

Heritage Evaluation

ASB Bank, 1210 Great North Road, Point Chevalier, Auckland



**Prepared by Reynolds & Associates for Auckland Council Heritage Unit
June 2014**

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ASB Bank 1210 Great North Road Point Chevalier, Auckland 1022

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Cover image: ASB Bank viewed from the North, March 2014
Photograph: David Reynolds

1.0 Purpose

The purpose of this document is to consider the place located at 1210 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 David Reynolds of Reynolds & Associates on the specific instructions of our client, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

Sections 10 and 12 of this report have been updated to include a primary feature and clarification of named exclusions.

2.0 Identification

Site address	1210 Great North Road Point Chevalier, Auckland
Legal description and Certificate of Title identifier	PT Lot 16 DP 2300 CT NA 366/87
NZTM grid reference	Easting: 1752485.27 / Northing: 5918106.51;WGS84:- Longitude: 174.710814 / Latitude: -36.870686
Ownership	Lee Gee Investment (2012) Limited
District/regional plan & zoning	Operative Auckland City - Isthmus Section Business 2
Proposed Unitary Plan zoning	Town Centre - Pt Chevalier
Existing scheduled item(s)	n/a
Additional controls	Additional Zone Height Controls: Additional Height Controls - Point Chevalier, 16.5m / 4 storeys, Pre 1944 Building Demolition Control
Heritage New Zealand registration details	n/a
Pre-1900 site (HNZ Section 6a (i) and (ii) (b))	No The place is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values, however it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	18668

NZAA site record number/s	n/a
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3.0 Constraints

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

The site visit was made on 29 March 2014 and the building was inspected from Great North Road, from the service lane at the rear and from the access way on the west side of the bank, connecting the car park to Great North Road.

This evaluation also does not include a structural evaluation or condition report or archaeological values of the place; all comments on the structural integrity or the condition of the building are based on visual inspection only.

This evaluation does not include an evaluation of the importance of the place to mana whenua.

4.0 Historical summary

The ASB Bank's Point Chevalier branch at 1210 Great North Road is one of five classical revival branch bank buildings constructed between 1928 and 1931 and designed by Auckland architect Daniel Boys Patterson. Four still stand, three are recognisable as Auckland Savings Bank buildings and one is heavily modified. The Point Chevalier branch is the last of the group to remain in use as a suburban branch.

Daniel Boys Patterson was born in Southampton, Cumberland, England in 1879, he trained in architecture in England and immigrated to New Zealand with his wife Elsie in 1909. He became a member of the NZ Institute of Architects in 1914. Patterson's earliest involvement with the ASB was in designing the interior of the temporary bank premises in Dominion Road in 1919. Shortly afterwards he became architect to the bank and held that position until 1962.

His first branch design was for Otahuhu (1925), a single storey (later 2 storied) classical revival building constructed in concrete. The next four branch banks followed very similar designs; the largest and the model for Symonds Street (1929) Dominion Road (1929) and Point Chevalier (1931) was the two-storey Jervois Road branch built in 1928.

The three later branch designs dispensed with staff accommodation and were consequently smaller buildings, but were nevertheless monumental in their suburban locations and, like many similar classical revival banks in the United States, projected an image of reliability and stability.

The Point Chevalier branch opened for business on Monday Feb 2 1931.

Little changed at the bank until 1979 when the canopy was added. Later modifications include signage, a ramp and railing in 1993, and the interior was refitted in 2011. ASB Bank Ltd currently occupies the premises.



Figure 1: The ASB Bank Point Chevalier Branch at 1210 Great North Road.

5.0 Physical description

The Point Chevalier branch bank building occupies a slightly sloping site fronting on to Great North Road, and accessed from the rear from a service lane via Parr Road North. The building and its car park are contained on one allotment, PT Lot 16 DP 2300. The site has an area of 1391 square metres.



Figure 2: The ASB Bank Point Chevalier Branch in its wider context.

Plans for Point Chevalier branch indicate the building had a 30 ft frontage and a depth of 57 ft 10" (9.15 x 17.6 metres), with a ceiling height of approximately 17 ft (5.18 metres). The interior was originally divided into a banking chamber with a manager's office in the NE corner, and four 'Teller Boxes' along the eastern wall. Opposite, the 'public space' had a wall desk with dividers for the use of depositors.

The rear section contained a telephone booth and strong room in the south west corner, with a cloakroom, sink and WC opposite. The joinery and wall panelling was pale oak, and some of this was retained in a modern fit-out when the interior was upgraded in 2011. The front doors were replaced at the same time by a pair of automatic sliding doors, and lighting and floor coverings were replaced. The banking chamber retains its full height coffered ceiling.

Ionic order pilasters flank the main entry on Great North Road but the original relief lettering 'AUCKLAND SAVINGS BANK' has been removed from the frieze above the architrave and re-plastered. The bed moulding of the cornice is decorated with dentils and the facade above the base is worked in limestone, probably Oamaru stone. The base is built of Coromandel Granite. The banking chamber is lit by two round arched steel windows flanking a pair of panelled timber doors, the architrave of which is decorated by an imbricated leaf ornament. Three ornamental brackets are at the window heads.

The space above the window heads is decorated with framed blank panels surrounded by a bead and reel mouldings. The centre panel above the door is decorated with a classical rosette surrounded by a leaf and dart moulding. The decoration extends to the security screens on the lower part of the window recesses, which in this case have been painted.

Modifications

The exterior has been modified by the addition of a ramp and stainless steel handrail leading from the west side of the building. A set of curved steps gives access from the east. The most intrusive addition is an aluminium and glass hood and associated downpipe over the entry, which provides a modicum of shelter. An illuminated ASB Bank sign is centred on the parapet and an etched stainless nameplate bearing the bank's new name, 'ASB Bank', and monogram is mounted on the right hand pilaster base. A lean-to extension has been added at the rear.

Original features that have been lost include the four spherical white lamps that ranged along the facade, and the two original bronze 'Auckland Savings Bank' plaques which were affixed to the base of the central pilasters. The building's base remains un-painted but the balance of the Oamaru stone facade has multiple coats of paint, the current one off-white. Both columns bear the engraved initials of wayward local youths.

Current Use

The building is currently in use as the Point Chevalier branch of ASB Bank Limited.

Summary of key features

- Classical revival architecture
- Standard design
- Sole remaining example still in savings bank use
- Located in residential suburb of Point Chevalier
- Single storey
- Reinforced concrete construction with brick infill
- Steel multi-pane fixed glazing
- Terracotta tile roof
- Modifications: ramp, signage, canopy and interior re-fit

6.0 Comparative analysis

Two directly comparable examples remain: the former Ponsonby Branch at 15 -17 Jervois Road¹ (1928) and the Symonds Street Branch at 21 Khyber Pass Road (1929). (Dominion Rd was demolished in 1999.)

The former Ponsonby Branch, listed by Heritage New Zealand in Category 2, differs from Symonds Street and Point Chevalier by having accommodation on the upper floor and extending out at the rear but in most respects the Symonds Street and Point Chevalier branches retain much of the basic detailing of Ponsonby in a scaled down manner and are virtually identical save for minor differences in the window grilles from building to building.

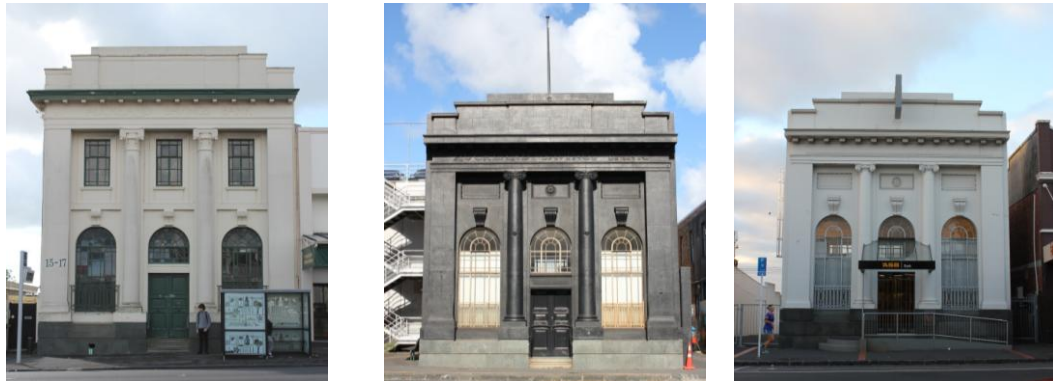


Figure 3: 1928 Ponsonby Branch, Symonds St (Khyber Pass) 1929, Point Chevalier 1931.

Until recently Ponsonby was operating as a lawyer's office with retail in the banking chamber. Much of the interior furnishings remain. Symonds St operates as a design office, interior not open to view, and Point Chevalier has had an interior re-fit using some of the original oak panelling, but otherwise following current ASB corporate livery with fittings.

Other comparative U.S. examples from the same period that may have influenced Patterson or his client, include the Home Bank and Trust Company in Meriden, Connecticut (1922); the Berkshire Loan & Trust Company (1923) Pitfield, Connecticut; and the Ladora Savings Bank, Ladora, Iowa (1920).



Figure 4: The Home Bank and Trust Company (1922) Meriden, Connecticut, centre Berkshire Loan & Trust Company (1923) Pitfield, Connecticut and right, Ladora Savings Bank, Ladora, Iowa (1920).

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 Point Chevalier ASB Bank building is historically significant for its association with the development of the Auckland Savings Bank in the Auckland Province, and particularly the development of branch banking in Auckland City the 1920s and 30s. It was one of five banks designed by Auckland architect Daniel B. Patterson to take the bank into the suburbs projecting an image of solidity, confidence and thrift, using the architectural language of the classical revival to achieve this. The Point Chevalier bank building has further historical significance as the last of the group of a standard design still in use by the bank's successor company. The place is **considerable** at a **local/regional** level.

(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 ASB bank has little significance under this criterion. There is no particular group known to have strong or special association with the building for symbolic, spiritual, commemorative, traditional or other cultural values. The place is **considerable** at a **local** level.

(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.

Mana whenua value assessment is not required in 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 Point Chevalier ASB Bank building has **little** or no significance under this criterion.

(e) Technological

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

The bank building has **little** or no significance under this criterion. The materials and construction of the bank are typical of commercial construction in the 1920s and unlikely to reveal technical innovation.

(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 bank has value as a publicly accessible example of the work of a prominent architect, Daniel B. Patterson, active in Auckland between 1910 and 1962 and senior partner in the firm D.B. Patterson, Lewis & Sutcliffe. Patterson was responsible for all of the Auckland Savings Bank's inter-war branches, and was bank architect between 1919 and 1962. This is a good representative example of his classical revival 'house style' of the period, the forerunner of which in Jervois Road, Ponsonby, has been recognized by its Category 2 listing by Heritage New Zealand. It fits well in scale with its commercial neighbours in the town centre development to the west. The place is **considerable** at a **local** level.

(g) Aesthetic

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

The Point Chevalier ASB Bank building has considerable value as a landmark building in the town centre. Its distinctive design and ornamentation distinguishes it from its neighbours and its position as the first building in a developing row emphasises its landmark qualities. The building has **considerable local** aesthetic value and makes a strong contribution to the area's character.

(h) Context

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

The building has **considerable local** value as a component of a dominant group of neighbouring buildings that comprised the 1930s Point Chevalier town centre, much of which is relatively intact. Designed to project a message of reliability and thrift through its architecture, the bank building makes a strong contribution to the streetscape and in the maintenance of the character and cohesiveness of the group.

8.0 Statement of significance

The Point Chevalier ASB Bank building has considerable historical value in the locality for its association with the Auckland Savings Banks and with the development of the adjoining suburb during the inter war period. The building also has considerable historical value as the work of prominent Auckland architect Daniel B. Patterson, the Auckland Savings Bank architect for 43 years, and as a substantially intact representative of a group of similarly designed branch banks, retaining its original use.

The building has aesthetic value as a local landmark and for its contribution to the cohesiveness of the adjacent commercial development.

9.0 Extent of the place for scheduling



Figure 5: The extent of the place for scheduling includes the kerb space immediately in front of the building.

The identified extent of the The identified extent of the Point Chevalier ASB Bank building at 1210 Great North Road was based on the Certificate of Title boundary for the building and the kerb space on Great North Road in order to ensure continued visibility and protect the building's landmark qualities.

10.0 Recommendations

Updated July 2017

Based on the above evaluation, the Point Chevalier ASB Bank building meets the threshold for scheduling as a Historic Heritage Place: Category B. The primary feature is recommended to be the 1930 building footprint.

Contribution to a possible Historic Heritage Area

The ASB bank's distinctive classical revival style contrasts with the architecture of its immediate commercial neighbours and the more fanciful eclectic Ambassador Theatre, establishing it as a significant landmark in the area.

The bank building is an important contributor to the Historic Heritage Area, in association with the Ambassador Theatre and its flanking commercial developments.

It is noted that 1210 Great North Road had been previously considered for scheduling under the legacy Auckland City Council scoring system. This place was 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 Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local/regional
B- Social	Little	n/a
C- Mana Whenua	Not evaluated	n/a
D- Knowledge	Little	n/a
E- Technological	Little	n/a
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

11.0 Overall Significance

Updated July 2017

Category	Heritage Values	Extent of place	Interior Protected	Exclusions
B	(a), (f), (g), (h).	Refer to diagram Figure 5	No	Interior of building(s)

- The interior of the building is recommended as an exclusion.
- The primary feature is the 1930 building footprint.

Author

David Reynolds, Reynolds & Associates.

Date 29 May 2014

Reviewer

Rebecca Fogel, Built Heritage Specialist (Point Chevalier HHS Project Lead)

Date

9 June 2014

Minor modifications made July 2017 by Cara Francesco to include value levels in section7, specify primary feature and clarify exclusion.

Appendices

Appendix 1: Historical Research

The Auckland Savings Bank commenced business in 1847 with the intention to offer banking and loans to middle and lower income earners in the Auckland Province. Growth initially was slow but by 1900 the bank had more than £1 million in transactions and was steadily developing a reputation as a community minded bank being directed to devote a portion of its surpluses to charitable purposes.²

The Bank's Point Chevalier branch at 1210 Great North Road is one of a series of five classical revival branch bank buildings, constructed between 1928 and 1931, designed by Auckland architect Daniel Boys Patterson. The branch opened on 2 February 1931.³

Daniel Boys Patterson was born in Southampton, Cumberland, England in 1879. He trained in architecture in England and immigrated to New Zealand with his wife Elsie in 1909 becoming a member of the NZ Institute of Architects in 1914.⁴ Patterson's earliest involvement with the ASB was in designing the interior of the Auckland Savings Bank's temporary premises in Dominion Road in 1919. Shortly afterwards he became architect to the bank and held that position till 1962.⁵ Patterson was also architect to Auckland Diocesan Trust Board, New Zealand Breweries Ltd and Campbell Ehrenfried Co Ltd.⁶

His first branch design was for Otahuhu, a single storey (later 2 storied) classical revival building in concrete which still stands as a barber and photo shop at 240 Great South Road, Otahuhu .

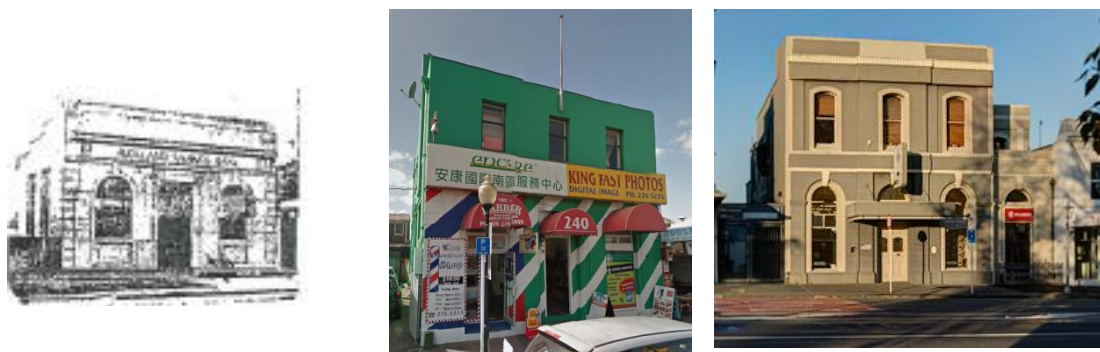


Figure 4: Patterson's single storey Otahuhu branch from a 1939 bank advertisement, centre, today. Far right, Newton branch Ponsonby Road stripped of ornament. Photos: Google Earth.

Patterson's other suburban branches, constructed between 1928 and 1931, while they are sometimes seen as a progression from earlier classical revival branch bank designs of Edward Bartley may just as easily have been influenced by the development of compact suburban branch banks in the United States during the 1920s.^{7 8}



Figure 5: Left: Monuments to money: The Home Bank and Trust Company (1922) Meriden, centre Berkshire Loan & Trust Company (1923) Pitfield, Connecticut and right, Ladora Savings Bank, Ladora, Iowa (1920).



Figure 6: Patterson’s four monuments to thrift: 1928 Ponsonby, 1929 Symonds St (Khyber Pass), 1929 Dominion Road (demolished 1999), and 1931 Point Chevalier. Photos: David Reynolds.

Figure 7: (right): Exhorting thrift: an ASB advertisement in the Auckland Star, 29 January 1929.

In the United States, the choice of classical revival architecture was a deliberate attempt to attract depositors and convey an image of grandeur and stability. Patterson’s and his client’s choice of classical revival style was to prove very appropriate in the forthcoming Depression in maintaining an image of the bank as the sound ‘*Monument to Thrift*’ it claimed to be in its 1929 newspaper advertising.⁹

Four of Patterson’s banks followed similar designs; the largest and undoubtedly the model for Symonds Street¹⁰ and the two that followed is the two-storied Ponsonby branch built in 1928.¹¹

It differs from the others in having manager’s accommodation at the rear. Corinthian order pilasters flank the main entry on Jervois Road, and the frieze above the architrave bears the words ‘AUCKLAND SAVINGS BANK’. The bed moulding of the cornice is decorated with dentils and the facade above the base is worked in limestone, probably Oamaru stone. The base is built of Coromandel Granite (tonolite). The upper floor is lit by three rectangular steel framed rectangular multi-pane windows. The lower floor has round-topped windows at left and right with a smaller example above a pair of panelled timber doors, the architrave of which is decorated with a pattern of overlapping discs. Three moulded keystones are at the window heads.

Patterson’s three branches that followed Jervois Road dispensed with staff accommodation and were consequently smaller buildings. Point Chevalier, like Jervois Road, has Oamaru stone facades, and reinforced concrete frames with rendered brick infill panels along the remaining walls, the render incised in imitation of stone. Decorative screens are fitted to the lower part of the window recesses.

THE HEAD OFFICE, QUEEN STREET

A MONUMENT TO THRIFT

For the past eighty-one years the Auckland Savings Bank has been tangible evidence of the prosperity of Auckland. Rising through the years with this City, the Bank has shared the advance and prosperity of Auckland, until now it enjoys the practical and spiritual co-operation of Auckland's wisest, keenest savers. On 31st March, 1928, the total funds stood at £5,658,903—an increase for the year of £383,970, giving public proof of the wisdom of the Savings Bank investment.

WHERE THE FIRST DEPOSITS WERE TAKEN—MECHANICS' INSTITUTE

1847

On the 19th June, 1847, the first deposit of £10 was made by Matthew Fleming. This was the beginning of the life of service to the City of Auckland. Three features, introduced by the Auckland Savings Bank which have encouraged thrift were the Penny Bank in 1876, the Thrift Clubs in 1926, and the School Banks also in 1926. These show the desire for the encouragement of thrift among younger people by the

AUCKLAND SAVINGS BANK

Head Office: 260 QUEEN STREET, AUCKLAND.

The reduced space above the window heads was decorated with framed blank panels surrounded by a bead and reel moulding. The centre panel was decorated with a classical rosette surrounded by a leaf and dart moulding, and the architrave above the main doors bears an imbricated leaf ornament. This can be found on the Dominion Road, Symonds Street Branch and Point Chevalier branches, which contradicts an earlier assessment that Point Chevalier was Patterson's "...most pared back or 'stripped classical' facade yet." ¹² In terms of surface area, these three examples had more surface decoration than Jervois Road had.



Patterson's next two savings banks depart markedly from his 1920s branches. His first real exploration of stripped classicism in bank design is the Grey Lynn branch ca 1931 followed, rather curiously by the eclectic Edwardian Baroque Green Lane Branch in 1934.

Appendix 2 Supplementary research

Assessment Checklist

Address: Point Chevalier branch, ASB- 1210 Great North Rd, Point Chevalier

Age

Notes: 1931 - A new branch of the Auckland Saving's Bank was established (on the left side of the road from the city) at 1204 Great North Rd (now 1210) in the heart of the Pt. Chevalier township -between Charles H. Rose, greengrocer's and Lupa and Hadaway, fishmongers. It was located on the site formerly occupied by Owen Burns, mechanical engineer(Wise's Auckland Street Directory 1936& 1931 ed's). The new branch was opened on 5 February 1931 but it had been planned and commissioned in better times (G. McLachlan, *The ASB- A Bank and its Community* (1991) page70; Auckland Star January 22, 1931). The site was acquired by the ASB near the corner of Great North Rd in Point Chevalier in 1929 for a future bank branch, yet it was not until 1931 before the branch was finally built.

This building is a tall, impressive single storeyed solid plaster over brick building employing many **Neo-classical features** in its design such as displaced volute brackets decorating the facade above large, but narrow arched windows that took up a large proportion of the facade. The entrance was flanked by two large classical pilasters, topped with elaborate scrolled capitals. Point Chevalier was the last of the ASB's purely **Neo-Classical** bank buildings. The popularity of the style was increasingly under threat from newer architectural styles that offered a vision of the future rather than a re-interpretation of the past. (Douglas Lloyd-Jenkins"Corporate Image", Historic Places May 1995 page 17-18)

The building employs the same basic design plan as earlier banks where the main doors open into an oak and glass panelled vestibule, which in turn opens into the main banking chamber. On either side of the central axis, the interior of the building is divided into public and private spaces, with the manager's office located near the main door. Towards the back of the bank are concealed cloak rooms, toilets, strong rooms and oak-lined rooms little bigger than cupboards for bank stationery and office supplies etc. All the partitions reached only halfway up, so as not to interfere with the finely patterned square coffered ceilings. (ibid)

The interior of the Point Chevalier branch was for many years in near-original condition, with finely crafted, honey coloured oak panelling. The bank was refitted recently (in the mid 1990's), but a sympathetic designer used the original panelling in the new scheme with impressive results. (ibid page 17) In the late 1970's new security measures including cameras were installed (G.McLaughlin *The ASB- A Bank and its Community* (1991) page 127). Overall the building appears to be in remarkably good condition. Little of the building's exterior has changed since it was built in 1931, except for the addition of a small awning/verandah above the main entrance an ASB sign on top of the facade and a ramp for disabled access . Early pictures and plans of this branch confirms this. I would estimate the exterior to be at least 80-90% original. *More information may be available offsite at the Auckland City archives or at the AIML.*

Assessment Checklist March 2005

Photos

Notes: Picture of Pt Chevalier Branch of the ASB in *Brett's Christmas Number*, December 1, 1939 and picture in the Auckland Star January 22, 1931. There seems to be a dearth of photographic evidence for this building- there were no photographs in either the APL Heritage Images Online website or at Special Collections, Auckland Public Library. Auckland City Archives may hold additional information on this building off-site. There may be some photographs of this building at AIML or in the Architecture Library, AU.

Architect/Designer/Builder

Notes: The Point Chevalier branch of the ASB has considerable architectural interest being built in 1931 as a purpose built branch of one of New Zealand's major banking institutions - the ASB (Auckland Savings Bank). It was designed by **Daniel Boys (DB) Patterson, one of Auckland's best known architects**, whose career reached its height in the early decades of the twentieth century. DB Patterson was the designer of many prominent Auckland buildings including the Ellison Chambers, Queen St in 1914, reputedly the first ferro-concrete building in New Zealand and as such is an architect of major regional/ national importance. (D. Lloyd Jenkins page 16-18; Obit. Building Progress June 1962 page 71; Shappard Collection File P317d & ASB Collections APL)

Circa 1919, D.B. Patterson replaced the late Edward Bartley as the **ASB's resident architect**, and for the next 43 years he designed nearly all new branches of that bank including a group executed in a similar architectural style (in the 1920's and 1930's)- one of these being the **Point Chevalier branch**. Other ASB branches that should be considered as part of this important group includes: the Jervois Rd, Dominion Rd, Khyber Pass, Grey Lynn, Greenlane and Otahuhu branches all designed by Patterson in this period (pg 70). For Point Chevalier, Patterson designed his most pared back or "stripped classical facade to date. Point Chevalier was to be the last of his branches for the ASB in Neo-Classical style, as other more modern architectural forms began to come to the fore.

After Patterson's death in 1962 at the age of 84, the ASB decided to no longer employ a resident architect for its banks, although the firm which bore DB Patterson's name (Patterson, Lewis and Sutcliffe) continued to do more more for the ASB even after Patterson's death. DB Patterson was the Diocesan architect for the Auckland (Anglican) Diocesan Trust Board and also the architect for the NZ Fire Service (in the Auckland Provincial region) and was at one time the architect for New Zealand Breweries Ltd and for Campbell and Erhenfried Co. Ltd.

Several of their other important works include: The Mater Misericordiae (now known as the Mercy) Hospital in Mountain Rd, Epsom, the Auckland Central Fire Station in Pitt St (the fire station premises in Poynton Terrace and many other fire stations as well including the old Remuera station, St Helier's and Pt. Chevalier Fire Stations), and many commercial premises in Auckland including the Auckland Star offices and L.D. Nathan's offices and warehouse in Fort Street and the Paykel's Building. He also designed the Mt Albert Borough Council Offices in New North Rd. His churches include St James', Orakei; St Columba, Grey Lynn; St Andrew's, Kohimarama; St David's Church, Khyber Pass; and the Roman Catholic School and Convent in Avondale. As the architect for the St John's College Trust Board he designed many buildings including St. Stephen's (Maori) College in Bombay and the Flying Angel Missions for Seamen Building.

The Point Chevalier branch of the ASB presents an important example of his work and is part of a group of other ASB branches all designed by Patterson in the 1920's-30's period.

Assessment Checklist March 2005

Personnel

This building has an important significance with Mr JG Worboys being the first branch manager of the Point Chevalier ASB. In 1936 Mr Worboys apprehended and held until the police arrived, a would-be bank robber who had previously robbed the Newmarket branch. (G. Mc Laughlin page 77)

More information on this individual is needed before a proper assessment of his importance/significance to this building can be reached, such as a death certificate, obituary and the like. There may be more information on him in a genealogy website.

Event

Notes: Not applicable

Social Context

Notes:The Point Chevalier ASB was a purpose built branch of a major Auckland banking institution, the Auckland Savings Bank. Its establishment in the early represented a remarkable sign of faith in the future of the Auckland Savings Bank, that it was able to open a new branch in the middle of such depressed times (i.e. in the middle of the Great Depression). In the 1920's the ASB had seen good times but by the 1930's there were difficult times ahead but the Pt Chevalier branch had already been commissioned and planned for. This faith in the future of the ASB was further reflected in the fact that it was the banks who were one sector of the economy that were still employing more staff, while most other businesses closed or laid staff off (G.McLauchlan page 70). It was during this period that the bank's new staff totalled 67. (ibid)

Banks served an important role in the community as a focus for commercial growth in an area (usually located in the heart of or near to local shopping centres) and the Point Chevalier ASB can be viewed as a vital part of the Point Chevalier district's infrastructure. Between the wars, Daniel Patterson designed a series of branches for a major Auckland bank, the Auckland Savings Bank, giving it a distinctive corporate "image" throughout the city's suburbs (where they were established) and the Point Chevalier branch is part of this group of buildings.

The ASB has traditionally been associated with introducing policies related to "Thrift" and encouraging New Zealanders to save money. In the period from the 1920's to the 1940's (before the outbreak of war), international "thrift conferences" were periodically held throughout Europe, the ASB's response was to introduce a national essay competition among schools with thrift as the theme. This competition still exists to this day(2005). Prizes were awarded annually to students with the best essays - initially being children's books but later when these became difficult to obtain, it was more often five shilling Savings Certificates. These competitions were designed to encourage youngsters to acknowledge the virtue of thrift. (G. Mc Lauchlan page 80)

In line with social trends of increased community violence over the years all the banks (including the ASB) introduced policies to improve the security of staff and customers funds from bank robbery. This involved from the late 1970's the installation in all of its branches of surveillance cameras and a range of other security measures (protective screens, silent alarms, security guards and the like). (G. McLauchlan, page127).

Assessment Checklist March 2005

Continuity

Notes:

The Point Chevalier Branch exhibits an exceptional degree of continuity of usage. It has continuously operated from these premises (its original site) since 1931 to the present day and is still operating 74 years after it first opened for business. This building still retains its original use as a purpose built branch of one of Auckland's major banks, the ASB, reflecting the building's long connection with Point Chevalier's shopping district.

The Point Chevalier ASB Branch has excellent streetscape appeal, near the corner of Great North Road, it is still an important and visual landmark in the area.

Physical Context

Notes:

The Point Chevalier branch is an impressive structure with much architectural and streetscape potential. It forms a handsome and harmonious grouping with the adjacent commercial premises in the same block. Its size and scale of proportions are not out of character with its neighbours. It has aesthetic appeal because of the balanced design and human scale of the building and its decorative detailing. The Stripped Classical features of this Neo-Classical building evoke (in the materials used for its construction), the virtues of permanence, security, reliability, stability and thrift espoused by the Auckland Savings Bank.

Its location on the Great North Road and its proximity near the intersection of Great North, Carrington and Pt Chevalier Roads means that this building has been able to take advantage of its physical location since it was first built, on these major transport routes to attract customers into its bank. The Pt Chevalier ASB still exhibits a high degree of streetscape value.

Landmark Quality

Notes: The Point Chevalier ASB has significant visual landmark and aesthetic qualities reflecting its importance in the local area. It is closely associated with its local shopping centre and is one of the most impressive buildings that make up the Point Chevalier Shops. Being located near the corner of the intersection of several major roads; Carrington, Pt Chevalier and Great South Roads means that it has been since it first opened an important landmark in the local area.

Research Notes
1210 Great North Rd, Point Chevalier- ASB Point Chevalier Branch

Gordon McLauchlan: The ASB- A Bank and Its Community (1991)

Page 80

- From 1924 until war broke out in 1940, international Thrift Conferences were periodically held around Europe. Each year in October, the ASB sponsored an essay competition among schools with thrift as the theme. Teachers marked the entries and informed the bank of the names of the successful writers. The bank then gave up to 800 prizes, usually a bank order for books. Later when children's became difficult to get, it was more often a five shilling National Savings Certificate. These competitions were designed to encourage youngsters to acknowledge the virtue of thrift."

Page 115

- "From 1978, the [ASB]bank began using surveillance cameras, they were initially trialled in 6 branches, then the next year all branches were fitted with them. 90 cameras were ordered at a cost of \$107,750."

Page 70

- c. 1919 D.B. Patterson replaced Edward Bartley as the bank's architect .

- The 1920's were good for the ASB, during the "Roaring Twenties business had never been so good.

- "By the end of the decade, six more sites had been purchased – in Jervois Rd, Dominion Rd, Khyber Pass, Grey Lynn, Point Chevalier and Otahuhu – and branches opened in the first three."

- "A new branch of the ASB opened in 1931 but it had been planned and commissioned in better times. The banks new staff now totalled 67. C. Bartley retired as (general) manager after 50 years of service, T.N. Smallwood took his place and F.E. Sutherland became accountant. While the bank was able to provide jobs, other businesses closed or cut staff."

Page 113

- "A passage of bank history ended when its architect of 43 years died. D.B. Patterson had been personally involved in the design of most of the bank's branches since the 1920's. The bank decided that in the future no permanent bank architect would be appointed; although Patterson's firm would be retained to work on the planned new buildings on the corner of Wellesley and Queen Streets."

Page 77

- J.G. Worboys, branch manager of Pt Chevalier ASB apprehended a "would-be" bank robber who had previously robbed the Newmarket ASB.

Wise's Auckland Street Directories

1978	1210 Great North Rd	Point Chevalier ASB
1970-1	1210 Great North Rd	Point Chevalier ASB
1960-1	1210 Great North Rd	Point Chevalier ASB
1949	1210 Great North Rd	Point Chevalier ASB
1940	1210 Great North Rd	Point Chevalier ASB
1935	1204 Great North Rd	On Haing & Co., Fruiterer Point Chevalier ASB
1931	Great North Rd	Charles H. Rose, greengrocer Point Chevalier ASB Lupa & Hadaway, fishmongers
1930	Great North Rd	Charles H. Rose x Owen Burns, Mechanical engineer Brown Bros. fishmongers

Rates and Property Information, Ak City Council

1210 Great North Rd, Point Chevalier
CT 366/87
Land Area(sq m) 520
Legal Description Pt Lot 16 DP 2300 – Brick bank
Prior Ref. CT 285/177

Research Notes
Daniel Boys Patterson

Notes from Sheppard Collection File (P317d), Auckland School of
Architecture Library, Auckland University

Died 1962 aged 84

Brother of H.B. Patterson
1914- ANZIA 1926- FNZIA
Member of the Northern and Auckland Clubs
recreations: tennis, fishing and shooting
Photo: President AA Students Association (Progress April 1918)
Sketch plans Phos. Ellison Chambers, Queen St (NZ Mail & Graphic
11.9.12)
Ellison Chambers, Queen St (Progress 1.12.14)
Add. St Mary's Convent, Ponsonby (Progress October 1916)
Annexe Mater Misericordiae Hospital (Progress Oct 1917)
Patterson Wing, St John's College (NZ Building Progress Sept. 1919)
Student's Bldg & Warden's House, St John's College (NZ Building
Progress Sept. 1919)
* R.C. School & Convent, Avondale (NZ Building Progress July 1922)
Girl's Friendly Society Lodge, Wellesley St &
Auckland Lawn Tennis Assn, Stanley St (NZ Building Progress Feb
1923)
Fire Station, Ponsonby Road (NZ Bldg Progress Feb 1923)
Stanton, Johnston & Spence, offices O'Connell St (NZ Building Progress
August 1923)
Pukemiro Chambers, Anzac Ave; 3 shops Manukau Rd for J Smith,
grocer (Building Record 15.5.24)
WA Home Ltd, Gifford's Bldg High St & Vulcan Lane (Building Record
15.11.24)
Church, Te Aroha (NZBTJ 20.11.25)
St David's Church (NZBTJ 20.5.26)
1926 – Paykells Building Anzac Ave, Add. To Star Office, Shortland St;
Alterations to King's Theatre, Newton; Fire Station Pt Chevalier; Mt
Albert Borough Council Offices; Dalgely & Co. Store Albert St (4 storeys);
St David's Church, Khyber Pass (NZ Arch. & Building Review); St
David's Church (NZBTJ 20.5.26)
Fire Station Tui Road, Pt Chevalier (NZBTJ 20.4.26)
4 Flats and add. to Fire Station, Remuera; Alex Harvey & Sons,
Victoria St; Winstone's Oil Store, Freemans Bay; ASB Khyber Pass;
Mater Misericordiae Hospital (NZ Bldg Record 1928)
1927- NZ Building Record Oct. 26- add. To Abels Factory in Carlton
Gore Rd; DB Patterson the architect.
Small, glazed brick building with restrained (possibly) Neo-Classical
Facade.
Todd Motor Co. ; Napier St NZ Building Record 1929
St Stephen's College, Bombay; ASB Pt Chevalier; Fire Station (St

Heliers Bay; St Columba, Grey Lynn (NZ Building Record 1930)
 ASB Jervois Rd; Warehouse for Marriott and Co Newmarket; Dalgety
 and Co, Albert St; St David's Presbyterian Church, Khyber Pass (NZ
 Building Record 1931)
 Tenders Adds to Brewery, Pahiataua (Dom.21.3.31)
 1932- Flying Angel Mission to Seamen, Sturdee St; Mater Misericordiae
 Hospital; Harvey and Co Ltd ,Albert St (NZIAJ August 1934)
 1935-6 King's School, Remuera
 1938 New Commercial Hotel, Hamilton
 Central Fire Station, Pitt St (Building Progress September 1940)
 (Bldg Progress June 1944)
 'During the time that Mr. Mee was at St Mary's (1948-9) the Bishop's
 throne with it's chaplain's stalls, designed by Mr Daniel B. Patterson,
 Diocesan Architect, was placed in the cathedral by Bishop Simkin' page
 46 The Parish of St Mary
 Firm of Patterson, Lewis & Sutcliffe:- Holy Family for the Aged, Hastings
 1957
 1962 ASB Remuera Rd; ASB Takapuna; Conversion of Chapel of
 Bishop's Court, Parnell
 Booklet- Manurewa Historical Society , Nathan Homestead 1925-1982
 Reminiscences of Lawrence D. Nathan
 DB Patterson- Designer of First Ferro-Concrete Building (Ellison
 Chambers, dies at age of 84- Born in England * Building Progress June
 1962 page 71.
 1929- Reconstruction of Victoria Theatre, 56 Victoria Rd, Devonport
 Obituary 1962 NZIA July 1962
 1929- adds Cottage Bartley Terrace, Devonport for Mssr Walter
 Buchanan Ltd
 Alterations to stable Bartley Terrace, Devonport for Mssr Walter
 Buchanan Ltd
 House for J. Duder (Church St); Reconstr. Of Theatre Devonport for NZ
 Picture Supplies Ltd
 ASB Devonport 1928, architect DB Patterson, builder Jas. R. Turnbull
 House RH Duder (1927)
 LD Nathan's Bldg Fort St , Building Today vol.1 Oct-Dec 1936 page 49
 ASB Newmarket, DB Patterson architect, Fletcher Construction Co in
 1931 for £2,890
 ASB Ak, Penrose (1965), Papatoetoe (1965)- DB patterson, Lewis &
 Sutcliffe- Mt Albert, Takapuna, Newmarket, Onehunga, St Heliers,
 Blockhouse Bay, New Lynn, Avondale, Glen Innes, Howick
 1933 Jackson & Russells Bldgs, 23 Shortland St
 - Historic Places, "Corporate Image" Douglas Lloyd-Jenkins, May 1995,
 page 16-18.

1210 GREAT NORTH ROAD (PT. CHEVALIER AUCKLAND SAVINGS BANK) – SUMMARY

“...A new branch of the ASB opened at Point Chevalier in 1931 but it had been planned and commissioned in better times...”¹

*“Point Chevalier was the last of the ASB’s purely neo-classical bank buildings. The popularity of the style was increasingly under threat from newer architectural styles that offered a vision of the future rather than a re-interpretation of the past. For Point Chevalier, Patterson produced his most pared back or “stripped classical” façade yet. The tall arched windows took up a larger proportion of the façade and the rustication, a reference to the tradition of building in stone, was reduced to the merest of lines. The interior of the Point Chevalier branch was for many years in near-original condition, with finely crafted, honey coloured oak panelling. The bank has recently been refitted, but a sympathetic designer used the original panelling in the new scheme with impressive results.”*²

In summary, the Point Chevalier Bank was built in 1931 with the architect Daniel B. Patterson. Between the wars, Daniel Patterson designed a series of branches for an Auckland bank which gave it a distinctive “image” in the city’s suburbs and the Pt. Chevalier Branch is part of this group of buildings.

Additional Sources:

Auckland Star January 5, 1929 “Saving’s Bank’s New Buildings...The bank possesses two sites, one at Point Chevalier, near the corner of Great north Road...but it is not intended at present to build on these sections.”

Auckland Star January 22, 1931 photograph.

Brett’s Christmas Number December 1st, 1939,

¹ “The ASB A Bank and its Community” (1991) p. 77 by Gordon McLauchlan.

² “Corporate Image” by Douglas Ilysi-Jenkins. Historic Places May 1993 pp.10-18.

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92 YEARS GROWTH AND PROGRESS

"THE PEOPLE'S INSTITUTION"

Auckland Savings Bank
 Headquarters
 and
 Suburban Branches



DEVONPORT



DEVON ROAD



GREEN LANE



GREY LYNN



JERVOIS ROAD



HEAD OFFICE
 280 QUEEN STREET, AUCKLAND



NEWMARKET



PONSONBY ROAD



GREYMOUTH



OTAHUNGA



POINT CHEVALIER



SYMONDS STREET

Every Facility for Saving is provided
 through medium of:

- Ordinary Savings Bank Accounts
- Thrills (Employees) Accounts
- Schools' Bank Accounts
- Penny Bank Accounts
- Home Savings Bank Boxes (on Hire)

TOTAL NUMBER OF DEPOSITORS
 at March 31st, 1929, exceeds 189,000
 TOTAL AMOUNT AT CREDIT OF DEPOSITORS
 at 31st March, 1929 £8,845,810
 TOTAL RESERVES at 31st March, 1929 £945,790

AUCKLAND SAVINGS BANK

Service

ESTABLISHED 1847

Security

2016



Corporate Image

Douglas Lloyd-Jenkins

Between the wars, Daniel Patterson designed a series of branches for an Auckland bank which gave it a distinctive "image" in the city's suburbs.

Head of page: Patterson's watercolour drawing of the front elevation of the Great South Road branch of the ASB. (Photo: Bill McKay)

Below left: The front facade of the Dominion Road branch.
Below right: The front facade of the Point Chevalier branch.
(Both photos: Bill McKay)

Corporate banking and corporate imagery are terms usually associated with the expansionary fervour of the 1980s, but between 1919 and 1939 an Auckland architect devised a clear corporate image for the buildings of one of the city's leading banks. Unusually, all eight of these banks stand today, scattered throughout Auckland's inner suburbs, marking the commercial boundaries of pre-war Auckland.

The Auckland Savings Bank was established in 1847. Its first architect was Edward Bartley, who designed the Bank's head office in Queen Street in 1882 and its first branch in Newton two years later. The success of the Newton branch saw branches opened in quick succession in Newmarket, Devonport and Onehunga in the early 1880s. But from the mid 1880s, "the

colony's reputation abroad sank visibly" and many banks did not survive to see the new century in. The Auckland Savings Bank was among the survivors that in the early twentieth century were able to take advantage of an era of growth and prosperity.

Bartley, however, died in 1919 and the Bank faced the problem of finding an architect to oversee the establishment of new branch offices. The task fell to a thirty-nine-year-old English-trained architect Daniel Boys Patterson. Patterson had been born in 1880 and emigrated to New Zealand at the age of thirty.

Patterson was a relatively unknown architect and the Bank at first offered him only the minor





Above: Detail of the front facade of the Point Chevalier branch of the ASB, illustrating Patterson's use of displaced volute brackets to ornament the facade. (Photo: Bill McKay)

task of fitting out temporary premises in Dominion Road, a task Patterson completed in July 1919. Although this first commission amounted to little more than a shop fitting opportunity for Patterson, when ninety-two accounts were opened in the first week, Patterson's appointment as architect to the Auckland Savings Bank was confirmed. He held the post until his death in 1962.

With his tenure established, Patterson set to work on the design of a new building for Otahuhu. The branch opened on 2 November 1925. For Otahuhu, Patterson designed a single-storied structure in a neo-classical style. It was built of concrete with steel-framed windows. Patterson later returned to add a second storey and reduce ornamental details and little remains of the original 1925 structure. The building is now a brightly painted camera shop.

The next four years proved a boom time for Patterson. The Bank decided to open four new branches in purpose-built buildings. These buildings — Jervois Road, Khyber Pass, Dominion Road and Point Chevalier — are the work of an architect working in prosperous times and confident of his own ability.

The architectural climate in Auckland in the late 1920s continued to be dominated by the teachings of the Paris-based Ecole des Beaux-Arts, despite the emergence of new forces in international architecture. In accordance with the Beaux-Arts tradition and the expectations of the Bank trustees, Patterson designed his banks in a neo-classical style. What placed these buildings beyond the humdrum, however, was Patterson's ability to adopt this usually imposing style to the scale of the small suburban communities the branches served. The buildings appeared secure, sober and permanent, without intimidating the patrons. Patterson applied to each building similar, or in some cases identical, arrangements of formal elements to create an identifiably common appearance, thus giving the Bank a low key but effective "corporate image".

At the Jervois Road branch, opened on 2 March 1928, Patterson completed developing the formula he had begun to explore at Otahuhu and which he subsequently used for the design of branches in Point Chevalier, Dominion Road and Khyber Pass. The Jervois Road branch is the largest of the branches, and the last to be designed with a manager's residence above the main banking chamber. The neo-classical front (commercial) elevation dominates the building's appearance. The pediment rises almost half a storey higher than the roof line. The main fea-

tures of the front facade are two pilasters with beautifully modelled capitals; the name of the bank is displayed in raised lettering along the frieze. Deep-set windows and an impressive base of polished grey granite give the bank an appearance of solidity and permanence.

In contrast to this impressively articulated neo-classical facade, the domestic rear elevation reveals an interest in and awareness of the informality of Arts and Crafts Movement architecture. Patterson revealed a similar interest in several private residences he designed in the 1920s and 1930s — notably the Mountain Road home of Sir Frank Mappin, now Government House, Epsom. The ASB has left its original Jervois Road building in favour of new premises, but a voluntary covenant protects the now partly empty building.

The decision of the trustees of the Bank to erect buildings "without the provision of living quarters" meant the Bank's next three branch buildings were smaller than Jervois Road and, as Patterson intended, appeared to be almost identical. Khyber Pass, opened on 1 July 1929, was followed by Dominion Road, opened on 16 September of the same year. The centenary record of the Bank records that the branches "evoked very favourable comment and gave added prestige to their respective locations".

Between the opening of the Dominion Road branch and the opening of the Point Chevalier branch in 1931, the global economic disaster of the Great Depression began. The Depression hit banks hard, but the ASB fared better than most. It was an indication of the Bank's strength that the building programme was not curtailed and in February 1931, the Point Chevalier branch opened its doors.

Point Chevalier was the last of the ASB's purely neo-classical bank buildings. The popularity of the style was increasingly under threat from newer architectural styles that offered a vision of the future rather than a re-interpretation of the past. For Point Chevalier, Patterson produced his most pared back or "stripped classical" facade yet. The tall arched windows took up a larger proportion of the facade and the rustication, a reference to the tradition of building in stone, was reduced to the merest of lines.

The interior of the Point Chevalier branch was for many years in near-original condition, with finely crafted, honey coloured oak panelling. The bank has recently been refitted, but a sympathetic designer used the original panelling in the new scheme with impressive results.



Top: The Grey Lynn branch of the ASB, a hybrid of classical and moderne styles.
Above: Detail of etched window and iron grill of the Grey Lynn branch, further illustration of the building's dual stylistic parentage. (Both photos: Bill McKay)

The Jervois Road branch of the ASB has been registered as a category 2 historic place by the Historic Places Trust.

By the early 1930s, Patterson was one of Auckland's most prestigious architects. Despite stiff competition from other practices, Patterson received a number of important commissions, at least one of which came through his contact with the ASB when the Bank's vice president, N.A. Nathan, commissioned Patterson to design L.D. Nathan Ltd's Fort Street offices. At this time, Patterson also completed the Ellison Chambers at 138 Queen Street, now owned by the ASB though not originally designed for it. Patterson's work beyond the ASB was not limited to commercial structures and he earned a solid reputation as a designer of churches, including St David's, Khyber Pass, and St Columba's, Grey Lynn. He also designed two church schools — St John's, Meadowbank, and St Stephen's, Bombay.

Patterson's association with the ASB continued and a new branch on the Great South Road opened on 31 October 1934. That a new branch was opened at all in these depressed times was a remarkable sign of faith in the future of the Bank. But this is the smallest and least exuberant of Patterson's banks.

At Great South Road, Patterson began to deal with a dilemma facing many architects who had been working in the Beaux-Arts tradition — how to find new ways of arranging classical components in such a way as to combat the onset of modernism. Red brick replaces rendered concrete, except in the central rusticated portion of the front facade which supported a pediment tablet on which the name of the bank was inscribed. Free standing columns on either side of the central doorway supported an independent arch which in turn framed a small round

window. This reordering of classical elements derived from sixteenth century mannerist architecture.

The plan remained unchanged from the earlier banks. The main doors opened into an oak and glass panelled vestibule which opened in turn into the main banking chamber. This was divided down the central axis into private and public spaces, with the manager's office inside the main door. The back of the bank concealed cloak rooms, toilets, strong rooms and oak lined rooms, little bigger than cupboards, for bank stationery. All partitions reached only half way up, so as not to interrupt the finely patterned square coffered ceiling. These features are evident in all the banks Patterson had designed since 1925.

Patterson's last pre-war building for the ASB was the Grey Lynn branch. If the increasingly mannerist interpretations of classicism had begun to look tired in 1934, by 1939 they looked positively old-fashioned. New, in particular American, fashions were becoming influential in New Zealand's commercial architecture. Patterson chose to blend classical elements with the new streamlined moderne style, illustrated locally by Tibor Donner's Grey Lynn Post Office (1940). Patterson's design for the Grey Lynn ASB is less than successful. The end result is a hybrid, the work of an architect caught in the cross currents of changing architectural fashion.

Whatever its specific flaws, Grey Lynn is the last in a group of banks that illustrate an important phase in the development of New Zealand architecture. It is sad that many of these buildings are no longer being used for day-to-day banking. The collective importance of these fine banks with their interconnected tale of an architect, a bank and a city needs to be acknowledged.

The ASB now has a nationwide banking network with a yellow and grey corporate signage. The man who gave the Bank its first corporate image stayed with the Bank after World War II and as the senior partner of Patterson, Lewis and Sutcliffe oversaw the expansion of the Bank's branches into the next circle of Auckland's suburbs. The story of the appearance of these branches has yet to be told. When Patterson died in 1962, however, his obituary in the *Journal* of the New Zealand Institute of Architects made no mention of the ASB Bank! □

Douglas Lloyd-Jenkins lectures in design and architectural history at the Carrington Polytechnic Design School.

Appendix 3: Certificates of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier NA366/87
Land Registration District North Auckland
Date Issued 13 February 1923

Part-Cancelled

Prior References
NA285/177

Estate Fee Simple
Area 1391 square metres more or less
Legal Description Part Lot 16 Deposited Plan 2300

Original Proprietors
Communicare Civilian Maimed Association (Auckland) Incorporated

Interests

A451241 Proclamation defining the middle line of a motorway - 6.3.1970
906642.2 Gazette Notice (15.11.1979 No.104 p.3304) taking part (731m²) for The Auckland - Kumeu motorway - 3.12.1979 at 1.42 pm
793780.1 Gazette Notice (No. 75 p.1742) taking part of the within land for a car park and vesting the same in the Auckland City Council on and after 25.6.1981 - 6.7.1981 at 11.55 am
9248114.1 Departmental Dealing correcting the memorials by adding the memorial for Lease C288472.2 - 23.11.2012 at 12:13 pm
C288472.2 Lease to ASB Bank Limited Term 9 years commencing 10 July 1991 (right of renewal) - 26.7.1991 at 11:30 am
9243054.1 Transfer to Lee Gee Investment (2012) Limited - 3.12.2012 at 11:12 am
9243054.2 Mortgage to ASB Bank Limited - 3.12.2012 at 11:12 am

Transaction Id 40094920
Client Reference QuickMap

Historical Search Copy Dated 13/05/14 11:14 am, Page 1 of 1

REGISTER

**PART - CANCELLED
PART TAKEN BY GAZETTE
NOTICE**

[Land and Deeds - 1.
Form B.]

NEW ZEALAND.



(Office)

Register-book,

Vol. 366 folio 87

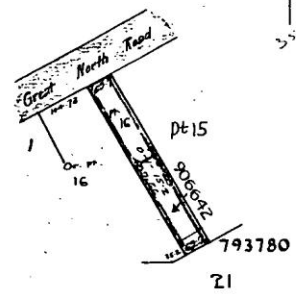
Reference: Vol. 285, Folio 177
Transfer No. 164441.
Application No.
Order for N/C No.

366/87

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Thirteenth day of February, one thousand nine hundred and twenty three under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that
A: LYDIA SARAH ELIZABETH WILLIAMSON, wife of Frederick John Williamson,
of Point Chevalier, 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 One rood fifteen perches more or less being part of Lot Sixteen (16) on a plan deposited in the Land Registry Office at Auckland as No. 2700 being portion of Allotment No. 28 of the Parish of Titirangi.



Scale 1 Ch. to an Inch.

NETIC AREA IS 1391 m²

a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q. r. s. t. u. v. w. x. y. z.

District Land Registrar.

MORTGAGE No. 128502 Lydia Sarah Elizabeth Williamson to The Auckland Co-operative Building Society produced 13th February 1923 at 2.16 p.m. Dist Land Regr.

MORTGAGE No. 128503 Lydia Sarah Elizabeth Williamson to Hallyburton Johnstone produced 14th February 1923 at 2.17 p.m. Dist Land Regr.

Mortgage No. 168755 Lydia Sarah Elizabeth Williamson to the Auckland Co-operative Building Society produced 14th February 1923 at 11.15 a.m. Dist Land Regr.

Stamp No. 223931 Lydia Sarah Elizabeth Williamson to the President of the Auckland Savings Bank produced 16th February 1923 at 10.10 a.m. Dist Land Regr.

K. No. 32344 the above land is vested in the Auckland Savings Bank. Entered 7th March 1923 at 10 a.m.

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

L. G. Gorman D.L.R.

over

Appendix 4: Photographs

Historical



Figure 4: The Auckland Savings Bank building probably in the mid 1960s. The facade is unpainted and retains its original lighting. Photographer: Barry Mackay. Source: Point Chevalier memories, 1930's-1950's



Figure 5: The unpainted bank building 31 July 1971 with additional ASB signage on the parapet and over the central panel. Relief letters are highlighted in gold and the sloping window sills still sport their spike strips to deter loiterers. Photographer: John Ward

Contemporary photographs



Figure 6: The Point Chevalier ASB Bank building photographed 29 March 2014. David Reynolds



Figure 7: Detail of surface ornament on the street façade which this example shares with the former Symonds Street branch. 29 March 2014. David Reynolds



Figure 8: Security screens are fitted to both street windows. These have been painted in the new corporate livery but were once dark green. 29 March 2014. Photo: David Reynolds



Figure 9: The central panel and its classical rosette, moulded ornamental bracket and Ionic order capital. Most of the potential roosting sites above window height have been fitted with Nixalite bird spikes. 13 May 2014 David Reynolds



Figure 10: Detail of round topped window on the street facade. 13 May 2014
Photo: David Reynolds



Figure 11: View along west wall from the side lane showing scribed lines in the cement render in imitation of ashlar. 13 May 2014 Photo: David Reynolds



Figure 12: Glazed entry hood and sliding glass doors are the principal alterations to the Great North Road elevation. 29 March 2014. David Reynolds



Figure 13: The south elevation with later additions beyond the original footprint of the 1930 plan. The building retains its original slate roof and terracotta ridging. 29 March 2014. Photo: David Reynolds

Appendix 5: Drawings

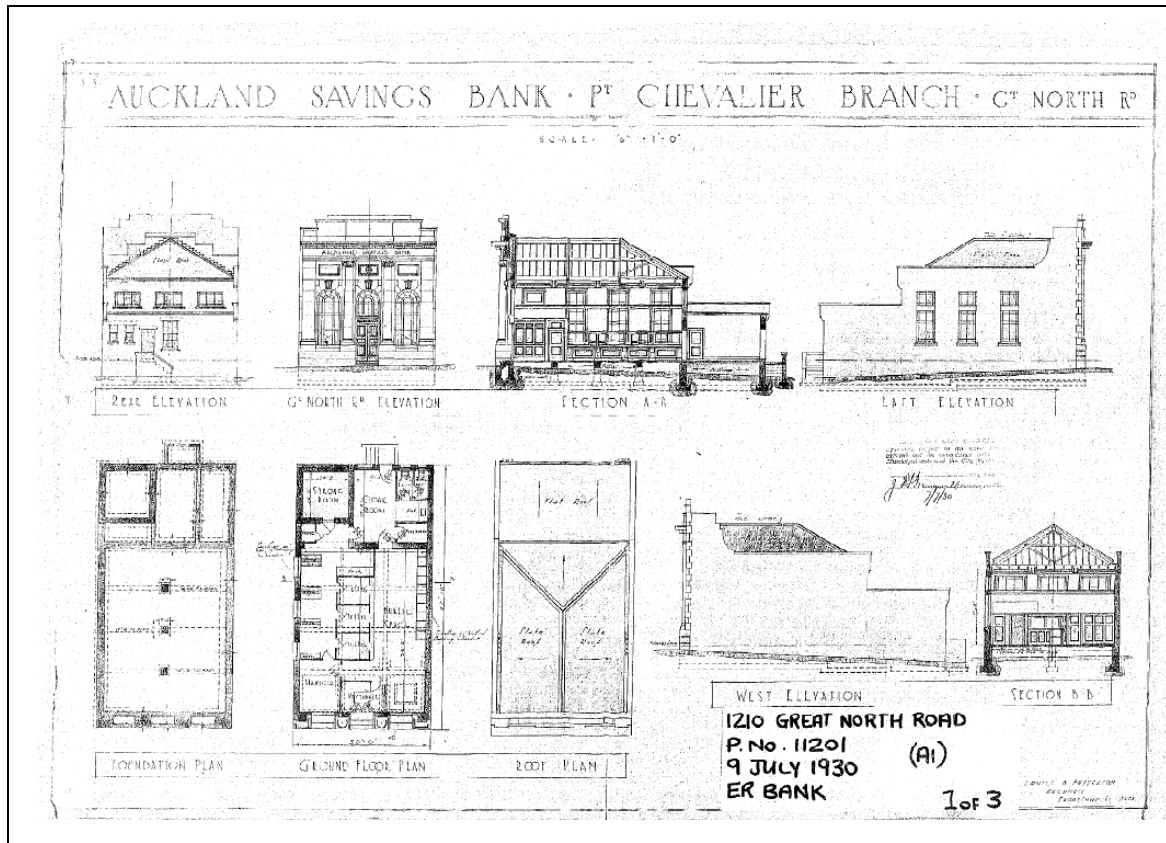


Figure 14: Auckland Savings Bank Point Chevalier Branch Plans and elevations. Auckland Council Archives. Permit No. 11201

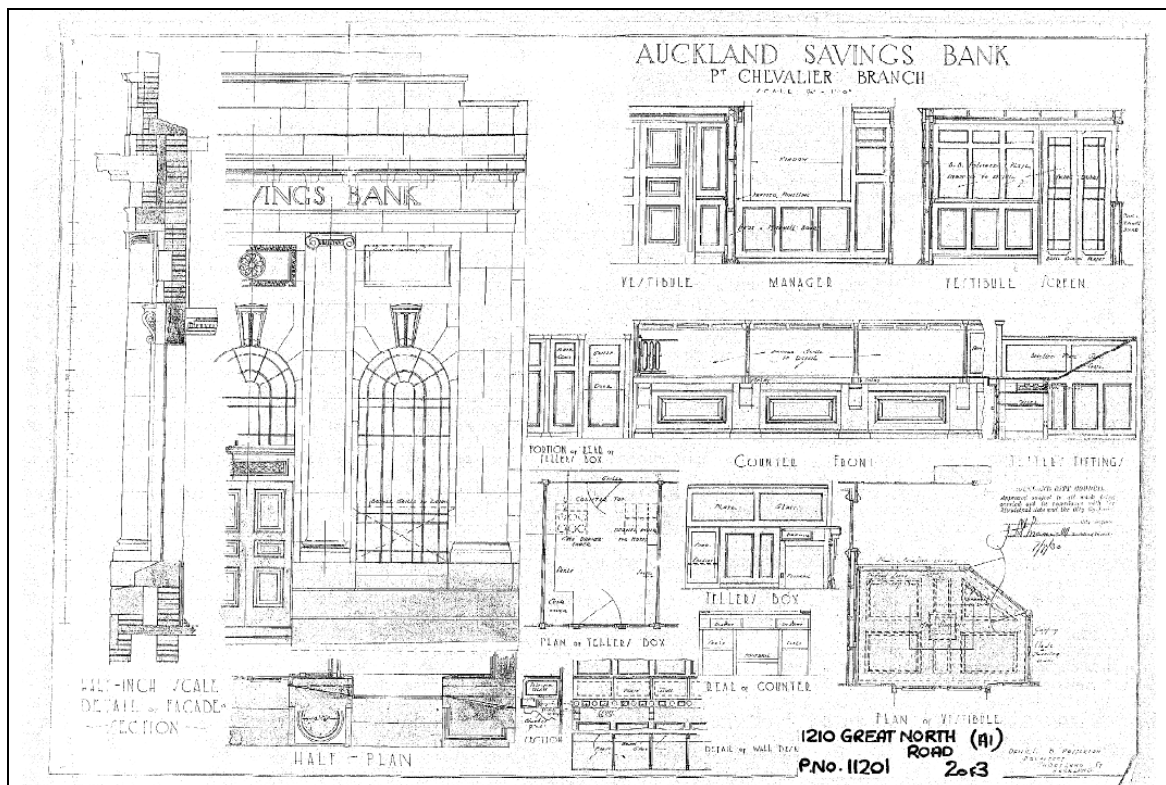


Figure 15: Auckland Savings Bank Point Chevalier Branch: North facade and banking chamber joinery details. Auckland Council Archives. Permit No. 11201

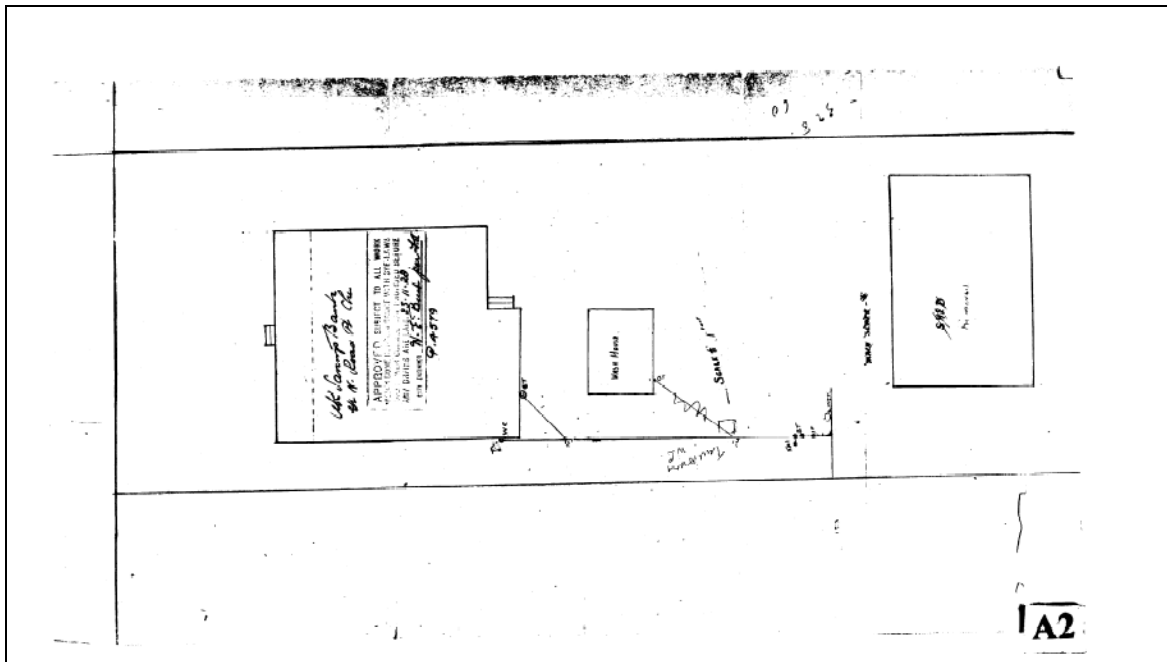


Figure 16: Drainage plan showing original outbuildings - washhouse and shed.

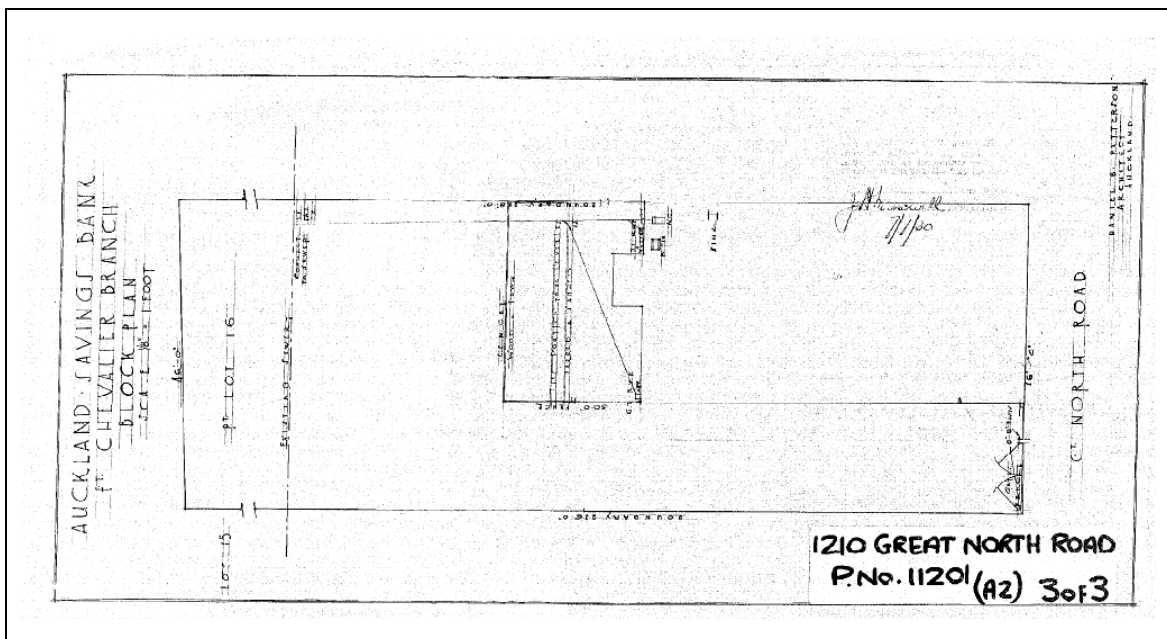


Figure 17: Auckland Savings Bank Point Chevalier Branch: Block plan. Auckland Council Archives. Permit No. 11201

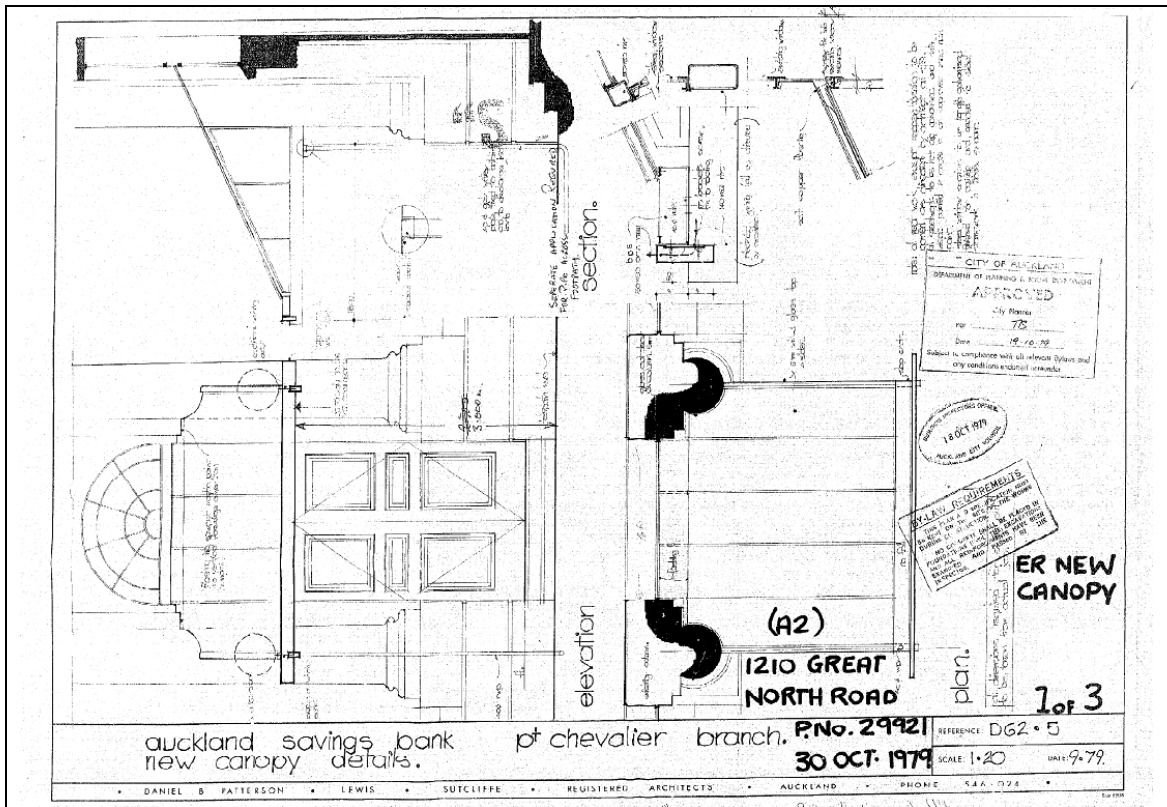


Figure 18: Auckland Savings Bank Point Chevalier Branch: Canopy addition 1979. Auckland Council Archives. Permit No. 29921

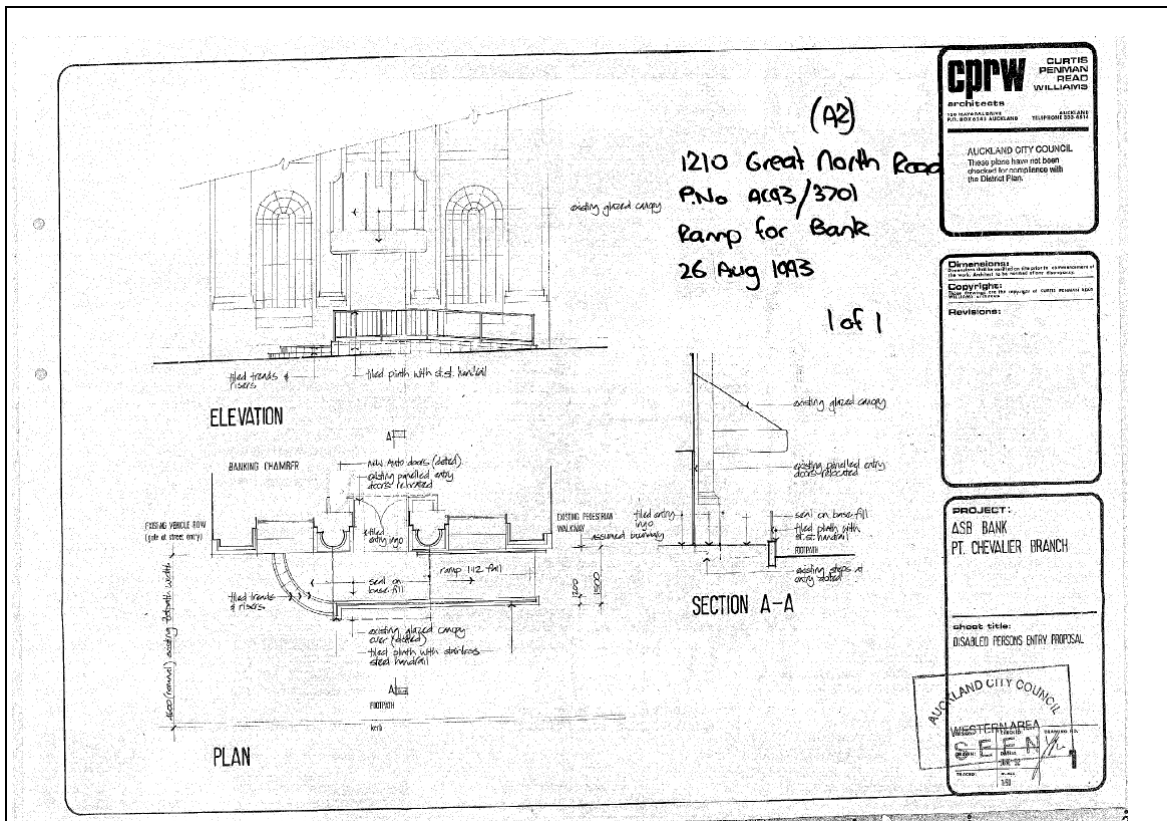


Figure 19: Auckland Savings Bank Point Chevalier Branch: Ramp addition 1993. Auckland Council Archives. Permit No. AC93/3701

EIGHTIETH ANNIVERSARY.

GREAT GROWTH OF FUNDS.

TRIALS OF THE EARLY DAYS.

DISTRIBUTION OF BENEFITS.

The first branch was opened at Newton, but now there are others at Onehunga, Newmarket, Devonport, Dominion Road, Symonds Street, and Otahuhu, while an eighth is in course of erection at Three Lamps, Ponsonby.

In the whole of the bank's history there have been but five managers. The first, Mr. Coombe, was succeeded by Mr. R. Cameron, who occupied the position for 48 years. Mr. Gilbert Rountree, the next manager, served for 41 years. Mr. J. M. Barr took office in 1879 and retired in 1924. Mr. Clem. Bartley, the present manager, joined the staff in 1881, was appointed chief clerk in 1917, acting-accountant in 1922, and manager three years ago.

Of the present trustees Mr. J. H. Upton was appointed in 1883 and Mr. A. Clements in 1889. The others are: Mr. E. Anderson (president), Mr. A. S. Bankart (deputy-president), Sir Edwin Mitchelson, Messrs. J. Jenkin, H. Gillfillan, C. Hudson, R. Farrell, A. J. Entrican, N. A. Nathan, O. Nicholson, E. A. Brown, J. Trevithick, A. Harris, M.P., R. E. Isaacs, J. Alexander, G. W. Sanders, and H. E. Vaile.

Auckland Star, 2 March 1928, Page 6

Branch Savings Bank.

A branch of the Auckland Savings Bank, the eighth to be established in Auckland, was opened at Ponsonby this morning. The new bank is a handsome building in Jervois Road, with a base of granite and front of Oamaru stone, the banking chamber being on the ground floor, with living quarters for the officer-in-charge on the second floor. The building cost £8500, and is a striking addition to the business premises in that part of the city.

Auckland Star 13 September 1928, Page 28

T O B U I L D E R S .

ERECTION OF BANK PREMISES IN KHYBER PASS ROAD.

Tenders are invited for above, and will be received up to 12 noon, WEDNESDAY, September 26.

DANIEL B. PATTERSON,
Architect.

23, Shortland Street,
Auckland.

:15

AUCKLAND SAVINGS BANK. NEW SUBURBAN BUILDINGS.

Such has been the rapid growth in the suburban business of the Auckland Savings Bank that the branches in Dominion Road and Symonds Street are to be replaced by modern buildings of similar design. One will be in Khyber Pass, a short distance from Symonds Street, and the other in Dominion Road, near Valley Road.

The buildings, which are from plans prepared by Mr. D. B. Patterson, will be erected at a cost of about £4500 each, and are expected to be ready for occupation early next year. Although not very large they are of striking design, with facades to be finished in Oamaru stone, and with a base of black granite.

The Symonds Street branch was first opened in October, 1921, and that in Dominion Road in August, 1919, both being leasehold premises which have since become inadequate in size for the business conducted. They are two of the eight suburban branches of the bank.

New Zealand Herald, 5 January 1929, Page 10

AUCKLAND SAVINGS BANK. NEW SUBURBAN BUILDINGS.

PROGRESS IN KHYBER PASS.

Good progress is being made with the erection of the new branch of the Auckland Savings Bank in Khyber Pass Road, a short distance from Symonds Street. Another suburban branch is to be built in Dominion Road, near the intersection of Valley Road. The contract for this structure has been let and work will be commenced immediately.

The buildings, which are of the same type, are from plans prepared by Mr. D. B. Patterson, and when completed will cost about £4500 each. Although not very large, they are of a striking modern design, with facades finished in Oamaru stone standing on bases of black granite. The building in Khyber Pass is expected to be completed by the end of May and the Dominion Road branch in June.

The Symonds Street branch was first opened in October, 1921, and that in Dominion Road in August, 1919, both in leasehold premises, which have now become inadequate to handle the increase in business. When the two new structures are finished the Savings Bank will have completed its building programme for the present, and will make no further additions for the time being to its eight suburban branches. The bank possesses two sites, one at Point Chevalier, near the corner of the Great North Road, and the other in the Great North Road near Surrey Crescent, but it is not intended at present to build on these sections.

AUCKLAND SAVINGS BANK.

NEW POINT CHEVALIER BRANCH.

Notice is hereby given that the Pt. Chevalier Branch of this Bank will be Open for Business on MONDAY, February 2, at 10 a.m. The usual business hours will be observed thereafter. Depositors wishing to transfer their Accounts should make application to the office named on the Pass Book, or at the new Branch.

CLEM BARTLEY,
Manager.

**BUILDING IN CITY.
LESS ACTIVITY THIS YEAR.
FIGURES FOR SEVEN MONTHS.
CRITICISM OF TIMBER DUTIES**

Last month's returns do not include the permit for the hotel to be built opposite the new railway station in Beach Road, the plans for which are now completed. They include a large number of small works, the most important of which is the new Symonds Street post office, which is being erected at a cost of nearly £14,000. Additions to the Jubilee Institute for the Blind are covered by a permit valued at £5370, a branch of the Auckland Savings Bank in the Great North Road, £4800; a three-storey clothing factory for N. and J. Robinson Bros., Ltd., £3990; and a new fire station at St. Heliers Bay, £3769. Two cabarets and tearooms are also under construction in the city, one in Queen Street being covered by a permit valued at £3980 for alterations, and another, in Rutland Street, by a £2000 permit for partitions.

T O B U I L D E R S.
**ERECTION OF BANK PREMISES AT
POINT CHEVALIER.**
Tenders are invited for Erection of Above
and will be received up to 12 Noon,
FRIDAY, April 4.
DANIEL B. PATTERSON,
Architect.
23, Shortland St., Auckland. :x29

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Express000

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Image: Auckland Regional Authority B.U.T Trolley Bus EZ 2450 (fleet No 130) on a main road in suburban Auckland, New Zealand. [John Ward. Creative Commons licence]

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Auckland Star 13 September 1928

New Zealand Herald 6 December 1928

New Zealand Herald 6 December 1928

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Auckland Star 26 March 1930

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¹ Auckland Star 13 September 1928 pg 28

² ASB Company Profile: Auckland University Business History Project.
http://www.businesshistory.auckland.ac.nz/asb_bank/company_profile.html

³ NZ Herald 31 January 1931 pg 17

⁴ Heritage New Zealand architects database

⁵ Corporate Image: Lloyd-Jenkins in *Historic Places* May 1995

⁶ Mercury Theatre in K Rd Website Heritage
http://www.kroad.com/7_Heritage/700_HERITAGE.htm

⁷ Charles Belfoure: *Monuments to Money: The Architecture of American Banks* pp 192- 193

⁸ Andrew S. Dolkart: *The Architecture and Development of New York City* pp 21-22
<http://nycarchitecture.columbia.edu>

⁹ Monument to Thrift: Auckland Star, Volume LX, Issue 24, 29 January 1929, Page 12

¹⁰ NZ Herald 1 August 1930 pg 12

¹¹ Auckland Star 2 March 1928 pg 6

¹² Corporate Image: Lloyd-Jenkins in *Historic Places* May 1995