

Heritage Evaluation

Pasadena Buildings

1041-1049 Great North Road, Point Chevalier



**Prepared by Auckland Council Heritage Unit
June 2014**

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Cover image: Photo by Rachel Ford, 1 May 2014

1.0 Purpose

The purpose of this document is to consider the Pasadena Buildings at 1041-1049 Great North Road, Point Chevalier, against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by Rebecca Fogel and Dr Bryan Pooley, Built Heritage Specialists, Heritage Unit, Auckland Council.

2.0 Identification

Site address	1041a - 1049 Great North Road, Point Chevalier, Auckland 1022
Legal description and Certificate of Title identifier	CT-57B/73, CT-57B/74: SHOPS 1,2 DP 101707 ON LOT 32 DP 19235 2/7 SH 602 M2 1040a Gth Nth Rd CT-57B/70: Flat 1 DP 101707 on lot 32 DP 19236 2/7 SH 602m2 2a Premier Ave CT-57B/71: Flat 2 DP 101707 on lot 32 DP 19236 1/7 SH 602m2 2b Premier Ave CT-57B/72, CT-57B/75: Flat 3 DP 101707 on lot 32 DP 19235 2/7 SH 602m2 1041 Gth Nth Rd CT-57B/70: Flat 4 DP 101707 on lot 32 DP 19236 1/7 SH 602m2 8Premier Ave CT-606/283: Lot 31 DP 19235
NZTM grid reference	Easting 1753073.54 Northing 5918410.68
Ownership	P L G Sisam and M K Sisam and K P McDonald (CT-57B/73, CT-57B/74) P L G Sisam and K P McDonald (CT-57B/72, CT-57B/75) P L G Sisam and K P McDonald (CT-84C/69) S L Taylor (CT-84C/69) P L G Sisam and M K Sisam and K P McDonald (CT-57B/73, CT-57B/74) P L G Sisam and K P McDonald (CT-57B/73, CT-57B/74) P L G Sisam and K P McDonald (CT-57B/71) S L Taylor (CT-84C/69) P L G Sisam and F Reed (CT-57B/70) H N Ha and T T Ha (CT-606/283) (1043-1049 Gth Nth Rd)
District/regional plan & zoning	Business Activity Zone
Proposed Unitary Plan zoning	Mixed Use Mixed Housing Urban
Existing scheduled item(s)	No
Additional controls	Historic Heritage: Pre 1944 Building Demolition Control
NZHPT registration details	No
Pre-1900 site (HNZ Section 6a(i) and 2b)	No. The place is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values, but it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	No
NZAA site record number/s	No

3.0 Constraints

- This evaluation is based on the information available or able to be sourced at the time of writing. The primary and secondary sources that were consulted provided sufficient information to conduct this evaluation, but additional research may yield new information.
- This evaluation does not include a systematic assessment of archaeological values or the importance of the place to mana whenua.
- The structural integrity of the building is not addressed.
- Several site visits were conducted in May 2014. All field work was done from the public right-of-way. The interior was not viewed.

4.0 Historical summary

***Please see Appendix 1 for a detailed historical overview**

The Spanish Mission style building at 1041 Great North Road was constructed in 1930 by architect A.C. Jeffries for builder C.B. Short, Esq (drawings dated December 1929, approved by Council 3 March 1930). The 1930 drawings indicate an early concrete column and beam construction with double course brick infill. The building originally featured three shops at street level, one fronting Great North Road, one fronting Premier Ave, and one at the corner with a prominent 45 degree entry. There were two, two bedroom flats above the three shops and an attached apartment to the north on Premier Avenue. It is noted that the plans in C.B. Short's name were permitted 8 March 1930, but land transferred to him 15 April 1930, suggesting the architect might have been working on the design before the lot sold.

Three additional shops (1043-1047 Great North Road) were also designed by Jeffries to adjoin the west elevation of the Premier Avenue block. This building was designed for R. Thomas, who also appears to be the contractor. It could be surmised that this building was an investment or a speculative development. Building permission was obtained simultaneously with the corner shops but prior to construction, a butcher's shop and bakehouse were added on the west end of the building (1049 Great North Road). There were three apartments of equal size planned to go above the ground floor, but the inclusion of the butcher's shop resulted in an interesting alteration that pierced the end wall to provide access to two more bedrooms over the butcher's shop. The shop floors were concrete while the residential areas were suspended timber floors.

The Pasadena Buildings were built to service the Pasadena Estate, which was developed by the Pasadena Estate Company, a real estate syndicate that was incorporated in 1923, and remained in operation until 1940.¹ The main subdivisions of the Pasadena Estate occurred between 1926 and 1929, and created Premier Avenue, Pasadena Avenue, and Baldwin Avenue (now Riro Street).² The street layout may have been designed by R.B. Hammond, who is a notable figure in the planning field as New Zealand's first Town Planner; although Hammond is not listed by name on the subdivision maps, his firm advertised to receive tenders for street and sewer construction in 1926.³ The estate was likely named for the city of Pasadena, a Southern California garden suburb that is famously filled with quintessential Californian Bungalows—a vision that that was published regularly in New Zealand newspapers and would likely have resonated with Auckland developers in the 1920s.

The Pasadena Buildings reflect the growth of the area in the 1920s and 1930s, as their construction corresponds with the extension of the electric tram lines into Point Chevalier.

5.0 Physical description



Figure 1: Pasadena Buildings in wider context (Auckland Council GIS Viewer)

Site & Context

The Pasadena Buildings at 1041-1049 Great North Road are a pair of commercial buildings located on a relatively conspicuous corner site at the junction of Great North Road and Premier Avenue in Point Chevalier. They are clearly visible on the approach into the neighbourhood from the east. Built in 1930, the same year that the electric tram lines extended into Point Chevalier, these commercial buildings reflect the growth of the area at that time. The surrounding neighbourhood is predominantly residential, and most of the housing dates from the late 1920s and 1930s.

The Pasadena Buildings occupy an L-shaped property composed of two related parcels (Lots 31 & 32, DP 19235). The buildings stand flush with the front property line, without any associated gardens or landscaping. A residential building addressed as 8 Premier Avenue sits on the rear half of lot 32, behind 1041 Great North Road; this residence was constructed in 1984, and is not considered further as part of this evaluation.



Figure 2: Pasadena Buildings, detailed view (Auckland Council GIS Viewer)

1041 Great North Road

1041 Great North Road (Lot 32) is the more ornate of the two buildings, and is situated on the corner of Premier Avenue. The building is two storeys tall, and is a clear example of the Spanish Mission Style as applied to a commercial building from the interwar period. The 1930 drawings indicate an early concrete column and beam

construction with double course brick infill. It sits on a concrete foundation and features a smooth stucco finish. It appears to be in good condition.



Figure 3: 1041 Great North Road, Spanish Mission-style (Rachel Ford, May 2014)

As a corner building, 1041 Great North Road has main facades fronting onto both Great North Road and Premier Avenue. The corner is clipped at a 45-degree angle, allowing the centre bay to be detailed differently. The building originally featured three shops at street level, one fronting Great North Road, one fronting Premier Ave, and one in the angled corner. There were two 2-bedroom flats above the three shops and an attached apartment to the north on Premier Avenue.

The centre shop has a prominent 45-degree entry that is made more distinctive by the over-scaled shaped Mission-style parapet, a design feature that was in common use on commercial buildings from this period. Dimensional letters reading “Pasadena Buildings” are located on the angled corner, further accentuating this aspect. In addition to the iconic parapet, other Spanish Mission-style details include the fenestration (paired multi-light casement windows with twisted column mullions), decorative terracotta vents, and pent roof segments that once held clay tiles. The storefronts have been altered since the building’s original construction, which is to be expected with historic commercial buildings, as tenants change over time. The current storefronts are aluminium and have been reconfigured, but the original angled entry configuration is still evident on the Premier Avenue side. A suspended verandah wraps around the building above the storefronts; this primarily hangs from steel rods bolted to the upper storey, although posts provide extra support.

The rear of the building is utilitarian in nature—a series of lean-to housing kitchenettes and laundries—and lacks ornamentation or architectural detail.

1043-1049 Great North Road

1043-1049 Great North Road (Lot 31) is also a mixed-use commercial building constructed in 1930. The two-storey masonry building is designed in a typical twentieth century commercial style, and is configured with four retail storefronts on the ground floor and flats above. It sits on a concrete foundation and features a smooth stucco finish. It appears to be in good condition.



Figure 4: 1043-1049 Great North Road (Rachel Ford, May 2014)

The primary façade fronts onto Great North Road, and is four bays wide. Original drawings from January 1930 show only three bays, but the fourth (westernmost) bay was added to match in April 1930 – possibly a seamless extension during construction. On the ground floor, what was once four separate retail units is now occupied by a single tenant. However, the four storefronts are still clearly articulated, with plastered bases, large display windows, single pedestrian doors, and glazed transoms. Modern aluminium joinery has replaced the original storefront materials and the decorative leaded glass has been removed from the transoms. A suspended verandah covers the storefronts; this hangs from steel rods bolted to the upper storey.

On the top (residential) floor, each bay contains a tripartite window unit with leaded glass transom lights. Ornamentation is limited to brick pilasters between the bays, decorative rectangular panels, and a corbeled brick stringcourse. The façade terminates in a simple stepped parapet.

The west wall is simply finished in painted stretcher course brick, and lacks any detail or articulation. The rear is similarly utilitarian, with a one-storey lean-to section dating from 1999.

Current Use

Today, the buildings remain as mixed-use buildings, with shops on the ground floor and residential units above. Current ground floor retail tenants include Pasadena Dairy and Point Chevalier Chinese Takeaways at 1041 Great North Road, and Saigon Pasadena Bakery at 1043-1049 Great North Road.




Summary of Key Features

- Location in residential suburb of Point Chevalier
- Two storey height
- Masonry construction with stucco cladding
- Interwar commercial style
- Spanish Mission details, particularly fenestration and parapet
- Remnants of original storefront configuration, including rhythm of openings, recessed entries, large display windows, and transoms
- Wrap-around verandah, suspended by steel rods

6.0 Comparative analysis

The Pasadena Buildings at 1041-1049 Great North Road can be compared to other interwar commercial buildings in the Albert-Eden Local Board Area. Among these, it stands out as a particularly high-style example of the Spanish Mission style, and shares many similarities with other buildings that are already scheduled in the Proposed Auckland Unitary Plan.

A few relevant examples are provided below (all photos from Google Maps, 2012):

Address	Photo & Description	Current Heritage Status
<p>Cheapside Buildings</p> <p>727-31 and 767-771 Dominion Road, Mount Roskill</p>	 <p>The Cheapside Buildings at 727-31 (left) and 767-771 (right) Dominion Road were a pair of mixed-use buildings (shops and flats) constructed in 1926 as part of the Devon Estate subdivision in Balmoral. Like the Pasadena Buildings, the Cheapside Buildings were associated with a real estate syndicate, and were specifically conceived as an integral part of a residential subdivision. Designed by A. Sinclair O'Connor, the Cheapside Buildings are a good example of eclectic revival styles as applied to commercial architecture.</p>	<p>Scheduled UID 2584</p> <p>Cat B</p> <p>Values: A,F,G,H</p>
<p>Rugby Buildings</p> <p>61-65 Sandringham Road, Kingsland</p>	 <p>The Rugby Buildings is another example of a corner commercial development that is intimately linked to a residential subdivision, rather than a town centre. It was part of a 1928 subdivision opposite Eden Park, and was built in 1929. Like the Pasadena Buildings, the Rugby Buildings are also the work of builder/developer C.B. Short. Businesses have included a dairy, fruiterer, confectioners, grocer, dental technician, laundry, hairdressers and a takeaway bar. The Mount Albert electorate office was located here for many years.⁴</p>	<p>Not Scheduled</p>
<p>Portland Buildings</p> <p>463-475 New North Road, Kingsland</p>	 <p>The Portland Buildings in Kingsland were constructed in 1914, and feature masonry construction methods similar to the Pasadena Buildings. Its form, mixed-use function, distinctive parapet, and prominent corner location all parallel those of the Pasadena Buildings.</p>	<p>Scheduled UID 1758</p> <p>Cat B</p> <p>Values: A,F,G,H</p>

<p>251-255 Dominion Road, Mount Eden</p>	 <p>Typical example of the Spanish Mission/Mediterranean Revival style as applied to a c.1920s commercial building. Located on Dominion Road within the Eden Valley Special Character – Business Overlay.</p>	<p>Not Scheduled</p> <p>Special Character Business Overlay</p>
<p>877-881 New North Road, Mount Albert</p>	 <p>Typical example of the Spanish Mission style as applied to a c.1920s commercial building – note shaped parapet and arched windows. Located on New North Road within the Mount Albert Town Centre.</p>	<p>Not Scheduled</p> <p>Pre-1944 Overlay</p>
<p>1224-1228 Great North Road, Point Chevalier</p>	 <p>These shops are located in the Point Chevalier Town Centre on Great North Road, just west of the Pasadena Buildings. They also represent the work of architect A C Jeffries; both the Pasadena Buildings and these shops are notable examples of Jeffries' commercial commissions.</p>	<p>Not Scheduled</p> <p>Pre-1944 Overlay</p>

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.

The Pasadena Buildings have **considerable** local significance under this criterion for their association with the suburban growth of Point Chevalier. The Pasadena Buildings were built to service the Pasadena Estate, which was developed by the Pasadena Estate Company, a real estate syndicate. The main subdivisions of the Pasadena Estate occurred from 1926 to 1929, and the area was fully built out with bungalows by 1940. The Pasadena Estate was designed with narrow lots at the corner of Premier Avenue and Great North Road, with wider lots beside; this pattern differs from the proportions of those lots clearly intended for residential development, suggesting an intention for commercial development at this location. Further evidence that the syndicate took an active role in the development of the shops may be found in the observation that the dates on the drawings pre-date the conveyance of the land, suggesting the

architect (A.C. Jeffries) might have been working on the designs before the lots sold. The fact that the Pasadena Buildings were an integral part of a speculative property development illustrates the important historical link between commercial and residential development patterns.

The Pasadena Buildings further reflect the growth of the area in the late 1920s and 1930s, as their construction corresponds with the extension of the electric tram lines into Point Chevalier. The construction of neighbourhood-serving commercial buildings such as the Pasadena Buildings was common along the tram lines, and reflects a time when Aucklanders relied on local shops instead of supermarkets and chain stores. This was before home refrigeration and personal automobiles were ubiquitous, so people needed services like a butcher shop, dairy, grocer, fruiter and confectioner—all originally found in the Pasadena Buildings—in order to meet their daily needs. These original businesses served the local community along with visitors to the area, and allowed the Pasadena Buildings to thrive as an important social gathering place. The Pasadena Buildings are also significant in a historical context as a rare commercial development in 1930—the height of the Great Depression—when financial confidence had evaporated and construction had all but ceased.

Finally, the Pasadena Buildings may have an association with R.B. Hammond, who is a notable figure in the planning field as New Zealand's first Town Planner. Hammond may have been responsible for the street layout of the Pasadena Estate. Although Hammond is not listed by name on the subdivision map, his firm advertised to receive tenders for street and sewer construction in 1926.

(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.

The Pasadena Buildings possess **moderate** social value under this criterion. Former Point Chevalier residents remember the place fondly as a community hub. The “milk bar” in the corner dairy was a local hang-out spot—one resident recalled chatting up girls and drinking milkshakes at the dairy on Saturday nights while waiting for 8 pm newspaper—and was highly esteemed through the 1950s. However, the place's social value is only assessed as moderate because it no longer retains this strong community association and esteem today; the buildings' past role as a gathering place is better captured under criterion (a) above.

(c) Mana whenua

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

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

(d) Knowledge

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

The Pasadena Buildings contribute somewhat to our understanding of the development of Point Chevalier in the interwar period, much of this information can be readily derived from available documentary sources. The ability of this place to contribute to the knowledge base of the locality, region or New Zealand is therefore considered to be of **little** significance in relation to this criterion.

(e) Technological

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

The 1930 drawings of the Pasadena Buildings indicate an early concrete column and beam construction with double course brick infill. This construction method, while fairly common today, was still relatively new at the time the Pasadena Buildings were built, and demonstrates the changing use of materials in commercial buildings. The Pasadena Buildings therefore possess **moderate** technological significance.

(f) Physical attributes

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

The Pasadena Buildings have **considerable** physical attributes value as good representative examples of late 1920s-1930s commercial architecture in Point Chevalier. Historic commercial buildings throughout the Albert-Eden Local Board area are typically two-storey masonry buildings with retail uses on the ground floor and residences above, and the Pasadena Buildings are an excellent example of this property type. The corner building at 1041 Great North Road is particularly notable as a high-style example of the Spanish Mission style as applied to commercial architecture during the interwar period. Mission-style details such as the shaped parapet and fenestration allow this building to stand apart from other similar buildings from this period. The adjoining shops at 1043-1049 Great North Road, while not as unusual in their design, are still a good representation of this type and period of construction. Features such as the utilitarian parapet and exposed brick were typical of interwar commercial architecture.

The Pasadena Buildings are also notable under this criterion as the work of prolific Auckland architect A.C. Jeffries. Jeffries primarily designed residences, with less than 20% of his output being commercial buildings, mostly brick shops; along with the shops at 1224-1228 Great North Road in the Point Chevalier Town Centre, the Pasadena Buildings are one of the most prominent of Jeffries' designs.

(g) Aesthetic

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

The Pasadena Buildings possess **considerable** aesthetic value as a highly visible landmark in Point Chevalier. Located on a relatively conspicuous corner site at the junction of Great North Road and Premier Avenue in Point Chevalier, the place is clearly visible on the approach into the neighbourhood from the east. The block's over-scaled shaped Mission-style parapet, unique ornamentation, 45-degree angled corner configuration, and wide suspended

verandah all contribute to the distinctive street presence and aesthetic appeal of the Pasadena Buildings. The buildings are separated from the main Point Chevalier Town Centre further along Great North Road, making the block a distinctive, separate entity.

(h) Context

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

The Pasadena Buildings contribute strongly to the character of the surrounding Pasadena Estate, and are clearly linked to the interwar suburban development of Point Chevalier. They also contribute strongly to the eclectic mixture of buildings and styles in this part of Great North Road. As discussed under criterion (a), the construction of the Pasadena Buildings is linked to the arrival of the electric tram lines in the neighbourhood, and illustrates the link between commercial and residential development patterns. The Pasadena Buildings therefore exhibit **considerable** context value within the local Point Chevalier community.

8.0 Statement of significance

The Pasadena Buildings have **considerable local** significance for their association with the suburban growth of Point Chevalier in the late 1920s and 1930s. The place possesses considerable historical and context values as a historic neighbourhood-serving commercial property that illustrates the link between commercial and residential development patterns. The Pasadena Buildings contribute strongly to the character of the surrounding Pasadena Estate, and are clearly linked to the arrival of the electric tram lines in the neighbourhood. Former Point Chevalier residents remembered the Pasadena Buildings fondly as an important social gathering place, recalling a time when Aucklanders relied on local shops instead of supermarkets and chain stores.

The Pasadena Buildings also exhibit strong physical and aesthetic values as an example of commercial architecture from this period, and represent the work of architect A.C. Jeffries. The corner building at 1041 Great North Road is particularly notable as a high-style example of the Spanish Mission style as applied to interwar commercial architecture. The adjoining shops at 1043-1049 Great North Road, while not as unusual in their design, are still a good representation of this type and period of construction. The buildings' highly visible corner location and unique design creates a distinctive street presence and aesthetic appeal.

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. In the case of the Pasadena Buildings, the identified extent of place includes the land identified on the diagram below. Note that it includes the entire footprint of the buildings and extends to the kerb in order to protect the landmark qualities of the place. The boundary has been drawn to exclude the 1980s residence at 8 Premier Avenue.



10.0 Recommendations

Based on the preceding evaluation, it is recommended that the Pasadena Buildings at 1041-1049 Great North Road meets the threshold for scheduling as a Historic Heritage Place: Category B. The place has considerable significance for its historical, physical attributes, aesthetic, and context values.

It is noted that the Pasadena Buildings were previously considered for scheduling under the legacy Auckland City Council scoring system. The buildings were re-evaluated during this survey using the Proposed Auckland Unitary Plan criteria, a values-based approach that reflects a broader suite of reasons why a place might be significant. The PAUP criteria build upon the legacy system, allowing for additional focus on historical associations, context values, and significance to local communities.

11.0 Table of Historic Heritage Values

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

Category	Heritage Values	Extent of place	Interior Protected	Exclusions
B	(a), (f), (g), (h)	Refer to diagram	No	None

Author

Rebecca Fogel, Built Heritage Specialist
Dr Bryan Pooley, Built Heritage Specialist

Date

10 June 2014

Reviewer: Anthony Barnes, Principal Heritage Advisor

Date: 18 June 2014

Appendices

Appendix 1 Historic research

Maori settlement in the area is visible by both archaeological sites around the coast and the acknowledgement of the Wahi Tapu sites at Point Chevalier Beach and Coyle Park. Point Chevalier beach is known traditionally as Rangī-mata-rau, translated to 'the day of one hundred spears' after a battle fought over a marriage between a Ngāti-hoa chief and a woman from the Waikato.⁵

When European settlers began to arrive in Point Chevalier, it was reported that there were two Maori villages in the district.⁶ One was located near the northern point where there is a small inlet between what is now Johnstone and Oliver roads, the second was located at the mouth of Oakley Creek. The gardens were well established in the fertile soils and during the early European settlement were the most productive in the district. Walking tracks were said to be located between the villages and continued on to the Manukau Harbour.⁷

The land on which the Pasadena Buildings currently stand was part of Allotment 27 of the Parish of Titirangi.⁸ William McDonald purchased the three farms of Allotments 26, 27 and 28, but died in 1848, just a few years after acquiring the land; the trustees of McDonald's estate remained as major landowners in Point Chevalier in the 1860s. From 1864, William Motion, owner of the flour mill at Western Springs, leased the farms⁹ and used them at least partly for grazing sheep. By 1911, the land was part of a 149 acre-tract owned by William and James Thompson and Alexander Bell. Thompson and Bell subdivided and sold off their holdings as the district grew. Eventually, the land had been whittled down to a 33-acre piece owned in 1921 by a farmer named Leonard Guest; he sold the property to the Pasadena Estate Company Limited in 1924.¹⁰

The Pasadena Buildings were built to service the Pasadena Estate, which was developed by the Pasadena Estate Company, a real estate syndicate that was incorporated in 1923, and remained in operation until 1940.¹¹ The directors of the Pasadena Estate Company included Wm Bremmer, T A Webster, M L Anderson, and A P Young (Secretary). The main subdivisions of the Pasadena Estate occurred between 1926 and 1929, and created Premier Avenue, Pasadena Avenue, and Baldwin Avenue (now Riro Street).¹² The estate was likely named for the city of Pasadena, a Southern California garden suburb that is famously filled with quintessential Californian Bungalows—a vision that was published regularly in New Zealand newspapers and would likely have resonated with Auckland developers in the 1920s.

The curving street layout of the Pasadena Estate may have been designed by R.B. Hammond, who is a notable figure in the planning field as New Zealand's first Town Planner. Although Hammond is not listed by name on the subdivision maps, his firm advertised to receive tenders for street and sewer construction in 1926.¹³ Hammond's advertisement referred to the estate as the "Pasadena Garden Suburb," and the design of the estate certainly reflects the garden city concepts that were popular in the interwar period. Another advertisement by Christie and Co. in 1927 touted the values of neighbourhood, and demonstrated that much of the estate was built on speculation: "We own the sections, supply the plans and can build you a home just as you want it. An ordinary rent pays the balance, and you have a home of your own."¹⁴ By 1940, the Pasadena Estate was fully built out with neat rows of bungalows.

The Pasadena Estate was designed with narrow lots at the corner of Premier Avenue and Great North Road, with wider lots beside; this pattern differs from the proportions of those lots clearly intended for residential development, suggesting an intention for commercial development at this location. Further evidence that the Pasadena Estate

Company took an active role in the development of the shops may be found in the observation that the dates on the drawings pre-date the conveyance of the land, suggesting the architect (A.C. Jeffries) might have been working on the designs before the lots sold. The fact that the Pasadena Buildings were an integral part of a speculative property development illustrates the important historical link between commercial and residential development patterns.

The Pasadena Buildings reflect the growth of the area in the 1920s and 1930s, as their construction corresponds with the extension of the electric tram lines into Point Chevalier. The Point Chevalier route was completed in two stages in 1930, and was an extension of the original Grey Lynn line. The first segment extended along Great North Road from Western Springs to “Hall Corner” (intersection of Great North Road and Point Chevalier Road), and was opened in March 1930.¹⁵ The second piece of the Point Chevalier extension opened on 27 July 1930, and included 1 ¾ miles of track along Point Chevalier Road from Hall Corner to the end of the point. A new electrical sub-station (no longer extant) was constructed concurrently in order to support the line.^{16 17} A Point Chevalier extension was first considered in 1922, but was deferred to a later date because of the concurrent Edendale and Great South Road projects.¹⁸ The last tram on Point Chevalier route ran 20 November 1953.

Design & Construction

The Spanish Mission style building at 1041 Great North Road was constructed in 1930 by architect A.C. Jeffries for builder C.B. Short, Esq (drawings dated December 1929, approved by Council 3 March 1930). The 1930 drawings indicate an early concrete column and beam construction with double course brick infill. The building originally featured three shops at street level, one fronting Great North Road, one fronting Premier Ave, and one at the corner with a prominent 45 degree entry. There were two, two bedroom flats above the three shops and an attached apartment to the north on Premier Avenue. It is noted that the plans in C.B. Short's name were permitted 8 March 1930, but land transferred to him 15 April 1930, suggesting the architect might have been working on the design before the lot sold.

According to Auckland Council records, a standalone building was approved for the corner of Premier Avenue and Riro Street at the same time as the Great North Road shops. This single storey building—also in the Spanish Mission style—incorporated a shop and two-bedroom residence. It is unlikely that this building was ever constructed, as it does not appear to be present on the 1940 or 1968 aerial photos.

Three additional shops (1043-1047 Great North Road) were also designed by Jeffries to adjoin the west elevation of the Premier Avenue block. This building was designed for R. Thomas, who also appears to be the contractor. It could be surmised that this building was an investment or a speculative development. Building permission was obtained simultaneously with the corner shops but prior to construction, a butcher's shop and bakehouse were added on the west end of the building (1049 Great North Road). There were three apartments of equal size planned to go above the ground floor but the inclusion of the butcher's shop resulted in an interesting alteration that pierced the end wall to provide access to two more bedrooms over the butcher's shop. The shop floors were concrete while the residential areas were suspended timber floors.

Construction Chronology

The following table provides a summary of alterations to the Pasadena Buildings:

Date	Change
1930	Erect 3 shops and dwelling (1041 Great North Road)
1930	Erect 3 shops and dwelling (1043-1047 Great North Road)
1930	Additions to shop (1049 Great North Road)
1952	Add lunchroom & store to bakehouse (1043-1049 Great North Road)
1955	Cut opening in wall of shops between units 1045 and 1047 (1043-1049 Great North Road)
1975	Cut opening in fire partitions (1043-1049 Great North Road)
1984	Construct new residential dwelling behind shops (8 Premier Avenue)
1990	Property subdivided into seven separate titles (1041 Great North Road)
1991	Repair damaged verandah (1043-1049 Great North Road)
1992	Dairy sign installed (1041 Great North Road)
1995	Interior alterations to Shops 1 and 2, change retail outlet to Chinese Takeaway (1041 Great North Road)
1999	Rear extension and internal alterations (1043-1049 Great North Road)
2000	Create parking bay, and demolish approx. 26.0m of canopy (1041 & 1043-1049 Great North Road)
n.d.	It is possible that other unpermitted modifications have occurred to the storefronts since the buildings' original construction
n.d.	It appears that at some stage, the original terracotta tiles on the pent roof sections of the parapet were re-roofed with corrugated iron.

Social History

The construction of neighbourhood-serving commercial buildings such as the Pasadena Buildings was common along the tram lines, and reflects a time when Aucklanders relied on local shops instead of supermarkets and chain stores. This was before home refrigeration and personal automobiles were ubiquitous, so people needed services like a butcher shop, dairy, grocer, fruiter and confectioner—all originally found in the Pasadena Buildings—in order to meet their daily needs. These original businesses served the local community along with visitors to the area, and allowed the Pasadena Buildings to thrive as an important social gathering place.

Former Point Chevalier residents remember the place fondly as a community hub. The following recollections about the Pasadena Buildings were captured in an oral history volume, *Pt Chevalier Memories 1930s – 1950s*, produced by Auckland Council Libraries:

- Harold Golding (1955 – 1957) – purchased Fruit & Veg shop in Pasadena. Hairdresser and Dairy on corner.
- Denis Reidy (1930s to 1960s) – Saturday night milkshakes at dairy waiting for 8 pm newspaper while chatting up girls. A gathering place.
- Mary Swann - Pasadena shops had butcher, dairy, greengrocer, drapery and two grocery outlets.
- Pasadena shops – During 1940s and 50s Jayce Cain's tap dancing school, Armishaw's Four Square Dairy, Woods Fruit shop, Self Help Co-Op Grocery, Les Fielding Drapery, Clark's Butchery.



Pasadena Building Milk Bar, circa 1950s

From the Jean Jones news clippings collection, unknown source. Accessed via Timespanner blog (Lisa Truttman, 24 March 2009), <http://timespanner.blogspot.co.nz/2009/03/matamata-3-manly-milk-bar.html>

A.C. Jeffries, Architect

The Pasadena Buildings were designed in 1930 by Auckland architect Atkinson Crockett Jeffries (4 Jun 1894 – 20 Jul 1977). Jeffries entered Auckland Technical College in 1909 studying carpentry & joinery, trade drawing, building construction; he graduated in 1913. His name first appears in architectural tender advertisements when he worked in partnership with Alfred Bernard Crocombe (1894 -1969) between 1924 and 1927. This practice was mainly involved with residential work but did undertake a small number of shops and offices and designed one (as yet) unidentified theatre and shop complex.¹⁹ When Jeffries established his own practice after the dissolution of his partnership with Crocombe, he continued in a similar vein, the majority of his work between 1927 and 1937 being residential, with less than 20% of his output commercial buildings, mostly brick shops.²⁰ Besides the Pasadena Buildings, Jeffries' best-known commissions include the shops at 1224-1228 Great North Road (1928); Buckland Hall, Pukekohe (1932);²¹ and 11 Canterbury Place, Parnell (1936), an Art Deco house built for Morris Yock, who was famous for introducing and manufacturing jandals.²²

C.B. Short, Builder

Charles Benjamin Short was a builder and developer from Mount Roskill, who started working in Auckland in 1908 and filed for bankruptcy in 1928. Apparently many of Short's building ventures had been profitable, but his financial troubles were caused by unsuccessful speculative land dealings in which he was unable to sell off his holdings quickly enough. His creditors gave a vote of sympathy, and they recognised that speculative builders in general were "having a bad time".²³ Short is also credited with building the Rugby Buildings at 65 Sandringham Road, Kingsland, in 1929.²⁴ Short was discharged from bankruptcy in May 1929,²⁵ so the construction of the Pasadena Buildings in 1930 seem to represent Short's renewed interest in speculative building once his debts were cleared.

R.B. Hammond, Town Planner

The curving street layout of the Pasadena Estate may have been designed by R.B. [Reginald Bedford] Hammond, who is a notable figure in the planning field as New Zealand's first Town Planner. Although Hammond is not listed by name on the subdivision maps, his firm advertised to receive tenders for street and sewer construction in 1926.²⁶ Hammond's advertisement referred to the estate as the "Pasadena Garden Suburb," and the design of the estate certainly reflects the garden city concepts that were popular in the interwar period.

Hammond was known for pioneering the concept and popularity of the "garden suburb" in New Zealand through his award-winning work on the Ōrākei Gardens development, designed in 1925. The new suburb was located on contested Māori land, and wide avenues along the area's ridges (now Coates Avenue and Kupe Street), as well as parks and schools. The plan won first prize in a design competition, but was only partially executed. Hammond went on to become the first Director of Town Planning appointed under 1926 Town Planning Act, and was involved in the state housing programme.²⁷

Today, Hammond's contributions are recognised by the New Zealand Planning Institute in the form of the Reginald Hammond Memorial Scholarship. The NZPI website summarises his accomplishments:

"[Hammond was] the first New Zealander to complete a Town Planning qualification which led to him being appointed the first Director of Town Planning in 1926. Reginald Hammond, who was born and brought up in the Kaipara area, originally trained as an architect but had become interested in the newly emerging discipline and profession of Town Planning in the first decades of the twentieth century. He participated in the Town Planning Conference and Exhibition in 1919 and shortly afterwards left New Zealand to complete a Town Planning diploma at the University of London. He then worked and travelled in Britain and the USA, including for a time in the office of Herbert Baker when the plans for New Delhi were being developed. He went on to have a distinguished career in New Zealand, mainly in the Housing Construction Division which developed the early state housing programme. He was also involved in the establishment of the Town Planning Institute that would become the New Zealand Planning Institute and encouraged those who worked with him to become qualified Town Planners."²⁸



Alexander Turnbull Library, S.P. Andrew Collection
F20132
R.B. Hammond, Housing Division town planner and later Director. Hammond had been involved in housing since the 1920s, when he designed the winning plan for the Orakei scheme.
Portrait of R.B. Hammond²⁹

Appendix 2 Supplementary research

Commercial Architecture

The following excerpt from the Albert-Eden Historic Context Statement (March 2014) provides information about commercial development within the Albert-Eden Local Board area:

Albert-Eden Heritage Survey HCS

Additional Resources

For additional information about the history of New Zealand's architectural styles, see the following books:

- Jeremy Salmond, *Old New Zealand Houses, 1800-1940* (Auckland, Reed Publishing: 1986, reprint 1998).
- Jeremy Ashford, *The Bungalow in New Zealand* (Auckland, Viking: 1994).
- Ben Schrader, *We Call it Home: A History of State Housing in New Zealand* (Auckland, Reed Publishing: 2005).

4.3 Commercial Development

Town centres represent the primary type of commercial development in the Albert-Eden Local Board area. Town centres were small commercial shopping precincts that developed along the main transport routes towards the end of the nineteenth century, usually corresponding to the emergence of residential suburbs.²⁴³ Given the limited transport available to the majority of people at that time, it was necessary to have supplies close to areas of settlement. These local commercial corridors were sources of basic provisions and equipment, carrying food items along with service providers such as a local blacksmith.²⁴⁴ In the 1920s and 30s, the town centres expanded as settlement increased along the electric tram routes. New businesses such as movie theatres and automotive uses were introduced at this time, reflecting technological advancements and the changing social needs of the residents. These town centres remain bustling centres of commercial activity in the present day Albert-Eden Local Board area.



Figure 60. Page's Store on New North Road in Kingsland, 1904

Auckland Weekly News (3 November 1904). Sir George Grey Special Collections, Auckland Libraries, AWNS-19041103-6-1

²⁴³ Matthews & Matthews Architects Ltd. et al., *Sandringham Shopping Centre: Character Heritage Study* (prepared for Auckland City Council, November 2008).

²⁴⁴ *Ibid.*

The following summarises the Local Board's key town centres. Heritage studies have previously been prepared for most of these corridors, so please refer to those documents for additional detail:

- **Kingsland:** Kingsland's shopping centre is one of the oldest in the Albert-Eden Local Board area, as it developed around the railway station. At the heart of the Kingsland shopping centre was A.W. Page's Store, which opened in 1885 at the corner of New North Road and Kingsland Road. Page's Store was incredibly successful: by 1898 it had become one of the city's largest stores with a horse and cart delivery service that reached as far as Huia, by 1903 it was serving as a tram terminus, and by 1910 their range of goods was extensive enough to fill a 146 page catalogue.²⁴⁵
- **Mount Eden Village:** As residential settlement in Mount Eden grew, so did the services provided by the shops, as seen by the rapid growth of the shopping centre on Mount Eden Road, and the increased variety in services. Cucksey's Store opened at the corner of Stokes Road and Mount Eden Road in 1873 as the first shop in the precinct (replaced with the present Cucksey's Store in 1905). In 1885, Till & Sons Bakery was formed, and the present building diagonally opposite from Cucksey's Store dates from around 1905. Several blocks of shops had been established by the 1920s, and many buildings retain their original features and storefronts today.^{246 247}
- **Manukau Road:** Manukau Road was the main commercial corridor for Epsom and One Tree Hill, and also served travellers on the busy route from Auckland to Onehunga. Greenwood's Corner, Greenlane Road, and Ranfurly Road were the three main town centres that developed along Manukau Road. Greenlane Road was the first shopping precinct on Manukau Road, with half a dozen shops in place by about 1910. Greenwoods Corner developed shortly after, with post office and bank lending more of a community focus. Ranfurly Road developed in the 1920s, boosted by the construction of the One Tree Hill Road Board offices and the proliferation of nearby bungalows.²⁴⁸
- **Mount Albert:** The shopping centre at the corner of New North Road and Mount Albert Road had its beginnings in 1880 with a general store and post office run by Joseph Hibbs. By 1910, there were a few shops at the corner, but commercial uses really flourished in 1915 when the electric trams arrived. The booming town centre was known simply as "the terminus," with construction of two-storey commercial buildings continuing through the 1920s. Another block of shops was built on New North Road between Kitenui Street and Alberton Avenue in 1922 to serve Mount Albert's growing population.²⁴⁹
- **Dominion Road:** According to the *Dominion Road Heritage Study* (2007): "As the mainstreet, [Dominion Road] has been the focus for commercial development in this part of what was formerly Mount Eden and Mount Roskill Boroughs. Shopping centres along Dominion Road have formed at the intersections with other main roads including View Road, Valley Road, Balmoral Road and Mount Albert Road. Each of

²⁴⁵ Matthews and Matthews Architects Ltd. et al., *Morningside Heritage Study*, 25.

²⁴⁶ Boffa Miskell Ltd. et al., *Character & Heritage Study: Mt Eden Village*.

²⁴⁷ Auckland City Council et al., *Maungawhau Heritage Walks*.

²⁴⁸ Bush, *The History of Epsom*, 287-291.

²⁴⁹ Matthews and Matthews Architects Ltd. et al., *Mount Albert Heritage Study*, 55-57.

these centres has a distinctive character and retains intact groups of buildings from significant periods in their development. These established mainstreet shopping centres present good examples of the building types and architectural styles being used throughout New Zealand, particularly in the 1920s and 30s. Some of these places are of great significance and have been recognised by their inclusion in the District Plan schedule or registration by the New Zealand Historic Places Trust. The collective heritage character of the Eden Valley shopping centre has also been recognised by the recent plan change introducing Heritage Character Overlay zones to some of Auckland's town centres. Balmoral shopping centre and the Mount Roskill shopping centre represent similar collective values."²⁵⁰



Figure 61. Dominion Road in Balmoral, 1920s

Sir George Grey Special Collections,
Auckland Libraries, 7-A10950



Figure 62. Mount Albert General Store, circa 1900

Sir George Grey Special Collections,
Auckland Libraries, 7-A11894

- **Sandringham:** According to the *Sandringham Shopping Centre Character Heritage Study (2008)*, "Sandringham Shopping Centre was established around 1915 when the first shops were built at Warings corner at the intersection of Sandringham Road with Kitchener Road. This initial commercial block was followed by rapid development in the 1920s when the majority of buildings in the centre were built. In other centres, such as Mount Eden Village or Kingsland, development has sometimes occurred in stages with early residential development on the main road being progressively replaced by commercial buildings. In Sandringham, however, problems with flooding mean that built development in the centre occurred in a concentrated period around the same time that drainage was improved and the tram lines were extended down Sandringham Road in the mid 1920s. Between 1920 and 1930 the centre had been substantially built and therefore comparative to other established commercial centres, buildings in Sandringham are quite consistent in their typically two storied scale, architectural style and type."²⁵¹
- **Point Chevalier:** The corner of Great North Road and Point Chevalier Road has always been an important intersection. It was once known as "Hall Corner," so named for the hall constructed there in the late nineteenth century. The current group of buildings in the Point Chevalier town centre was associated with the growth of Point Chevalier during the late 1920s and early 1930s, primarily in response to the

²⁵⁰ Matthews & Matthews Architects Ltd. et al., *Dominion Road Heritage Study* (prepared for Auckland City Council, October 2007).

²⁵¹ Matthews and Matthews Architects Ltd. et al., *Sandringham Shopping Centre: Character Heritage Study*, iv.

arrival of the tram in 1930. Comprising a series of single and multi-storey structures, of predominantly plastered brick construction, the buildings include the prominent Ambassador Cinema, the ASB Bank and the former Fisheries Building. These buildings are the designs of prominent Auckland architects A. Sinclair O'Connor and D. B. Patterson.

Town centres are likely to be significant as examples of local commercial development and settlement patterns. As collections of a particular type and period of architecture, town centres often possess strong physical and contextual values.

Commercial properties also exist outside the town centres, though, namely in the form of local dairies. Many of these began as general stores or hotels to support early farming uses. These shops often survived longer than the surrounding farms, and may represent the earliest periods in the development of the Albert-Eden Local Board area. Several such independent shops are located along Point Chevalier Road, for example.

4.3.1 Commercial Architecture

As with residential architecture, commercial architecture in the Albert-Eden Local Board area follows general Auckland and New Zealand trends, and the existing scholarship on commercial architectural styles applies.

Historic commercial buildings in the Albert-Eden Local Board area are typically two storey masonry buildings with retail uses on the ground floor and residences above. In the late nineteenth century, the Italianate style was often applied to commercial buildings—such as at Page's Store in Kingsland. Variations on classical themes continued into the early twentieth century. In the 1920s, examples of "stripped Classical" and Spanish Mission derived styles were common, giving way to the Streamline Moderne style in the early 1940s. Banks were typically designed in a Classical Revival style, often appearing as a standalone "temple" with prominent columns and ornamentation.

Individual commercial buildings, either located alone or within a town centre, may be significant for their architecture or for their association with local businesses. These buildings may also represent the work of a notable architect. Some level of change to commercial buildings is expected as tenants changed over time, but properties with intact original storefronts (with features such as angled entries, leaded glass transoms, terrazzo bases) are considered to have especially high integrity.

An excellent example of commercial architecture in the Albert-Eden Local Board area is the pair of Cheapside Buildings located at 727-731 Dominion Road in Balmoral. These buildings were designed by prominent local architect A. Sinclair O'Connor circa 1926 to service the surrounding residential communities. The Cheapside Buildings were an integral part of the "Devon Estate," a speculative property development by the Victoria Estate Syndicate, and reflect the important link between commercial and residential development patterns.



Cheapside Buildings, 727-731 Dominion Road



Balmoral Town Centre, Dominion Road



Mount Eden Road



Kingsland Town Centre, New North Road



Point Chevalier Town Centre, Great North Road



Dairy on Point Chevalier Road

Figure 63. Examples of Commercial Architecture

Spanish Mission Style

The Pasadena Buildings were designed in the Spanish Mission style, so this section includes background information about the origins of this style.

The following excerpt about the Spanish Mission Style is taken from *Appendix 13: Architectural Design Guidelines for the Residential 1 and 2 Zones*, contained within the Auckland Council District Plan – Operative Auckland City – Isthmus Section 1999.

APPENDIX 13

5.10 STYLE MODERNE AND SPANISH MISSION STYLE

5.10.1 Style Moderne

5.10.1.1 Was a reaction to the traditional practice of adding ornament to buildings. It was a popular version of a style that evolved after World War I as the international style, based on a new philosophy of building and aesthetics. Moderne houses in New Zealand are identifiable by their apparently flat roofs (although some of these are low-pitched roofs, sloping to the rear of the house behind level or stepping parapets), textured masonry walls (often stucco on a timber frame), and windows arranged in horizontal bands flush with the wall surface. Walls frequently curved around corners, giving the house the appearance of being enclosed by a continuous horizontal strip of wall. These repeated curving changes of wall surface in some houses gave rise to the term 'Waterfall Style'.

5.10.1.2 While the style rejected ornament, owners of Moderne houses could not resist a few embellishments. Typical decorative motifs included horizontal bands (often in threes), wave patterns, chevrons and even sailing ships, all formed in plaster on the surface of the stucco wall. Many of these designs and patterns came from the Art Deco style - another European decorative style which emphasised abstract designs representing speed, streamlining and energy. The sailing ship however seems to have been a symbol of British patriotism, recalling New Zealand's close ties with Britannia.

5.10.1.3 The Moderne style was especially popular in cinemas, and this influenced ordinary New Zealanders who perhaps associated it with sophistication and progress. In spite of all this, Moderne houses were simply bungalows in new clothes.

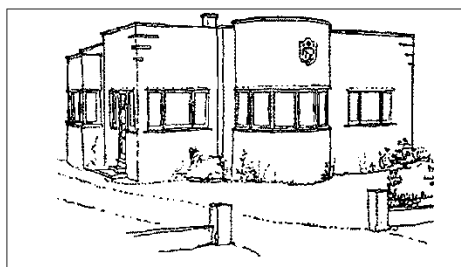


Figure 19: An example of 'Moderne' house, showing plastered walls and flat parapets which step down towards the rear (concealing a sloping roof behind), bands of windows alluding to the 'International Style', and minimal ornament, but including a medallion with a locally-derived motif.

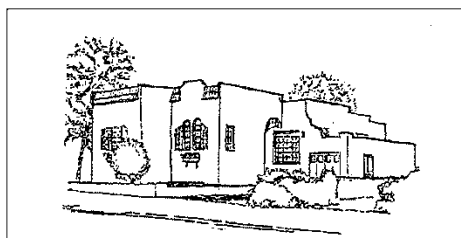


Figure 20: An example of a 'Spanish Mission' house, with characteristic plastered walls, parapets topped with half-round earthenware tiles, and small windows, some with arched heads and shutters. A single garage is also incorporated.

5.10.2 Spanish Mission Style

5.10.2.1 These houses are similar in interior planning and overall form to the Moderne style house. They are, however, relatively distinguishable by their exterior detail, inspired by a revival of early Spanish religious architecture on the American West Coast, and popularised through plan books as an alternative style to the Californian bungalow. The style was introduced to Australia in 1922, but in Auckland the most notable building in this style is Auckland Grammar School of 1913.

5.10.2.2 Typically, Spanish Mission style houses were built of stucco on timber frame, in this case with heavily textured finishes. Windows were rather small, often with arched heads, and often with decorative timber shutters. Groups of windows might have a twisted column separating each sash. The trademark of the style was the parapet wall



APPENDIX 13

topped by a row of half-round earthenware tiles, and perhaps also the ends of false timber beams stepping out of the wall at roof level.

5.10.3 Exterior Alterations to Moderne and Spanish Mission Houses

5.10.3.1 It is important to remember, when making changes to a Moderne or Spanish Mission Style house, that these are completely different styles of architecture to earlier house styles.

- a) Refer to the general rules for alterations above, and to the set of criteria set out in 7.7.4.3 FURTHER CRITERIA TO BE CONSIDERED.
- b) It is important to keep the original street frontage intact, so most additions should take place at the rear. However it may be possible to add at the side, behind an extension of the external wall. If adding at the side, however, consideration needs to be given to future requirements, such as the need for extra garaging that may be most appropriately located at the rear of the house, requiring suitable access beside the house.
- c) Because of the flat roof, it is much more difficult to incorporate a roof expansion on these houses. There are, however good examples of two-storeyed Moderne style houses which are appropriate models for enlarging these houses.
- d) It is often necessary to form better access to the garden in these houses. This will best be achieved at the rear where a more contemporary architectural style can be used, incorporating sliding or folding doors, with pergolas to give shelter.

5.11 1930S/40S STATE-DESIGNED HOUSING

5.11.1 In 1935 the first Labour Government made a major commitment to providing good, cheap state rental housing on a mass basis. The houses constructed were well built and in many cases, provided accommodation well beyond the tenants' expectations.

5.11.2 Over the ensuing years, the driving ambition was to 'decently house all New Zealanders', either in rental homes or by the provision of low-interest loans to build one's first home. Loan applicants were encouraged to use architect-drawn designs and specifications issued by the State Advances Corporation. These 'Design Books' contained a large

number of design variations and in the 1938 edition the emphasis was on a simplified form of English Cottage, invariably with an exposed brick chimney and multi-paned casements. The 'Moderne' style was also offered as an option.

5.11.3 In 1936, a new Department of Housing Construction was created to build well designed houses of good materials to let to worker tenants at low rentals. The designs were similar in appearance to those of the State Advances Corporation Design Books. The then Under-Secretary for housing, John A. Lee, concerned himself with every detail of the programme and declared that no two adjacent dwellings should be the same. However they were defined by their characteristic roof tiling, roof shapes and pitch, window design and detailing.

5.11.4 The State houses of the late 1930s/early 1940s were a compact form of 'cottage' of English and some American origins. They were extremely compact with the last remnants of verandahs stripped away. The roofs were consistently tiled, mostly hipped or gabled, with minimal eaves and a typical pitch of 30 degrees. Windows were casement type with high sills. The houses were either brick veneer or weatherboard.

5.11.5 This type of housing became a solid base for mass government and private housing in New Zealand for the next two decades.

5.11.6 Construction was by private contractors, and by mid-1937, 1,000 contracts had been let nationally. By early 1940 significant groups of State houses had been built at Harp of Erin (Oranga) and Orakei in the characteristic cottage style; small pockets had also appeared by then in Sandringham, Mt Albert and Meadowbank. These could be described as areas of vintage State housing, some parts of which are now zoned Residential 2.

5.11.7 When the Department first started buying land on which to erect State houses, it took up single or groups of sites in developed suburbs. However by 1940 the State had begun buying whole blocks of undeveloped land on which it designed and constructed comprehensive neighbourhoods.

5.11.8 Town planning in New Zealand was still in its infancy and this conscious neighbourhood planning and physical design was managed by the first town planners in the Government Service.

5.11.9 Sections were typically 28 perches (709 square metres) with a 55 foot (16.7 metre) frontage. The front yard was generally quite deep, and it was decided that it would be unfenced 'so that each unit would be a co-ordinated part of a community whole'. Tamaki is an example of this comprehensive approach, parts of which are now zoned Residential 2.



The “Spanish Mission” style is also described in an article about interwar architectural styles, in *Te Ara, the Encyclopedia of New Zealand*:

In 1927 the Auckland architect R. K. Binney was lamenting “the collection of pretty Californian bungalows, Spanish mission houses and American Gothic buildings, all looking foreign, selfconscious and uncomfortable in a setting that is as English as any country out of England could be”. But it was too late for lament. “Spanish Mission” style, pioneered by Professor Wilkinson in Australia (1922) and the incredible Mizner brothers in America (mid 1920s) left its mark on even the smallest New Zealand country town. Everywhere was seen the stock builders' clichés—the simple house shape wore a red tiled or corrugated-iron roof and a “Spanish” veneer. Characteristic features were the yellow-smearéd pisé stucco wall finish; the deep-tiled front porch, with triple arches and twisted Baroque columns; arcaded side verandah porches and verandahs with false parapets capped with red “Cordova” tiles, which also crowned the dovecot chimneys and front room windows; fixed window shutters, black wrought-iron grilles and balustrading; and ornate gable ends and lanterns. “Spanish mission” style was used in such public buildings as the Auckland Grammar School, Mount Eden, and the Rotorua Town Hall/Theatre.³⁰

In addition to the Pasadena Buildings, the Spanish Mission was adopted by a number of the residential properties in Point Chevalier, typically as a variation of the broader bungalow form. Two such examples are found at 46 Smale Street and 27 Oliver Street.



Left: 46 Smale Street (Auckland Council, 2014)

Right: 27 Oliver Street (Photo by Open2View.com, 2011, accessed at <http://www.aucklandpropertyforsale.co.nz/property.php?id=246262>)

Newspaper Articles

[Page 16 Advertisements Column 3. New Zealand Herald, Volume LXIII, Issue 19400, 7 August 1926, Page 16](#)

PASADENA GARDEN • SUBURB.

Tenders will be received for Road and Sewer Construction for Subsection 2 of the above Estate until Noon on **MONDAY, August 23, 1926.**

The lowest or any Tender not necessarily accepted.

R. B. HAMMOND AND CO.,
Consulting Town Planners and Engineers,
Southern Cross Buildings,
Chancery Street.

[Page 7 Advertisements Column 4. Auckland Star, Volume LVIII, Issue 292, 10 December 1927, Page 7](#)

**BUILDING A HOME AT
WAREHOUSE PRICE.**

PASADENA ESTATE,
Great North Road.
(Opp Old Stone Jug.)

CHEAPEST SECTIONS IN AUCKLAND.
See Others and Compare Values.
PAY ONLY £5, £5, £5, £5, £5.

We own the Sections, supply the Plans and can Build you a Home just as you want it. An ordinary Rent pays the Balance, and you have a Home of your own.

NOTE.—We are now building a beautiful Bungalow on the main road, and from a reliable Purchaser we will accept £5 deposit, balance as rent on Govt. terms. If you act promptly you can choose all the fittings, papers, etc.

WHY PAY RENT?
CHRISTIE AND CO.,
Palmerston Buildings. **x10**

GOVERNMENT LOANS.

BUILD ON THE PASADENA ESTATE.

SITUATED GREAT NORTH ROAD, the nearest subdivision to Queen Street, on Main Northern Highway, concrete paved. AT LEAST SIX DIFFERENT BUS SERVICES passing the Estate, giving transit faster than trams.

WHEN YOU HAVE DECIDED ON A SECTION, we supply Plans of a Bungalow to suit you, Call Tenders, etc., and Put You Right for a Government Loan. Established 18 years.

DEPOSITS as Arranged, from £10, and your own Modern Home will be available within a few months

FINE LEVEL SECTIONS from £210, but only half a dozen now left at this price. With a 4-roomed Bungalow Total Cost need not be above £950 costing weekly 25/-, including principal and interest.

Call for Illustrated Plan of Estate or Ring Up 'Phone 42-534, and we will arrange to motor you out to look at sections

SOLE AGENTS.

JAS. CHRISTIE AND CO.,

PALMERSTON BUILDINGS.

BUILDER'S FAILURE, CREDITORS' SYMPATHY

Unsuccessful dealings in land were stated to have been the chief cause of the failure of Charles Benjamin Short, builder, of Mount Roskill, whose creditors met to-day before the Official Assignee (Mr. G. N. Morris). Unsecured creditors' claim amounted to £847 3/, those of secured creditors to £5675 11/5, and the value of securities on farm properties was returned at £7380, leaving a nominal surplus of £927 5/7. Stock-in-trade was estimated at £50, and book debts at £20.

Debtor, who was represented by Mr. W. W. Meek, said he started business in the year 1908, and was fairly successful, having accumulated over £1300 capital up to the year 1914. He had his first setback by having his joinery factory and contents, which included most of his household furniture (which were very poorly insured), destroyed by fire. Soon after rebuilding the factory the war broke out, which was the means of practically settling the building business for some years.

In the year 1916, business being dead, he decided to go farming, sinking all his capital in a farm which proved unprofitable. During that period he had very heavy expenses during his wife's and daughter's illness. During 1917 he took up building again. From then on business fluctuated. He gradually made headway until about two years ago. Owing to slackness of sales he had been exchanging properties to reduce liability. He attributed his present position to the heavy expense and loss incurred through the delay in completing two transactions which had been hung up for over two years owing to defective titles, and depreciated values in the outlying districts. During the last few weeks he had arranged a compromise with his creditors, but certain obstacles arose which compelled him to file his petition.

Questioned by the Official Assignee, bankrupt said most of his building transactions had been of a speculative nature. In some instances they had shown a good margin of profit, but there had been many cases in which he had had to hold on for a long time, causing expenses to accumulate. He had always explained his position fully to his creditors. His wife had come into at least £600 since she married him, and she had put most of the money into his business. At present he was out of work, but hoped to get a job as a carpenter.

Replying to a creditor (Mr. S. Purdy), he denied having represented that his assets were £6000, and his liabilities only half that sum.

Mr. Meek said Short had taken everybody into his confidence, and if it had not been for Mr. Purdy a compromise could have been effected.

The Official Assignee said he was sorry there had not been a compromise, for that would probably have meant a dividend of 4/ in the £ for the unsecured creditors. It was not likely that the securities would produce much, the farm properties being mortgaged. "I don't think there is much to be said against this man," added Mr. Morris. "He has not failed so much in his building transactions as in his dealings in land."

Several creditors expressed their satisfaction with debtor's conduct, and, on the motion of Mr. H. L. Goode, a vote of sympathy with Short was carried. Mr. Purdy did not record an adverse vote, but later he moved that debtor's discharge from bankruptcy be opposed until he had paid a dividend of 5/ in the £. This motion failed for lack of a seconder.

The case was left in the hands of the Official Assignee.

FARM LAND DEALINGS.

LOSS CAUSED BY FIRE.

SYMPATHY OF CREDITORS.

A fire, economic conditions brought about by the war, and unsuccessful farming ventures were the chief causes of bankruptcy given by Charles Benjamin Short, builder, of Mount Roskill (Mr. W. W. Moek), when he met his creditors yesterday. The official assignee, Mr. G. N. Morris, presided.

The amount owing to unsecured creditors was £847, and to secured creditors £5675. Bankrupt's interest in farm properties in different districts represented security assessed at £7380, which, together with stock in trade worth £50 and £20 in book debts, left a nominal surplus of £927.

In his personal statement, bankrupt said he started business in 1908 and by 1914 had over £1300 capital. His joinery factory and most of his household furniture were then destroyed by fire. After rebuilding, the war affected business, and he sank all his capital in an unprofitable farming venture. From 1917 he again successfully engaged in building, but in the last two years slackness of sales had caused him losses in exchanges of properties, and delay in completing recent transactions had ultimately forced him to file.

The Official Assignee: You have been combining the businesses of a builder and a land dealer? Which caused your bankruptcy?

Bankrupt said most of his building ventures had been profitable, but his land deals had had to be extended on account of difficulties caused by properties remaining too long on his hands. He admitted his had been largely speculative building. His wife from time to time had had sums of money coming to her—about £600 in all—and it had gone into bankrupt's business. The furniture was in her name. He had five children, only one of whom was earning. His wife was really a creditor.

To a creditor, bankrupt denied having made a statement a year ago that he was about £3000 to the good.

The official assignee said bankrupt appeared to have failed more from speculation than from his building ventures. The books submitted were better than those of the average bankrupt builder.

At the instance of Mr. H. L. Goode, who said speculative builders were having a bad time, a motion of sympathy with bankrupt was carried.

A motion by Mr. S. Purdy, that bankrupt's discharge be opposed until he had paid 5s in the pound, lapsed, there being no seconder.

Bankrupt said he intended to work as a carpenter and could see no way to make a contribution out of wages. "I do not see how he can either," remarked the official assignee.

IN BANKRUPTCY.

I N B A N K R U P T C Y.
IN THE ESTATE OF CHARLES BENJAMIN SHORT, OF AUCKLAND, BUILDER.

Take notice that I intend to apply for my Discharge from Bankruptcy at the next sitting of the Bankruptcy Court to be held at Auckland at 10 o'clock in the forenoon (or as soon thereafter as I may be heard) on the 26th day of April, 1929.

C. B. SHORT.

By his Solicitor,

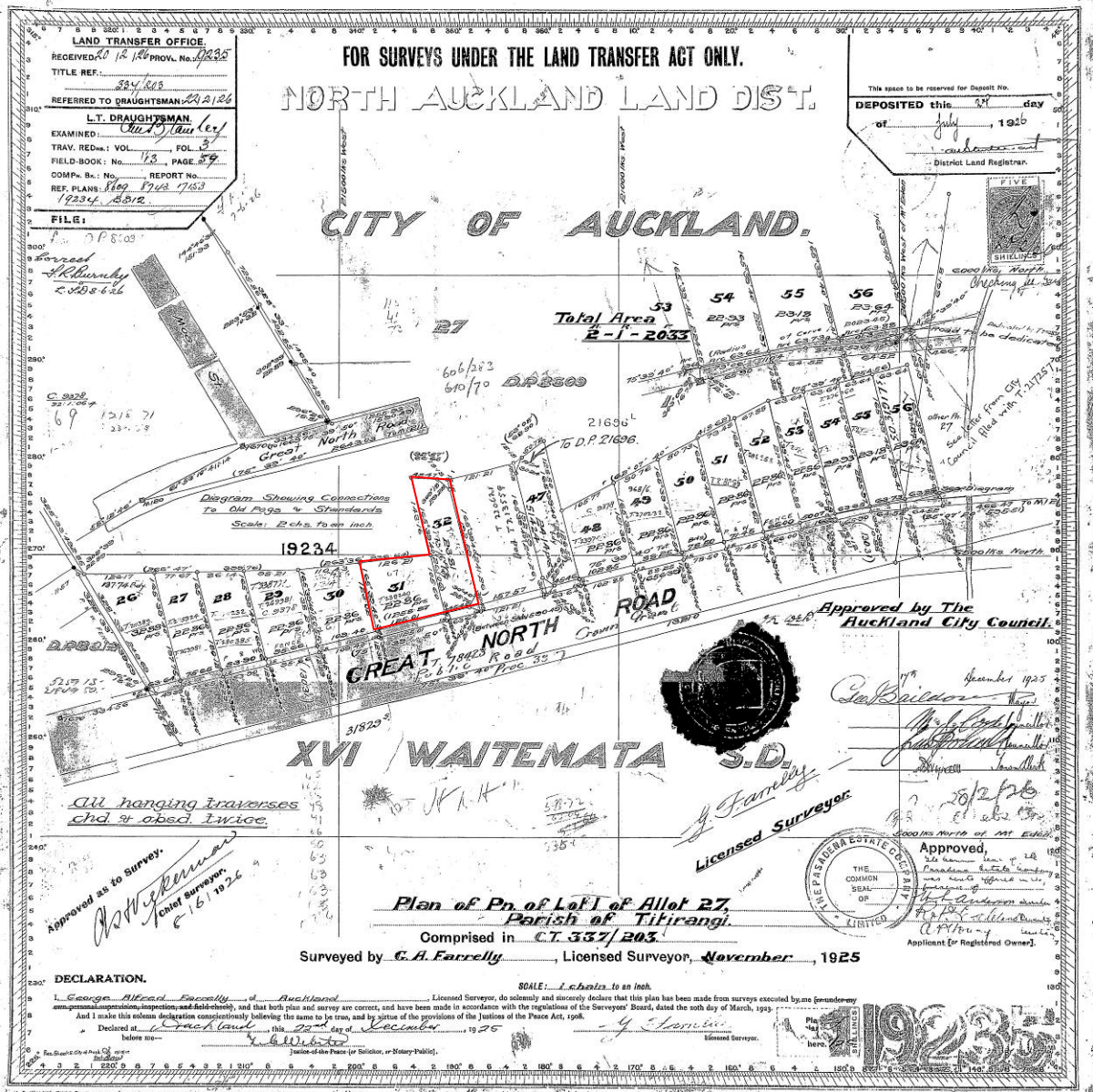
WILLIAM WOOD MEEK,
March 20, 1929. Auckland.

BANKRUPTCY COURT.

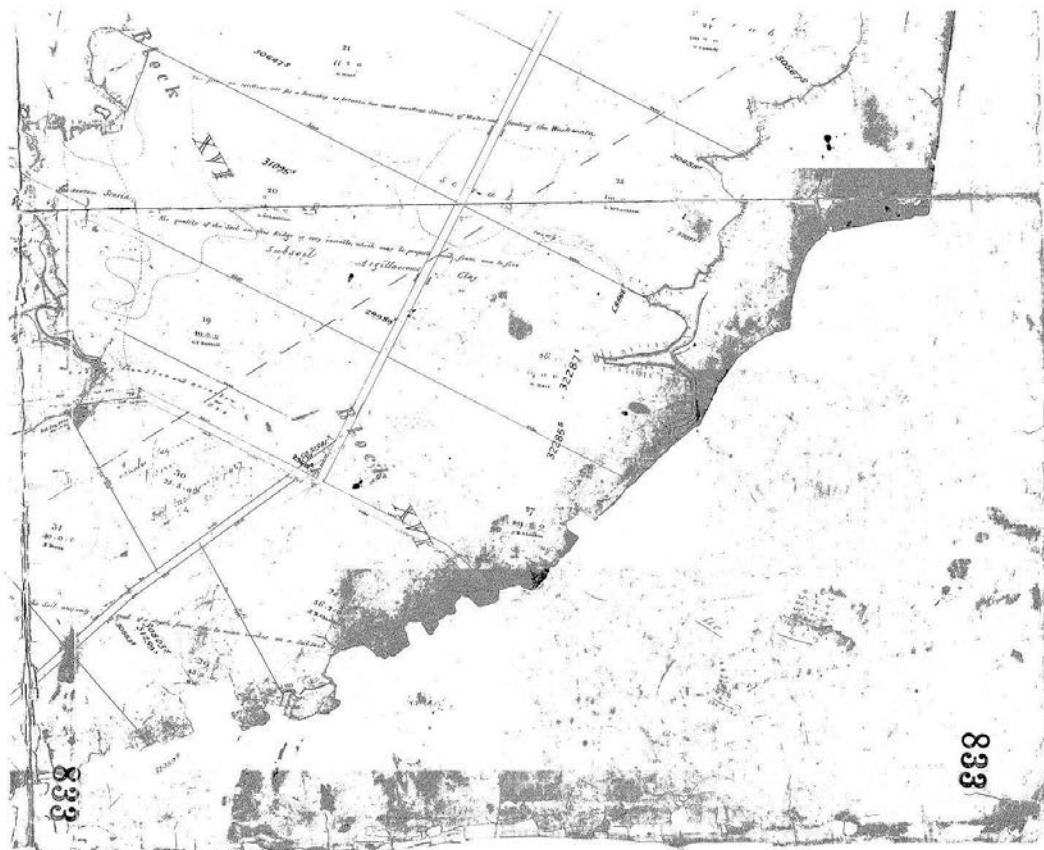
In the Supreme Court yesterday Mr. Justice Herdman granted discharge from bankruptcy to Charles Benjamin Short, builder, of Auckland (Mr. Meek). The acting-official assignee, Mr. V. R. Crowhurst, said there was no opposition to the application for discharge.

Appendix 3 Certificate(s) of Title & Deposited Plans

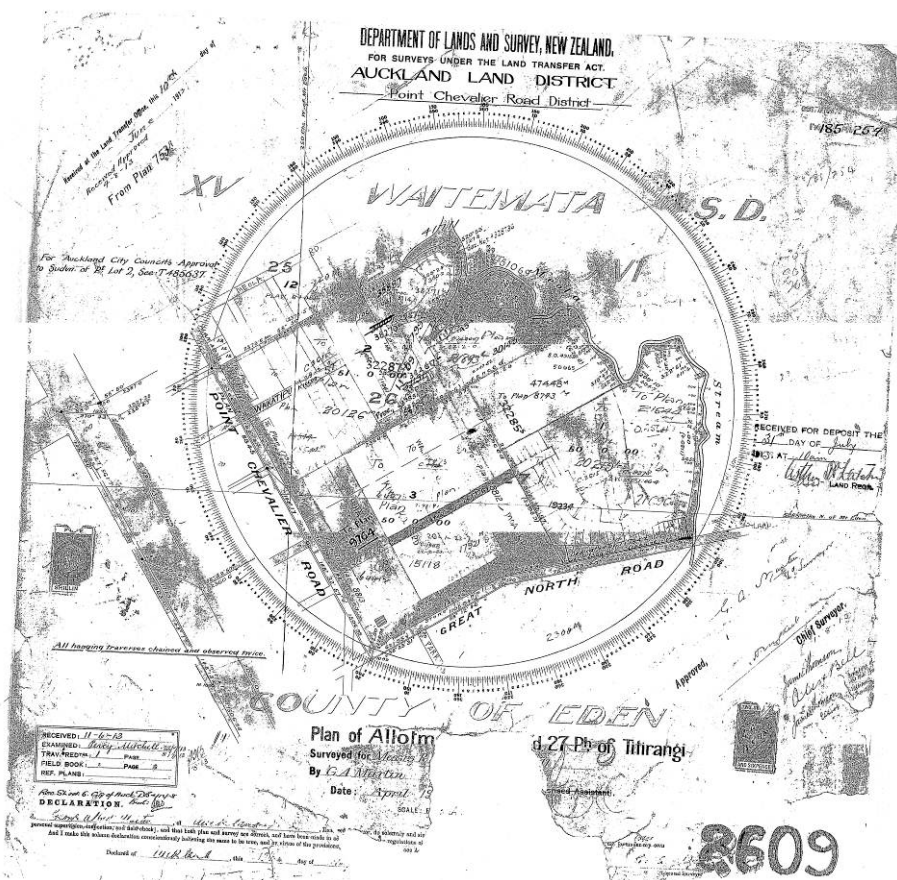
Deposited Plans



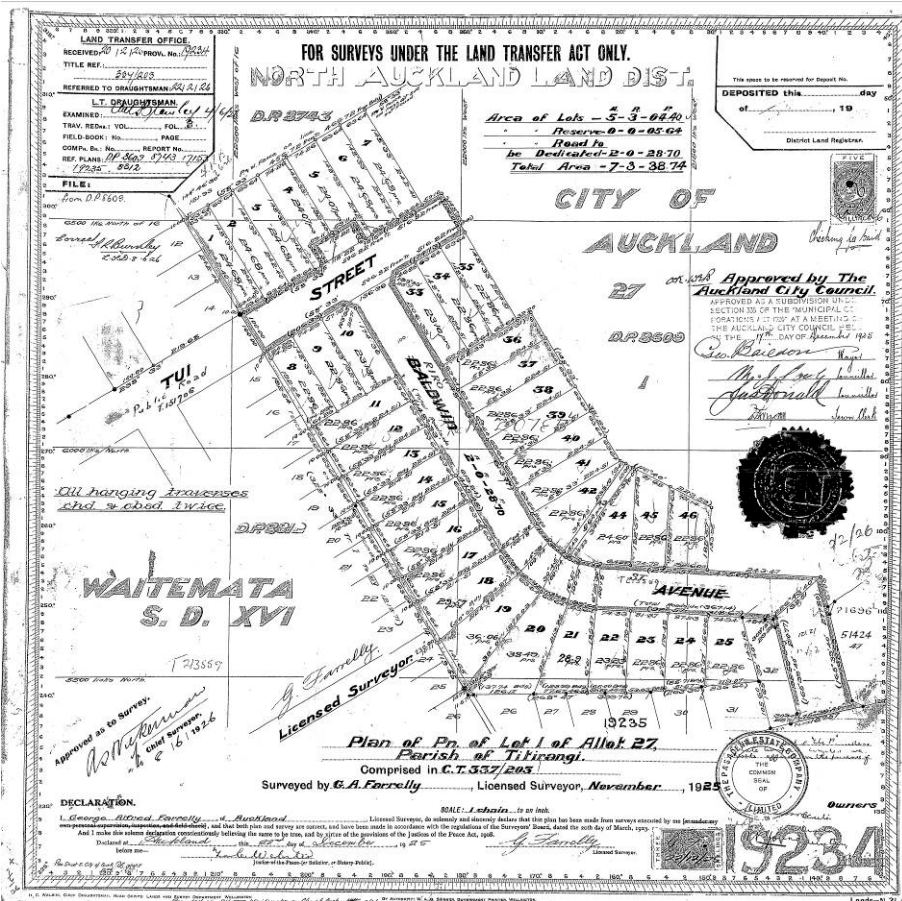
DP 19235 – Pasadena Estate Subdivision, Great North Road. Surveyed November 1925, deposited July 1926. Pasadena Buildings are located on Lots 31 & 32.



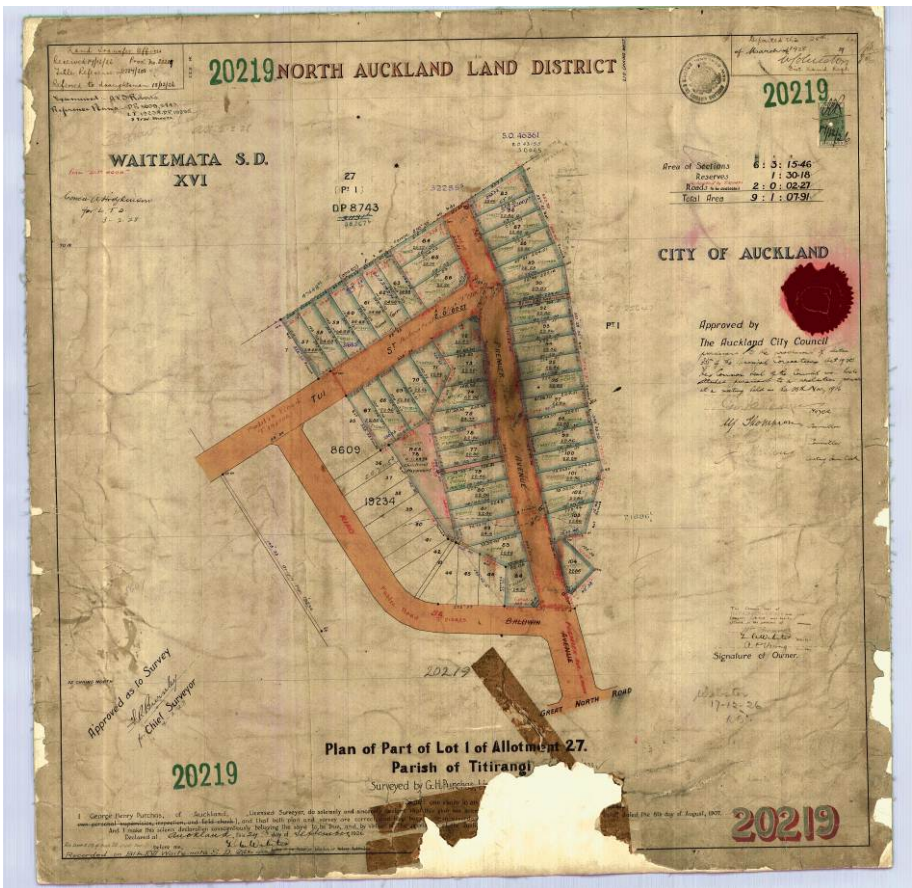
SO 833b – Crown Grant Allotments. Pasadena Buildings are located on former Allotment 27, shown here as owned by J.R.Clendon.



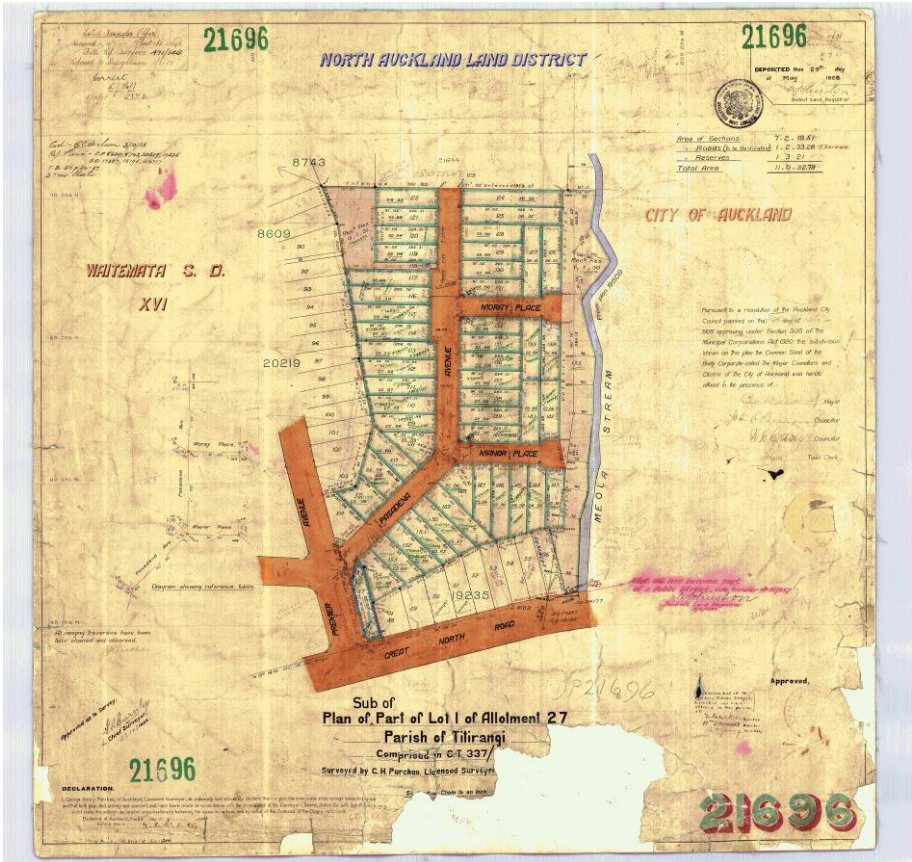
DP 8609 – Thompson & Bell, 1913.



DP 19234 – Pasadena Estate Subdivision, Baldwin Avenue (Riro Street). Surveyed November 1925, deposited July 1926.



DP 20219 – Pasadena Estate Subdivision, Premier Avenue, 1926.



DP 21696 – Pasadena Estate Subdivision, Pasadena Avenue, 1928.

References
Prior C/T 610/70

Transfer No.
N/C Order No.
Lease No. C.252297.6



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of April one thousand nine hundred and ninety one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that PAUL LEONARD GRANT SISAM of Taupaki farmer and MARK KENNETH SISAM are seised of an estate in fee simple as to an undivided one seventh share

~~is seised of an estate in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 602 square metres more or less being Lot 32 Deposited Plan 19235 and being part Allotment 27 Parish of Titirangi AND THIS CERTIFICATE FURTHER WITNESSETH that the aforesaid PAUL LEONARD GRANT SISAM and MARK KENNETH SISAM are seised of an estate of leasehold (subject as aforesaid) created by Lease C.252297.6 for the term of 999 years commencing on the 25th January 1991 in Shop 1 Deposited Plan 101707 situated on the above described land



Assistant Land Registrar

Memorials affecting the fee simple estate:

Subject to the following leasehold interests:

Lease	Flat	Plan	Composite CT
C.252297.2	1	101707	57B/70
C.252297.3	2	101707	57B/71
C.252297.4	3	101707	57B/72
C.252297.5	4	142464	84C/69
C.252297.6	Shop1	101707	herein
C.252297.7	Shop2	101707	57B/74
C.252297.8	Shop3	101707	57B/75

A.L.R.

C.350480.1 ~~COVERED BY~~ GUARDIAN ASSURANCE PUBLIC LIMITED COMPANY 26.2.1992 at 2.09 o/c

C.363033.6 Transfer to Paul Leonard Grant Sisam farmer and Kevin Patrick McDonald solicitor both of Auckland - 8.4.1992 at 9.34 o/c

³³ C.363033.8 Mortgage to Guardian Assurance Public Limited Company - 8.4.1992 at 9.34 o/c

C.502332.1 Transfer of Mortgage C.363033.8 To GUARDIAN ROYAL EXCHANGE ASSURANCE OF NEW ZEALAND LTD - 29.7.93 at 10.05 o/c

C663878.2 Change of Name of Mortgagee under Mortgage Number C363033.8 to Guardian Assurance Limited, at Auckland - 10.10.1994 at 9.50 o/c.

Memorials affecting both estates:

C.252297.9 Mortgage to Bank Limited - 4.4.1991 at 9.33 o/c

C.345434.5 Transfer to Paul Leonard Grant Sisam farmer and Kevin Patrick McDonald solicitor both of Auckland - 10.2.1992 at 9.33 o/c

C.345434.7 Mortgage to Guardian Assurance Public Limited Company - 10.2.1992 at 9.33 o/c

Measurements are Metric

A.L.R.

TP nb

No. 578/73

REJECTED

NEW ZEALAND.



Vol. 337, Folio 203.
Transfer No.
Application No.
Order for N/U No. C.9378.

Register-book,
Vol. 471, folio 146.

2 sheets

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Seventeenth day of January, one thousand nine hundred and twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that THE PASADENA ESTATE COMPANY LIMITED having its office at Auckland,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All the ^{one}parcels of land containing together thirty-two acres One rood Six perches and four tenths of a perch more or less situate in the City of Auckland being Lots 27, 28, 29, 30, 31, 32, 47, 48, 49, 51, 54 and 55 on a plan deposited in the Land Registry Office at Auckland as No. 19235, Lots 1, 3, 4, 5, 7, 8, 9, 10, 12, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45 and 46 on a plan deposited as aforesaid as No. 20785 and part of Lot One (1) on a plan deposited as aforesaid as No. 8609 and being portions of Allotment 27 of the Parish of Titirangi.



W. H. H. H.
Assistant District Land Registrar.

Mortgage No. 141923 of the above land excepting Lot 51 on Plan 19235 and Lots 5, 16, 18, 21, 37, 42 and 43 on Plan 20785 The Pasadena Estate Company Limited to Leonard Guest Produced 20th May, 1924, at 2.45 p.m.

W. H. H. H.
Asst. L. R.

X.9628. Caveat by William Hollins and Harriett Collins against Lot 3 D.P. 20785 Entered 2nd December, 1926, at 2.30 p.m.

W. H. H. H.
Asst. L. R.

Transfer No. 210016 of Mortgage No. 141923 Leonard Guest to Edwin John Clendon Produced 24th February, 1927, at 2.35 p.m.

W. H. H. H.
Asst. L. R.

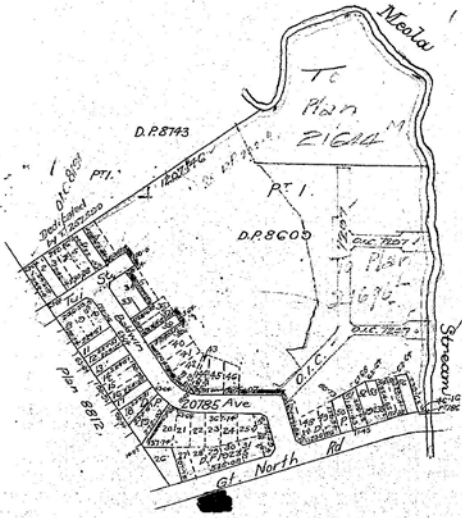
Transfer No. 218865 The Pasadena Estate Company Limited to William Bremner and Alexander Percy Young of Lot 51 on Plan 19235 as tenants in common in equal shares Produced 17th January, 1928, at 10.6 a.m.

W. H. H. H.
Asst. L. R.

Transfer No. 218947 The Pasadena Estate Company Limited to Thomas Poland of Lot 42 on Plan 20785 Produced 20th January, 1928, at 11.10 a.m.

W. H. H. H.
Asst. L. R.

471/148.



Total Area: 32. 1. 06. 4.

Scale: 5 chains = 1 inch

32: 1: 06.4
0: 0: 32.27
32: 0: 14.13

CANCELLED.

exc

CANCELLED.

2/

47/146

47/

Number	Name	Lot	Plan	Produced	Asphalt	Street	Partial
219261	Richard Taylor	24	20255	24-2-25 at 11	W. Johnston	475/1182	475/1182
220627	By Mayor Councilors and City of the City of Richmond	25	20255	25-2-25 at 10:20 am	W. Johnston	475/1182	475/1182
220767	Magrath Ferguson Weblers	82	20279	3-4-28 at 10:30 am	W. Johnston	475/1182	475/1182
221080	Samuel Thomas Brierley and Dorothy Bland Brierley as tenants in common in equal shares	9	20785	20-9-28 at 2:50 pm	W. Johnston	475/1182	475/1182
221308	Arthur Henry Charlesworth and Martha Mary Elizabeth North	46	20785	1-5-28 at 2 pm	W. Johnston	475/1182	475/1182
221997	Albert Edward Ryford and Gertrude Ryford	89	20279	1-5-28 at 11:50 am	W. Johnston	475/1182	475/1182
221409	Samuel Thomas Brierley and Evelyn Rose Brierley	67	20279	14-5-28 at 12:30 and entered 14-5-28 at 10	W. Johnston	475/1182	475/1182
221860	Rose Brierley	28	20785	21-5-28 at 10:30 am	W. Johnston	475/1182	475/1182
222726	Hugh Helen Doad and Mary Wright as tenants in common in equal shares	10	20785	22-6-28 at 11:50 am	W. Johnston	475/1182	475/1182
223634	William Ballin and Bassett Ballin as tenants in common in equal shares	3	20775	24-7-28 at 11:30 am	W. Johnston	475/1182	475/1182
224182	Hugh B. B. Linton de Bary	25	20785	15-8-28 at 11:50	W. Johnston	475/1182	475/1182
224386	John Haughton Legat	18	20780	22-8-28 at 12:30 pm	W. Johnston	475/1182	475/1182
224483	Louise Tompkins	45	20785	24-8-28 at 11:50 am	W. Johnston	475/1182	475/1182
Discharge of mortgage No 141923 as to data 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000							

CANCELLED

3

C.T. 47/146 Conto

Nature	Number	From	To	Lot	Plan Produced	Asst. Lab. Rep.	New C.T.
Transfer	233926	Alexander Thompson	Thomas	107	21696 22-29 at 2:25 pm	W. Johnston	65/150
"	234102	(The Education Board of the District of Auckland)		123	21622 10-29 at 2:30 pm	W. Johnston	65/150
"	234921	Norman Arthur Hudson		85	20219 7-10-29 at 11:50 am	W. Johnston	65/150
"	235518	Arthur Henry Golly		73	" 24-10-29 at 10:30 oc	W. Johnston	65/150
"	235786	Arthur Harold Targidga		71	" 4-11-29 at 12:25 pm	W. Johnston	65/150
"	235821	George Dixon and Ellen Dixon		62	" 5-11-29 at 2:25 pm	W. Johnston	65/150
"	235928	(E. E. Dixon and George Dixon)		61	" 8-11-29 at 11:57 am	W. Johnston	65/150
"	237054	Norman James Alexander Duley		37	20785 18-12-29 at 2:45 pm	W. Johnston	65/150
"	237221	John Gray Buchanan		59	20219 20-12-29 at 2:50 oc	W. Johnston	65/150
"	237738	Ray W. L. Dine of Pees		42	20785 27-1-30 at 12:25 pm	W. Johnston	65/150
"	238290	Matilda Esthmann and Adolph		31	19231 10-2-30 at 2:10 pm	W. Johnston	65/150
"	239124	Isabel Benjamin Abbott		32	19235 15-2-30 at 12:40 pm	W. Johnston	65/150
"	239726	Andrew Steggs		48	19235 17-2-30 at 2:30 pm	W. Johnston	65/150
"	240972	(The Education Board of the District of Auckland)			21696 16-6-30 at 11:20 am	W. Johnston	613/72
"	241034	Herbert Yates		12	20785 18-6-30 at 10:21 am	W. Johnston	613/72
"	241552	Andrew Lewis Murray and Joan Walker Murray		64	20219 9-7-30 at 11:15 am	W. Johnston	613/72
"	242105	Albert William Manning		77	20219 1-8-30 at 12:24	W. Johnston	613/72
"	242277	Allen Edward Harris		97	20219 7/8/30 at 2:20 oc	W. Johnston	613/72
"	248306	Discharge of Mortgage No 141923 as to 20 th July 1931 at 11:21		100	21696 24/7/31 at 11:25	W. Johnston	613/72
"	249084	Discharge of Mortgage No 141923 as to 100		100	20219 1/9/31 at 11:30	W. Johnston	613/72
"	250646	Discharge of Mortgage No 141923 as to 94		94	20219 1/9/31 at 11:31	W. Johnston	613/72
"	252001	Discharge of Mortgage No 141923 as to 94		94	20219 11-12-31 at 12:50 oc	W. Johnston	613/72
"	252191	Discharge of Mortgage No 141923 as to 148		148	21696 23-3-32 at 2:50 oc	W. Johnston	613/72
"	252191	Order in Council exempt authorising the Auckland City Council to permit the laying off a proposed street (Lot 5 plan 20785 being part land herein) of a width less than 166 feet but not less than 54 feet subject to the condition that no building or part of a building shall at any time be erected on the land fronting the south western side of the said street within a distance of 35 feet from the centre-line of the said street nor on the land fronting the north eastern side of the said street within a distance of 35 feet from the centre line of the said street			Entered 5/5/32 at 10 am.	W. Johnston	613/72
"	252599	Transfer No 252599 of Recreation Reserve plan 21696, Recreation Reserve plan 21644, Lot 175 and 91 plan 20219 and lot 43 plan 20785 as reserves for public purposes. The Pasadena Estate Company Limited to the Mayor Councillors and citizens of the City of Auckland produced 9/5/1932 at 12:45 oc			W. Johnston	613/72	
"	252599	Transfer No 252599 being a dedication of Lot 5 R.P. 20785 as a street. The Pasadena Estate Company Limited to the Mayor Councillors and citizens of the City of Auckland produced 9/5/1932 at 12:45 oc			W. Johnston	613/72	
"	252599	Agreement as to fencing contained in Transfer No 252599			W. Johnston	613/72	

CANCELLED

CANCELLED.

4/

47/146

636 242, 243 + 244
L. Williams

638 216

L. Williams
A.L.R. 21-9-32



DUPLICATE DESTROYED

NEW ZEALAND.

REGISTER



Register-book, Vol. 610, folio 70.

Reference: Vol. 471, Folio 146. Transfer No. 239626. Application No. Order for N/C No.

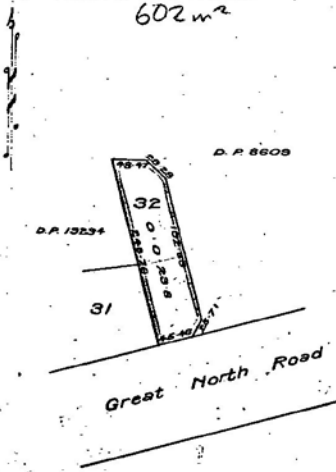
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Fifteenth day of April one thousand nine hundred and thirty under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that CHARLES BENJAMIN SHORT of Auckland, Builder,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Twenty-three perches and eight tenths of a perch more or less situated in the City of Auckland being Lot Thirty-two (32) on a plan deposited in the Land Registry Office at Auckland as No. 19235 and being portion of Allotment 27 of the Parish of Titirangi.

Plan 101707 Lodged 13.2.1933

EQUIVALENT METRIC AREA IS 602m²



Scale: 1 Chain to an inch



Assistant District Land Registrar

Mortgage No. 205536 Charles Benjamin Short to Arthur Joseph Maxwell and L.S. Maxwell & Company Limited

DISCHARGE PRODUCED 27/11/30 at 12.42 p.m.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten notes and signatures regarding the discharge of the mortgage.

Handwritten initials 'GUL'

Handwritten initials 'www'

Handwritten numbers '25104 4/12'

Handwritten number '610/70' written vertically

B.059666.1 Transfer to Martin Investments Limited at Auckland - 29.4.1982 at 11.08 o'c

A.L.R.

B.059666.2 Mortgage to Martin Haynes & White Nominees Limited - 29.4.1982 at 11.08 o'c

A.L.R.

B.137552.2 Transfer to Paul Leonard Grant Sisam of Taupaki, farmer and Frederick William Reed of Auckland, retired - 20.12.1982 at 2.50 o'c

A.L.R.

B.137552.3 Mortgage to Alexander Donald Kennedy and Dorothy Ann Kennedy - 20.12.1982 at 2.50 o'c

A.L.R.

B.141788.2 Transfer to Paul Leonard Grant Sisam of Taupaki, farmer and Frederick William Reed of Auckland, retired - 20.1.1983 at 2.36 o'c

A.L.R.

B.141788.3 Mortgage to Alexander Donald Kennedy and Dorothy Ann Kennedy - 20.1.1983 at 2.36 o'c

A.L.R.

B.141788.3 Mortgage to Alexander Donald Kennedy and Dorothy Ann Kennedy - 20.1.1983 at 2.36 o'c

A.L.R.

B.175578.3 Mortgage of Mortgage B.141788.3 to General Finance Acceptance Limited - 11.5.1983 at 9.34 o'c

A.L.R.

B.177001.2 Mortgage of Mortgage B.141788.3 to General Finance Acceptance Limited - 20.5.1983 at 11.48 o'c

A.L.R.

B.259998.4 Mortgage to Simpson Grierson Solicitors Nominee Company Limited - 10.2.1984 at 12.26 o'c

A.L.R.

B467177.2 Transfer of the interest of Paul Leonard Grant Sisam to Winsome Anne Sisam of Taupaki married woman - 8.10.1985 at 10.40 o'c

A.L.R.

B467177.3 Transfer of the interest of Frederick William Reed to Winsome Anne Sisam aboveramed - 8.10.1985 at 11.08 o'c

A.L.R.

B467177.4 Mortgage to Simpson Grierson Solicitors Nominee Company Limited - 8.10.1985 at 10.40 o'c

A.L.R.

B467177.5 Mortgage to Frederick William Reed - 8.10.1985 at 11.08 o'c

A.L.R.

B.481451.2 Transfer of the interest of Paul Leonard Grant Sisam to Winsome Anne Sisam of Taupaki married woman - 15.11.1985 at 2.33 o'c

A.L.R.

B.481451.3 Transfer of the interest of Frederick William Reed to Winsome Anne Sisam aboveramed - 15.11.1985 at 2.33 o'c

A.L.R.

B.481451.4 Mortgage to Simpson Grierson Solicitors Nominee Company Limited - 15.11.1985 at 2.33 o'c

A.L.R.

B.481451.5 Mortgage to Frederick William Reed - 15.11.1985 at 2.33 o'c

A.L.R.

B.606413.2 Variation of the terms of Mortgage B.481451.4 - 3.12.1986 at 2.35 o'c

A.L.R.

B.770007.2 Transfer to Paul Leonard Grant Sisam of Taupaki farmer and Mark Kenneth Sisam of Auckland solicitor - 5.1.1988 at 10.15 o'c

A.L.R.

B.930278.1 Mortgage to ANZ Bank Limited - 15.12.1988 at 11.08 o'c

A.L.R.

Plan 142464 Lodged 26.10.1990

The following leases are to Paul Leonard Grant Sisam and Mark Kenneth Sisam for the term of 999 years commencing on 25 January 1991

Lease	Flat	Plan	Composite CT (includes 1/7 share in fee simple)
C.252297.2	1	101707	57B/70
C.252297.3	2	101707	57B/71
C.252297.4	3	101707	57B/72
C.252297.5	4	142464	84C/69
C.252297.6	Shop 1	101707	57B/73
C.252297.7	Shop 2	101707	57B/74
C.252297.8	Shop 3	101707	57B/75

- 4.4.1991 at 11.39 o'c

CANCELLED
DUPLICATE DESTROYED

DUPLICATE DESTROYED

REGISTER

No. 1994 City of Auckland and affidavit with Exhibits and Contractors dated 12/11/78 at 11.35
 DISCHARGE
 No. 1960 Changing Order in action between J. J. Craig Limited (plaintiff) and T. B. Short (defendant) Entered 18.10.30 at 11.15 o'clock
 No. 1994 City of Auckland and affidavit with Exhibits and Contractors dated 12/11/78 at 11.35
 DISCHARGE
 No. 1998 City of Auckland and affidavit with Exhibits and Contractors dated 12/11/78 at 11.35
 DISCHARGE
 Variation of terms of mortgage No. 205530 produced 25/8/81 at 11.35
 Transfer No. 95876 Charles Benjamin Short to Wilson McLean of Auckland and Charles Frank Mc Gully of Auckland former produced 2.11.1974 at 11.35 o'clock
 Mortgage No. 20024 Wilson McLean and Charles Frank Mc Gully to Margaret Margaret Maxwell - produced 22/11/78 at 11.35 o'clock
 Caveat No. 16125 of Josephine M. Croxford Entered 11/6/1947 at 11.35 o'clock
 Transfer 420100 Helen M. Lowan and Charles Frank Mc Gully to the said Helen M. Lowan and William Hilford M. Lowan of Auckland, carpenter with consent of caveator under caveat 16125. Produced 12/5/1947 at 11.52 o'clock and entered 18/5/1947 at 12.05 o'clock
 R.4.37932 Transfer to Mail Holdings Limited of Auckland 12/12/1979 at 12.20 o'clock
 R.4.37934 Mortgage to the said Mail Holdings Limited 17/12/1979 at 12.20 o'clock
 A.L.R.

A605455 City of Auckland and affidavit with Exhibits and Contractors dated 12/11/78 at 11.35 o'clock
 Limited 12/11/78 at 11.35 o'clock
 25706
 218084.5 Transfer to Chase Holdings Limited at Hamilton - 29.11.1972 at 9.40 o'clock
 A.L.R.
 218084.6 Transfer to Grayson Investments Limited at Papatoetoe - 29.11.1972 at 9.40 o'clock
 A.L.R.
 218084.7 Mortgage to Judd Page & Co. Nominees Limited - 29.11.1972 at 9.40 o'clock
 281330
 A.L.R.
 271665.1 Mortgage to Kendall Wilson Securities Limited - 21.11.1973 at 9.40 o'clock
 281330
 A.L.R.
 281330.3 Transfer to Eruline Holdings Limited at Auckland - 17.5.1974 at 9.35 o'clock
 W. M. Kahwan for A.L.R.
 281330.4 Mortgage to Butler - 17.5.1974 at 9.35 o'clock
 W. M. Kahwan for A.L.R.
 424456.2 Transfer to L.A. Griffiths Limited at Auckland - 22.3.1976 at 9.22 o'clock
 M. Croxford for A.L.R.
 424456.3 Mortgage to Margis, Phillips Limited and to Margaret Margaret Hunger - 22.3.1976 at 9.22 o'clock
 M. Croxford for A.L.R.
 524967.2 Transfer to Dujé Miodrag Nola of Auckland orchardist - 1.11.1976 at 10.05 o'clock
 for A.L.R.
 524967.3 Mortgage to Elephant & Bell Investments Limited - 1.11.1976 at 10.05 o'clock
 for A.L.R.
 B005725.1 Transfer to William Ernest Farrant of Auckland, Salesman and Gwenyth Jean Farrant his wife - 20.11.1981 at 10.33 o'clock
 A.L.R.

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

OVER..



Appendix 4 Photographs

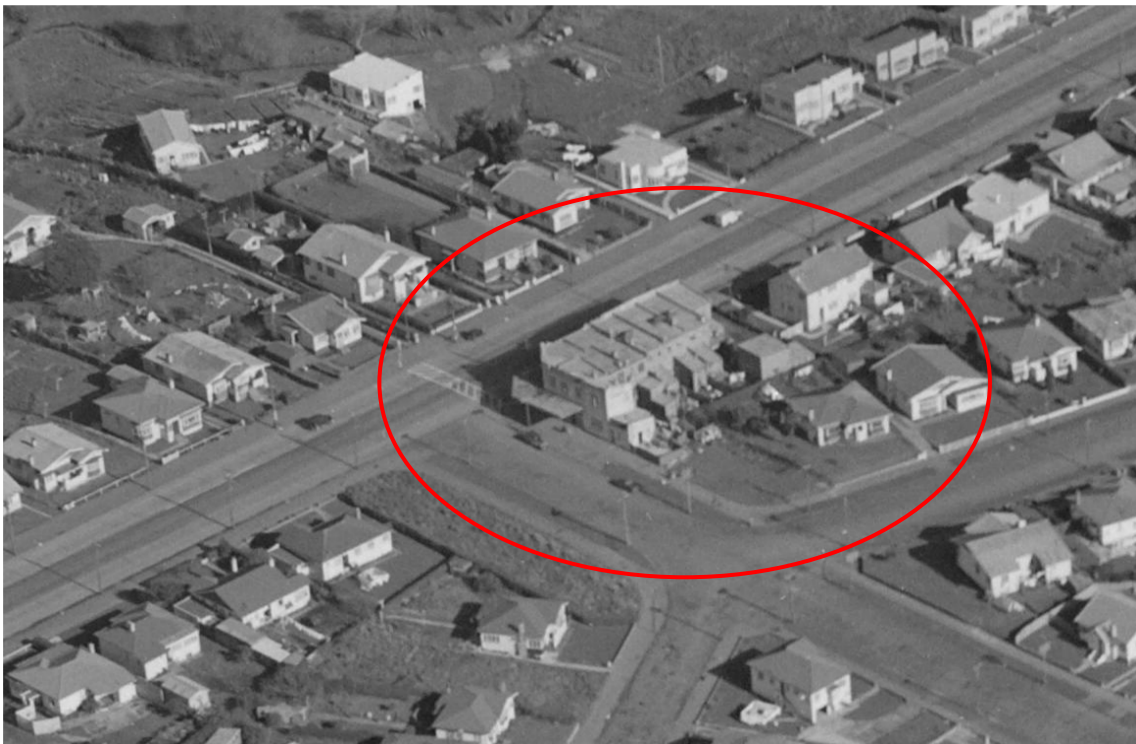
Historic Photos



Pasadena Buildings, 1940 Aerial Photo (Auckland Council GIS Viewer)

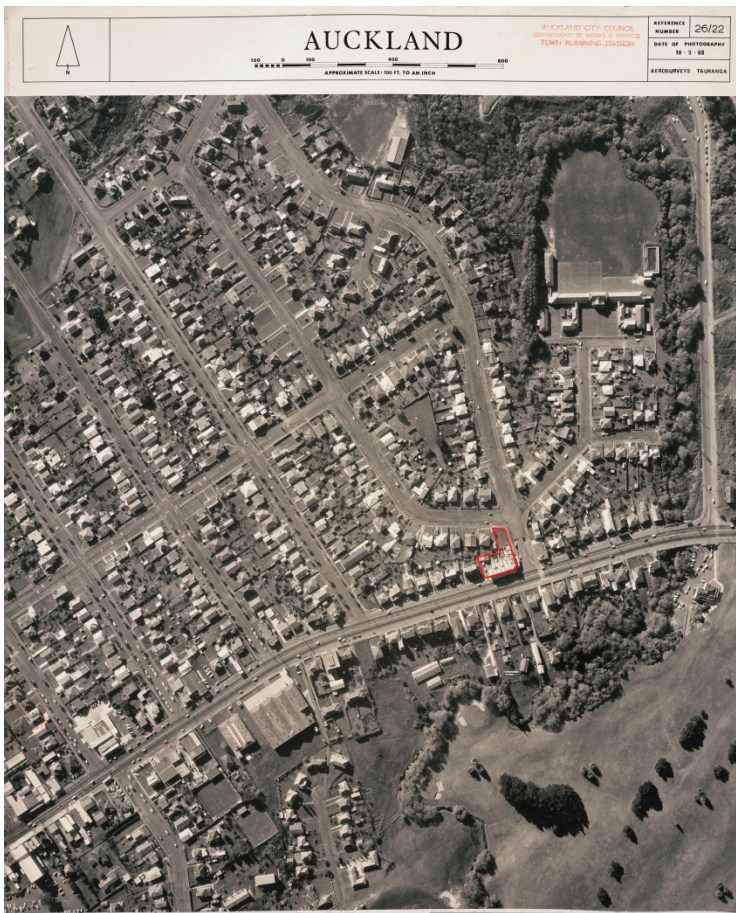


“Looking north east over Western Springs towards Point Chevalier,” 4 October 1965
Sir George Grey Special Collections, Auckland Libraries, 580-A5338

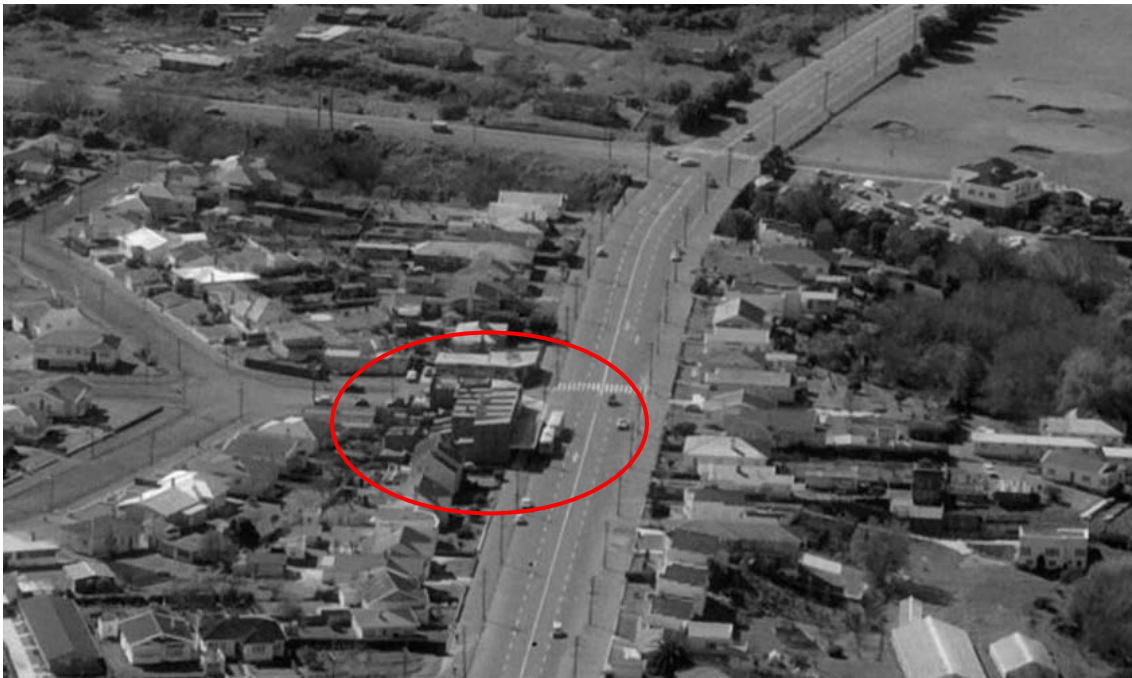


Pasadena Buildings, 28 June 1949.

Point Chevalier School, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-20761-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23012805>

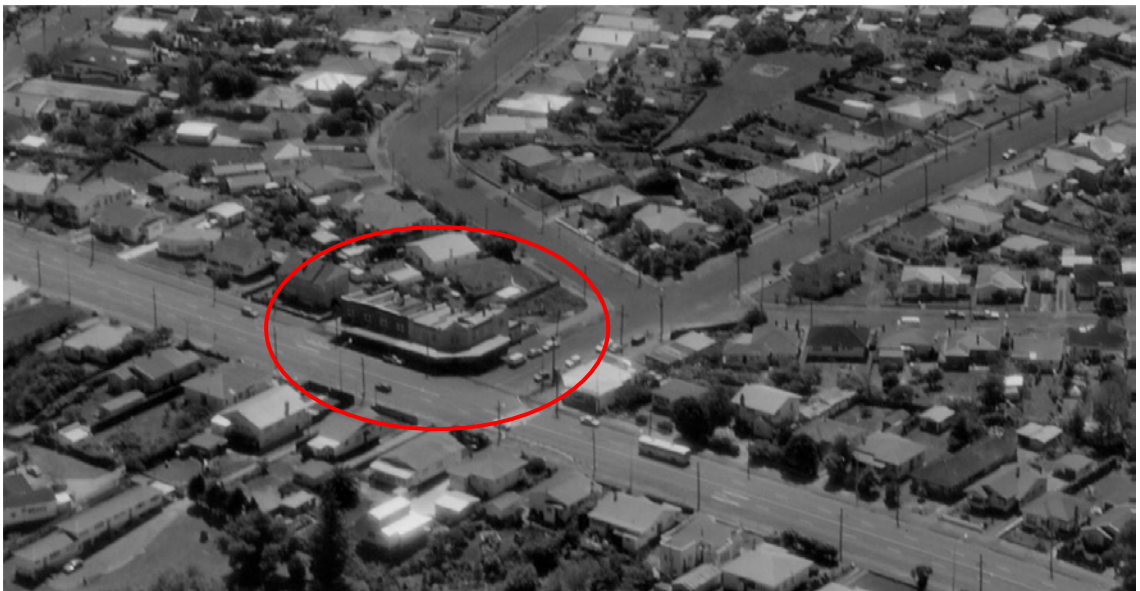


Aerial photo of Point Chevalier by Aerosurveys, 1968.
[Sir George Grey Special Collections, Auckland Libraries, NZ Map 7268](#)



Pasadena Buildings, circa 1960s.

Point Chevalier, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-67171-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23120898>



Pasadena Buildings, 29 October 1986.

Point Chevalier, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-78962-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22826138>

Current Photos



Pasadena Buildings, 1041 & 1043-1049 Great North Road (Rachel Ford, May 2014)



1041 Great North Road, Premier Avenue façade (Rachel Ford, May 2014)



1041 Great North Road, detail of attached apartment at 2A Premier Avenue (Rachel Ford, May 2014)



1041 Great North Road, detail of corner storefronts (Rachel Ford, May 2014)



1041 Great North Road, detail of Premier Avenue storefronts (Rachel Ford, May 2014)



1041 Great North Road, detail of Great North Road storefronts (Rachel Ford, May 2014)



1043-1049 Great North Road, showing primary façade and west façade (Rachel Ford, May 2014)



1043-1049 Great North Road, detail of storefronts (Rachel Ford, May 2014)

Appendix 5 Drawings

Original drawings by A.C. Jeffries, accessed via Auckland Council's FileNet database, are reproduced here for reference. Plans for subsequent alterations have not been included here.

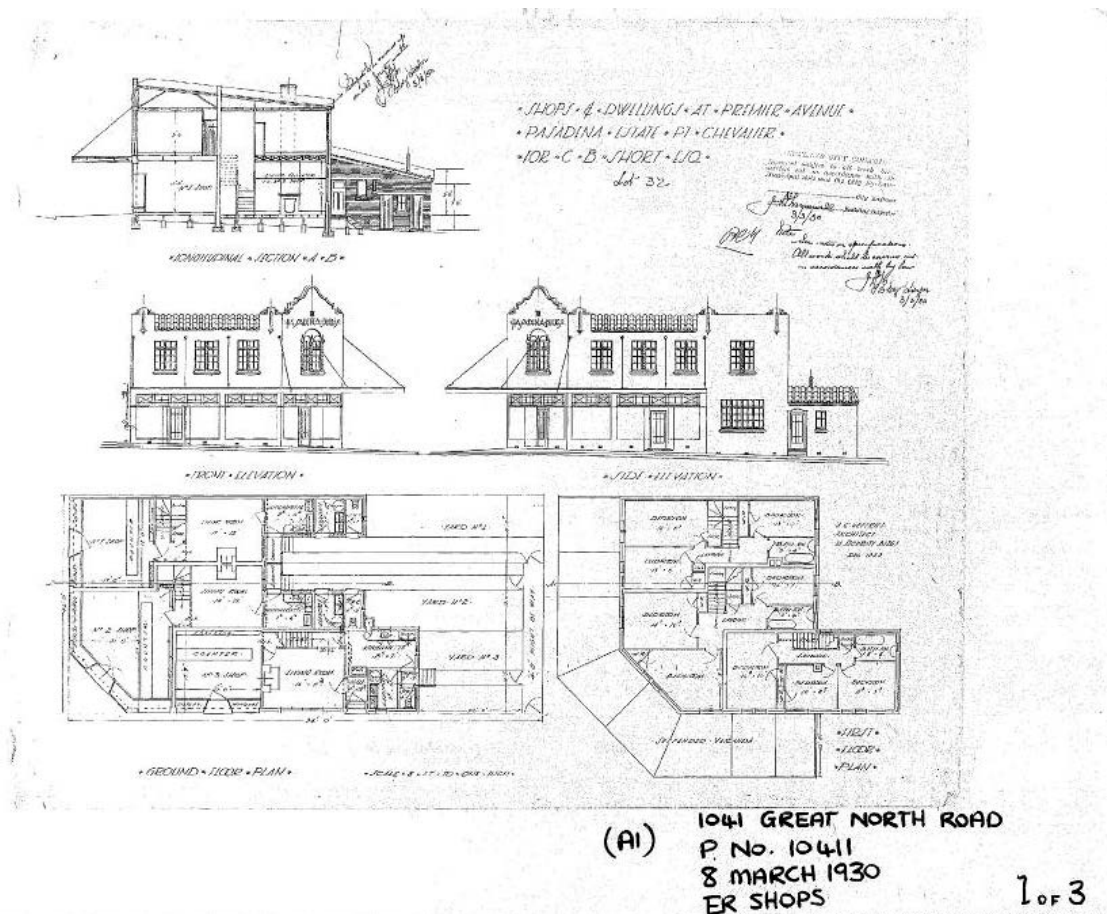
1041 Great North Road

- Original Plans (1930)
- Drainage Plan (1930)

1043-1049 Great North Road

- Original Plans (1930)
- Addition (1930)
- Drainage Plan (1930)

Not reproduced to scale



APPROVED CITY ENGINEER
 Approved subject to all work being carried out in accordance with the Standard Code and the City By-Laws.
 J. H. Maxwell
 3/3/30

SECTION A-B

ELEVATION TO PREMIER AVE.

SHOP & DWELLING AT PREMIER AVE.
 PASADENA EST. PT. CHEVALIER.
 FOR C.B. SHORT L.S.Q.

FLOOR PLAN

SCALE 8" = 1' TO ONE INCH

J. C. SUTCLIFF
 ARCHITECT,
 14 DEWEY ST. PASADENA

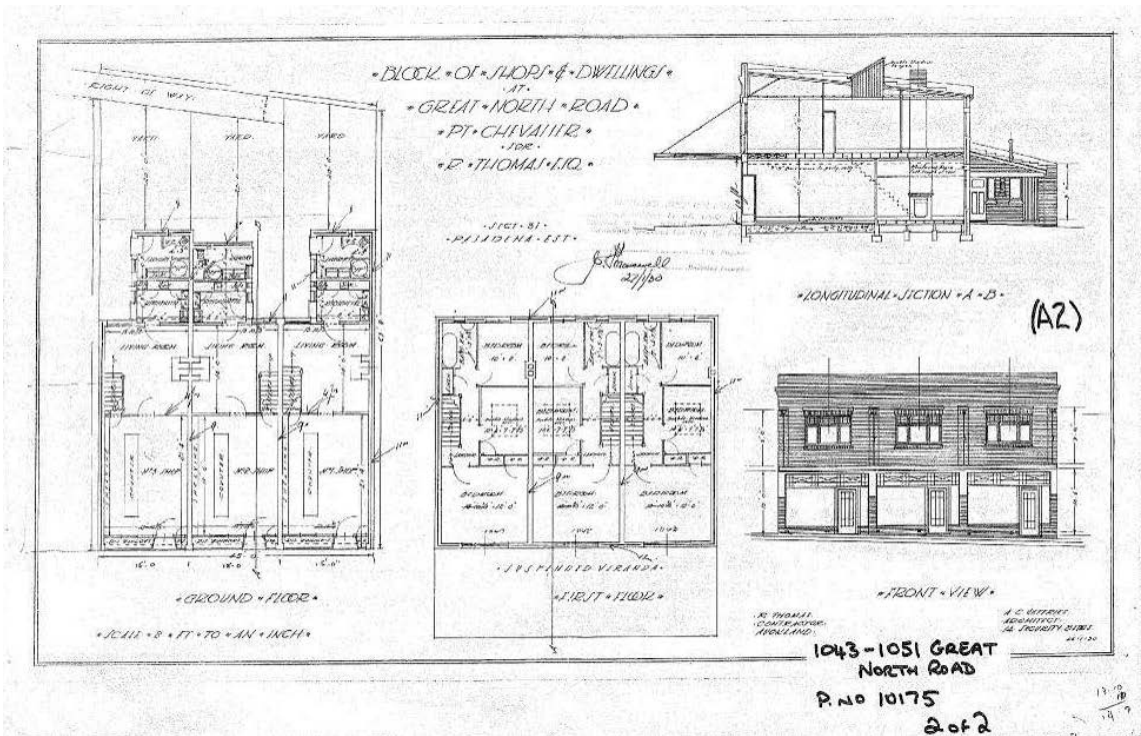
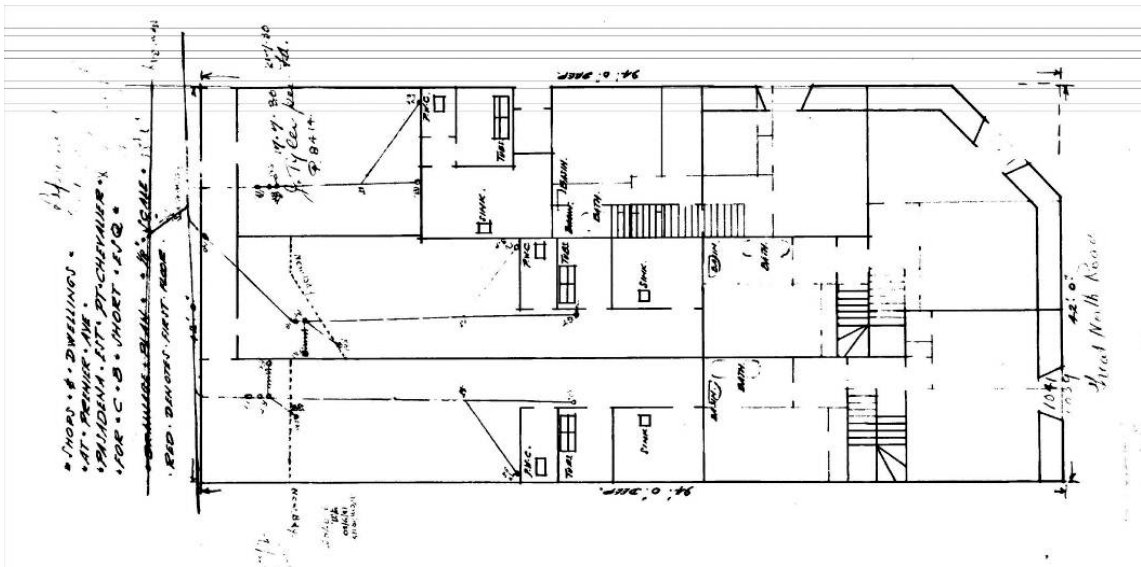
1041 GREAT NORTH ROAD
 P. No. 1041
 (A2) 2 of 3

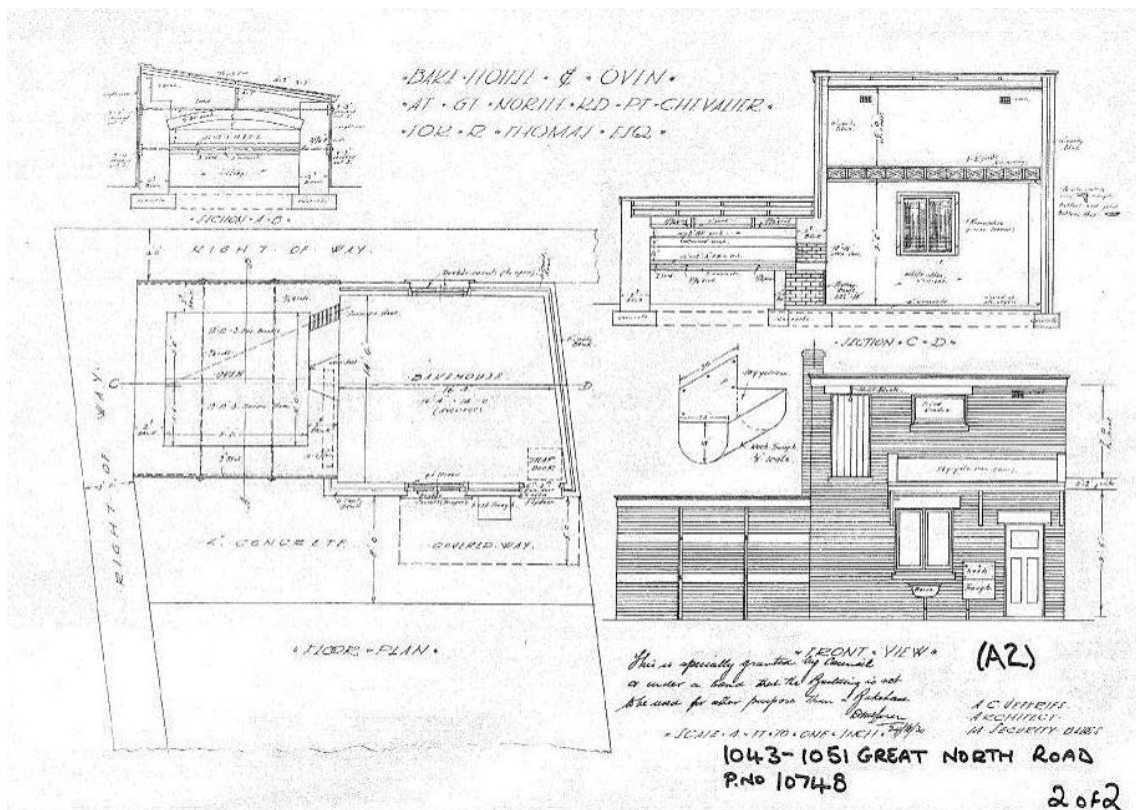
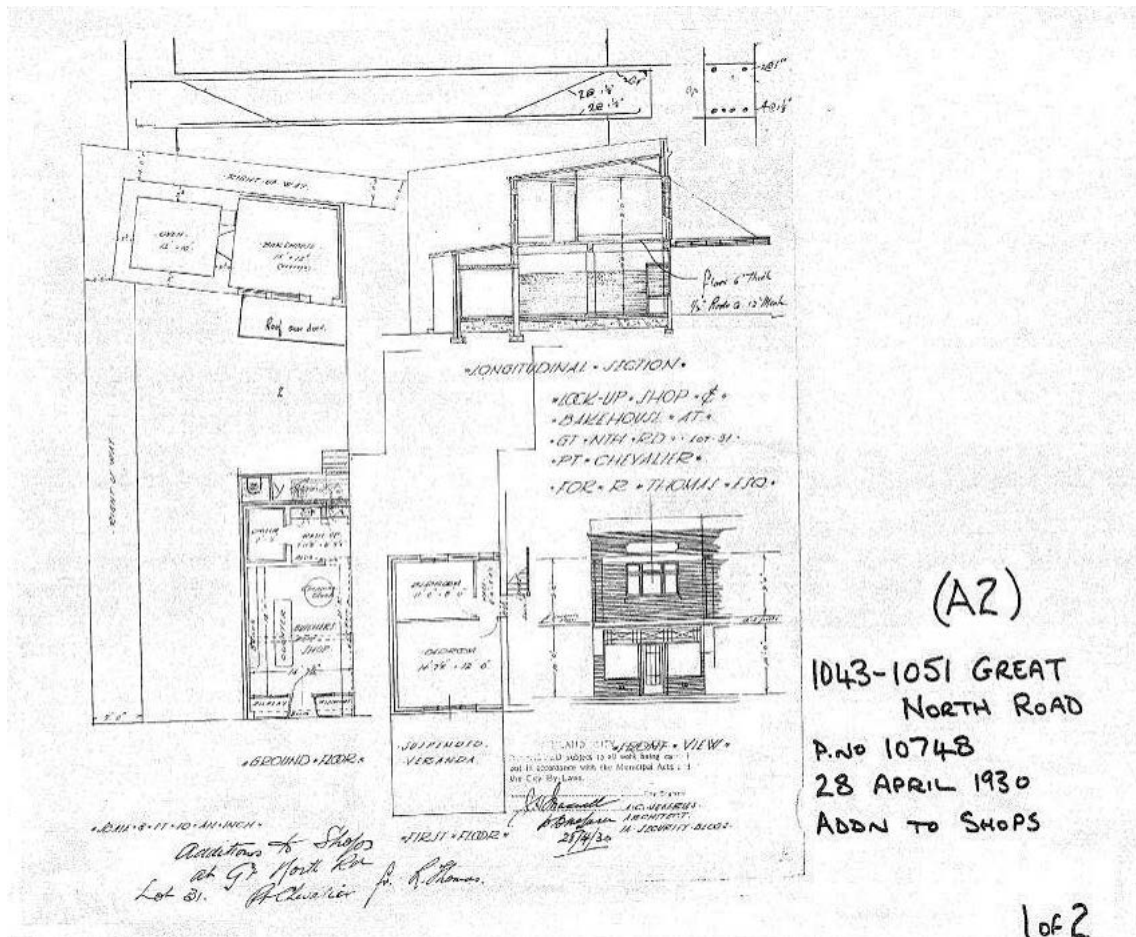
1/2" DETAIL OF BEAMS

BEAM A
 BEAM B
 BEAM C
 BEAM D
 BEAM E

SHOP & DWELLINGS AT
 PREMIER AVE PASADENA EST.
 PT. CHEVALIER FOR C.B. SHORT L.S.Q.
 1041 GREAT NORTH ROAD P. No. 1041

3 of 3
 (A2)





Appendix 6 References

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Endnotes

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- ¹ BADZ 5181/437, R9094818, Archives New Zealand. Referenced in Lisa Truttman, "Pt Chevalier Summary," 2014.
- ² DPs 20219 and 21696, LINZ records.
- ³ *New Zealand Herald*, 7 August 1926, p.16. Accessed at [PapersPast](#).
- ⁴ Auckland City Council, *Balmoral & Sandringham Heritage Walks* (2009). Research by Ngati Whatua o Orakei, Ltd., Lisa Truttman, and Matthews & Matthews Architects Ltd. Accessed at <http://www.aucklandcouncil.govt.nz/EN/newseventsculture/heritage/Documents/balmoralandsandringhamheritagewalks.pdf>
- ⁵ Walker 1961, p. 5
- ⁶ Walker 1961, p. 9
- ⁷ Ibid.
- ⁸ SO 833 c 1850. J.R. Clendon is noted on this map as the owner of Allotment 27.
- ⁹ DI A2.126, LINZ records. Referenced in Lisa Truttman, "Pt Chevalier Summary," 2014.
- ¹⁰ Truttman, L., Pt Chevalier Times, August 2010, *Pasadena: a piece of California at Point Chevalier*, No.13
- ¹¹ BADZ 5181/437, R9094818, Archives New Zealand. Referenced in Lisa Truttman, "Pt Chevalier Summary," 2014.
- ¹² DPs 20219 and 21696, LINZ records.
- ¹³ *New Zealand Herald*, 7 August 1926, p.16. Accessed at [PapersPast](#).
- ¹⁴ *Auckland Star*, 10 December 1927, p.7. Accessed at [PapersPast](#).
- ¹⁵ "Trams to 'the point', *Auckland Star* (18 March 1930). Available online at [PapersPast](#).
- ¹⁶ "New tram service commences," *Auckland Star* (27 July 1930). Available online at [PapersPast](#).

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- ¹⁷ "The completion of the Point Chevalier tram extension," *Auckland Star* (3 July 1930). Available online at [PapersPast](#).
- ¹⁸ "The tramways," *Auckland Star* (17 November 1922). Available online at [PapersPast](#).
- ¹⁹ NZ Herald 23 Dec 1909; NZ Herald 23 Dec 1910; Auckland Star 22 Dec 1911, NZ Herald 31 Jan 1913;
- ²⁰ A survey of advertisements in the NZ Herald and Auckland Star between August 1927 and September 1937 produced tender notices for construction and or alterations to 53 houses, 3 flats, 6 shops, 3 factories, 1 hotel, 1 public hall and a wharf with offices and boatshed.
- ²¹ New Zealand Herald, Volume LXIX, Issue 21316, 18 October 1932, Page 12. Available online at [PapersPast](#).
- ²² New Zealand Herald 22 Feb 2014 (Herald Homes supplement, page 5, F8). Accessed at [Index Auckland: Local History, Arts and Music](#).
- ²³ *Auckland Star*. "Builder's Failure." 20 August 1928: 9.
- ²⁴ Auckland City Council, *Balmoral & Sandringham Heritage Walks* (2009).
- ²⁵ *New Zealand Herald*. "Bankruptcy Court." 17 May 1929: 9
- ²⁶ *New Zealand Herald*, 7 August 1926, p.16. Accessed at [PapersPast](#).
- ²⁷ Ben Schrader. 'City planning - Planning between the world wars', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12 URL: <http://www.TeAra.govt.nz/en/city-planning/page-3>
- ²⁸ New Zealand Planning Institute. "Reginald Hammond Scholarship 2011. URL: http://www.planning.org.nz/Story?Action=View&Story_id=2177
- ²⁹ Ferguson 1994: p.142.
- ³⁰ 'Characteristic House Types – Seven Basic Styles', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09 URL: <http://www.TeAra.govt.nz/en/1966/architecture/page-5>