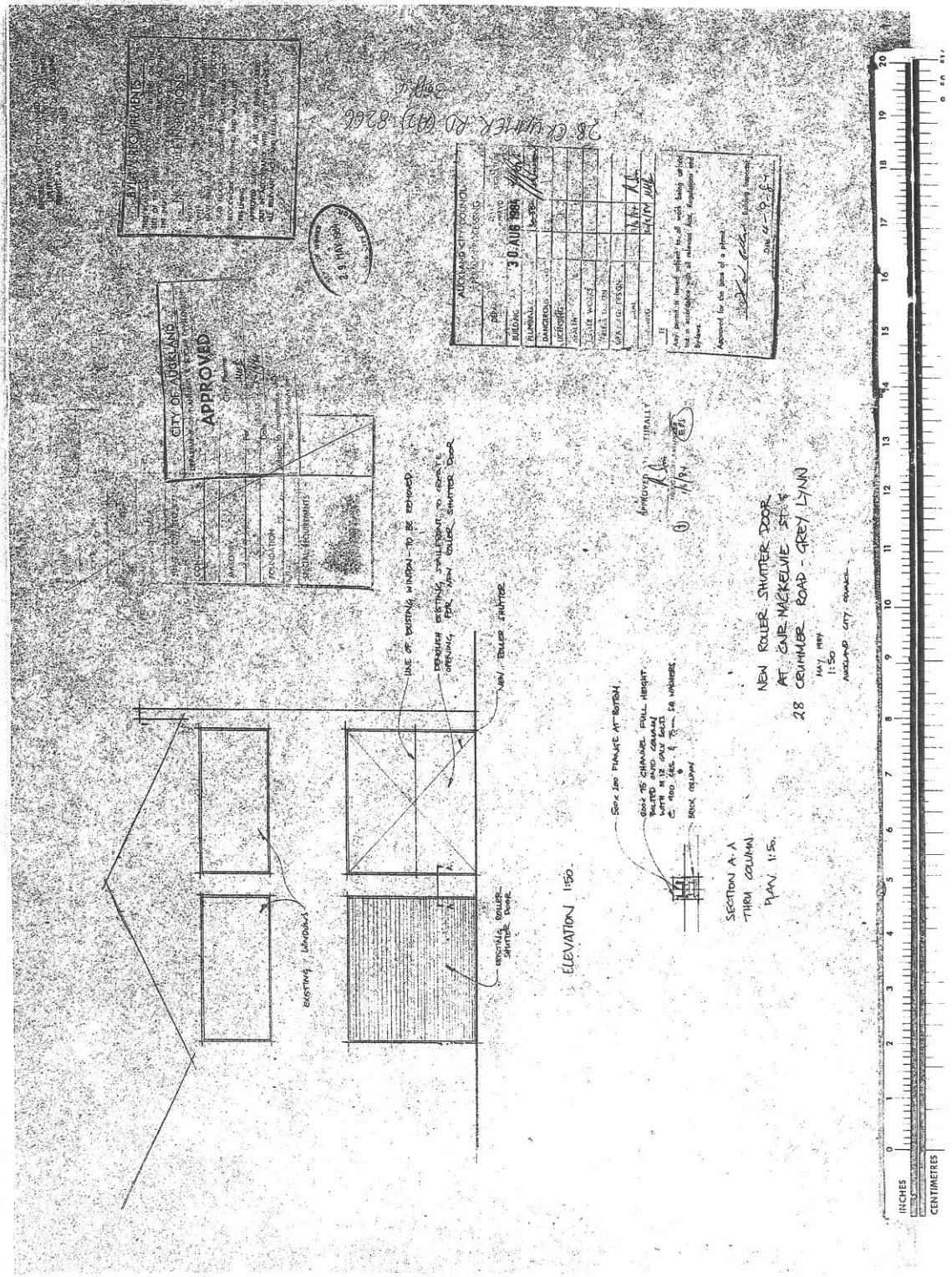




1961 alterations (Auckland Council Property Files).



1973 alterations (Auckland Council Property Files).



1984 addition of roller doors at the rear of the building (Auckland Council Property Files).

APPENDIX 3:

Additional Research

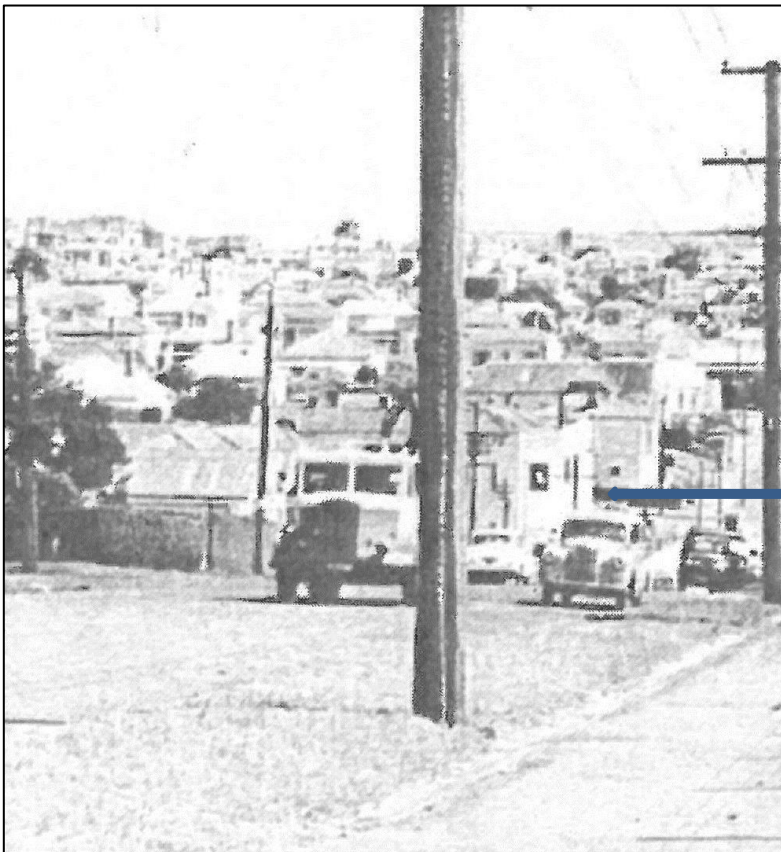
Historic Image

Cadastral maps

Newspaper Articles



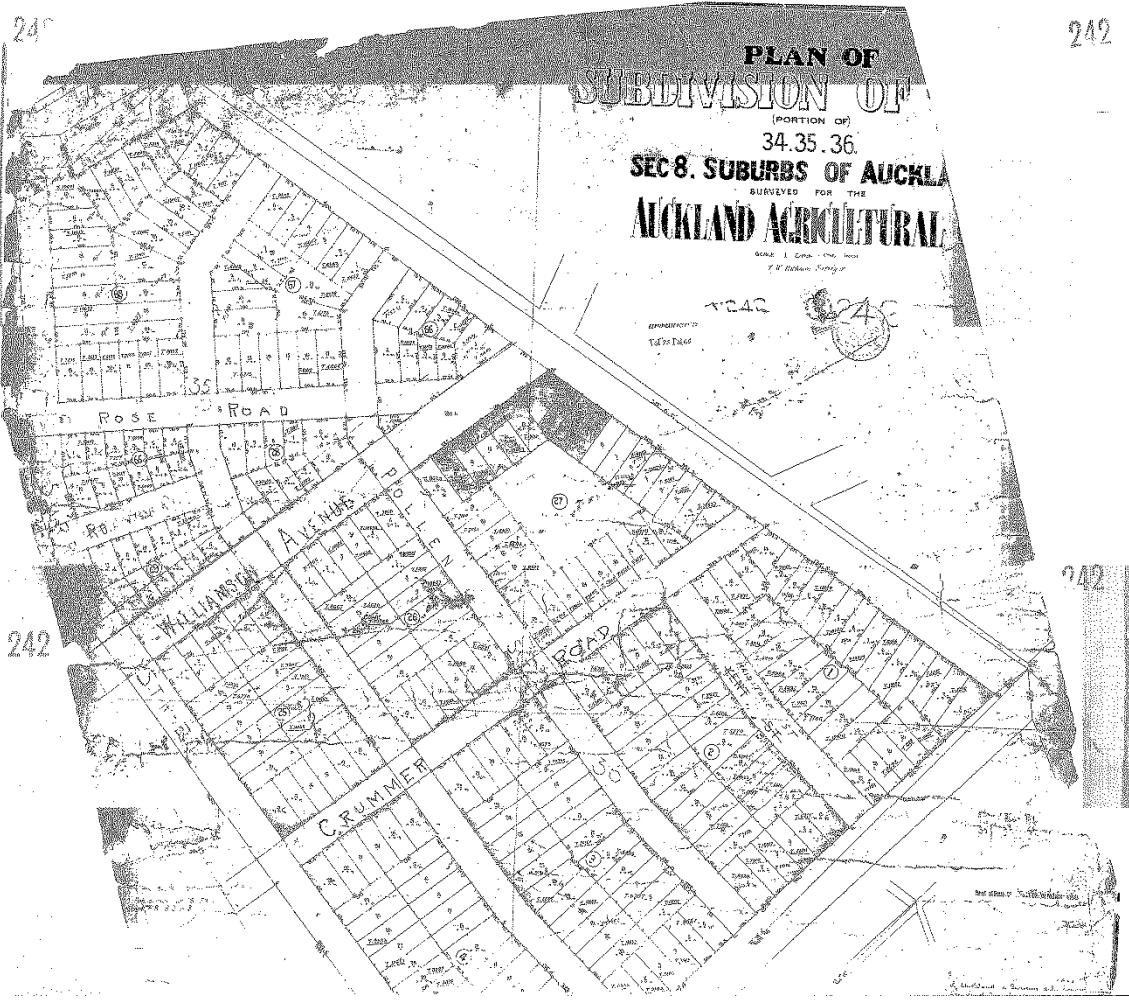
Image taken of Crummer Road taken from near Ponsonby Road in 1965. The arrow points to the Murray shoe factory which was still operating out of the building. (Auckland Council Property Files)



Closer image of building from same 1965 photograph. (Auckland Council Property Files)

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WANTED, Improver for the Finishing,
highest wages given—Apply W. H.
Murray and Co.

Evidence of the firm operating in the 1890s - *Auckland Star*, 14 October 1898, p8

BOOT OPERATIVE'S VALUE.

APPEAL FOR EXEMPTION.

CONFLICTING EVIDENCE.

An adjourned appeal for the exemption of a boot operative was heard by the First Auckland Military Service Board yesterday, when the Murray Boot Company (Mr. Hall Skelton), appealed for Thomas Brown, a heeler in their employ.

James Wilson, a skilled operative, who had been in the trade 29 years, said it was easy to learn to manipulate the machine used by Brown, and an ordinary man could control it after two months' tuition. Regarding the employment of returned soldiers, witness said there were many men willing to learn the trade who should be given a chance. The operators of the machines need not be skilled mechanics, as an engineer was always called in to effect repairs.

John W. Lamb, a returned soldier, employed by A. Moore, Ltd., said that he had been a year in the trade. He had been working a heeler for two weeks, and had proved satisfactory.

Roger E. Fenton, chairman of the Returned Soldiers' Employment Committee, said that many returned men were out of work. A man had applied for a position in the boot trade yesterday.

Evidence of Union Secretary.

Charles A. Watts, secretary of the Auckland Boot Employees' Union, said that to his knowledge there was a capable man out of work at present. There had been trouble at Murray's factory, he said, and a lock-out had resulted, terminating in the dismissal of a heeler. The Murray Boot Company were large manufacturers of ladies' fancy heels.

To Major Conlan: Men are coming back from the war, and work must be found for them. Brown is almost an unskilled operator.

To Mr. Skelton: It is not as difficult to obtain men as you would like the board to believe.

George Chitty, foreman of Murray's factory, said the class of work Lamb was doing was simple. It might be possible to obtain a man, but in his opinion 12 months would be required for training. With regard to the alleged lock-out, witness said the man had come back of his own accord, and later had left the employ of the company. Brown was the only trained heeler left, and even at present was working 13 and 14 hours a day to finish orders.

Major Conlan: Brown enlisted in the twenty-ninth reinforcement. His wife got him out of camp, as he was a Second Division man. If he had gone to the front, what would you have done?

Witness: We have to keep trained men.

William J. Hamill, manager of the Murray Boot Factory, corroborated the foreman's statements. He had employed four returned men, but had none with him at present. He had not found returned soldiers satisfactory. It would take from one to two years to train a man to fill Brown's position.

Mr. Pine: And anyway, couldn't you cut down the manufacture of Louis and high heels for ladies?

"Trained Men Badly Needed."

W. L. Rowland, managing director of the New Zealand Boot Factory, said trained men were badly needed. Personally, he would not employ an inexperienced man. Already a heel operator had received six months' exemption.

Major Conlan: There was a big row over that. The other employers thought he had received too much time!

Witness: This is startling evidence that I have heard this afternoon. Fancy training men in two or three weeks! Someone is telling lies! We have to have trained men!

Mr. Anderson: Of course, but when you take an untrained man you do not make him managing director at once, do you? Why could not you promote someone else, from another position to the machine, and put the inexperienced man on the easier job?

The board decided that the essential questions were whether the factory could get a man to fill Brown's position, and how long it would take to train another man. The questions had not been answered.

The case was adjourned until November 8 for inquiry.

New Zealand Herald, 25 September 1918, p8

QUALITY AND WORKMANSHIP.

HIGH STANDARD SET.

"Quality and Workmanship"—this is a good slogan when it is carried out literally as is the case with the Murray shoe, which is not known merely in Auckland but throughout the whole Dominion. The Murray Shoe Co. always endeavours to make the best shoes at reasonable prices and that a very high level has been reached is evidenced by the demand. To make the best means a high class organisation, and this the company has achieved. The operatives are highly skilled, the machinery is kept up-to-date in every detail in order to meet new styles and fashions, while the materials used are of the very best. The Murray shoe is a good wearer. It is built that way and a good deal of hand work is used in the manufacture. Fine people are fastidious and those who really study shoe values know it is impossible for a manufacturer to make good quality shoes out of cheap materials. Nobody knows this better than the Murray Shoe Co., so that in addition to employing skilled workmen, they purchase only high grade materials, hence the reputation for quality they have earned. The company are justly proud of their reputation for quality shoes. That they have set a standard for New Zealand is an achievement which they are jealous of and consequently they are ever at the greatest pains to see that every Murray Shoe sent out of the factory is true to standard—"quality and workmanship." Murray shoes are obtainable at all leading shoe stores.

MURRAY SHOE CO.

"MAKES LIFE'S WALK EASY."

The slogan adopted for the Murray shoe, "Makes life's walk easy," is an arresting one, expressing in one brief sentence more than a whole page of empty praise could convey. Only those closely associated with the boot and shoe trade, however, could appreciate the ceaseless thought and care and diligence that has gone to the building up of the Murray footwear trade. It is based on excellence, on faithfulness of construction and quality of material. At one time there was a certain prejudice in some quarters against locally-made goods of any description; the Murray shoe has done more to break down that foolish prejudice than New Zealanders generally are aware.

As a result the demand for the Murray shoe has increased to a phenomenal extent, and the business is one of the most progressive and flourishing of its kind in New Zealand to-day. It is the aim and ideal of the company to place upon the market a shoe that will give fullest measure of satisfaction to retailer and customer alike, and this ideal has been attained in full measure. One could travel round the world and find no shoes which would, in point of quality or excellence in value, excel the Murray shoe. They strike a note of distinction that would win popular favour in any world centre. In proof of this it may be mentioned that Murray shoes displayed recently at an American footwear exhibition gained very favourable comment, showing that the locally-made article is well able to hold its own in competition with the best of overseas manufactures.

Specialising as it does in ladies' high-class footwear, the Murray Shoe Company is able to offer New Zealand women the very latest styles and designs from the world's fashion centres. Three points dominate every stage of manufacture—style, quality, excellence of workmanship. As soon as a new style is launched, it finds expression in the Murray shoe; the designer, indeed, often anticipates the world's latest. The Murray shoe is out to equal the best footwear that can be manufactured anywhere, and the aim of the company is to put it before the public at a reasonable cost. Thus the very finest products of overseas manufacture can be equalled, if not beaten, by the locally-made article, and placed on the market at a price which gives it a considerable advantage over imported footwear.

At the sample rooms of the Murray Shoe Company, in Cook Street, may be seen the latest and smartest of summer footwear in suede, patent and fancy wear. The sandal effect is proving extremely popular, while equally high in favour are the shoes of fancy design in patent leather with straps. The present vogue is all for strap shoes, and these are showing in wide variety. For neatness, smartness and durability the Murray shoe has long since proved its worth, and those who make a point of asking always for it are assured of personal comfort and satisfaction, both as regards appearance and in respect of price.

GREY LYNN

MR. W. H. MURRAY SELECTED

Mr. W. H. Murray has been selected as the United party's candidate for the Grey Lynn seat.

At a meeting of the branch which was held in the Grey Lynn Library Hall on Monday evening, there was an attendance of over 30 representatives from various parts of the electorate, and the proceedings were marked by considerable enthusiasm. The chairman of the provincial executive, Mr. F. H. Burbush, the president of the Auckland Women's League, Mrs. Von Sturmer, and a representative of the junior United organisation were present. The decision of the branch will be forwarded through the usual channels to the Dominion executive of the United party.

Mr. Murray is a native of Auckland, and was educated at the City East School. He has taken a prominent part in the business, public, and sporting life of the community. For 20 years he was managing director of the Murray Shoe Company, and was president of the Boot Manufacturers' Association on three occasions. Mr. Murray was Mayor of Grey Lynn, served a term on the Auckland Harbour Board, and is a member of the Auckland City Council. He was president of the Grey Lynn Bowling Club and is a justice of the peace. Since retiring from active participation in business, Mr. Murray has travelled extensively and has visited various parts of Australia and America. He has studied the national and local politics of these States and countries.

THREE PREMISES ENTERED.

Three burglaries in city and suburban premises were discovered on Saturday morning.

The tobacconist's shop of Mr. J. Thompson, at 49, Customs Street East, was entered by a thief, who broke a glass panel in the front door and stole a large quantity of cigarettes and tobacco, in addition to three razors which had been left to be ground. The total loss was estimated at £40.

A small sum of money was secured by a thief who entered the Olympic Sports Room, on the first floor of the St. James' Building, Queen Street, and searched the premises. The intruder apparently entered by means of a key, which was stolen from the proprietor's office on Friday. On Saturday morning the check on the Yale lock was found to have been turned down, preventing entry by means of the key. The thief left the rooms through a window at the back.

The factory of the Murray Shoe Company, at the corner of Crummer Road and Mackelvie Street, Grey Lynn, was entered by a burglar, who broke a pane in a side window. The man stole only four pairs of boots.

PAIRS OF SHOES STOLEN

The theft of shoes valued at about £12 from the factory of the Murray Shoe Company, at the corner of Mackelvie Street and Crummer Road, Grey Lynn, was discovered yesterday morning.

A pane of glass had been removed from a window at the back of the building. The premises apparently had been searched thoroughly, as both the factory and the office were ransacked. There were several empty shoe boxes on the floor, the contents having been stolen.

The factory was entered about two years ago, when footwear was stolen.

New Zealand Herald, 19 May 1933, p10

TWO OFFICES ENTERED

Two business premises in Auckland were entered by burglars during Sunday night and in one case a safe was blown open with gelignite and a considerable sum of money was stolen. Safeblowers entered the grocery shop of R. W. Gallagher, Limited, Victoria Street West, and opened the safe by blowing off the lining of the door, which contained the locking mechanism. About £100 in cash was taken, but cheques, postal notes and other documents were left scattered on the floor. In the past four unsuccessful attempts have been made by burglars to open the same safe.

Two safes were opened with keys in the office of the Murray Shoe Company, Limited, 28 Crummer Road, Grey Lynn. By forcing a drawer in the office the intruders obtained the keys to the safes, but the firm, having previously been visited by burglars, does not leave money on the premises. A small cash-box, containing documents and papers of no value to the thieves, was the only thing taken.

New Zealand Herald, 23 December 1941,

AUCKLAND FIRMS GAZETTE LISTINGS ESSENTIAL INDUSTRIES

Firms in Auckland city and province, whose activities come under the heading of essential industries under the National Service Emergency Regulations, are listed in the current Gazette as follows:—

Footwear Manufacturing.—H. Akast, Bridgens and Company, Burnett, Jones, Limited, S. Button and Son, Limited, G. A. Coles and Company, Limited, J. Crocker and Company, Limited, Daisleys, Limited, Dearslys, Limited, Farmers' Trading Company, Limited, H. L. Frith, Limited, Hardwear Boot Factory, Limited, C. A. Mason and Son, W. Monks, Limited, J. W. Moore and Son, Limited, Northampton Boot Factory, Limited, Swinton and Oates, Limited, Trenwith Brothers, Vita Shoe Company, Limited, Ward Brothers Footwear, Limited, Murray Shoe Company, Barker, Smith and Lynch, Limited, Modern Shoes, Limited, Auckland; Onehunga Boot Factory, Limited, Onehunga.

Auckland Star, 26 January 1942, p3

APPENDIX 4:

Certificates of Title

- NA82/214 5 January 1897
- NA138/267 10 January 1907

Reference: *Doc 51 No. 298*
 Vol. *69* folio. *236*
67 *644*
 Transfer No.



Register-book
 Vol. *82* folio *214*

[3650-35]

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the *14th* day of *January*, one thousand eight hundred and ninety *seven*, under the hand and seal of the District Land Registrar of the Land Registration District of *Auckland* *Witnessed* that *The Assets Realisation Board*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed 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 sixteen (116) acres* *and thirty eight (38) perches* *more or less being part of allotments 34 (Thirty four), 35 (Thirty five), 36 (Thirty six), 37 (Thirty seven), 38 (Thirty eight), 39 (Thirty nine), and 40 (Forty) of Section 8 (Eight) of the Suburbs of Auckland, and comprising certain* *retained parts of lots also all the private roads and streets shown on plans deposited in the Land Registry Office at Auckland under Nos 242, 282 and 1118 respectively, particulars whereof are written in the following*

Schedule
 which shall have the same force and effect as if it were the original

Schedule

No of Lot	No of Section	No of Plan	Area			No of Lot	No of Section	No of Plan	Area			
			A	R	P				A	R	P	
4	1	242			21	17 to 22	26	242			2	35
5	1	"			21	5	27	"				16
25	1	"			23	7	27	"				16
26	1	"			24	8	27	"				16
3	2	"			17	9	27	1118				16
22 to 28	2	"		3	15	11	27	"				16
12 to 16	3	"		2	22	13	27	"				1
19 to 27	3	"	1	0	8	15	27	"				17
10 to 25	4	"	1	3	36	21	27	242			1	9
27	4	"			19	1 to 4	28	"			3	16
28	4	"			22	7 to 10	28	"			3	16
1	5	282			16	1 to 12	29	"			3	16
11 to 26	6	"	2	1	16	1 to 7	30	282			3	14
7 to 14	6	"		1	30	8	30	"				10
11 to 28	7	"	1	2	21	1 to 17	31	"			3	11
15 to 34	7	"		2	19	1 to 22	32	"			2	2
2 to 10	8	"	1	3	29	1 to 24	33	"			2	3
16 to 21	8	"		3	17	1 to 24	34	"			2	3
23 to 43	8	"	2	2	22	1 to 6	45	"			2	9
1	9	"			22	1 to 3	46	"			1	29
3 to 37	9	"	4	0	26	1 to 6	47	"			2	16
1 to 24	20	"	2	3	44	1 to 24	66	"			2	3
1 to 24	21	"	2	3	44	1 to 12	61	"			1	1
1 to 24	22	"	2	3	44	15 to 24	61	"			1	6
1 to 24	23	"	2	3	44	1 to 22	62	"			2	2
9 to 23	24	"	1	0	18	11 to 16	63	"			2	2
12 to 23	25	242			7	9 to 10	64	"				5
10 to 12	26	242			17	21	66	"				5

CANCELLED

No of Lot	No of Section	No of Plan	Area	
			A	B
3	66	242	13	
4	66	"	15	
6	66	"	23	
1	67	"	22	
5	67	"	17	
11	67	"	17	
15	67	"	14	
7	69	282	19	
8	69	"	19	

No of Lot	No of Section	No of Plan	Area	
			A	B
19	69	282	19	
8 to 13	70	"	2	37
19 to 21	70	"	1	17
23	70	"		19
7 to 24	71	"	2	16
2	72	"		16
5 to 21	72	"	2	18
11 to 8	73	"	1	28
12 to 20	73	"	2	16

This certificate of title is issued subject to the rights of way appurtenant to the several lots shown on deposited plans No 242, 252 and 1118.

Edwin Samford
Dist. Clerk Reg.

Transfer No 18943 from the Assets Realization Board to Henry La wren Rogers of lot 3 and part of lot 6 Sec 2 on Plan 242 produced and entered the 24th January 1897 at 12.30 p.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 18972 from the Assets Realization Board to John Savage of lot 22 on Plan 282 produced and entered the 3rd January 1897

Edwin Samford
Dist. Clerk Reg.

Transfer No 19067 from the Assets Realization Board to John Joseph Joseph Thomas of lot 2 & 3 Sec 7 on Plan 282 produced and entered the 2nd February 1897 at 2.52 p.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19092 from the Assets Realization Board to Wesley Hugh Beane of lot 7 and 8 Sec 7 on Plan 282 produced and entered the 2nd January 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19105 from the Assets Realization Board to Elizabeth Jane Baker of lot 5 and 6 Sec 7 on Plan 282 produced and entered the 2nd January 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

North, Totten, Alford, Lewis, Turrey, Hussey, Lighton, Thompson, Hillson, Brucy, Currie, Bacon, Field, Cross, and Grosvenor Streets, Rose, Murray, 16, Campbell and Lawrence Streets, and Melburn Street, Sydney.



Edwin Samford
Dist. Clerk Reg.

Transfer No 19251 from the Assets Realization Board to James Roberts of lot 8 Sec 70 on Plan 282 produced and entered the 15th April 1897 at 12.3 p.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19268 from the Assets Realization Board to John Russell Curran of lot 22 Sec 26 on Plan 242 produced and entered the 24th April 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19444 from the Assets Realization Board to William Joseph of lot 2 and 3 Sec 72 on the Plan 282 produced and entered the 24th April 1897 at 12.33 p.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19569 from the Assets Realization Board to Henry Edwin Rogers of lot 5 and 6 Sec 7 on Plan 282 produced and entered the 29th June 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19570 from the Assets Realization Board to William Laird of lot 5 Sec 27 on Plan 242 produced and entered the 3rd June 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

Transfer No 19591 from the Assets Realization Board to James Patterson of lot 6 Sec 8 on Plan 282 produced and entered the 2nd July 1897 at 11.50 a.m.

Edwin Samford
Dist. Clerk Reg.

CANCELLED.

No From To Lot Section Plan Date and hour Signature of Dist. Clerk
 8/2/14

21246	the heirs of Richardson	Thomas	18	7	282	15 July 1892 at 10:00 am	Wm. S. [Signature]
21247		Church Geo Henry	20	5	282	3 Aug 1892 at 10:00 am	Wm. S. [Signature]
21248		Donald Henry Joseph	19	7	282	3 Aug 1892 at 10:00 am	Wm. S. [Signature]
21249		Young George	18 & 16	6	282	3 Aug 1892 at 10:00 am	Wm. S. [Signature]
21250		Foster Sarah	11	72	282	3 Aug 1892 at 10:00 am	Wm. S. [Signature]
21251		Philip Thomas	11	27	118	3 Aug 1892 at 10:00 am	Wm. S. [Signature]
21252		Buckley Francis	21	7	282	5 Aug 1892 at 10:00 am	Wm. S. [Signature]
21253		Bumby Matthew	12 & 2	44	282	5 Aug 1892 at 10:00 am	Wm. S. [Signature]
21254		Young Walter	17	6	282	9 Aug 1892 at 10:00 am	Wm. S. [Signature]
21255		Rich John and Dumery William	22	72	282	16 Aug 1892 at 10:00 am	Wm. S. [Signature]
21256		Shaw William	8	75	282	16 Aug 1892 at 10:00 am	Wm. S. [Signature]
21257		Cutting Colon	27	3	242	20 Aug 1892 at 10:00 am	Wm. S. [Signature]
21258		Hadfield Edwin	12	62	282	24 Aug 1892 at 10:00 am	Wm. S. [Signature]
21259		Lee Alexander	1	62	282	1 Sept 1892 at 10:00 am	Wm. S. [Signature]
21260		M'Kean Lydia	22	2	282	3 Sept 1892 at 10:00 am	Wm. S. [Signature]
21261		Allen Frank	8	62	282	6 Sept 1892 at 10:00 am	Wm. S. [Signature]
21262		Miller Mary	16	78	282	6 Sept 1892 at 10:00 am	Wm. S. [Signature]
21263		Burfoot Elizabeth	10	8	282	6 Sept 1892 at 10:00 am	Wm. S. [Signature]
21264		Robinson Rebecca	28	73	282	6 Sept 1892 at 10:00 am	Wm. S. [Signature]
21265		Foster Helen	10	72	282	13 Sept 1892 at 10:00 am	Wm. S. [Signature]
21266		Ellis John William	25 & 26	1	242	21 Sept 1892 at 10:00 am	Wm. S. [Signature]
21267		Stephenson Wm John	52	7	282	21 Sept 1892 at 10:00 am	Wm. S. [Signature]
21268		Reaham Frank	9	6A	282	1 Oct 1892 at 10:00 am	Wm. S. [Signature]
21269		Morrison Alexander	1 & 2	5	282	11 Oct 1892 at 10:00 am	Wm. S. [Signature]
21270		Jacobson Annie	25	6	282	25 Oct 1892 at 10:00 am	Wm. S. [Signature]
21271		Hadfield Edwin	13	62	282	31 Oct 1892 at 10:00 am	Wm. S. [Signature]
21272		Rich John and Dumery William	25	72	282	16 Nov 1892 at 10:00 am	Wm. S. [Signature]
21273		Harker Clara	29	5	282	29 Nov 1892 at 10:00 am	Wm. S. [Signature]
21274		Lee Alexander	2	62	282	12 Dec 1892 at 10:00 am	Wm. S. [Signature]
21275		Currie James	11	62	282	16 Jan 1893 at 10:00 am	Wm. S. [Signature]
21276		Currie John	13	62	282	17 Jan 1893 at 10:00 am	Wm. S. [Signature]
21277		Buckley Edward	21	62	282	18 Jan 1893 at 10:00 am	Wm. S. [Signature]
21278		Collings Charles	33	7	282	18 Jan 1893 at 10:00 am	Wm. S. [Signature]
21279		Collings Arthur	32	8	282	18 Jan 1893 at 10:00 am	Wm. S. [Signature]
21280		Benjamin Common	38	8	282	18 Jan 1893 at 10:00 am	Wm. S. [Signature]
21281		Jarrell Robert	24	7	282	1 Feb 1893 at 10:00 am	Wm. S. [Signature]
21282		Burfoot Jasper	2	8	282	8 Feb 1893 at 10:00 am	Wm. S. [Signature]
21283		Madden Francis	10 & 11	8	282	11 Feb 1893 at 10:00 am	Wm. S. [Signature]
21284		Little George	14	22	282	15 Feb 1893 at 10:00 am	Wm. S. [Signature]
21285		Edmonds Arthur	26 & 27	75	282	16 Feb 1893 at 10:00 am	Wm. S. [Signature]
21286		Archibald Clark et al limited	15, 21	27	118 242	21 Feb 1893 at 10:00 am	Wm. S. [Signature]
21287		Jarrell John	25	75	282	22 Feb 1893 at 10:00 am	Wm. S. [Signature]



CANCELLED

All cancells cont'd on folio 501

Instrument No	From	To	Vol	Page	Date and hour of production	Signature
19696	The Hasek	Thomas	19	86	282 3 rd July 1897 at 12.55 pm	<i>[Signature]</i>
19706	Glading	Matt	5	8	282 2 nd July 1897 at 2.55 pm	<i>[Signature]</i>
19766	Philip W...	...	3	1	282 2 nd July 1897 at 11.30 am	<i>[Signature]</i>
19793	Paul ...	...	175	7	282 1 st August 1897 at 12.27 pm	<i>[Signature]</i>
20071	Rogers ...	...	6	1	282 1 st August 1897 at 12.27 pm	<i>[Signature]</i>
20219	Rogers ...	...	7	1	282 16 th October 1897 at 11.55 am	<i>[Signature]</i>
20327	3	2	282 22 nd November 1897 at 2.55 pm	<i>[Signature]</i>
20335	11	2	282 1 st December 1897 at 12.30 pm	<i>[Signature]</i>
20336	29	2	282 1 st December 1897 at 12.30 pm	<i>[Signature]</i>
20355	23	2	282 1 st December 1897 at 12.30 pm	<i>[Signature]</i>
20359	2	2	282 1 st December 1897 at 12.30 pm	<i>[Signature]</i>
20360	15	2	282 1 st December 1897 at 12.30 pm	<i>[Signature]</i>
20447	15	2	282 25 th December 1897 at 2.55 pm	<i>[Signature]</i>
20448	31	5	282 25 th December 1897 at 2.55 pm	<i>[Signature]</i>
20485	2079	70	282 25 th December 1897 at 2.55 pm	<i>[Signature]</i>
20488	14	1	282 26 th January 1898 at 2.55 pm	<i>[Signature]</i>
20501	1230	8	282 16 th January 1898 at 2.55 pm	<i>[Signature]</i>
20502	75	70	282 19 th January 1898 at 12.30 pm	<i>[Signature]</i>
20503	16	12	282 19 th January 1898 at 12.30 pm	<i>[Signature]</i>
20505	11	6	282 19 th January 1898 at 12.30 pm	<i>[Signature]</i>
20506	7	69	282 19 th January 1898 at 12.30 pm	<i>[Signature]</i>
20515	18	8	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20516	12	6	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20517	17	7	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20518	10	6	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20519	718	71	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20520	19	3	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20521	13	13	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20522	35287	9	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20523	7	62	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20524	12	7	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20525	22	5	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20526	6	60	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20527	37	11	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20528	28	28	282 20 th January 1898 at 2.55 pm	<i>[Signature]</i>
20522	35	1	282 1 st February 1898 at 1.15 am	<i>[Signature]</i>
20812	3	3	282 1 st April 1898 at 12.30 pm	<i>[Signature]</i>
20815	7	7	282 1 st March 1898 at 12.30 pm	<i>[Signature]</i>
20817	7	7	282 27 th April 1898 at 1.15 am	<i>[Signature]</i>
20819	14	6	282 1 st April 1898 at 1.15 am	<i>[Signature]</i>

NEW ZEALAND.

(C)



(CERTIFICATE OF TITLE)

Register Book

Fol. 82



82/214

TOTAL AREA - 116.0⁺ - 30

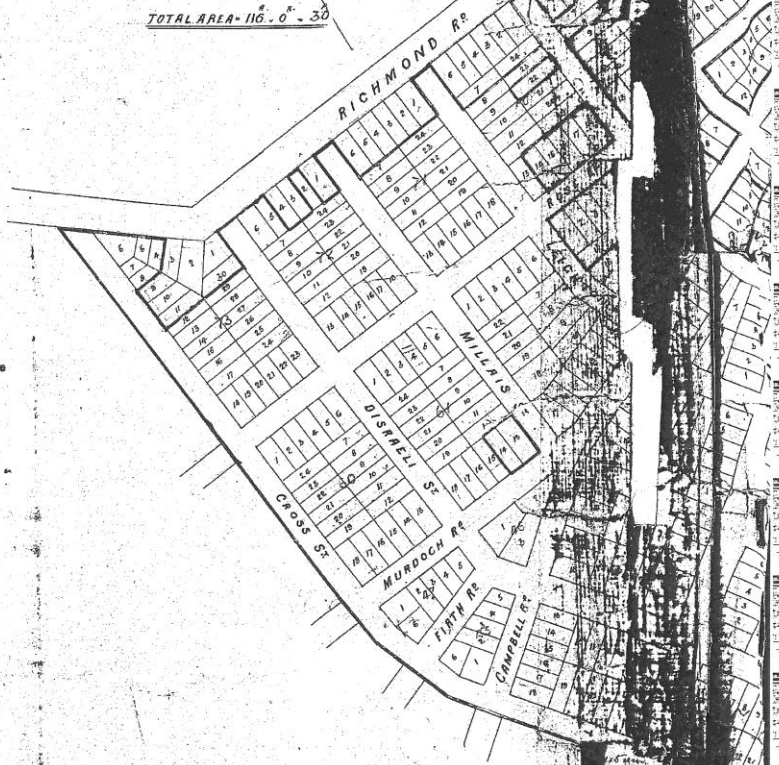


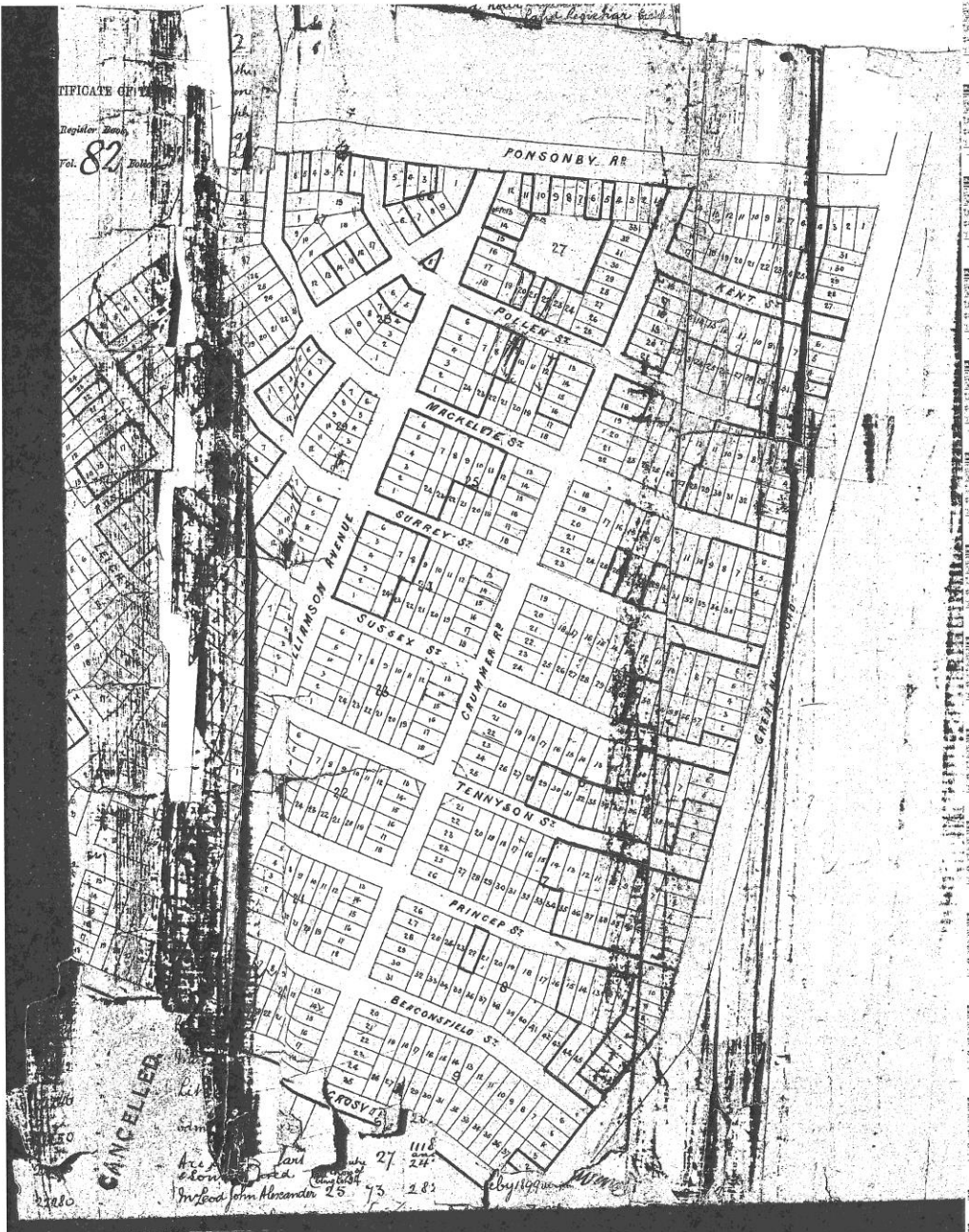
Image Quality due to Condition of Original

Scale - 5 chains to an inch.

Geoffrey
Draftsman

A 227-1000

CANCELLED



CERTIFICATE OF
Register Book
Vol. 82

CANCELLED

1118
24
283
In Lead John Alexander 25 73

NEW ZEALAND.



[CERTIFICATE OF TITLE.]

Register Book,

Vol. 82. Folio. 214 (Contd)

Nature of Instrument	N ^o	From	To	Lot	Section	Plan	Date & hour of production	Signature of Conveying Party	Year
Transfer	22299	The assets of the Liquidation Board	Jones, Frederick Charles	30	7	282	24 Feb'y 1899 at 2:44pm	Edwin Ross	9/11
"	22300	"	Hirst, William	7-8	9	282	24 Feb'y 1899 at 2:44pm	Edwin Ross	9/11
"	22301	"	Firth, Wesley Hugh	9	71	282	24 Feb'y 1899 at 2:44pm	Edwin Ross	9/11
"	22302	"	White, Percy Ernest	29	7	282	24 Feb'y 1899 at 2:44pm	Edwin Ross	9/11
"	22314	"	Thomas, Henry	16	62	282	27 Feb'y 1899 at 10:12am	Edwin Ross	9/11
"	22356	"	Wilkinson Mary Ann	3	9	282	6 March 1899 at 2:44pm	Edwin Ross	9/11
"	22361	"	Foster John William Foster Richard Charles Cogan William George	12	72	282	7 March 1899 at 2:44pm	Edwin Ross	9/11
"	22362	"	Fleming Henry	34	7	282	7 March 1899 at 2:44pm	Edwin Ross	9/11
"	22366	"	Quirke Theodore George	1879	6	282	7 March 1899 at 2:44pm	Edwin Ross	9/11
"	22387	"	Leck William Henry	22	62	282	15 March 1899 at 11:35am	Edwin Ross	9/11
"	22486	"	Rogers Henry Edwin	20	62	282	5 April 1899 at 10:12am	Edwin Ross	9/11
"	22498	"	Rich John Simsey William	9	72	282	7 April 1899 at 10:12am	Edwin Ross	9/11
"	22499	"	Piles Catherine	28	7	282	7 April 1899 at 10:12am	Edwin Ross	9/11
"	22500	"	Moon William John	7	61	282	7 April 1899 at 10:12am	Edwin Ross	9/11
"	22584	"	Blyth Evelyn Louisa	483	29	242	13 April 1899 at 2:30pm	Edwin Ross	9/11
"	22593	"	Moore Madeline Bessie	261	29	242	18 April 1899 at 11:15am	Edwin Ross	9/11
"	22594	"	William George William	14	63	282	18 April 1899 at 11:26am	Edwin Ross	9/11
"	22575	"	Brinsden Frederick William	20	7	282	19 April 1899 at 2:44pm	Edwin Ross	9/11
"	22577	"	Falkner Edward Herbert	158/4	31	282	20 April 1899 at 10:12am	Edwin Ross	9/11
"	22618	"	Murray George James	26	3	242	26 April 1899 at 2:25pm	Edwin Ross	9/11
"	22671	"	Thompson John	11	61	282	10 May 1899 at 12:49pm	Edwin Ross	9/11
"	22673	"	Murray William Joseph	9	9	282	10 May 1899 at 12:41pm	Edwin Ross	9/11
"	22674	"	Gladding Lampton Walter	118/2	9	282	10 May 1899 at 12:57pm	Edwin Ross	9/11
"	22675	"	Moon William	12	61	282	10 May 1899 at 12:57pm	Edwin Ross	9/11
"	22681	"	Fortzer Frederick George	226/23	7	282	10 May 1899 at 1:57pm	Edwin Ross	9/11
"	22704	"	Foster John William Foster Robert Charles	24	73	282	13 May 1899 at 10:30am	Edwin Ross	9/11
"	22729	"	Smith William Sydney	25	9	282	17 May 1899 at 12:20pm	Edwin Ross	9/11
"	22730	"	Fairweather Walker	157/5	22	282	17 May 1899 at 1:31pm	Edwin Ross	9/11
"	22731	"	Sadgrove Caroline Anne	28	5	282	17 May 1899	Edwin Ross	9/11

CANCELLED

82/214 "Continued"

From	To	Lot	Section	Plan	Date and hour of production	Signature of witness	Signature of witness
22744	French, Alma Victor	26	8	282	19 th May 1899 at 11:28 am	Edwin Ramsay	Edwin Ramsay
22745	Mouy, William	3	61	282	19 th May 1899 at 11:30 am	Edwin Ramsay	Edwin Ramsay
22771	Brinsden, William	23	24	282	25 th May 1899 at 2:15 pm	Edwin Ramsay	Edwin Ramsay
22781	Moon, Charles	21	22	25	24 th May 1899 at 2 pm	Edwin Ramsay	Edwin Ramsay
22795	Roeburgh, Thomas Henry	32	3	282	1 st June 1899 at 2:51 pm	Edwin Ramsay	Edwin Ramsay
22818	Parsons, Frederick David	1	9	282	5 th June 1899 at 2:38 pm	Edwin Ramsay	Edwin Ramsay
22953	Wilkinson, George	5	67	242	29 th June 1899 at 2:50 pm	Edwin Ramsay	Edwin Ramsay
22965	Osborne, Thomas	2	8	282	5 th July 1899 at 2:09 pm	Edwin Ramsay	Edwin Ramsay
22979	Oliver, Robert	11	32	282	6 th July 1899 at 10:55 am	Edwin Ramsay	Edwin Ramsay
22980	Finlay, Alfred	14 & 15	21	282	6 th July 1899 at 10:46 am	Edwin Ramsay	Edwin Ramsay
23000	O'Brien, James Joseph	18	23	282	8 th July 1899 at 12:47 pm	Edwin Ramsay	Edwin Ramsay
23023	Catchpole, Elizabeth	4	66	242	13 th July 1899 at 2:36 pm	Edwin Ramsay	Edwin Ramsay
23025	O'Brien, James Joseph	26, 27, 28	23	282	13 th July 1899 at 2:40 pm	Edwin Ramsay	Edwin Ramsay
23076	Clarke, Robert	11	63	282	25 th July 1899 at noon	Edwin Ramsay	Edwin Ramsay
23099	Casey, Maurice	9, 10	21	282	27 th July 1899 at 11:55 am	Edwin Ramsay	Edwin Ramsay
23115	McKenas, Florence Alice	20, 21	6	282	28 th July 1899 at 2:55 pm	Edwin Ramsay	Edwin Ramsay
23130	Hutchinson, John	13, 14	23	282	31 st July 1899 at 2:54 pm	Edwin Ramsay	Edwin Ramsay
23188	Rogers, Henry Edwin	5, 6	61	282	9 th August 1899 at 2:40 pm	Edwin Ramsay	Edwin Ramsay
23208	Lee, Alexander George	3	62	282	12 th August 1899 at 11:22 am	Edwin Ramsay	Edwin Ramsay
23227	Watson, Mary Ann	14	73	282	15 th August 1899 at 2:53 pm	Edwin Ramsay	Edwin Ramsay
23228	Finlay, Alfred	18	20	282	15 th August 1899 at 2:39 pm	Edwin Ramsay	Edwin Ramsay
23230	Kelly, Ellen	33, 34	9	282	15 th August 1899 at 2:44 pm	Edwin Ramsay	Edwin Ramsay
23268	Whitlaw, Henry Edward	18	61	282	24 th August 1899 at 2:36 pm	Edwin Ramsay	Edwin Ramsay
23292	Wallace, James	27	5	282	29 th August 1899 at 2:35 pm	Edwin Ramsay	Edwin Ramsay
23295	Nicholas, Charles Frederick	15	73	282	30 th August 1899 at 10:34 am	Edwin Ramsay	Edwin Ramsay
23306	Townsend, Thomas Henry	13	33	282	31 st August 1899 at 11:54 am	Edwin Ramsay	Edwin Ramsay
23306	Finlay, Emma Mahilda	11, 12	21	282	31 st August 1899 at 2:10 pm	Edwin Ramsay	Edwin Ramsay
23334	Foster, John William and Foster, Robert Charles as tenants in common	23	73	282	5 th September 1899 at 2:40 pm	Edwin Ramsay	Edwin Ramsay
	King, Arthur Lewis	15	23	282	14 th September 1899 at 2:34 pm	Edwin Ramsay	Edwin Ramsay
	Sherr	21	72	282	14 th September 1899 at 2:38 pm	Edwin Ramsay	Edwin Ramsay
		19, 20	20	282	14 th September 1899 at 2:37 pm	Edwin Ramsay	Edwin Ramsay

CFLLED:

NEW ZEALAND.

(C)



[CERTIFICATE OF TITLE.]

Register Book,

Vol. 82 Folio 214 (Contd.)

Class of Interest	From	To	Lot	Sec	Plan	Date and hour of production	Signature of District Land Registrar	Name
23386	Wileon, Andrew William	4	75	282	44	24 th September 1899 at 2.30 pm	Edwin Sampford	
23409	Wiles, Helen	8	21	282	20 th September 1899 at 2.45 pm	Edwin Sampford		
23410	Buckley, Herbert Thomas	1. 2. 3	30	282	20 th September 1899 at 2.45 pm	Edwin Sampford		
23522	Sanders, Frederick Gulehole	12	32	282	7 th October 1899 at 11.30 am	Edwin Sampford	309	
23523	Douglas, Robert Montgomery	27	1	282	7 th October 1899 at 11.30 am	Edwin Sampford	307	
23524	Sanders, Robert	15	32	282	7 th October 1899 at 11.40 am	Edwin Sampford	307	
23525	Palmer, David	20	5	282	7 th October 1899 at 11.40 am	Edwin Sampford	307	
23526	Martin, Robert Baskett	27	7	282	7 th October 1899 at 11.45 am	Edwin Sampford	307	
23560	McLeod, John Alexander	16	61	282	13 th October 1899 at 2.25 pm	Edwin Sampford	308	
23619	Maekene, Frederick William	15	73	282	28 th October 1899 at 1.15 pm	Edwin Sampford	357/2	
23620	Foster John William and Foster Robert Charles as Tenants in Common	16	73	282	28 th October 1899 at 1.15 pm	Edwin Sampford	357/2	
23625	Muldoon James Henry	12	65	282	31 st October 1899 at 1.30 pm	Edwin Sampford	357	
23676	Hadfield Edwin	11	5	282	14 th November 1899 at 12.30 pm	Edwin Sampford	359	
23684	Robertson, James Burns	10	26	242	15 th November 1899 at 2.30 pm	Edwin Sampford	359	
23735	Parsons, Frederick William	17	21	282	24 th November 1899 at 2.30 pm	Edwin Sampford	357/2	
23770	Finlay, Emma Matilda	16	21	282	1 st December 1899 at 1.05 pm	Edwin Sampford	357	
23852	Woods Samuel	1	67	242	15 th December 1899 at 1.45 pm	Edwin Sampford	357	
23849	Daldy William Gustaf, the elder Haultam Theodore minister Thorne William	12	73	282	18 th December 1899 at 1.10 pm	Edwin Sampford	357	
23962	McLeod John Alex	17	61	282	17 th January 1900 at 2.30 pm	Edwin Sampford	96/12	
23965	Colwell William	15	63	282	17 th January 1900 at 2.45 pm	Edwin Sampford	96/12	
23979	Chanson John and Bonvace Alfred John as Tenants in common	1. 2. 3	23	282	19 th January 1900 at 2.45 pm	Edwin Sampford	96/12	
23980	Mackey James	15	67	282	19 th January 1900 at 2.50 pm	Edwin Sampford	96/12	
24026	Gribble William	4. 5. 6. 7	30	282	30 th January 1900 at 1.20 am	Edwin Sampford	96/12	
24027	Lovett William	14. 15	67	242	30 th January 1900 at 1.20 am	Edwin Sampford	96/12	
24105	Wiles Lane	21 22 20	282	15 th February 1900 at 12.20 am	Edwin Sampford	96/12		
24160	and Lydia Brierly	23 24 25	2	242	20 th February 1900 at 1.15 pm	Edwin Sampford	96/12	

The Assets Realisation Board

No	From	To	lot	Section	Plan	Date of construction	District Land Register
24189	Heming Sarah Alice		8	8	282	27 March 1900 at 11.15 a.m.	
24361	Kay Robert		7	21	282	27 March 1900 at 11.45 a.m.	
24376	Dawson Stanley Harold		9	24	282	17 April 1900 at 2.42 p.m.	
24549	Donaldson Mary Alice	30-31	9	21	282	5 April 1900 at 12.15 p.m.	
24614	Freeman John	17	7	282	12 May 1900 at 11.2 a.m.		
24649	Dixon Walter	22	23	282	2 June 1900 at 11.20 a.m.		
	Steele John William		18	7	282	5 June 1900 at 11.30 a.m.	
	Steele Robert Charles						
	as Franklin Common						
24694	Honner Belinae	14-5-6	9	282	14 June 1900 at 2.16 p.m.		
24784	Hanning Frances William	16	22	282	30 June 1900 at 11.15 a.m.		
24939	Rogers Henry Edwin	9-10-11-12	31	282	27th. July 1900 at 11.30 a.m.		
25005	Chester George Walter	13-14	60	282	28 August 1900 at 12.16 p.m.		
25092	McCabe John & Portland	13	61	282	28 August 1900 at 1.40 p.m.		
25302	Clarke Ebenezer	12	22	282	2nd October 1900 at 2.03 p.m.		
25479	Evans Morris	10	71	282	24 October 1900 at 12.40 p.m.		
25612	Hinner William Henry	28	8	282	23rd October 1900 at 2.57 p.m.		
25670	Clarke Robert	10	32	282	5th November 1900 at 12.30 p.m.		
25714	Quinn Hubert	17-18	26	242	18th November 1900 at 12.45 p.m.		
25784	Parter James Thomas	15-23	4	242	10th November 1900 at 12.2 p.m.		
25857	Leitch Richard	3	2	282	9th January 1901 at 2.30 p.m.		
25923	Thompson Laura	14	60	282	23 January 1901 at 12.30 p.m.		
26153	Clarke Ebenezer	11	22	282	1st March 1901 at 2.22 p.m.		
26230	Rogers Henry Edwin	11	33	282	17 March 1901 at 11.42 a.m.		
26298	Aulsebrook John	13	21	282	12th April 1901 at 2.35 p.m.		
26359	Phillips Thomas James Younger	16	32	282	20th April 1901 at 10.15 a.m.		
26360	Phillips Herbert Forest	15	32	282	20th April 1901 at 10.16 a.m.		
26362	Gittner William	29	8	282	20th April 1901 at 10.20 a.m.		
26406	Gibbs Robert Ann	22	71	282	2nd May 1901 at 12.15 p.m.		
26613	Caradoc Mary	21	26	242	6th June 1901 at 2.30 p.m.		
26719	Tomblin George	19	73	282	27th June 1901 at 10.46 a.m.		
26754	Harris Alexander	9	32	282	28th June 1901 at 11.30 a.m.		
26857	Phillips Walter	13	70	282	18th July 1901 at 12.37 p.m.		
26913	Bennett Charles John	16	4	242	25th July 1901 at 12.30 p.m.		
26913	Bennett Charles John	16	4	242	25th July 1901 at 12.30 p.m.		
26918	Firth Ellen	21	5	282	26th July 1901 at 12.44 a.m.		
27118	Fortune Patrick Henry	12	60	282	25th August 1901 at 11.20 a.m.		
27119	Fortune Margaret						
27165	Rogers Henry Edwin	14-15	33	282	25th August 1901 at 11.24 a.m.		
27165	Wilson Thomas	20	25	242	3rd September 1901 at 10.42 a.m.		
27465	Christina Playson Warner	10	64	282	24th October 1901 at 11.2 a.m.		
27603	Evans Morris	15	60	282	20th November 1901 at 1.6 p.m.		
27793	Rogers Henry Edwin	16	33	282	13th December 1901 at 11.15 a.m.		
28400	Evans Morris	16	60	282	30th April 1902 at 10.40 a.m.		
28548	Worth Louisa	7	8	282	22nd May 1902 at 2.40 p.m.		
28960	Drew William Henry	8	32	282	28th July 1902 at 11.16 a.m.		
28972	Evans Morris	17	60	282	30th July 1902 at 10.2 a.m.		
29203	Wilkes John	25	3	242	6th September 1902 at 10.10 a.m.		
29250	Rogers Henry Edwin	17	32	282	12th September 1902 at 2.41 p.m.		
29321	Pellars Charles	20	9	282	22nd September 1902 at 11.7 a.m.		
29337	Phillips Maud Elizabeth	20	26	242	23rd September 1902 at 3.44 p.m.		
29533	Thompson Andrew John	19	60	282	12th October 1902 at 12.5 p.m.		
29803	Page Alexander	18	60	282	8th December 1902 at 11.52 a.m.		
29831	Castle Hannah Maria	25	5	282	11th December 1902 at 12.1 p.m.		
29845	Parry John						

all the assets - Realisation - Bond

CANCELLED
 27/12/1932

NEW ZEALAND.



[CERTIFICATE OF TITLE.]

Register Book,

Vol. 82 Folio 214

Nature	No	To	Lot	Section	Plan	Date of Production	District Land Registrar
Transfer	28857	Clarke, Robert	15	21	282	16 th December 1902 at 12.26 pm	Clifford
"	29968	Sproule, Robert McInnes	22	6	282	10 th January 1903 at 12.30 pm	Clifford
"	30223	Brown, George Laing	20	73	282	3 rd March 1903 at 11 pm	Clifford
"	30452	Hammond, Olga Ann	25	2	282	18 th March 1903 at 2.30 pm	Clifford
"	30780	Rogers, Henry Edwin	8	31	282	7 th May 1903 at 2.30 pm	Clifford
"	30815	Boeker, John William Boeker, Robert Charles	21	73	282	13 th May 1903 at 11.30 am	Mrs Kathleen D. D. L.
"	31288	Rogers, Jane Rena	16	31	282	17 th July 1903 at 10.30 pm	Clifford
"	31391	Rogers, Henry Edwin junior	7	32	282	28 th July 1903 at 2.30 pm	Clifford
"	32667	William, Theodore Lauder	34	6	282	20 th January 1904 at 12.40 pm	Clifford
"	32670	Honeycombe, Nicholas	28	5	282	20 th January 1904 at 1.30 pm	Clifford
"	33109	Rowland, William Langley	29	9	282	22 nd March 1904 at 11.30 am	Clifford
"	35811	Dromgool, Thomas Joseph	6	22	282	4 th April 1905 at 11.00 pm	Clifford
"	35809	Manning, Francis Henry	17	20	282	14 th April 1905 at 1.36 pm	Clifford
"	35811	Dromgool, Thomas Joseph	6	22	282	4 th April 1905 at 1.40 pm	Clifford
"	37022	Colwell, William James	22	5	282	2 nd September 1905 at 12.30 pm	Clifford
"	37508	Castle Frank	23	5	282	16 th November 1905 at 11.20 am	Clifford
"	40843	Kennerley, Christina Taylor	18	4	242	10 th January 1907 at 3 pm	H. G. Holloway
"	40870	Crawford, Robert	15	71	282	16 th January 1907 at 11.47 am	H. G. Holloway

Whole parcels specified as to be taken out of the certificate of title under Vol. 129 of the
 as to part of section land (part of streets) and certificates of title issued
 Nos 1 Portion of Ford Road, Muldoon Road, Rose Road and Campbell Road, have
 been closed under the provisions of the Municipal Corporation Act 1909 and its
 amendments. New Certificates of Title issued here for purposes 24th August 1911 at 11 am
 Vol 319 Fol. 225
 K-2992 - the street herein described
 as private street above and public street -
 Tararua Act 27.11.108

CANCELLED



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

Identifier **NA138/267**
Land Registration District **North Auckland**
Date Issued 10 January 1907

Prior References

NA82/214

Estate Fee Simple
Area 556 square metres more or less
Legal Description Lot 18 Section 4 Deposited Plan 242

Original Proprietors

Thomas Ock-Ling Ho and Joyce Tsai-Yee Ho

Interests

B339345.1 Mortgage to Bank of New Zealand - 15.10.1984 at 11.52 am
B372495.1 CAVEAT BY CROTHALL PROPERTY SERVICES LIMITED - 22.1.1985 AT 2.30 PM
7048548.1 Lapse of Caveat B372495.1 pursuant to Section 145A Land Transfer Act 1952 - produced 28.9.2006 at 9:00 am and entered 19.10.2006 at 9.01 am
7038310.1 Discharge of Mortgage B339345.1 - 9.10.2006 at 10:39 am
7164373.1 Transfer to Joyce Tsai-Yee Ho (21/40 share) and Clive Francis Kay-Fai Ho (19/40 share) - 15.12.2006 at 9:00 am

138/267

242460.2 Mortgage to Keri Ann Corrie Nevin
- 24.9.1973 at 2.49 o/c
for A.L.R.

312967.4 Mortgage to Bank of New Zealand
- 2.12.1974 at 2.00 o/c
for A.L.R.

~~199234 CAVEAT BY ERWIN DONNER DEUTSCHER
- 11.12.1975 at 1.75 o/c~~

716331.1 CAVEAT BY MANNING SERVICES (N.Z.)
LIMITED - 9.12.1982 at 2.46 o/c
for A.L.R.

557604.5 Transfer to Thomas Ock-Ling Ho
of Auckland, Medical Practitioner and
Joyce Tsai-Yee Ho his wife - 2.5.1978
at 12.16 o/c
for A.L.R.

557604.6 Mortgage to First Securities
Limited - 2.5.1983 at 12.16 o/c
B224287-2
for A.L.R.

560935.1 CAVEAT BY MANNING SERVICES (N.Z.)
LIMITED - 23.0.1983 at 4.00 o/c
B224287-1
A.L.R.

~~700590.1 Variation of terms of Mortgage 557604.6
- 30.4.1981 at 11.13 o/c~~

B.224289.3 Mortgage to First Securities
Limited - 9.11.1983 at 1.33 o/c
B2287517-1
A.L.R.

B.339345.1 Mortgage to Bank of New Zealand -
15.10.1984 at 11.52 o/c

B.339345.2 Mortgage to Building Society
- 15.10.1984 at 11.52 o/c
B 754785.1
A.L.R.

B.372495.1 CAVEAT BY CROTHALL PROPERTY
SERVICES LIMITED - 22.1.1985 at 2.30 o/c
A.L.R.

APPENDIX 5:

Photographs

Photographs of 28 Crummer Road, Grey Lynn taken by Auckland Council on 24 February 2016



Mackelvie Street façade taken from north eastern corner of street.



Mackelvie Street façade taken from south eastern side of road.



Original steel windows of building and decorative panelling effect of façade framing the window bays.



Faceted corner of building facing the corner of Mackelvie Street and Crummer Road.



Crummer Road façade showing panelled window bays, an original entry door and how the south western side of the building is concealed by later development.



The rear of the building, shows many original features, including the twin gabled roof form and the steel framed windows. The staircase was added later.



The building as seen from Mackelvie Street.

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