

Heritage Evaluation

Darby Building

8-18 Darby Street, Auckland Central



Prepared by Auckland Council Heritage Unit

May 2017

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Cover image: Rachel Ford, 04/04/2017

1.0 Purpose

The purpose of this document is to consider the place located at 8-18 Darby Street, Auckland Central against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	8-18 Darby Street, Auckland Central
Legal description and Certificate of Title identifier	PT ALLOT 5 SEC 15 CT- 626/22
NZTM grid reference	X:1757297, Y:5920358
Ownership	Civic House Limited
Unitary zoning	Business - City Centre Zone Queen Street Valley Precinct
Existing scheduled item(s)	N/A
Additional controls	N/A
Heritage New Zealand Pouhere Taonga listing details	N/A
Pre-1900 site (HNZPT Act 2014 Section 6)	Yes The place is the site of human activity before 1900 but is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference/s	N/A
NZAA site record number/s	N/A

3.0 Constraints

This evaluation does not include an evaluation of:

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

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

Fieldwork was conducted from Elliott and Darby Streets. The building is on a corner site and the northern and western facades can be easily viewed from the street. The remaining facades are adjoined to other buildings. There was minimal inspection of the interior during the site visits to the building in February and March 2017.

The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

There is evidence of pre-historic occupation of Tamaki Makaurau going back to at least 1450 AD.¹ Maori settlements lined the Waihorotiu creek around what is now Queen Street. Archaeobotanical evidence suggests the area where lower Queen Street is, was once dense bush that was cleared for the cultivation of crops.² The area between Wellesley and Victoria Streets was a flat swampy area feeding, Waihorotiu creek.

In 1840, Ngati Whatua, of Orakei, invited English settlers to share their land when they arrived. Auckland was the colonial capital of New Zealand from 1841 until 1865.³ During these early years commercial life centred around Shortland Street, Waterloo Quadrant and Princes Street. However, the town of Auckland expanded quickly and following a fire in 1858, development shifted to the Queen Street area.⁴



Figure 1: Detail of map of central Auckland 1908 showing the building on the corner of Elliott and Darby Street. The notation 3B refers to the building being three storeys and brick

From 1841, the Auckland Gaol and Supreme Court occupied the site boarded by Queen Street, Victoria Street West, Elliott Street and Darby Street. When the gaol was first established, this was the edge of town, in the swampy lands of the

Waihorotiu creek. It was soon seen as an eyesore in the rapidly expanding town; and the gaol was relocated to Mt Eden in 1864/65. The land allotments on which the original gaol was situated were first offered for sale in 1864. It appears that the allotments did not sell and the fourteen allotments were put up for sale again in 1875 (see Figure 22).

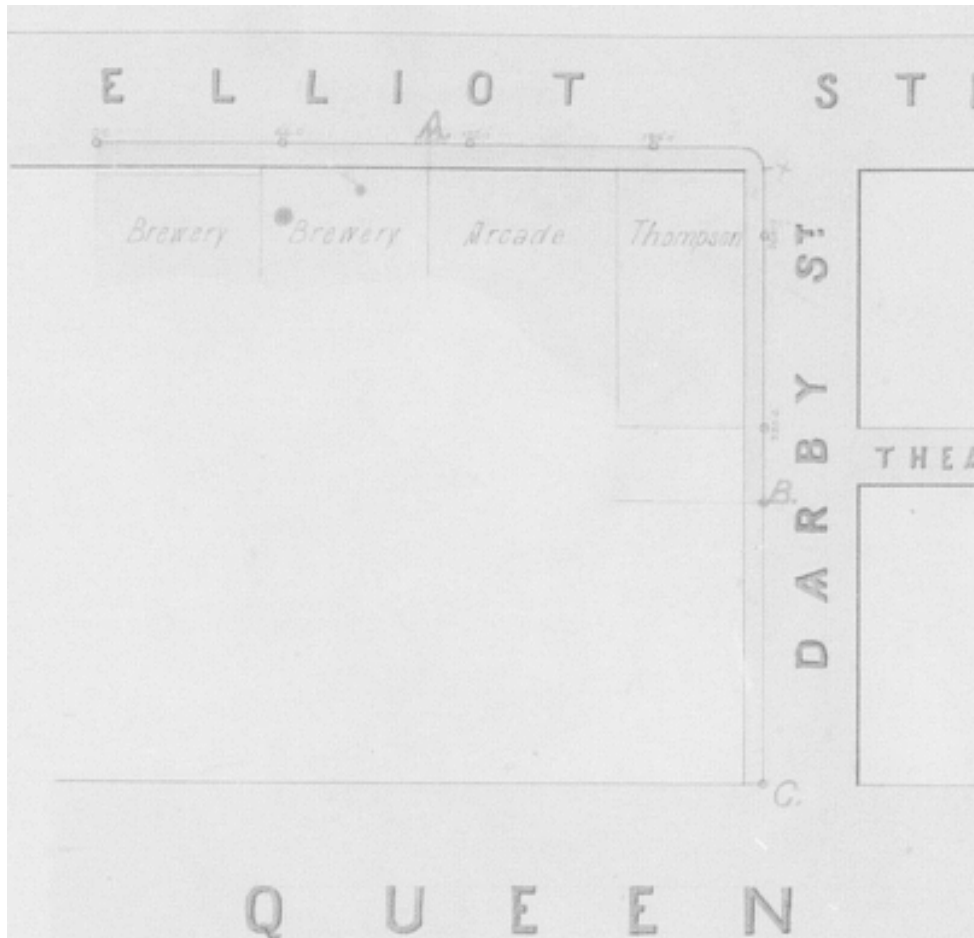


Figure 2: Detail from ACC015 - 1410 Darby and Elliot(t) Streets kerbing and channelling 1900. Showing H Thompson's name and the footprint of the new warehouse building.

It is likely that Darby Street was created as part of the 1875 subdivision as it appears on the subdivision plan of the old Supreme Court site (see Figure 22).⁵ Darby Street named after Patrick Darby, the proprietor of the Thistle Hotel on the corner of Queen Street and Darby Street. The Thistle Hotel was rebuilt in this location after a fire in 1863. Elliott Street was formed in the early years of colonial Auckland and features in Heaphy's 1851 Plan of the Town of Auckland.⁶

In the nineteenth century, the land to the south of Darby Street had some modest timber shops between Queen and Elliott Streets and further south was the site of the Albert Brewery. The timber shops were destroyed in a fire in 1873 and slowly replaced with low rise commercial buildings. The brewery escaped the fire.⁷ By the final years of the nineteenth century, the Elliott/Darby Street area housed several warehouses and shops. As Auckland developed, the Queen Street area quickly became the key commercial area.



Figure 3: Thistle Hotel on the corner of Darby Street with the Strand Arcade (left) and Darby Building (right) 1918. Sir George Grey Special Collections, Auckland Libraries, 1-W1646B



Figure 4: Mr Patrick Darby—Daily Paper 'Observer', Volume XXIV, Issue 39, 11 June 1904. <http://paperspast.natlib.govt.nz/newspapers/TO19040611.2.7.1>

Patrick Darby immigrated to New Zealand from Ireland in 1856. He was, for a time, a member of the Auckland City Board and a property speculator. He had ten children. Several of his sons succeeded him in business after his retirement, at the young age of 44.⁸ Patrick Darby was the first purchaser of allotment 5, section 15, in 1882, which ran the length of what was to become Darby Street, extending from Queen to Elliott Street.⁹ On the Queen Street Darby Street corner, Patrick Darby established the Thistle Hotel. The land was split into two titles in 1900, enabling the development of the rear lot.¹⁰

Darby Building on the corner of Elliott and Darby Streets was built in 1899/1900 for Herbert Thompson who leased the land from Patrick Darby.¹¹ Architect, Arthur P Wilson, prepared the plans and supervised the construction undertaken by Messrs Ferguson and Malcolm. The building was designed as two brick warehouses to be used for soft goods with four floors, including a half basement. The build was estimated to cost £5000. A newspaper report at the time stated:

“There will be a principal front entrance to each warehouse, and a separate one for goods, with a hydraulic lift. The façade will be divided

into bays, which will be further divided pilasters, and surmounted by ornamental cornices and pediments.”¹²

There are some obvious similarities between Darby Building and the neighbouring Strand Arcade, which was built in 1900 for Arthur Mielziner Myers and also designed by Arthur P Wilson. They share a similarity of style and proportioning. The Strand Arcade has a more refined and ornate design. In 1909, the Strand Arcade was severely damaged by fire. It was rebuilt shortly after to a similar design also by Arthur P Wilson. Where the two buildings had shared similarities in the detailing and window form, the rebuilt Strand Arcade was different, updated with the trends of the day. (See section 6.0 Comparative Analysis for more about the architecture of Arthur Wilson.)

In the early twentieth century, Herbert Thompson and Co. had warehouses in Auckland and Christchurch selling high quality drapery, sheets, towels, quilts, linens, furs, clothing etc..¹³ As well as commissioning the building for the warehousing business, Thompson also commissioned Arthur P Wilson to design and oversee the erection of his own house on the side of Mt Hobson, known as Capri in 1903. The large 20 room house was put up for sale in 1905 after the warehouse business went into liquidation and Thompson relocated to Christchurch.¹⁴

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We are showing several splendid sample lines of goods, which it is a treat to see, and which are marked very cheap to clear. This is the finest chance in New Zealand.

3000 PIECES OF ELECTRO-PLATE, absolutely distinct designs, in every possible article. Ranging in price from 1/ to £10 a piece.

2000 LADIES' BAGS, the very latest designs. Absolutely the finest range of bags in Australasia. Priced from 1/ to £7 10/.

25 PIANOS, splendid English make, every instrument guaranteed. These must be sold, and the prices will sell them. From £24 15/.

Call and see these splendid lines, or send for particulars

WALTER F. DARBY
IMPORTER,
DARBY STREET.
AUCKLAND.

Figure 5: Page 8 Advertisements Column 5, Auckland Star, Volume XL, Issue 281, 25 November 1909. http://paperspast.natlib.govt.nz/newspapers/A_S19091125.2.85.5

Herbert Thompson's involvement in the Darby Building ceased in 1905.¹⁵ When the company, Herbert Thompson and Co. went into liquidation, the Darby Street building was offered as part of the estate.¹⁶ The Darby family retained ownership of the land. At this point, one of Patrick Darby's sons, Walter, was using some of the warehouse space for his importing business. Walter Darby ran a shop importing a range of items (drapery, clothing, cigars, cigarettes etc.) out of the building until he was made bankrupt in 1910. In addition, Patrick Darby passed away in 1910, after a number of years of illness. The ownership of the property passed to three of his sons, Joseph Darby (priest), Patrick Berchman Darby and Thomas Darby.¹⁷

Perhaps due to the changing makeup of the Elliott/Darby/Queen Street area at this time, in 1913, E Mahoney & Son Architects were engaged to design changes to transform the ground floor of the warehouse building into six shops (see Appendix 5 Plans).¹⁸ E Mahoney & Son along with Arthur P Wilson were key architects in Auckland at this time, designing many of the buildings within the commercial centre of the town. E Mahoney & Son had also worked for Patrick Darby and his sons in 1909 on the design of the Darby Building on Queen Street (now demolished).

In 1916, the estate of the late Patrick Darby offered up several properties for sale, including the Darby's warehouse building on Elliott Street, the Thistle Hotel and Darby Building on Queen Street. The warehouse got no bids and the other properties were passed in.¹⁹ The Darby family retained ownership of the Elliott/Darby Street warehouse for several decades.



Figure 6: Showing the Guardian Assurance Building (left, fronts on to Queen Street) with premises in Darby Street, Auckland from left to right, Glo-Grae Boutique, Little S coffee bar, Mings Restaurant, S G Pascoe Limited, Progressive Books, Moira Foster Salon Limited. 1972 photographs by Les Downey. Sir George Grey Special Collections, Auckland Libraries, 314-6-14 and 314-6-13

There have been changes to the streetscape of the Elliott/Darby Street area. Slowly offices, restaurants and shops have replaced warehouses. The Thistle Hotel, the building neighbouring Darby Building on Darby Street, was demolished to make way for an office building in the early 1970s. The block facing Queen, Victoria, Elliott and Darby Streets, was developed into the National Bank Centre in the 1980s. The Western part of Elliott Street contains the retail development, Atrium on Elliott and a large site on the corner of Elliott and Victoria Streets remains undeveloped after buildings were demolished. It is currently used as a carpark. However, several early and important buildings still line Elliott Street including; the Strand Arcade, Smith and Caughey (Mahoney Building), Smith and Caughey (Lippincott Building), and Archibald Clark and Sons Warehouse (former).

Darby Building is well used. The ground floor has had many retail occupants over the years. The basement and first floor have been the home to restaurants and bars. More recently, the student haunt, Bar 101 has occupied the basement and part of the first floor. The ground floor shops have undergone numerous alterations. They bear little resemblance to the shop fronts detailed in E Mahoney and Son drawings from 1913, apart from the spacing of the six openings (see Appendix 5 Plans). However, the upper storeys have remained relatively untouched.

5.0 Physical description

Site

The building covers PT ALLOT 5 SEC 15 City AUCKLAND and CT-626/22. The building fronts Elliott Street and Darby Street and has full site coverage.

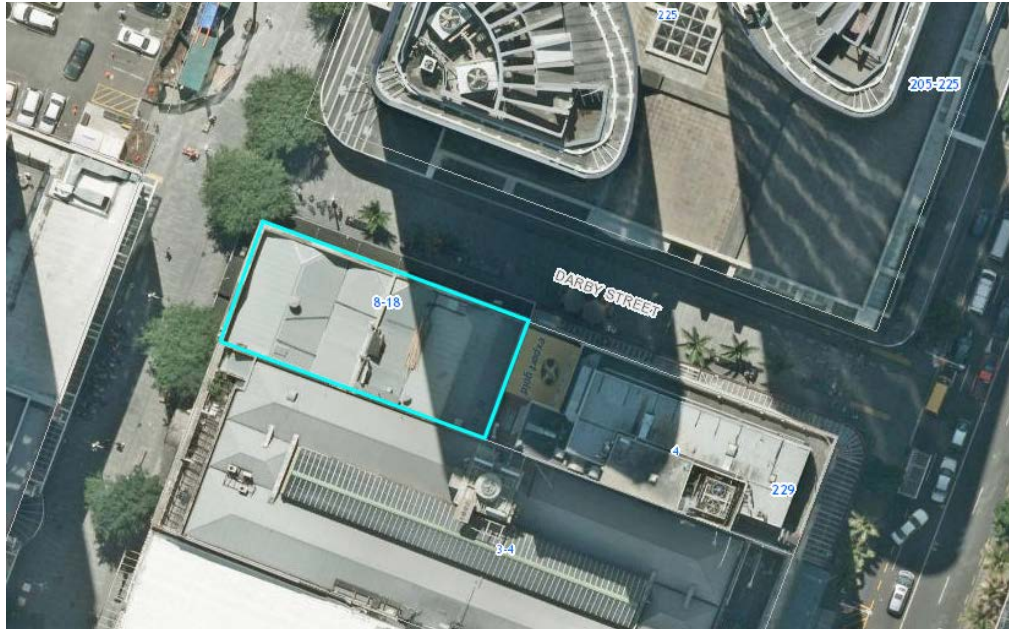


Figure 7: 8-18 Darby Street. Auckland Council GeoMaps 2017



Figure 8: 8-18 Darby Street. Auckland Council GeoMaps 2017

Context

See appendix 2 for images of Elliott Street buildings and streetscape

The building is on the corner of Elliott and Darby Streets, approximately 40 metres from Queen Street and 80 metres from Victoria Street. Darby and Elliott Streets are shared spacesⁱ with heavy pedestrian traffic around this area,

ⁱ Shared spaces involve removing the traditional distinction between footpath and road so that vehicles and pedestrians can share the space.

frequenting the local retail and food establishments. The building is located within the Auckland CBD, which is bustling with office workers, shops, cafes and restaurants. Elliott Street has several shopping and dining establishments including Atrium on Elliott, Smith & Caughey's, the Strand Arcade and the Elliott Stables.

The buildings immediately adjacent are the Strand Arcade on Elliott Street (233-237 Queen Street. UPID 2038), built in 1900 and rebuilt after a fire in 1910 and a 1970s office building on Darby Street (229 Queen Street), which replaced the former Thistle Hotel.



Figure 9: Wellesley Street entrance to Elliott Street. Archibald Clark and Sons Warehouse (left) and Smith & Caughey (right). Rachel Ford 04/04/2017

The Darby Building is one of a group of heritage buildings within Elliott Street, which has helped the area to maintain a character feel. The heritage buildings include:

- Strand Arcade, UPID 02038
- Smith and Caughey, UPID 01952 and UPID 02087
- Archibald Clark and Sons Warehouse (former), UPID 02088
- 39 Elliott Street

The grouping of the buildings adds to the character of Elliott Street. There is juxtaposition on the street between the high quality heritage buildings and the large modern developments of Atrium on Elliott; Mid City and the National Bank Tower. This creates a visual contrast on the street.

Along Elliott Street are Southern Nettle trees; including one outside Darby Building on the corner of Elliott and Darby Streets. There are three nikau palms along the frontage to Darby Street.



Figure 10: View from Victoria Street West. With the National Bank Tower (left), Darby Building (centre) and the Strand Arcade. Rachel Ford 04/04/2017

Form

The building has three storeys plus a basement. The ground floor of the building houses retail, food establishments and an entrance to Bar 101 along Darby Street. The ground floor of the Elliott Street elevation has the main entrance to the building and the entrance to Bar 101.²⁰



Figure 11: Darby Street elevation showing the nikau palm plantings. Rachel Ford, 04/04/2017

Building materials

The building has a brick exterior with rendered plaster detailing. While the first floor level and above comprise of a timber structural frame, the ground floor and basement possesses 1913 steel structural framework, timber window joinery exists on all windows, except three on the first floor, where the window joinery has been replaced with chain mesh. (see Figure 13).

Design

The building was designed by Arthur P Wilson in 1899 as a warehouse for Herbert Thompson.²¹ Wilson was a prolific designer in Auckland between the 1880s and the 1920s, who helped to shape Auckland into a vibrant Victorian

commercial centre. (More information about Arthur P Wilson in section 6.0 Comparative analysis).²²



Figure 12: View from Darby Street (left) and Elliott Street (right). Rachel Ford 04/04/2017

This Edwardian warehouse building is sturdy in design and construction typical of this period of commercial development. The brick facade of the building was designed in a style influenced by Richardsonian Romanesque. This is highlighted by the segmented-arch windows with accentuated keystone, regularity of the façade, and a low parapet wall with triangular pediments. The building also has many neo classical elements such as pilasters and the ionic capitals. The decorative rendered plaster elements stand out against the predominately brick façade.

There is an awning above the first floor shops. The suspended verandah, designed by E Mahoney & Son in 1913, part of the changes to the ground floor to turn it from warehousing to retail, has long been replaced.²³

The ground floor shop fronts have undergone extensive modifications and bear little resemblance to the plans drawn up from E Mahoney and Son in 1913 (see Figure 54). However, the upper storeys of the building exterior remain predominately original. Three windows on the first floor have been replaced with mesh, which detracts from the buildings character.

Additions and modifications

The following is a list of known modifications to the exterior of the Darby Building. A more comprehensive list of modifications can be found in appendix 1 or in the Auckland Council property file.

1913	Alteration to turn the ground floor into shops and add awning	E Mahoney & Son
1918	Alterations to the awning	E Mahoney & Son
1938	New entrance to basement billiard saloon	
1980	Remove internal brick walls and replace with steel construction	
1981	Remedial repairs to parapet (bracket bolted to the inside of the parapet)	
1989	New front doors Elliott Street	
1997	Refurbishment of existing street verandah	Burgess + Treep Architects
2007	Alterations to corner shop	

2013 Changes and refurbishment of Bar 101 premises on level 1 and basement. Including removing the sash windows from three windows and adding a mesh

Although no plans were found at this time for the original design of the building, it is assumed that the ground floor has been substantially altered. However, the upper storeys are original and have helped to retain the historic character of the building. The 2013 alterations removing the sash windows and replacing with wire mesh has had a detrimental effect on the exterior. Despite this, the window openings retain their size and shape, and it would be possible to restore these windows if required in the future.



Figure 13: Detail of meshed out windows, first floor on Elliott Street. Rachel Ford 04/04/2017

Current use

The ground floor is occupied by a variety of shops and on the corner a takeaway pizza restaurant. The basement and part of the first floor houses Bar 101. The rest of the building contains the offices of Smart Creative and Tanfield Potter, ceramic specialists.ⁱⁱ Despite changes to the exterior of the building, the upper floors have retained many of the original features, including some ornate cornicing and panelled walls (see Appendix 4 Photographs).

Key features:

- Original timber framed double hung sash windows
- Small timber panes to upper sashes
- Segmented and semi-arches to windows with decorative keystones
- Regularity of façade
- Emphasised piers
- Triangular pediments
- Parapet
- Decorative plaster work, including ionic capitals and other neoclassical elements
- Positioning of entrance ways and window openings

ⁱⁱ The shop was opened in 1861 and became known as Tanfield Potter & Co in 1895. It is one of the oldest businesses still operating in the CBD. It was originally situated on Queen Street and for sometime in the Civic House. It moved to the Darby warehouse building where it occupied the ground floor corner shop before moving the shop to the second floor of the building. <http://www.aucklandbedandbreakfast.com/potter-stanton-the-start-of-the-courtville-years/>

6.0 Comparative analysis

Architect: Arthur P Wilson

See appendix 2 for images of some of Arthur P Wilson's other commercial buildings.

Arthur Pollard Wilson (1851-1937) immigrated to New Zealand from England in 1882. Born and educated in London, he trained in the office of architect William Oakley for 10 years while he studied architecture at London University. He set up his own practice in London before deciding to immigrate to New Zealand.

Upon arrival Arthur Wilson established himself in Auckland and was a prolific designer of both commercial and residential properties from the 1880s until the 1920s. He went into partnership with F.L. Moodie in 1910. By the 1920s the firm had become Wilson, Moodie and Gillespie, with the addition of a third partner. Wilson was an active member of the architectural community and was elected to the New Zealand Institute of Architects in 1912.

The buildings designed by Arthur P Wilson and his contemporaries, E Mahoney and Son helped the "transformation of the Auckland city centre from a collection of small-scale buildings to the prosperous Victorian commercial centre of the early 1900s".²⁴

A few of Wilson's commercial buildings have survived the modernisation of the central city; including five which are currently scheduled under the Auckland Unitary Plan, Historic Heritage Place Schedule. These are:

- Strand Arcade
- Naval and Family Hotel
- Northern Steamship Company
- A H Nathan Warehouse
- Isaacs' Bonded Stores (former) (Wilson designed significant alterations to the 1864 building in 1891)



Figure 14: Northern Steamship Company (left) and A H Nathan (right).

These buildings show the influence of Richardsonian Romanesque style on Wilson's designs; especially in the years immediately preceding and following the construction of Darby Building in 1900. Richardson Romanesque is a style which was popular in the late nineteenth century, derived from the work of renowned American architect, Henry Hobson Richardson. The style featured massive walls of squared stone, arches over openings and large voussoirs.²⁵

The style had a strong influence on the design of warehouses in New Zealand. One of Richardson's most significant works, the Marshall Field Wholesale Store in Chicago bears similarities to some of Arthur Wilson's commercial buildings. Although Wilson's designs are more neoclassical and smaller in scale.



Figure 15: Henry Hobson Richardson; Marshall Field wholesale store in Chicago. 1885.
<https://nz.pinterest.com/pin/383650461979489737/>

The Naval and Family Hotel (1895/96) has a detailed Italianate brick plaster façade. The style reflects both the purpose of the building as a hotel and the highly decorative style characteristic of the late-Victorian era. Wilson's original design drawings had less Italianate features but these were added during construction.²⁶ A simpler style is more in keeping with his later buildings.

The Northern Steamship Company (1898) premises on Quay Street and the A.H. Nathan Warehouse (1903) on Customs Street East both have a functional style and share similar brick façades with plaster detailing of the Darby Building. The earlier Northern Steamship Company building is more neo classical. The A H Nathan Building is unmistakably influenced by H H Richardson on the main façade on Customs Street, but the rear facade is plain and neo-classical. Like his contemporaries, Wilson seems to have drawn heavily from the designs coming from Europe and America at this time. His interest specifically in the Richardson Romanesque style developed over the years, with little of the style evident in the Northern Steam Ship Company building, to a more pronounced influence on Darby Building and an unmistakable influence on the design of A H Nathan Warehouse.



Figure 16: Auckland Weekly News 09 November 1900 p004. Sir George Grey Special Collections, Auckland Libraries, AWNS-19001109-4-5.



Figure 17: Elliott Street elevation, February 2017

The Strand Arcade and Darby Building neighbour each other and were built within a year of each other. Wilson has obviously paid attention to how the buildings would look next to each other. He designed the buildings which are stylistically different but with many similarities which can be seen in the 1900 image of the Strand Arcade from the Auckland Weekly News (see Figure 16). The buildings were both three storeys on the Elliott Street façade.ⁱⁱⁱ The form of the windows is similar but the windows are laid out in a different configuration. The Strand Arcade also has segmented-arch windows with an accentuated keystone along with the same regularity of the façade and an emphasized pier. Where the Darby Building was a functional warehouse building, the Strand Arcade was a shopping arcade for the growing prosperous Auckland middle class.²⁷ This difference is reflected in the detailing of the design. The Strand Arcade is an Italianate design; Darby's warehouse is much more paired back and a functional Edwardian interpretation of the Richardsonian Romanesque style. Much of the Strand Arcade detailing was lost when the building was rebuilt in 1909/1910. The rebuild was under the direction of Wilson again, but the façade changed to reflect the changing tastes of the times.

Viewed together, Wilson's commercial buildings built around the turn of the century show a confidence in design and a breadth of style. The buildings of Wilson's which have been retained in the central city have had a lasting influence on the look of central Auckland. Several of which have already been recognized in the Auckland Unitary Plan for their historic heritage significance.

ⁱⁱⁱ The Strand Arcade was built three storeys on Elliott Street and four storeys on Queen Street. When the building was rebuilt after a fire in 1909 the Elliott Street façade was increased to four storeys.

7.0 Significance criteria

(a) Historical

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

Darby Building has strong associations with Patrick Darby and the Darby family who retained ownership of the building for many years and, who made a significant contribution to Auckland during the early years of colonial settlement. Patrick Darby was a prominent citizen, part of the City Board, the precursor of the Auckland City Council. He was a successful businessperson and the proprietor of the Thistle Hotel, which was located next to Darby Building from 1863.²⁸

Darby Building is representative of the warehouses built during an important time in the history of Victorian Auckland, when the city was rapidly expanding and changing. The ground floor conversion from warehousing to shops in 1913 shows how this part of Auckland city was changing into a commercial centre. The building was sympathetically changed to respond to this.

Darby Building has **moderate local** significance under this criterion.

(b) Social

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

Tenants, owners and locals value Darby Building for the desirable location and character. The building is featured on the Auckland City heritage walks: downtown, midtown, uptown brochure²⁹. Darby Building has **little local** social significance.

(c) Mana Whenua

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

The area around Waihorotiu Creek was the site of Maori occupation before colonial Auckland. More research may find special associations for Mana Whenua to the land. However, Darby Building does not have any known associations with Mana Whenua, and was not further evaluated under this criterion at this time.

(d) Knowledge

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

Darby Building has **little** or no significance under this criterion.

(e) Technological

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

Darby Building has **little** significance under this criterion. The building went through a significant change of use in 1913 that changed the ground floor form and use. However, this does not represent technical accomplishment, innovation or achievement on a significant level.

(f) Physical attributes

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

Darby Building is a notable surviving example of the work of architect, Arthur P Wilson with additions by E Mahoney & Son. Wilson was involved in numerous buildings in the central city and domestic residences in the inner suburbs, in the late nineteenth and early twentieth century. His work along with contemporary firm, E Mahoney & Son, made a significant contribution to the aesthetic of the city built during these years. This example is specifically important for its location, beside and in contrast to one of Wilson's best known buildings, the Strand Arcade.

Physically the building is a good example of the warehouse architecture of the time, referencing the popular Richardsonian Romanesque style with neo classical detailing. The building's ground floor has been significantly modified over the years. Initial changes took place in 1913, to allow for the change of use from warehouse to shops, designed by Wilson's well known contemporaries, E Mahoney & Son. Since then there has been numerous modifications at street level. However, the exterior façade on the upper stories has retained notable detailing and form.

The building has **considerable local** significance under this criterion.

(g) Aesthetic

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

The building has a distinctive aesthetic appearance on a corner site in the central city. Although set back from the main thoroughfare of Queen Street, it is a visual landmark when viewed from Victoria Street West. Darby Building has retained much of the original decorative detailing giving it a distinctive appearance. The building contributes positively to the Elliott Street streetscape when viewed from Elliott Street, Victoria Street and Darby Street.

Darby Building has **moderate local** significance under this criterion.

(h) Context

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

Darby Building has **considerable local** significance as part of the historical streetscape of Elliott and Darby Streets and as part of a group of commercial buildings Arthur P Wilson designed in Auckland city centre.

There are five other scheduled heritage buildings on Elliott Street; the Strand Arcade, the two Smith and Caughey's Department Store buildings and Archibald Clark and Sons Warehouse (former). This area of Auckland City developed from the 1840s. Commercial buildings built from the late nineteenth century lined Elliott Street. Several of these building are still in situ (see appendix 2) and along with the contemporary developments; Elliott Street has retained a character of the wider historical landscape. Darby Building has collective value as part of this grouping of early commercial and retail buildings.

Additionally, the building has contextual significance as one of several buildings designed by Arthur P Wilson in the Auckland city centre during the late nineteenth century and early twentieth century. These buildings show the breadth of Wilson's work during a 10 year period. Other contemporary Wilson buildings include; Strand Arcade, Naval and Family Hotel, Northern Steamship Company and A H Nathan warehouse. Several other notable designs by Wilson have been demolished including the grand Kempthorne Prosser building on Albert Street, Sargood Briscoe MacNeil on Customs Street East and John Chambers on Fort Street, all built around 1899/1900 (see Appendix 2 Supplementary research).

8.0 Statement of significance

Darby Building was built in 1899/1900 as a soft good warehouse for Herbert Thompson, businessman. Prominent Auckland, Patrick Darby, local politician and publican, owned the building and the land. The building is a significant work of architect Arthur P Wilson. Physically the building is a good example of the warehouses built at the turn of the century, using neo classical detailing and influenced by Richardson Romanesque designs coming from America. The building has retained most of its decorative elements. The building is significant in the context of Arthur P Wilson's buildings in the central city. It is one of several examples of the style and breadth of Wilson's work, including; Strand Arcade, Naval and Family Hotel, A H Nathan Warehouse and the Northern Steamship Company offices. Darby Building makes a significant contribution to Elliott Street as one of a number of character defining buildings on the street, including but not limited to, the two Smith & Caughey's Buildings, Strand Arcade and Archibald Clark & Sons Warehouse.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place. The extent covers the whole building on its original footprint and includes the street verandahs. The extent is intended to protect the visual appearance of the facade. The whole site and building are the primary feature.

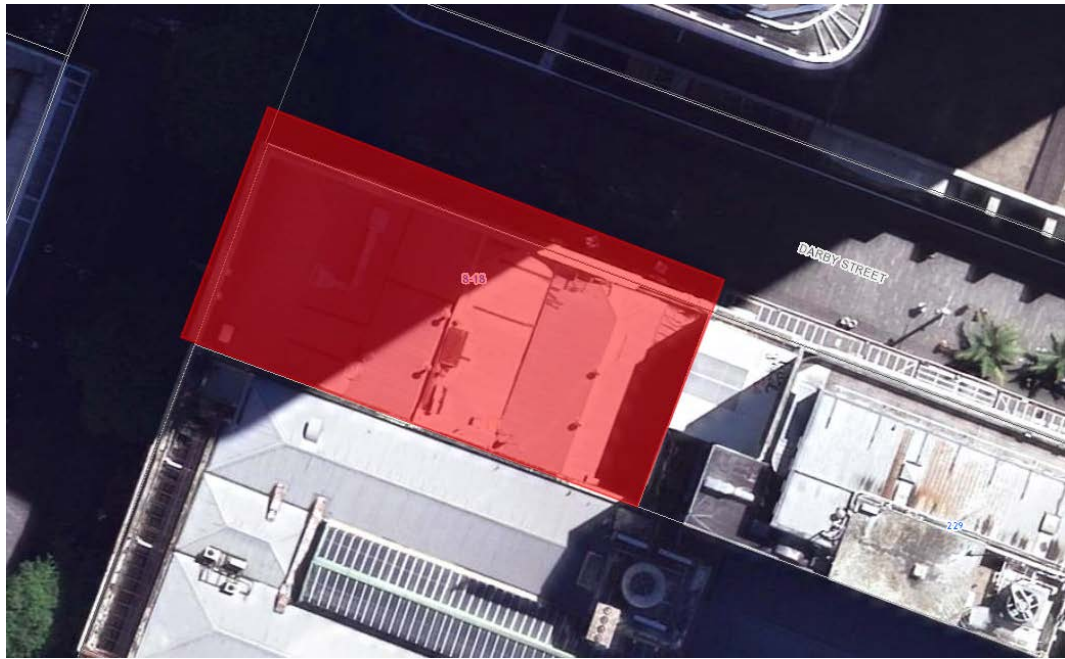


Figure 18: Proposed extent of place. 8-18 Darby Street. Auckland Council GeoMaps 2017

10.0 Recommendations

Based on the proceeding evaluation, Darby Building, 8-18 Darby Street meets the threshold for scheduled historic heritage places as a Category B Historic Heritage Place.

- The heritage values that meet the threshold of considerable include physical attributes and context.
- Overall significance of the building is considerable.
- The recommended extent of place is defined in section 9.0 above.

11.0 Table of Historic Heritage Values

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

G- Aesthetic	Moderate	Local
H- Context	Considerable	Local

***Levels of significance or value:**

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

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

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

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Darby Building
Verified Location	8-18 Darby Street, Auckland Central
Verified Legal Description	PT ALLOT 5 SEC 15, road reserve
Category	B
Primary Feature	Building
Known Heritage Values	F, H
Extent of Place	Refer to planning maps
Exclusions	Interior of building(s)
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author (and position)
Anna Boyer, Heritage Information Advisor

Date
May 2017

Reviewer
Megan Walker

Date
April 2017

Appendices

Appendix 1 Historic research

A contract for two new warehouses at the corner of Darby and Elliott Streets has been let to Messrs Ferguson and Malcolm. The buildings will have a frontage of 100ft. to Darby-street and 45ft. to Elliott-st., and will be of brick, containing four floors, including a half-basement. The facade will be of buff bricks, with cement dressings. The basement will be 11ft. high, ground floor 16ft., first floor 14ft., and second 12ft. There will be a principal front entrance to each warehouse, and a separate one for goods, with a hydraulic lift. The facade will be divided into bays, which will be further divided pilasters, and surmounted by ornamentals cornices and pediments. The warehouses are being erected for Mr Herbert Thompson, warehousman, and one will be occupied by himself, while the other will be let. The cost will amount to something over £5000, and the work of building will be supervised by Mr Arthur P. Wilson, who prepared the plans and specifications.

Figure 19: A description of the proposed building from Auckland Star, Auckland Star, Volume XXX, Issue 213, 8 September 1899

DEATH OF MR. PATRICK DARBY.

One of Auckland's oldest residents passed away last evening in the person of Mr. Patrick Darby, who died at his residence, New-street, Ponsonby, at the ripe age of 77 years. Deceased had been failing in health for several years, and had been practically confined to his bed during the greater part of the present year. The late Mr. Darby was a native of Downpatrick, Ireland, and arrived in Auckland in the early part of 1856. After his arrival he soon started in business, and with hard, up-hill work and strenuous efforts, soon became known as a prominent citizen. He was a member of the old City Board, which was then a nucleus of the present City Council. For a long time the only surviving members of that ancient body have been Mr. James Stewart and Mr. Patrick Darby, and Mr. James Stewart is the only surviving member of the beginning of our present City Council. Mr. Darby was a keen observer, and shrewd business man. He speculated freely in property, and was often very successful in his transactions. The old Thistle Hotel, of which he was proprietor so long, was well known, and held in good repute. Mr. Darby retired from business at the comparatively young age of 44 years, and has since lived privately at his residence, New-street, Ponsonby, where he died after a long illness, borne most patiently. He leaves a grown-up family of ten children, seven sons and three daughters, all of whom are married with the exception of two sons. Dr. Darby, his eldest son, is practising in Auckland; another is Father Joseph Croke Darby, parish priest of Hamilton; and a third is a chemist in Christchurch; and other sons are merchants and land agents in Auckland. He leaves only one surviving brother, Mr. Edward Darby, of Epsom, who is also well known in Auckland, having retired from business for a long time. Mr. Darby was a very charitable man. He contributed largely to his own Catholic denomination, but always helped in distressful cases no matter to what denomination they belonged. True charity was his motto.

Figure 20: DEATH OF MR. PATRICK DARBY., Auckland Star, Volume XLI, Issue 304, 23 December 1910

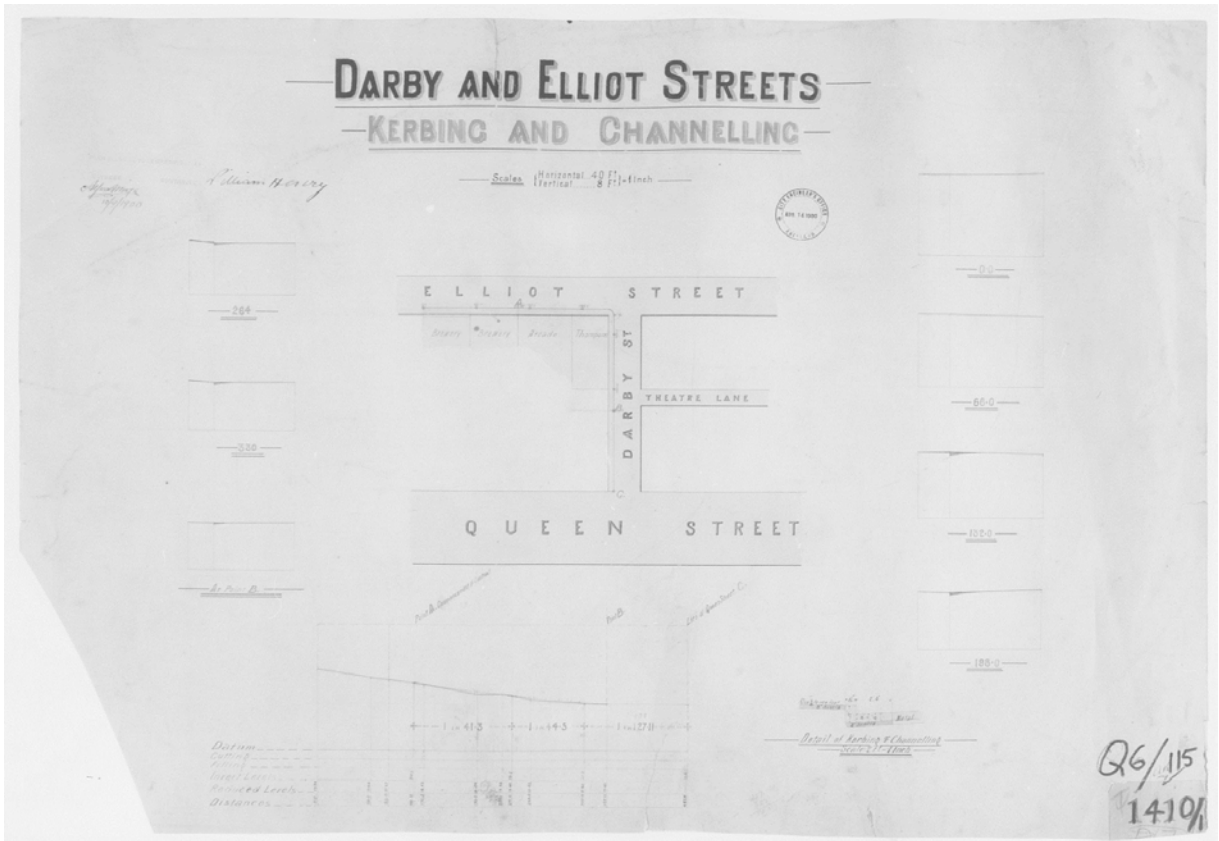


Figure 21: ACC015 - 1410 Darby and Elliot(t) Streets kerbing and channelling (1900), Auckland Council Archives






Figure 22: Plan of fourteen valuable building allotments on the old Supreme Court site, City of Auckland. Sir George Grey Special Collections, Auckland Libraries, NZ Map 2658.

List of alterations to 8-18 Darby Street from Property File

Date	Details	Architect
1900	Built as two warehouses	Arthur P Wilson
1913	Alteration to turn the ground floor into shops and add awning	E Mahoney & Son
1918	Alterations to the awning	E Mahoney & Son
1938	New entrance to basement billiard saloon	
1945	Alterations to shop at number 12 Darby Street	
1954	Adding mezzanine floor to 14-16 Darby Street	
1956	Alterations to cafe front	
1962	Alterations to cafe	Duncan Wu & Young
1968	Alterations to restaurant	
1973	Install shop front canopy and internal stairs	
1974	Renovations of the basement	
1976	Alterations to remove wall in the basement	
1976	Form restaurant and disco in basement	
1980	Construct cabaret in basement	
1980	Coffee lounge on the first floor	
1980	Remove internal brick walls and replace with steel construction	
1981	Remedial repairs to parapet (bracket bolted to the inside of the parapet)	
1983	Move internal kitchen and install cubical	
1985	Reinstatement of fire damage	
1985	Internal partitioning	
1985	Build access to mezzanine	
1985	Internal cubicles	
1989	New front doors Elliott Street	
1991	Internal alterations to massage parlour	
1992	Internal alterations	
1994	Internal alterations	
1997	Refurbishment of existing street veranda	Burgess + Treep Architects
1997	Reconstruction of mezzanine floor	
1997	New internal stairway	
2002	Toilet upgrade and new dance floor in basement	
2003	Shop fit-out	
2005	Internal alterations to shop	
2006	Improvements to internal fire alarm systems	
2007	Alterations to corner shop	
2008	Lobby refurbished	Salmond Reed Architects
2013	Changes and refurbishment of Bar 101 premises on level 1 and basement. Including removing the sash windows from three windows and adding a mesh	

Appendix 2 Supplementary research

A selection of inner city commercial buildings designed by Arthur P Wilson

Building	Date	
Strand arcade UPID 02038 233-237 Queen Street, Auckland Central	(1899/1900. Reconstructed after a fire in 1909/10)	
Naval and Family Hotel UPID 01980 243 Karangahape Road, Newton	(1895/96)	
Northern Steamship Company UPID 02020 122-124 Quay Street, Auckland Central	(1898)	

A.H. Nathan Warehouse (1903)
UPID 01943
42 Customs Street East,
Auckland Central



Kemphorne Prosser (1899.
Albert Street Demolished
1982)



Auckland Weekly News 04 JANUARY 1901 p008. Sir George Grey Special Collections, Auckland Libraries, AWNS-19010104-8-3

Sargood MacNeil **Briscoe** (1900)
Customs Street East Demolished

John Chambers (1900)
Fort Street Demolished



Creator: Winkelmann, Henry. Date: 1922. Sir George Grey Special Collections, Auckland Libraries, 1-W1775

Streetscapes of Elliott Street



Figure 23: Smith & Caughey on the corner of Elliott Street and Wellesley Street. Rachel Ford 04/04/2017



Figure 24: View down Elliott Street from Wellesley Street. Rachel Ford 04/04/2017



Figure 25: Smith & Caughey building. Rachel Ford 04/04/2017



Figure 26: Archibald Clark and Sons Warehouse on the corner of Elliott Street and Wellesley Street. Rachel Ford 04/04/2017



Figure 27: Elliott Street with Archibald Clark and Sons Warehouse, 39 Elliott Street and Atrium on Elliott. Rachel Ford 04/04/2017



Figure 28: 39 Elliott Street with the Archibald Clark and Sons Warehouse (former) to the left. Rachel Ford 04/04/2017



Figure 29: Elliott Street. Rachel Ford 04/04/2017



Figure 30: Atrium on Elliott. Rachel Ford 04/04/2017



Figure 31: View of Smith & Caughey (right), Mid City and Strand Arcade. Rachel Ford 04/04/2017



Figure 32: Mid City with Strand Arcade beyond. Rachel Ford 04/04/2017



Figure 33: Atrium on Elliott. Rachel Ford 04/04/2017




Figure 34: Strand Arcade, Elliott Street entrance. Rachel Ford 04/04/2017

Appendix 3 Certificate(s) of title

NEW ZEALAND. 1874. 1A/168
 (CERTIFICATE OF TITLE.)

Register Book,
 Vol. 26 Folio. 255

(C) 

Patrick Davy of Auckland in the Provincial District of Auckland Gentleman is now seized of an estate in fee simple, subject nevertheless to such encumbrances, liens and interests as are notified by memorial, underwritten or endorsed hereon, and that piece of land situated on the East of Waitemata in the County of Eden in the said District containing thirty five perches more or less being part of Allotment Five of Section Fifteen of the City of Auckland Bounded towards the North East by Darby Street Three hundred and twenty nine links towards the South East by Queen Street Sixty seven and one half links towards the South West by other part of said allotment Five, Three hundred and twenty nine links and towards the North West by Chick Street Sixty seven and one half links by the said several measurements a little more or less as the same is delineated on the plan shown on the margin hereunder and edged green was allotment of which said piece of land is part being delineated on the public map of the said City directed in the District Survey Office at Auckland originally granted the thirtieth day of December 1842 under the hand of W. H. G. Shortland Esquire Governor of New Zealand to Hugh Colclahan, witness whereof I was in private signed my name and affixed my seal this 16th day of April One thousand eight hundred and eighty two.

Signed in the presence of

 the 16th day of April 1882

MacLachlan
 District Land Registrar
 of the District of Auckland


Land No. 355 by dated and signed and entered to
 the 25th day of April 1882 at 10 o'clock a.m. *MacLachlan*

Withdrawal of caveat No. 355 by District
 Land Registrar produced and entered the
 28th October 1885 at 11 a.m. *J. P. Dawson*
 District Land Registrar

Outstanding dealings registered in Deeds
 Office Leases 54671, 58919 Kirby to
 Keane Assignments 59827, 59828 Keane
 to Whitson Sub Lease 59829 Whitson to
 Little Assignments 65357, 65358 Johnstone
 to Whitson and others and Lease 65444
 Whitson to Gallagher entered 28th October
 1885 at 11 a.m. *J. P. Dawson*
 District Land Registrar

Summerson of above title and
 interest of Thomas Summerson was sold to
 Captain Alexander Cameron Esquire and
 William Charles Walker Esquire on 26th
 of October and produced and entered the
 27th October 1885 at 11 a.m. *J. P. Dawson*
 District Land Registrar

Summerson of above title and
 interest of above title and interest of
 1885 at 11 a.m. *J. P. Dawson*
 District Land Registrar



Scale, 1. chain to an inch.
 Surveyed by _____
 Chief Surveyor _____
 Draughtsman _____

Transfer of Leases Nos 51671 and 51919
 from Jesse Whitson, Anna Whitson, Henry William Heath,
 John Marshall and William Stockwell, all within named
 to heirs Ehrenfried of Auckland. Deed produced and
 entered 2nd November 1886 at 10.20 a.m.
 J. S. [Signature]

Mortgage, No 6727 of above leases. Nos 51671 and 51919
 from heirs Ehrenfried alienated to Jesse Whitson, heirs
 Whitson, Henry William Heath, John Marshall, William
 Stockwell all alienated John McLeay, Commissioner of Land
 and William Charles Mackay, Merchant both of Auckland
 produced and entered 2nd November 1886 at 10.22 a.m.
 J. S. [Signature]

Lease No 1619 from Patrick Darby alienated
 to The Campbell and Ehrenfried Company
 Limited of part of within land produced and
 entered 1st July 1894 at 2.10 p.m.
 J. S. [Signature]

Lease No 1675 from Patrick Darby to
 The Campbell and Ehrenfried Company
 Limited of part of within land produced.
 The 31st October 1894 at 2.34 p.m.
 J. S. [Signature]

Lease No 1746 from Patrick Darby to Herbert
 Thompson of part of within land
 produced the 28th August 1894 at 2.34 p.m.
 J. S. [Signature]

Transfer
 Lease No 1746/1879 being grant of party wall
 rights produced the 27th February 1900 at
 10 a.m. Patrick Darby to Arthur McAlister
 J. S. [Signature]

Figure 35: Certificate of title 26/255

NEW ZEALAND.

[Form B.]



Reference: { Vol. 21, folio 200
Transfer No.

Register-book
Vol. 99, folio 96

(L. 100/1100-5)

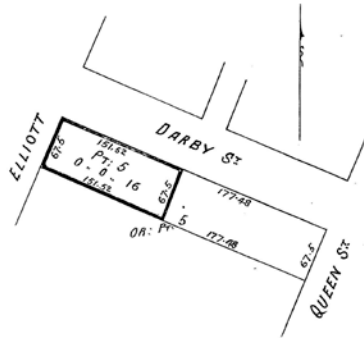
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



This Certificate, dated the fourteenth day of August, one thousand nine hundred and , under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that Patrick Darby of the City of Auckland, petitioner.

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 Sixteen (16) perches more or less being part of Section 15 (fifteen) in the City of Auckland.

Edwin Stamp
District Land Registrar



Scale: 1 Chain to an Inch

Deed of 1746 from Patrick Darby to Herbert Thompson produced the 25th August 1892 at 2:58 p.m.

Edwin Stamp
District Land Registrar

Memorial of 24072 being grant of part wall right Patrick Darby to Edward William Myers produced the 1st February 1902 at 11 a.m.

Edwin Stamp
District Land Registrar

Effect paper of 18847 of lease 1746 from Herbert Thompson to The Bank of New South Wales produced the 11th May 1902 at 12.16 p.m.

Mortgage No 19694 of lease No 1746 from Herbert Thompson to The Bank of New South Wales produced the 11th December 1902 at 2:33 p.m.

CANCELLED

NEW ZEALAND.



OFFICE
Register-book,
Vol. 446, folio 23

Reference: Vol. 99, Folio 96
Transfer No.
Application No.
Order for N/C No. C8091

CERTIFICATE OF TITLE UNDER LAND TRANSFER

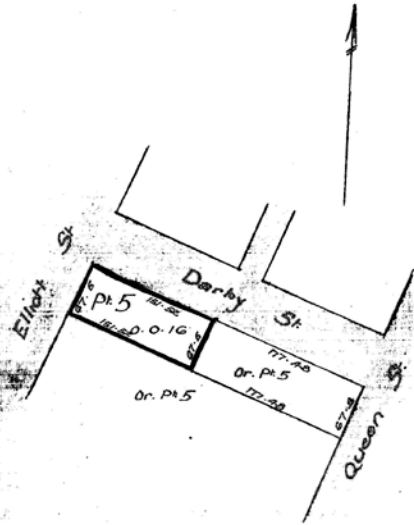


This Certificate, dated the fourteenth day of October one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that EDWARD FRANCIS DARBY gentleman and PATRICK BERCHMAN DARBY agent both of Auckland are seized of an estate in fee simple as tenants in common in equal shares in an undivided one half share

issued of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing sixteen perches more or less situated in the City of Auckland being part of Allotment 5 Section 15 of the Town of Auckland



Edmund
District Land Registrar.



Scale 1 Chain to an Inch
A.M. Doe

Transfer No. 24072 creating party wall rights over part of the above described land Produced 9th. February 1900 at 10a.m. *Edmund*

Dist. Id. Regr.

Transfer No. 206189 of an easement over part of the above land appurtenant to the land in Certificate of Title Volume 99 Folio 95 and over part of the land in Certificate of Title Volume 99 Folio 95 appurtenant hereto between Edward Francis Darby Walter Francis Darby and Gertrude Loneragan of the one part and Joseph Croke Darby Patrick Berchman Darby and Thomas Darby of the other part Produced 8th. October 1926 at 2.40p.m. *Edmund*

Dist. Id. Regr.

Mortgage No. 170659 Edward Francis Darby Walter Francis Darby Gertrude Loneragan and Patrick Berchman Darby to The Public Trustee Produced 8th. October 1926 at 2.50p.m. *Edmund*

Dist. Id. Regr.

Mortgage No. 170797 Edward Francis Darby and Patrick Berchman Darby to Walter Francis Darby Produced 14th. October 1926 at 10.8 a.m. *Edmund*

Dist. Id. Regr.

CANCELLED

CANCELLED

Transfer No 220586 Edward Francis Darby and
Patrick Buchanan Darby of all their interest to
Walter Francis Darby of Auckland merchant
5/8 share and Gertrude Loneragan of Auckland
married woman 5/8 share, produced 5/4/1935 at 2.31 PM
D. B. Miller

612322
46.6.31 Canceled see Vol 20



Figure 37: Certificate of title 446/23

REGISTER

(Land and Deeds—1)
(Form B.)

NEW ZEALAND.



Register-book,
Vol. 626, folio 22

Reference: Vol. 99 Folio 96
Transfer No. Vol. 446 Folio 23
Application No.
Order for N/C No. C. 12322

626/22

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixteenth day of June one thousand nine hundred and thirty one
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
WALTER FRANCIS DARBY (2/3 share) gentleman and GERTRUDE LOBERGAN
(1/3 share) married woman both of Auckland are seized of an estate in fee simple as tenants in common
in the shares set out after their respective names

seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing sixteen perches more or less situated in the City of
Auckland being part of Allotment 5 of Section 15 of the Town of Auckland.



W. Williams
Assistant District Land Registrar.

METRIC AREA IS 404m²
404m²
Conversion Factors:
1 Acre = 40.5m²
1 Perch = 25.29m²
1 Link = 2012 metres

Transfer No. 24072 creating party wall rights over
part of above described land Produced 9th February 1900
at 10 a.m. *W. Williams*
Asst. Land Regr.

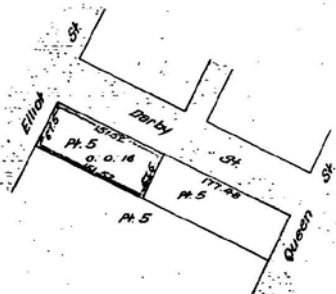
This Certificate of Title is issued/subject to party
wall rights over part of above described land appurtenant
to the land in Certificate of Title Volume 99 Folio 95
created in and by Transfer No. 206189. *W. Williams*
Asst. Land Regr.

Appurtenant hereto are party wall rights over part of
the land in Certificate of Title Volume 99 Folio 95
created in and by Transfer No. 206189. *W. Williams*
Asst. Land Regr.

Mortgage No. 170659 Edward Francis Darby, Walter Francis
Darby, Gertrude Lobergan and Patrick Berchman Darby to
The Public Trustee Produced 8th October 1926 at 2.50 p.m. *W. Williams*
Asst. Land Regr.

Variation of Terms of Mortgage No. 170659 Produced
25th May 1931 at 11 a.m. *W. Williams*
Asst. Land Regr.

CHARGE
K. H. 237/0/118
No. 260 Order of the Court of Review under
The Mortgagees and Lessees Rehabilitation
Act, 1936. Entered 30th Oct 1937 at 11 a.m. *W. Williams*
Asst. Land Regr.



Scale: 1 Chain to an Inch

OVER

Law 060144 2/3/44

REGISTER

626/22

46994 Transmission of the 500 share of Gertrude Lowman to Antoinette Gertrude Lowman of Auckland, Hava Helen Lowman of Wellington, and Phelmona Josephine Lowman of Auckland all sisters Entered 2/1/1941 at 9.55c *in a bond*

335233 of the 500 share acquired by transmission 46994 Antoinette Gertrude Lowman, Hava Helen Lowman and Phelmona Josephine Lowman to Walter Francis Darby abovenamed Produced 2/4/1941 at 2.56c *in a bond*

36617 Transmission to The Public Trustee Entered 7.12.1949 at 2.55c

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

L. G. Stammers
D.L.R.

227065.1 Transfer to Ridgeland Development (1969) Limited at Rotorua - 22.3.1973 at 9.44 o.c.

227065.2 Mortgage to BNZ Finance Limited 22.3.1973 at 9.44 o.c.

060178.1 Caveat by New Zealand Dairy Board - 8.25.1974 at 11.00 o.c.

302808.3 Transfer to Rutland Superannuation Nominees Limited at Auckland - 9.7.1974 at 9.37 o.c.

302808.4 Mortgage to New Zealand Dairy Board - 9.7.1974 at 9.37 o.c.

302808.5 Mortgage to The Commercial Bank of Australia Limited at Auckland - 9.7.1974 at 9.37 o.c.

289419.1 Lien by John Gissonns & Son Limited under the Charges and Protection and Priority Liens Act, 1939 - 23.5.1974 at 12.31 o.c.

320149.1 Variation of Mortgage 302808.4 - 15.4.1975 at 9.09 o.c.

320149.2 Mortgage of Mortgage 302808.4 to Brookfield Nominees Limited - 15.4.1975 at 9.09 o.c.

423100.5 Mortgage to The Commercial Bank of Australia Limited - 15.3.1975 at 1.53 o.c.

423100.6 Mortgage to Brookfield Nominees Limited - 14.11.1973 at 7.53 o.c.

941793.1 Transfer to Garry Roland Crawford and Wendy Ann Crawford both of Auckland company directors - 24.6.1981 at 10.25 o.c.

941793.2 Mortgage to Rutland Superannuation Nominees Limited - 24.6.1981 at 10.25 o.c.

941793.4 Mortgage to BNZ Finance Company Limited - 24.6.1981 at 10.25 o.c.

B.292547.1 Change of name of the registered Mortgage under Mortgage 941793.4 to "BNZ Finance Limited" - 24.5.1984 at 1.31 o.c.

B.341932.3 Mortgage to The Bank of New Zealand 23.10.1983 at 12.24 o.c.

The above memorial of discharge of Mortgage 941793.2 has not been endorsed on the outstanding copy of the Mortgage production of same having been dispensed with in terms of Section III of the Land Transfer Act 1952.

Darby
A.L.R.

see over

626/22

11 B.580336.2 Mortgage to N.Z.I Finance Limited, N.Z. International Acceptances Limited and NZ Securities Limited - 12.9.1986 at 2.10 o/c

Dawson
A.L.R.

B.580336.3 Memorandum of Priority making B.580336.2 a first mortgage and Mortgage B.341932.3 a second mortgage -12.9.1986 at 2.10 o/c

Dawson
A.L.R.

B.633743.2 Mortgage to Colin Chan and Frances Chan - 25.2.1987 at 2.07 o/c

S. Jackson
A.L.R.

B.633743.3 Variation of terms of mortgage B.580336.2 - 25.2.1987 at 2.07 o/c

S. Jackson
A.L.R.

B.654679.1 CAVEAT TO COLIN CHAN and FRANCES CHAN - 22.4.1987 at 2.5 o/c

W. Brock
A.L.R.
(C.394044)

C.002762.1 Lease to Colin Chan and Francis Chan both of Auckland company directors commencing on 1.10.1986 and terminating on 30.9.1991 -12.6.1989 at 2.50 o/c

A.L.R.

C.002762.3 Transfer of Mortgage B.633743.2 to Bank of New Zealand -12.6.1989 at 2.50 o/c

A.L.R.

11/7/89 C.002762.1 Lease to Colin Chan and Francis Chan commencing on 1.10.1986 and terminating on 30.9.1991 -12.6.1989 at 2.50 o/c (purchasing clause) (Caveator under Caveat B.654679.1 consenting)

W. Brock
A.L.R.

C.002762.3 Transfer of Mortgage B.633743.2 to Bank of New Zealand -12.6.1989 at 2.50 o/c

A.L.R.

C.014432.1 Mortgage of Lease C.002762.1 to Bank of New Zealand -10.7.1989 at 2.28 o/c

W. Brock
A.L.R.

C.251258.1 CHARGING ORDER (ABSOLUTE) AGAINST LEASE C.002762.1 IN FAVOR OF COUNTRYWIDE BANKING CORPORATION LIMITED and COLIN CHAN and FRANCES CHAN - 28.3.1991 at 11.29 o/c

W. Brock
A.L.R.

C.401734.3 Transfer in exercise of Power of Sale under Mortgage B.633743.2 to Civic House Limited at Auckland - 6.8.1992 at 11.08 o/c

W. Brock
A.L.R.

C.401734.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 6.8.1992 at 11.08 o/c

W. Brock
A.L.R.

Figure 38: Certificate of title 626/22

Appendix 4 Photographs



Figure 39: Darby Street facade. Rachel Ford 04/04/2017



Figure 40: Darby Street facade. Rachel Ford 04/04/2017



Figure 41: Darby Street facade. Rachel Ford 04/04/2017



Figure 42: Darby Street facade looking towards Elliott Street. Rachel Ford 04/04/2017



Figure 43: The junction between the Darby building and the neighbouring office building on Queen Street. Rachel Ford 04/04/2017



Figure 44: Darby Street facade. Rachel Ford 04/04/2017



Figure 45: Darby Street facade. Rachel Ford 04/04/2017



Figure 46: Darby Street facade. Rachel Ford 04/04/2017



Figure 47: Elliott Street facade. Rachel Ford 04/04/2017



Figure 48: View from Victoria Street West. Darby building in the middle. Rachel Ford 04/04/2017



Figure 49: Elliott Street facade. Rachel Ford 04/04/2017



Figure 50: Darby Building sign above the main entrance. Anna Boyer 06/03/2017



Figure 51: Interior of top floor. Bayleys Real Estate listing <https://www.bayleys.co.nz/listing/Auckland/Auckland/Auckland-Central/1681770>



Figure 52: Interior of top floor. Bayleys Real Estate listing <https://www.bayleys.co.nz/listing/Auckland/Auckland/Auckland-Central/1681770>



Figure 53: Interior of top floor. Bayleys Real Estate listing <https://www.bayleys.co.nz/listing/Auckland/Auckland/Auckland-Central/1681770>

Appendix 5 Plans

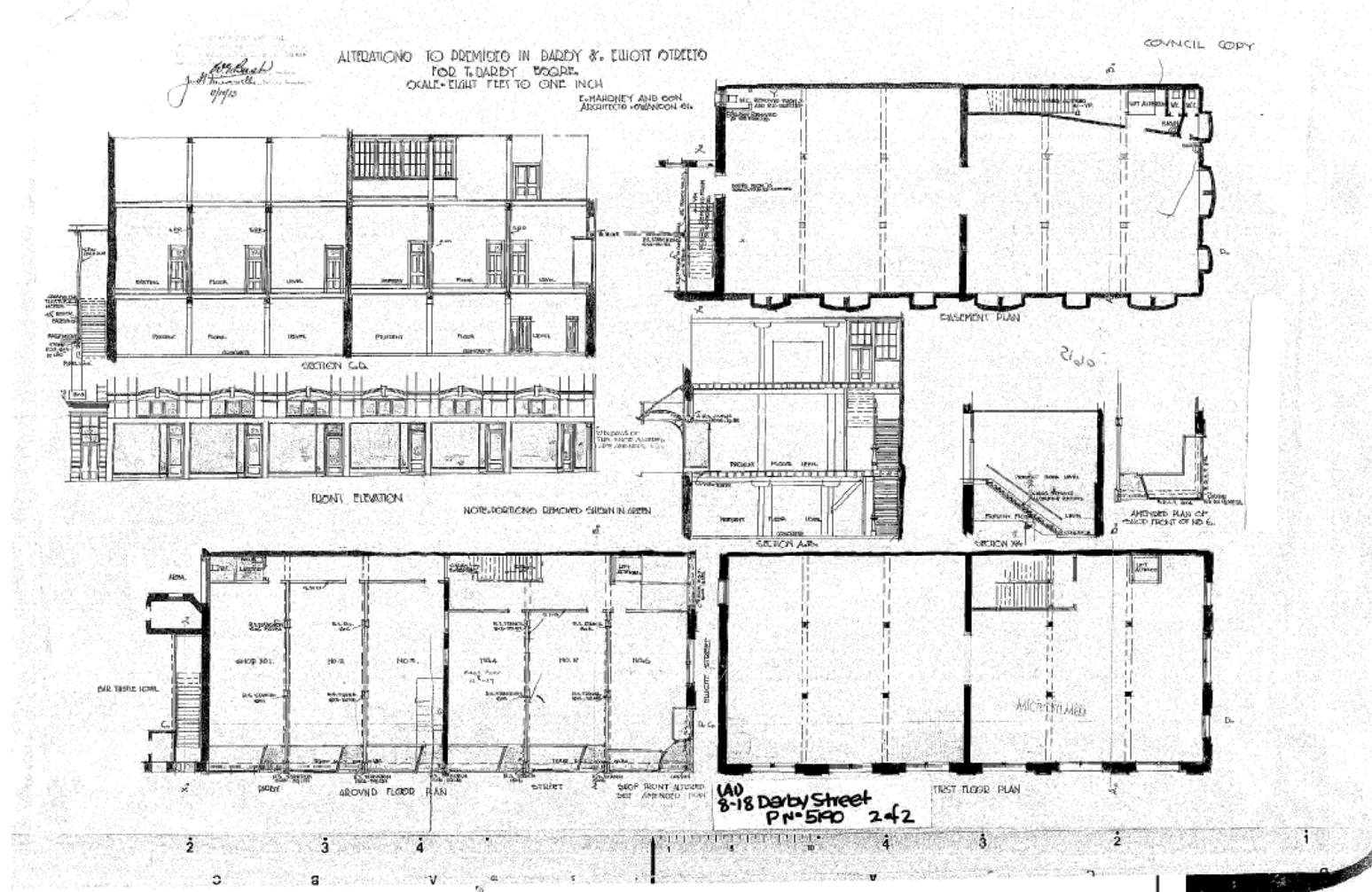


Figure 54: 1913 E Mahoney & Son drawings for the modifications to 8-18 Derby Street. Auckland Council property file

References

- ¹ Judge, C., Pick, B., Usher, E., and Mcready, S. (February 2012). Darby and Elliott Streets streetscape upgrades: final archaeological monitoring report (site R11/2734). Cough & Associates. P. 6.
- ² Judge, C., Pick, B., Usher, E., and Mcready, S. (February 2012). Darby and Elliott Streets streetscape upgrades: final archaeological monitoring report (site R11/2734). Cough & Associates. P. 6.
- ³ The founding of Auckland. Waitangi Tribunal. <https://waitangitribunal.govt.nz/publications-and-resources/school-resources/orakei/the-founding-of-auckland/>
- ⁴ Heritage New Zealand. Strand Arcade. <http://www.heritage.org.nz/the-list/details/123>
- ⁵ Judge, C., Pick, B., Usher, E., and Mcready, S. (February 2012). Darby and Elliott Streets streetscape upgrades: final archaeological monitoring report (site R11/2734). Cough & Associates. P. 14-15.
- ⁶ Plan of the town of Auckland: showing the various manners in which the lands have been alienated and reserved by Charles Heaphy. Sir George Grey Special Collections, Auckland Libraries, NZ Map 816.
- ⁷ Heritage New Zealand. Strand Arcade. <http://www.heritage.org.nz/the-list/details/123>
- ⁸ DEATH OF MR. PATRICK DARBY., Auckland Star, Volume XLI, Issue 304, 23 December 1910 <http://paperspast.natlib.govt.nz/newspapers/AS19101223.2.59>
- ⁹ Certificate of title. NA 26/255
- ¹⁰ Certificate of title. NA 99/96
- ¹¹ Certificate of title. NA 99/96
- ¹² Auckland Star, Auckland Star, Volume XXX, Issue 213, 8 September 1899 <http://paperspast.natlib.govt.nz/newspapers/AS18990908.2.40>
- ¹³ Page 11 Advertisements Column 1, New Zealand Times, Volume XXVII, Issue 5605, 3 June 1905. <http://paperspast.natlib.govt.nz/newspapers/NZTIM19050603.2.68.1>
- ¹⁴ Page 6 Advertisements Column 4, New Zealand Herald, Volume XLII, Issue 12812, 11 March 1905. <http://paperspast.natlib.govt.nz/newspapers/NZH19050311.2.64.4>
- ¹⁵ Certificate of title. NA 99/96
- ¹⁶ Page 8 Advertisements Column 8, New Zealand Times, Volume XXVII, Issue 5683, 2 September 1905. <http://paperspast.natlib.govt.nz/newspapers/NZTIM19050902.2.35.8>
- ¹⁷ Certificate of title. NA 99/96
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