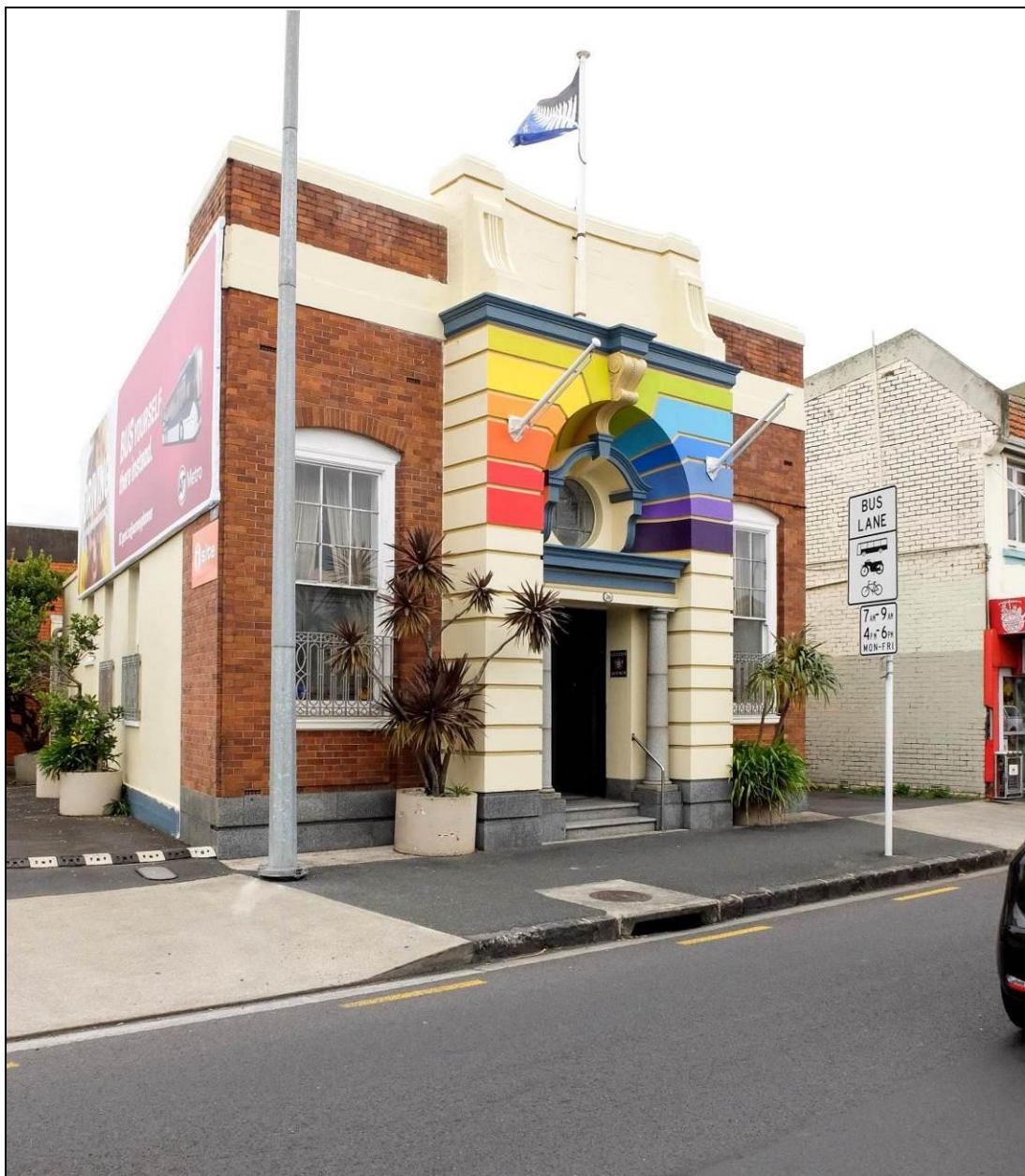


Heritage Evaluation

Auckland Savings Bank (ASB Bank) – Greenlane Branch

366 Great South Road, Greenlane



Front elevation of the building as seen from Great South Road

1.0 Purpose

The purpose of this document is to consider the place located at 366 Great South Road against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by Blair Hastings, Heritage Consultant on the specific instructions of my client, the Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	366 Great South Road, Greenlane
Legal description and Certificate of Title identifier	Lot 4 DP 15081 260m ² CT-336/99
NZTM grid reference	1759937, 5915739 – to the centre of the site.
Ownership	Xtreme Exposure Limited
District/regional plan & zoning	Operative Auckland City - Isthmus Section Business 4
Proposed Unitary Plan (PAUP) zoning	As notified: Business – Light Industry Case Version (as at 13 May 2016): Business – Mixed Use
Existing scheduled item(s)	N/a
Additional controls	Operative: Building Line Restrictions, E05-29 View Protection - Volcanic Cones Affected Areas PAUP: Pre 1944 Building Demolition Control
Heritage New Zealand listing details	N/a
Pre-1900 site (HPA Section 2a(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, however it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	N/a
NZAA site record number/s	N/a

3.0 Constraints

This evaluation is based on the information available at the time of assessment.

Site visits were made 3 May and 4 June 2016. The building was inspected from Great South Road, from Greenlane East and from the car parking areas of the adjacent sites immediately to the north-west, at 158-160 and 162 Greenlane East. The visit did not include any internal inspection of the building as access was not possible. The physical evaluation is therefore limited to the exterior envelope only.

The evaluation does not include a structural assessment or a condition report of the building; and all comments on the structural integrity or the condition are based on a visual inspection only.

The evaluation does not include an assessment of any archaeological values of the place and nor does it include an evaluation of the importance of the place to mana whenua.

4.0 Historical summary

Appendix 1 sets out additional historical research undertaken for the site.

4.1 Auckland Savings Bank

An advertisement appearing in the *Auckland Times* in 1845 struck a chord with leading Auckland businessmen. 'What have the working classes done,' stated the advert, 'that they should be denied the national advantages and privileges of a savings bank?' Prompted into action, leading Auckland citizen and merchant, John Logan Campbell, offered to serve as a trustee and secretary of a savings bank, and gathered around him a group of similarly minded supporters.

Two years later, in 1847, the Auckland Savings Bank (the ASB) opened for business with an express community-focused philosophy offering banking services and housing loans for middle and lower income sectors of the population.¹

4.2 Daniel Patterson – Architect

This is one of a number of banks on the Auckland isthmus designed for the ASB by noted architect Daniel Boys Patterson.

Daniel Boys Patterson was born in Southampton, England in 1879; he trained in architecture before immigrating to New Zealand with his wife Elsie in 1910. He became a member of the NZ Institute of Architects in 1914.² Patterson's earliest involvement with the ASB was in designing the interior of the temporary bank

¹ http://www.businesshistory.auckland.ac.nz/asb_bank/company_profile.html

² Hamilton City Proposed District Plan Section 42A Hearing Report 19 and 20 November 2013. Report on Submissions and Further Submissions. Chapter 19 Historic Heritage Vol 1and Appendix 8 Volume 2: Built Heritage Inventory Records H50

premises in Dominion Road in 1919. Shortly afterwards he became architect to the bank and held that position until his death in 1962.³

Contrasting strongly with the five 'classical revival' branch buildings constructed between 1928 and 1931, this branch was designed in a mannerist 'style'. Mannerism was a form of Italian architecture developed in the 16th century, as a reaction against the classical perfection of High Renaissance architecture. Known to flaunt Classical convention in terms of shape and scale, it was a relaxed nonconformist style, using unnatural proportion and stylistic contradictions⁴. Douglas Lloyd Jenkins, a noted design and architectural historian assumes that Patterson had begun to deal with a dilemma facing many architects trained in the Beaux-Arts traditions – how to find new ways of arranging classical components in such a way as to combat the onset of modernism.⁵ Whatever the reason, the Great South Road branch building is singularly distinctive today when compared to its predecessors, and to the last pre Second World War branch to be built, in Grey Lynn.

While Patterson's association with the ASB was both significant and enduring, he also held similar 'resident' positions with the Auckland (Anglican) Diocesan Trust Board and the New Zealand Fire Service (in the Auckland Provincial region). His 52 year career includes a broad portfolio of commercial buildings, shops, religious and educational buildings, a hospital, banks, fire stations and houses. Notable among this body of work are the Mater Misericordiae (now known as the Mercy) Hospital in Mountain Road, Epsom, the Auckland Central Fire Station in Pitt Street, the Ellison Chambers in Queen Street, L D Nathan's offices and warehouse in Fort Street and the Mount Albert Borough Council Offices in New North Road. His churches include St James' in Orakei; St Columba in Grey Lynn; St Andrew's in Kohimarama; St David's in Khyber Pass and the Roman Catholic School and Convent in Avondale.

The complete list of his works supports his legacy as one of Auckland's most noted architects.

4.3 The Site and Building

The Greenlane site was purchased in October 1933. Tenders were invited in February 1934 and by early March, the contract had been let to Auckland builder Arthur Good for £3,700.⁶

The same *New Zealand Herald* article that announced this appointment described the construction of the building in the following manner:

"The new branch, the 10th to be erected for the bank, is expected to be opened in about four months. The building, which will be 52ft long and 30ft wide, will consist of a large banking chamber, with ample public space, a strong-room and accommodation for the staff. The banking chamber itself will be panelled in

³ Douglas Lloyd-Jenkins, "Corporate Image", *Historic Places*, May 1995, pp. 16-18

⁴ Mannerist architecture. (n.d.) *Illustrated Dictionary of Architecture*. (2012, 2002, 1998). Retrieved June 7 2016 from <http://encyclopedia2.thefreedictionary.com/Mannerist+architecture>

⁵ Douglas Lloyd-Jenkins, "Corporate Image", *Historic Places*, May 1995, pp. 16-18

⁶ Paperspast - SAVINGS BANK BRANCH - *New Zealand Herald*, Volume LXXI, Issue 21740, 3 March 1934, Page 13, and appendix 2, fig. 22

*oak, with, oak counters, desks and fittings, bronze grilles and a rubber-tiled floor. The design permits of excellent natural lighting. For a single-storeyed building, there will be a fine facade. The base will be of granite, with granite columns on either side of the main doorway, while Lichfield stone will be used for the central feature of the entrance. The building will give direct employment to about 20 men, but indirectly stonemasons and other tradesmen will also benefit. A start is to be made with the constructional work almost immediately.*⁷

The branch was opened 31 October 1934⁸, the same day as that year's "Thrift Day", where the ASB, from the early 1930s, had organised prizes for each standard level class in primary schools for essays on thrift and its benefits.

Circa 1973 the building was extended to the rear to relocate and enlarge the toilet facilities (refer plans: appendix 7, figs. 74-76). Otherwise the exterior of the building, apart from an advertising billboard attached to the northern façade is largely intact. The site was transferred to Burnsdale Holdings Limited in 1996 and then to the current owners Xtreme Exposure Limited in 1999. Lloyds Shipping (NZ) Limited are the current building tenants. It is unclear when the ASB ceased to operate from this address, relocating branch services to 381 Great South Road, regardless, they were in occupation of, and ran a branch from, the site, for over 62 years.

5.0 Physical description

5.1 The Site

The building at 366 Great South Road occupies the south-eastern corner of the 260m² trapezoidal shaped site, legally described as Lot 4 DP 15081. The site slopes very gently to the east (or to the rear of the site) and to the north (or along Great South Road). The building is built to the edge of the western (or street) and the southern boundaries. The original plans show gates and a driveway adjacent to and along the northern elevation – sufficient in size presumably for the manager to park his or her motor car. The driveway is unused today but 'chained-off' from the neighbouring commercial activity.

While the principal access into the building today appears to be through the main front entrance, the original plans show that staff would have entered the bank through a rear door into the cloak-room. The alterations made circa 1973 to relocate and enlarge the toilet facilities also relocated this door closer to the southern boundary but in effect closed access from the north. The door now appears to allow only 'secondary' access to the building, behind a locked gate on the right of way adjacent, at 370-376 Great South Road.

5.2 The Building

At about the same time as the tender was being let to Mr A. Good of Auckland an article in March 1934, in the New Zealand Herald remarked that the building was to be 52ft long and 30ft wide⁹, or 15.85 m long and 9.144m wide. The

⁷ Ibid

⁸ Paperspast - Advertisements Column 3 New Zealand Herald, Volume LXXI, Issue 21943, 29 October 1934, Page 16

⁹ Paperspast - 'SAVINGS BANK BRANCH' New Zealand Herald, Volume LXXI, Issue 21740, 3 March 1934, Page 13

original 1934 plans do not include dimensions so it is not possible to confirm these measurements nor is it known whether the length refers to an average or one or other of the unequal long elevations (north or south).

The building is single storeyed. Parapets on the three visible facades flank a timber framed, hipped, terracotta tiled roof over the main banking chamber. The roof was originally specified in slate and is today only partially visible from Green Lane West. The rear portion of the original building, behind the main chamber has a flat roof, as does the 1973 extension to the rear of this again.

Despite being heavily influenced by the Beaux-Arts traditions, Patterson has designed the façade of the building to include classical, and ‘other’ elements and detailing, in a mannerist (or mannerist revival) style – whereby architects experimented with using architectural forms to emphasize solid and spatial relationships. Michelangelo (1475–1564) is credited with inventing the ‘giant order’, which is a large pilaster that stretches from the bottom to the top of a façade.¹⁰

In the most basic of descriptions, the building fits this ‘summary’, in developing a large and dominant ‘bottom to top’ stone and plastered order through the middle of the façade, dividing the main elevation into three, whereby the two brick elements either side are clearly secondary in the composition.

By way of a more detailed physical description of the building's main façade, both the central ‘element’ and the identical flanking sides feature a number of items of architectural interest. The ‘sides’ include stretcher bonded red brickwork, that replaces the rendered concrete from Patterson’s earlier bank buildings, a simple decorative rendered ‘band’ at the level of the central cornice, a rendered capping and timber hung windows that date more from the Victorian and Edwardian eras. A polished granite base is in effect contiguous across the entire façade, returning to cover approximately two metres of the side elevations. The main entrance has its granite base and free standing classical [Tuscan] columns either side of a large recessed doorway. The columns support an entablature set within the large decorative quoined arch that frames a small round lead-lit window. Above which, there is a pediment tablet on which the name of the bank was inscribed. It is possible that the Lichfield stone originally specified for the arch degraded over time – which led to the cement rendered finish we see today.

Both long (side) elevations include a rendered concrete skirting (or raised perimeter foundation) and a combination of reinforced concrete and structural brick and brick veneer walls, over which the cement render is scribed with lines in imitation of ashlar. The parapets have a relatively simple capping detail and the northern elevation includes three timber windows – one fixed and two hung, that include external grilles, which are now paint finished but specified on the original plans in bronze.

¹⁰ “Mannerist Architecture” Boundless Art History. Boundless, 26 May 2016. Retrieved 02 June 2016 from <https://www.boundless.com/art-history/textbooks/boundless-art-history-textbook/the-italian-renaissance-23/mannerism-160/mannerist-architecture-621-5761/>

To the rear of the building, the upper facade of the main chamber includes three windows that will provide the main space with both ambient light and early morning sun.

The building appears to employ the same basic internal layout as earlier banks where the main doors opened into an oak and glass panelled vestibule, which in turn opened into the main banking chamber. Directly in front were the tellers, with desks to the rear of each, along the inside of the northern external wall. The manager's office was along the same wall, but forward of the tellers, immediately adjacent to the main entrance. The public space was then in effect off to the right – or along the inside of the southern wall of the building.

Towards the back of the bank were concealed cloak-rooms, a toilet, and a strong-room. All the partitions reached only halfway up the interior walls, so as not to interfere with the finely patterned square coffered ceiling. The panels were in oak, as were the counters, the desks and fittings in general. Grilles were bronze and the floor was said to be rubber tiled. While we were unable to enter the building, it is understood that what remains of the [ASB] interior (allowing for any new owner or tenant-based alterations that may have taken place) was in fact relocated from the Balmoral branch before its demolition in 1999.

5.3 Condition

The building is in generally good aesthetic condition. Some of the brick and granite has been chipped and/or otherwise damaged, but this raises decorative [and not structural] visual issues only. There is some evidence of movement in the brick veneer, which has led to some surface cracking through the jointing on the main elevation, however again, this could most likely be attended to through implementing a standard repairs and maintenance programme. The main hung windows are similarly in need of some refurbishment.

5.4 Modifications

In 1973, plans (referring to figs. 74, 75 and 76) were produced [by the firm of D B Patterson, Lewis and Sutcliffe] to relocate and enlarge the toilet facilities, by adding a concrete walled, flat-roofed addition to the rear of the original building – extending the footprint by approximately 20m² (when scaled from the building plans).

The addition is, insofar as it does not include a parapet wall and internal guttering, unsuccessful in seamlessly extending the original façade. The visible windows (on the northern façade of this extension) are also different from the original timber windows adjacent – being in steel with Georgian wire glazing and security bars, either within the internal head and sill system or otherwise face fixed to the interior wall.

Despite this however, the relatively small size of the extension, and its location, wholly unseen from the south (and barely seen from the streetscape), mean that the visual effect on the architectural integrity of the original building is minimal or negligible.

Further, that it was designed by Patterson's partnership, and that this type of modification (to better accommodate staff facilities) was not uncommon across the branch buildings he originally designed it is considered that the extension has a neutral effect on the historic heritage value of the place, and it should not be excluded from the overall extent of place.

Other modifications are relatively minor. The original bronze lettering both on the main curved pediment and on the frieze below the secondary or lower cornice has been removed and there is no remnant visual evidence of any original fixing locations. The original drawings are quiet on any other original ornamentation that would have otherwise been removed over time.

A single nameplate of the current tenant has been affixed to the right-hand jamb of the main decorative entrance arch (refer appendix 6, fig. 68). A single stainless steel handrail has been installed to assist with entry (refer appendix 6, fig. 66) and the building has been recently painted (refer appendix 6, fig. 40). A flagpole has been face-fixed to the main pediment (refer appendix 6, fig. 63), as have two 'banner hangers' (refer appendix 6, fig. 63), symmetrically about the entrance, to the main decorative arch. An advertising billboard is fixed to the northern (long or side) elevation (refer appendix 6, fig. 39).

Notwithstanding the visual impact of the recent paintwork and the large billboard, the modifications referred to above (including these two) are all considered to be 'reversible' or removable, with little or no impact of this process on the original fabric of the building.

5.5 Current Use

The site was transferred from the Auckland Savings Bank to Burnsdale Holdings Limited in 1996 and then to Xtreme Exposure Limited in 1999. Lloyds Shipping (NZ) Limited are the current building tenants.

5.6 Summary of key physical features

Refer to appendix 6, figs. 39-68.

- Front elevation:
 - Cement rendered stone
 - Red brick
 - Return parapet walls
 - Timber sash windows with etching
 - Granite columns
 - Central flag pole
 - Steps
 - Decorative security grilles

- Granite base
- Circular window
- Banner hangers (2 off)

- Side elevations:
 - Cement rendered brick
 - Ashlar scribing
 - Capped parapet walls
 - Timber sash windows (northern elevation only)
 - Decorative security grilles (northern elevation only)
 - Rendered skirting
 - Billboard (northern elevation only)

- Siting:
 - Trapezoidal shaped site
 - Built to the extent of the front (or western) and southern boundaries
 - Setback from the northern boundary

- General:
 - Largely intact exterior;
 - Highly visible;
 - Adjacent to surviving 1920s 'mixed use' terracing;
 - External modifications: Rear addition circa 1973.

5.7 Site Location – Aerial Photography



Figure 1: The site - in detail – outlined in blue – the building occupies the south-eastern corner. Auckland Council GIS – 2010/11 Aerial Photography – scale shown bottom left hand corner.

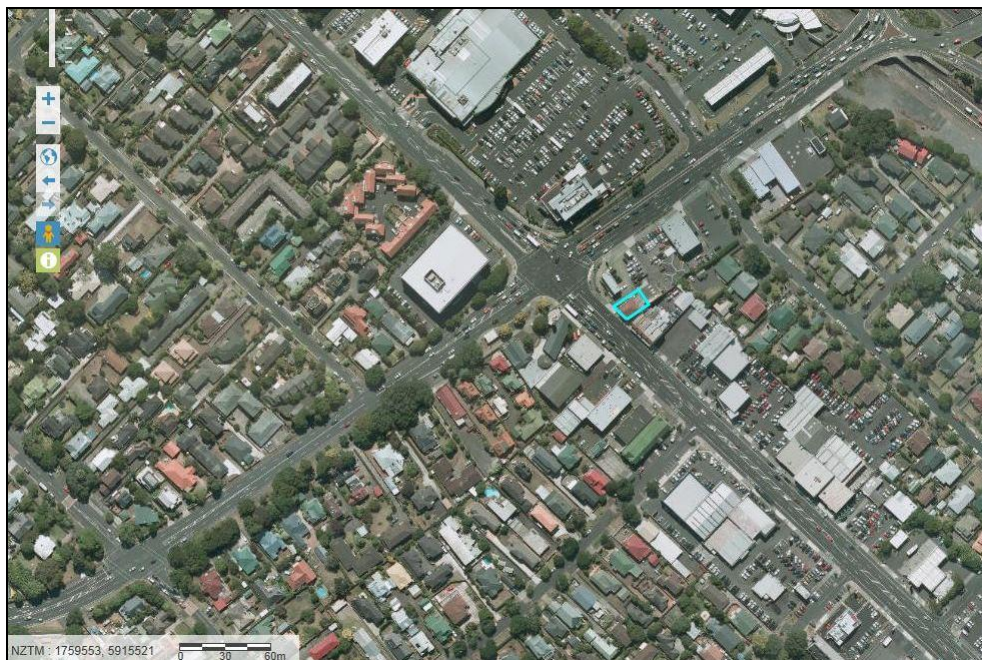


Figure 2: The site – in context - outlined in blue – Auckland Council GIS – 2010/11 Aerial Photography – scale shown bottom left hand corner.

6.0 Comparative analysis [other similar or related places]

Daniel Patterson designed a number of ASB Bank buildings during the 1920s and 1930s – the period associated with the development of its suburban branch banking. An assessment of the surviving buildings, that can be read collectively as a non-contiguous grouping is considered the most relevant arena for comparative analysis.

6.1 Patterson designed ASB Buildings

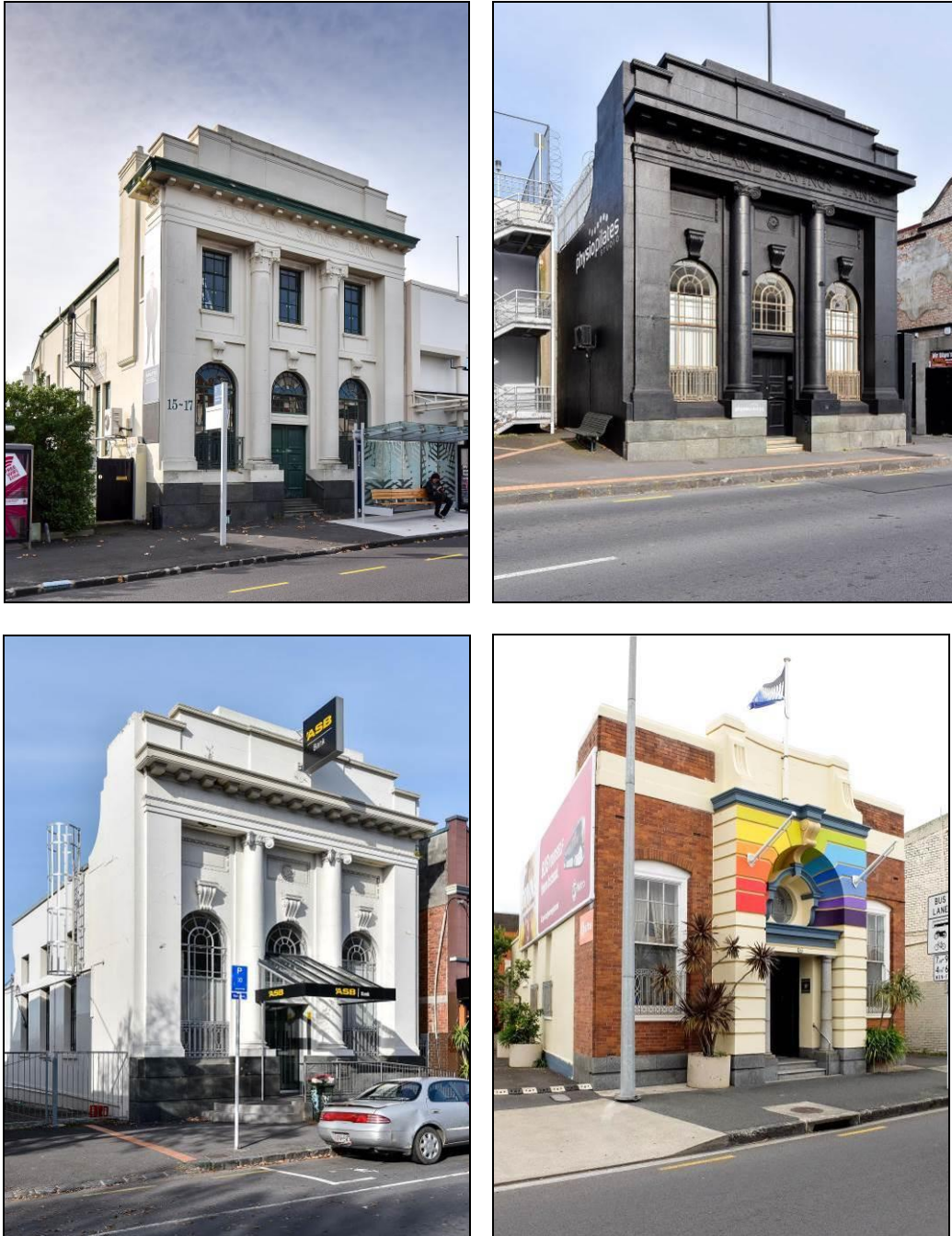


Figure 3: (left to right, top to bottom) – the Ponsonby branch (Jervois Road - 1928), Khyber Pass (1929), Pt Chevalier (1931) and Greenlane (1934). Photographs: Blair Hastings.

Six of seven branches designed by Patterson and built inter-war survive on Auckland's isthmus: being Otahuhu (1925), Ponsonby (Jervois Road - 1928), Khyber Pass (1929), Pt Chevalier (1931), Greenlane (this building – 1934) and Grey Lynn (1939). The Dominion Road or Balmoral branch building (1929) was demolished in 1999.

None of these buildings are individually scheduled under their respective district plans, nor within the notified PAUP. The Otahuhu branch is however located within the newly proposed Otahuhu Town Centre Historic Heritage Area and, identified as a site with a contributing building it is subject to a high level of formal heritage management. The Khyber Pass branch sits within the Business Upper Symonds Street Special Character Area of the PAUP. It has not been identified as a site with either a character defining or supporting building. The Grey Lynn branch is located within the Business Grey Lynn Special Character Area but unlike for the Khyber Pass branch, it has been identified as a site with a character defining building, and as such has a level of formal heritage management over it.

Ponsonby, Point Chevalier and the Greenlane branch are all covered by the Pre-1944 demolition overlay. They have no further formal heritage management under their respective district plans or the PAUP. The former Ponsonby Branch is listed by Heritage New Zealand as a Historic Place, Category 2.

The Otahuhu branch building was the earliest of this 'series', built as a single storey structure, with a neo-classical facade. While it foretold the architectural style of the following four commissions, its scale separates it from the others in the series, and for that principal reason, it is excluded from the comparative analysis. Daniel Patterson did later add a second storey to the building bringing it closer in scale to the others, however he also removed earlier ornamental detailing, and today little remains of the original 1925 building.

The Grey Lynn branch was Patterson's last branch building designed (and built) before the onset of the Second World War. If the façade of the Greenlane branch represented the first step away from neo-classicism then this branch completed the move, utilising various architectural styles but principally moderne, in an attempt to establish the next phase of ASB bank architecture. Notwithstanding some similarities with the Greenlane branch (and the other branches in this 'series'), including through the generous use of brick, the parapet walls, the domestically scaled windows and hipped tiled roofing, it is the least comparable branch and it is also excluded from the comparative analysis.

While stylistically the façade of the Greenlane branch building differs from the three surviving predecessor buildings (shown on pg. 9), there are strong commonalities seen across all four – also a story of progression, changing times, and architectural trends.

Notwithstanding the larger scale of the Ponsonby branch (Jervois Road), with its second storey catering for staff accommodation, all four of these branches were designed and built at a scale to reflect (and respect) their suburban setting and context. Stylistic differences aside they were in terms of their general mass and presence each a scaled down version of the Head Office on Queen Street, in central Auckland - so as to visually represent the same security, strength and permanence of the originating branch, without intimidating 'local' patrons with 'city' size. The Greenlane branch is arguably the least imposing of the four, designed with a more 'human scale', by for example, compartmentalising the central architectural feature, to include a domestically scaled doorway recess,

immediately above which was 'secondary' or pedestrian scaled bank signage on the face of the coffered entablature and frieze. Either side of the entrance are domestically styled windows. The brick too is less austere than the large mass of solid cement rendering seen on the other earlier branches.

Interestingly however, even if the main façade of the Greenlane branch represented this shift stylistically, there were still considerable similarities in detailing and materiality between the four buildings. Each has a polished granite base with similar rebated detailing. All employ external [now painted] bronze grilles over the main windows, with 'ASB' 'reverse frosted' into the lower sash glazing, and all four buildings utilise imitation ashlar scribing – presumably as a visual representation of the 'strength and permanence' we refer to above.

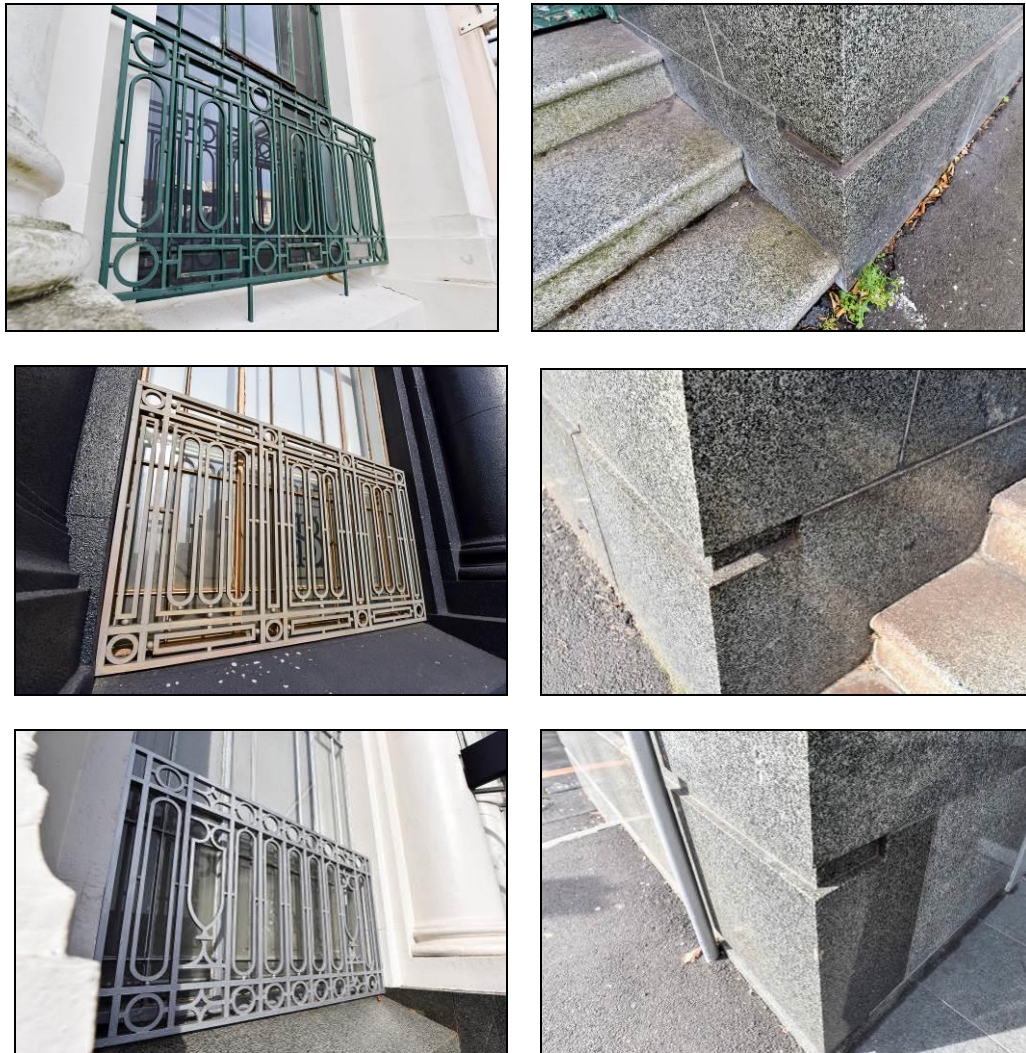


Figure 4: Comparatives: (left to right, top to bottom) – the Ponsonby branch (Jervois Road - 1928), Khyber Pass (1929) and Pt Chevalier (1931). Photographs: Blair Hastings.

Overall though the basic form of each building is similar. All four are proportionally similar in plan, they all have three largely visible parapet facades and timber framed domestically scaled hipped, tiled roofs. The external similarities in 'form' are also reflected in the layout of the floor plans and cross sections – especially in the Khyber Pass, Point Chevalier and Greenlane branch buildings. The planning of each had in fact changed little from the first branch at Otahuhu. The main doors all opened into a reception vestibule, behind which was the main banking chamber. Beyond this were the various ancillary staff or back-office spaces, common to each.

It's important to note then that while the decorative façade of the Greenlane branch may have responded to changing architectural trends, or to Daniel Patterson's desire (or need) to move away from strict neo-classicism, the 'overall' form of the building and the internal planning retained the same 'model' that had been employed by the Bank for almost a decade.

On a comparative basis then, this branch can be considered a part of a very strong grouping of commercial buildings that reflect the early expansion of the ASB Bank into Auckland's suburbs. That it is so much a part of the grouping and yet aesthetically and stylistically different from the other surviving buildings in the series, makes this branch building a very important historic place in the story of suburban banking development.

6.2 Edwardian Baroque

The Edwardian era or Edwardian period is recognised as the period covering the reign of King Edward VII, 1901 to 1910, but it is sometimes extended in both directions to capture long-term trends from the 1890s to the First World War.

Baroque architecture is described as the building style of the Baroque era, begun in late 16th-century Italy, that took the Roman vocabulary of Renaissance architecture and used it in a new rhetorical and theatrical fashion. It was characterized by new explorations of form, light and shadow, and dramatic intensity¹¹.

The subject building has been described by a number of commentators as an example of Edwardian Baroque architecture. This characterisation is not incorrect. While being designed and built in the 1930s, Patterson's 'playful' use of classical architectural elements in a non-conformist and dramatic manner is clearly evident. Douglas Lloyd-Jenkins remarks that the reordering of classical elements [in the main façade] is derived from 16th century mannerist architecture.

While it is clear then that period or genre 'classification' is something that could be discussed and/or investigated further, it is ultimately of little importance in evaluating the building under a values-based approach that reflects a broader suite of reasons why a place might be significant.

What is important, documented elsewhere in this evaluation, without intending to be too simplistic, is that the architectural style of the building is a) singularly unique when compared to the other branch buildings designed by Patterson for the bank in the 1920s and 1930s, and b) unique more broadly, across buildings in other commercial industries both locally and regionally.

Regardless then, it is feasible that Patterson was influenced by a range of both baroque and mannerist works from the early 20th century. A comparative analysis this broad is of little use to this evaluation – however the two examples below are indicative of 'contemporary' styling.

¹¹ https://en.wikipedia.org/wiki/Baroque_architecture



Figure 5 (left): The Home Telephone Company - 333 Grant Avenue, San Francisco - Ernest Albert Coxhead of Coxhead and Coxhead - built in 1908 in the Mannerist style¹².
 Figure 6 (right): The Auckland Ferry Terminal - Alex Wiseman - built by Philcox and Sons in 1912 out of sandstone and brick – in an Edwardian Baroque style¹³.

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.

By 1934 the ASB had been an integral part of the Auckland ‘community’ for nearly 90 years. It is said to have shared the community’s early struggles, and, in its growth in the first few decades of the twentieth century, it was at the forefront of the progress of the metropolitan area ... and from its humble beginnings the bank had become one of the foremost financial institutions in the Dominion.¹⁴

The former Greenlane branch at 366 Great South Road is historically significant as it was built during this period of 20th century growth, in the 1920s and 1930s, now recognised for the development of the ASB’s branch banking, through a rapid building expansion into the suburbs.

It is important to note that during this time, direct ‘on-site’ interactions with banking staff were far more common than they are today - where technological advances have made ‘off-site’ banking standard practice. The bank was, for much of the 20th century one of the places that members of the community often went to as part of undertaking their daily and weekly lives – and the Greenlane branch formed part of this community ‘life’ for over 60 years.

In summary, the building and site at 366 Great South Road is determined to be of **considerable** historical significance to the Auckland region.

¹² <http://untappedcities.com/author/cindycasey/page/2/>

¹³ Auckland Libraries – Heritage Images: ‘Sir George Grey Special Collections, Auckland Libraries, 1052-B5-14A’

¹⁴ 92ND ANNIVERSARY New Zealand Herald, Volume LXXVI, Issue 23364, 5 June 1939, Page 10

(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 Greenlane ASB Bank branch was opened 31 October 1934, on 'World Thrift Day'. Established 11 years earlier, during the 1st International Savings Bank Congress 'World Thrift Day' was declared as a day devoted to the promotion of savings all over the world.

Today the annual event is more commonly known as the World 'Savings' Day and its current goal is to increase the public's awareness of the importance of savings both for modern economies and for individuals alike.¹⁵ While the ASB acknowledged and celebrated the event by running a very popular essay competition themed around thrift, up until at least 2005¹⁶ it is unclear if it is in operation today.

Regardless, that the bank branch was opened on this day was merely auspicious and not contributory in any way to the success or longevity of either the essay competition or of the commemorative Day – noting further that the day's significance in New Zealand today is limited.

Of more importance socially, or symbolically was that the bank opened at all – in what was the Great Depression era. The opening represented a remarkable sign of faith in the future of the Auckland Savings Bank, and in the development of Greenlane - as the branch became a vital part of the district's infrastructure. By the early 1960s the Greenlane branch had proved itself to be so successful in its local community that its depositors' funds reached over £1 million.¹⁷

In summary, the building and site at 366 Great South Road is determined to be of **moderate** social significance to the banking community regionally and also locally by developing vital community infrastructure.

(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.

A Mana whenua values assessment has not been included 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 building and site at 366 Great South Road is determined to have **little or no** significance under this criterion.

¹⁵ <http://www.savings-banks.com/Events/WSD>

¹⁶ Lisa J Truttman – Research Summary

¹⁷ Ibid.

(e) Technological

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

The building at 366 Great South Road is determined to have **little or no** significance under this criterion. The materials and construction of the bank branch are typical of commercial fabric and construction in the 1930s and are 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 building was one of the series of buildings designed for the ASB in the 1920s and 1930s by notable New Zealand architect Daniel Boys Patterson.

Circa 1919, he replaced the late Edward Bartley as the ASB's resident architect, a position that he held until his death in 1962. Patterson was the designer of many prominent Auckland buildings including the Ellison Chambers on Queen St, various churches, hotels, commercial buildings and the Mater Misericordiae Hospital.

While the former branch building is representative of the series, or of Patterson's 'house' style developed at this time, in terms of its general scale, mass and floor print, the former Greenlane branch building represents a significant stylistic departure from its predecessors. The mannerist façade 'styling' was in fact such a radical departure that, (perhaps in some measure because it was so different) it didn't establish a new architectural path, but rather it became (and remains) singularly unique within the series, and also across all his subsequent designs for the bank. Patterson's nonconformist façade, in contravention of the classical rules of shape, order and scale, survives today as an eclectic and unique example of its type.

In summary, regarding its physical attributes, the building at 366 Great South Road is determined to be of **considerable** significance for its mannerist uniqueness locally and regionally.

(g) Aesthetic

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

The building has been a local landmark for 82 years. It was strongly associated with the local shops at the intersection of two major transport routes for a number of decades. While today the association with the shops is less relevant, as most have gone, and as the bank no longer occupies the site, the building still commands a presence at the crossroads, as a highly visible landmark on Great South Road.

In combination with the other sole survivor from the 1920s and 1930s development period, the mixed use terracing adjacent to the south, they together present a strong 'group' that is not out of scale with the more recent development in the area. The group in fact 'stands out', as most adjacent buildings are setback from the streetscape in order to accommodate car-parking.

In summary, the building and site at 366 Great South Road is determined to be of **considerable** aesthetic significance locally, for its aesthetic, visual and landmark qualities.

(h) Context

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

Though still broadly residential, both Green Lane West and Great South Road were such major transport routes that by 1940 their intersection had a relatively large collection of retail and mixed use buildings that included the ASB Bank branch as part of the commercial infrastructure.

The bank building, even as arguably the least exuberant of Patterson's branches, is an undeniably impressive structure with considerable streetscape value. The balanced design of the façade and its human scale are attractive qualities sought and admired by both the pedestrian and the motorist alike. The warm tones of the brick and the decorative façade detailing further enhance the contextual value of the building while retaining the important community 'cornerstone' virtues of permanence, security, stability and thrift – all espoused by the Auckland Savings Bank.

Today almost all of the early buildings have gone, apart from the handsome and generally intact 1920s mixed use building immediately adjacent to the south – in order to make way for a mixture of office buildings, small industry and car yards. In order to accommodate parking, most of these 'new' operations are relatively well setback on their sites. The physical consequence of which is that the former branch building, quite literally 'stands-out' from its neighbours. Combine this with all its inherent streetscape and contextual qualities referred to above and the building exhibits a strong degree of streetscape value.

The place is considered to be of **moderate** contextual and visual significance to the local area generally, and specifically to the Great South Road streetscape.

8.0 Statement of significance

The former Greenlane branch has considerable historical significance locally and regionally for its association with the Auckland Savings Bank, and specifically its growth, and the development of its branch banking in the 1920s and 1930s. Significant also was that it remained in operation as a branch for over 60 years, throughout a period when actual branch banking represented a common and important part of community life.

It also has considerable historic value as the work of notable architect Daniel Boys Patterson, who was the bank's 'resident' architect from 1919 to his death in 1962. The substantially intact building is representative of, but stylistically different from, a grouping of banks that represent the expansion into Auckland's suburbs.

The former branch has considerable significance for its physical attributes, in particular its façade, which is so stylistically different from its predecessors, that it survives today as an eclectic and unique example of its type. Significantly the building still manages to retain the important community 'cornerstone' virtues of

permanence, security, stability and thrift – all espoused by the Auckland Savings Bank.

The building has considerable significance for its aesthetic value, as it commands a presence at the major intersection of Green Lane West and Great South Road, as a highly visible and well-known local landmark.

Finally, the building has considerable contextual value. Its balanced design, decorative qualities and human scale are effective contributors to the character and amenity of the streetscape and the Greenlane locality more broadly.

9.0 Extent of the place for scheduling

The identified extent of the Greenlane ASB Bank branch at 366 Great South Road for scheduling is the area that is considered to be integral to the function, meaning and relationships of the place, and is identified as the entire site, shown below in blue, legally described as Lot 4 DP 15081.

The extent of place should **also** include the area in front of the building to the kerb line, shown in red, as the building is considered to have a very strong interface and connection with Great South Road.



Figure 7: The Extent of the Place - Identified as the entire site, shown below in blue, including the strip of land along the northern boundary - legally described as Lot 4 DP 15081 and the area in front of the building to the kerb line, shown in red.

10.0 Recommendations

Based on the above evaluation, the former Greenlane ASB Bank building meets the threshold for scheduling as a Historic Heritage Place: Category B.

11.0 Other matters

It is noted that 366 Great South Road had been previously considered for scheduling under the legacy Auckland City Council scoring system. This report constitutes a re-evaluation using the Proposed Auckland Unitary Plan (PAUP) 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.

It is also recommended that research be undertaken in relation to the building at 370-376 Great South Road. This building has some prima-facie aesthetic and physical attribute values, and in combination with the former branch building it presents a strong visual and contextual historic grouping that may warrant its separate assessment, for historic heritage values.

12.0 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	Moderate	Local, Regional
C- Mana Whenua	Not evaluated	N/a
D- Knowledge	Little	N/a
E- Technological	Little	N/a
F- Physical Attributes	Considerable	Local, Regional
G- Aesthetic	Considerable	Local
H- Context	Moderate	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

13.0 Overall Significance

Place Name and/or Description	The Former Greenlane ASB Bank Branch Building
Category	B
Primary Feature	The former ASB Building including the 1973 addition to the rear
Known Heritage Values	A,F and G
Extent of Place	See 9.0 above - Lot 4 DP 15081
Exclusions	Interior of building
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author: Blair Hastings, Heritage Consultant

Date: 13 June 2016

Reviewer: Cara Francesco (Principal Specialist Built Heritage – Policy)

Date: 14 June 2016

Appendices:

Appendix 1: Historic research

Appendix 2: Supplementary research

Appendix 3: Deposited plans and certificates of title

Appendix 4: Proposed Auckland Unitary Plan zoning

Appendix 5: Historic photographs

Appendix 6: Site photographs

Appendix 7: Drawings

Appendix 8: Previous heritage evaluation

Appendix 1: Historic research

Assessment Checklist	
Address: Greenlane branch, ASB- 336 Great South Rd, Greenlane	
Age	<p>Notes: 1934 - A new branch of the Auckland Saving's Bank was established at 218 Great South Rd (now 366) on the corner of Great South Road and Greenlane (between R& W Hellaby Ltd, butchers and Miss Olivia Braithwaite's, "Olivia Toilet Salon"). (Wise's Auckland Street Directory 1936-7 ed). It was opened on 31 October 1934 with G. Huston as manager. It was World Thrift Day. (G. McLachlan, <u>The ASB- A Bank and its Community</u> (1991) page 80). <i>More work may need to be done to find more information on Mr G. Huston.</i></p> <p>The section on which this building was erected was purchased for £530 and cost £3883 to build. (ibid)</p> <p>It is a single storeyed brick building with solid plaster entrance and facade detailing. Built in 1930's Interwar style, it employs many classical features that have been heavily influenced by the Beaux-Art tradition. Douglas Lloyd-Jenkin describes the emergence of this style as a means of employing new ways of arranging classical [architectural] components in a bid to combat the onset of "modernism." (Historic Places, "Corporate Image" May 1995 page18). The building's facade features a number of items of architectural interest and decorative elements- such as red brickwork replacing rendered concrete, except in the central rusticated portion of the front facade which supports a pediment tablet on which the name of the bank was inscribed. It has free standing classical columns on either side of a large central doorway which support an independent arch and which in turn frames a small round window. (ibid).</p> <p>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)</p> <p>While I have not viewed the interior of this building, I understand that much of the original panelling and some original features (ceiling and some fixtures) although over the years the interior has been extensively altered to accommodate modern "banking requirements". In the 1970's toilet facilities were upgraded and made more central and the partitioning removed creating a more open and friendly /spacious banking environment, also new security measures including cameras were installed. Overall the building appears to be in remarkably good condition. Little of the building's exterior has changed since it was built in the mid 1930's, accept for the addition of a small awning/verandah above the main entrance. Early pictures and plans of this branch confirms this. I would estimate the exterior to be at least 80% original if not higher.(Ak City Archives P. No's 13568 & PN 21908) <i>More information may be available offsite at the Auckland City archives or at the AIML</i></p>

Figure 8: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p1.

Photos

Notes: Picture of Greenlane Branch of the ASB in Brett's *Christmas Number*, December 1, 1939. There seems to be a dearth of photographic evidence for this building- there were no photographs in either on the APL Heritage Images Online Site or at Special Collections, Auckland Public Library. Auckland City Archives has some permit plans for this building and there may be additional information held 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 Greenlane branch of the ASB has considerable architectural interest being built in 1934 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; Sheppard 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 **Greenlane branch**. Other ASB branches that should be considered as **part of this important group** includes: the Jervois Rd, Dominion Rd, Khyber Pass, Grey Lynn, Pt. Chevalier and Otahuhu branches all designed by Patterson in this period (pg 70). Greenlane is the smallest and least exuberant of Patterson's banks (pg 18)

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 also 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 LD. 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 Green lane 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.

Figure 9: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p2.

Personnel

This building has an important significance with Mr G Huston, being the first branch manager of the Greenlane ASB.

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: Has significant association with World Thrift Day- The bank's official opening was on this day, **31 October 1934**. World Thrift Day being chosen as a particularly auspicious day on which to open a new branch of a bank. (C. McLaughlin page 80)

Social Context

Notes:The Greenlane ASB was a purpose built branch of a major Auckland banking institution, the Auckland Savings Bank. Its establishment in the mid-1930's 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) even though this branch was the smallest and least exuberant of Patterson's banks (D. Lloyd-Jenkins page18) This is 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 (C. McLauchlan page 70). It was during this period that the bank's new staff totalled 67. (ibid)

Banks served an important 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 Greenlane ASB can be viewed as a vital part of the Greenlane district's infrastructure. By the early 1960's the Greenlane branch had proved itself to be so successful in its local community that its depositor's funds reached over £1 million at this time. (ibid page 115). 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 Greenlane 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.

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). (C. McLauchlan, page127).

Figure 10: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p3.

Continuity

Notes:

The Greenlane Branch exhibits an exceptional degree of continuity of usage. It has continuously operated from these premises (its original site) from the 1934 to the present day and is still operating 71 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 the Greenlane/ Great South Rd business district.

The Greenlane ASB Branch has excellent streetscape appeal and is closely linked to its local commercial and shopping centre. Despite its small size the Greenlane ASB, is still an important and visual landmark in the area.

Physical Context

Notes:

The Greenlane branch, even though it is the smallest and least exuberant of Patterson's designed banks, it is still 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 which are reflected in the warm tones of the brick and decorative detailing on the building. The classical features in the Beaux Arts tradition give this building a more modern feel than the earlier Victorian-era banks such as the Queen Street branch of the ASB designed by Edward Bartley. Yet they still reflect in the materials used for its construction, the virtues of permanence, security, stability and thrift espoused by the Auckland Savings Bank.

Its location on the corner of Greenlane and Great South Roads means that it 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 Greenlane ASB still exhibits a high degree of streetscape value.

Landmark Quality

Notes: The Greenlane ASB has significant visual landmark and aesthetic qualities reflecting its importance in the local area. It is closely associated with its local shopping centre, the Greenlane Shops and being located on the corner of the intersection of two major roads, Greenlane and Great South Road means that it has been since it first opened an important landmark in the local area.

Figure 11: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p4.

Research Notes
366 Great South Rd, Greenlane- ASB Greenlane Branch

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

Page 80

- The bank bought a section of the Great South Road for £530 and spent £ 3883 building premises for its Greenlane Branch which opened on 31 October, 1934 with G. Huston as the manager. It was World Thrift Day, a particularly appropriate day to open a bank. 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

- "In 1963, Newmarket was the first branch at which depositor's funds reached more than £ 2 million. Takapuna operating for only twelve months, also scored its second million a few months later. Then Greenlane, Greenwoods Corner and Karangahape Rd branches all posted their first millions about the same time."

Page 127

- " In 1977 a staff member of the Greenlane branch was cracked on the head with a pistol butt during a raid by two men They got away with \$9,500..."

- " 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."

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."

Notes from Auckland City Archives- 366 Great South Rd

P.No. 13568 showing December 1973 additions by DB Patterson, Lewis & Sutcliffe (architects)- internal and additions to form new toilets- Peter C. Bone, ME Consulting Civil Engineer.

P.No. 21908 – 23 September 1976- addition of verandah, awning above main door

Figure 12: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p5.

Wise's Auckland Street Directories

1979	366 Great South Rd	Greenlane ASB
1970-1	366 Great South Rd	Greenlane ASB
1960-1	362 Great South Rd	WL Reader, chiropractor ASB
	368 Great South Rd	AC Meurant, plumber
1949	356 Great South Rd	R & W Hellaby Ltd, butcher <i>Greenlane intersects</i> ASB
	270 Great South Rd	Olivia Beauty Salon
1939-40	218 Great South Rd	R & W Hellaby Ltd, butcher <i>Greenlane intersects</i> ASB (George Huston, manager) "Olivia" Beauty Salon
1936-7	218 Great South Rd	R & W Hellaby Ltd, butcher (Albert V Cole, manager) <i>Greenlane intersects</i> ASB <i>Greenlane Branch</i> (George Huston, manager) Olivia Toilet Salon, Miss Olivia Braithwaite
1935-36	218 Great South Rd	R & W Hellaby Ltd, butcher <i>Greenlane intersects</i> <i>Olivia Toilet Salon, Miss Olivia Braithwaite</i>

Rates and Property Information, Ak City Council

366 Great South Rd, Greenlane
CT 336/99
Land Area(sqm) 260
Legal Description Lot 4 DP 15081

Figure 13: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p6.

**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)

Adds. 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 Horne Ltd, Giffor'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, Adds. To Star Office, Shortland St;

Alterations to King's Theatre, Newton; Fire Station Pt Chevalier; Mt

Albert Borough Council Offices; Dalgety & 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 adds. 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- adds. 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

Figure 14: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p7.

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, Pahiatua (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 £2,690
 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.

Figure 15: Research Summary - 366 Great South Road, Greenlane, Lisa J Truttman 29 May 2005, p8.

Appendix 2: Supplementary research

1966



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.

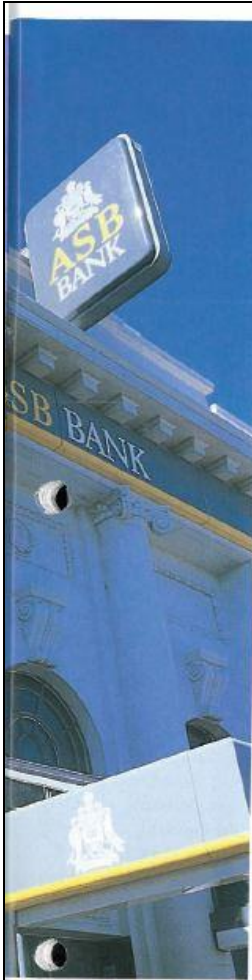
Bartley, however, died in 1919 and the Bank faced the problem of finding an architect to oversee the establishment of new branch offices. The task fell to a thirty-nine-year-old English-trained architect Daniel Boys Patterson. Patterson had been born in 1880 and emigrated to New Zealand at the age of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

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



16 HISTORIC PLACES

Figure 16: Douglas Lloyd-Jenkins, "Corporate Image", Historic Places, May 1995, pp. 16-18. Page 1.



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.

Figure 17: Douglas Lloyd-Jenkins, "Corporate Image", Historic Places, May 1995, pp. 16-18. Page 2.



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.

Figure 18: Douglas Lloyd-Jenkins, "Corporate Image", Historic Places, May 1995, pp. 16-18. Page 3.

The University of Auckland
Business History Project

THE UNIVERSITY OF AUCKLAND
 NEW ZEALAND
 Te Whare Wānanga o Tamaki Makaurau

BUSINESS HISTORY HOME COMPANY PROFILE KEY PRODUCTS & SERVICES FOUNDERS TIMELINE KEY EVENTS

ASB Bank

AUCKLAND SAVINGS BANK

ASB

ASB Bank center, 1991.

New counter layout, 1950.

Company Profile

An advertisement appearing in the Auckland Times in 1845 struck a chord with leading Auckland businessmen. 'What have the working classes done,' stated the advert, 'that they should be denied the national advantages and privileges of a savings bank?' Prompted into action, leading Auckland citizen and merchant, John Logan Campbell, offered to serve as a trustee and secretary of a savings bank, and gathered around him a group of similarly-minded supporters.

Two years later, in 1847, the Auckland Savings Bank opened for business with an express community-focused philosophy offering banking services and housing loans for middle and lower income sectors of the population. Though expansion in the initial years was slow, by the early 1860s, as Auckland's population climbed over 10,000, the ASB had 900 customers with deposits in the region of £29,000. By 1900, the volume of transactions in the ASB exceeded £1m.

Like other savings banks worldwide, the Auckland Savings Bank, to be true to its founding doctrine, required its surplus to be

In May 1988, the Trustee Banks Restructuring Act came into force, with the intention of establishing trustee banks as public companies. The response of the ASB was to establish a trust (ASB Bank Community Trust) and place the shares of the ASB Bank Limited in control of the trust. ASB Bank directors undertook a feasibility study of potential international partners and in 1989 the decision was made to join with the Commonwealth Bank of Australia. Later that year, Commonwealth Bank of Australia purchased (75 percent) of the shares in ASB Bank Limited from the Trust for \$252m.

By 1996, the Auckland Savings Bank was the fifth largest bank operating in the New Zealand market, and its aggressive marketing was closing the gap further on competitors. As additional branches were added in smaller South Island centres, like Timaru, the ASB reported a

Bank staff processing.

24 hour ATM lobby.

The bank you own.

Kashin the friendly elephant.

Figure 19: The University of Auckland Business History Project – The ASB Bank – Company Profile, page 1 of 2. http://www.businesshistory.auckland.ac.nz/asb_bank/company_profile.html.

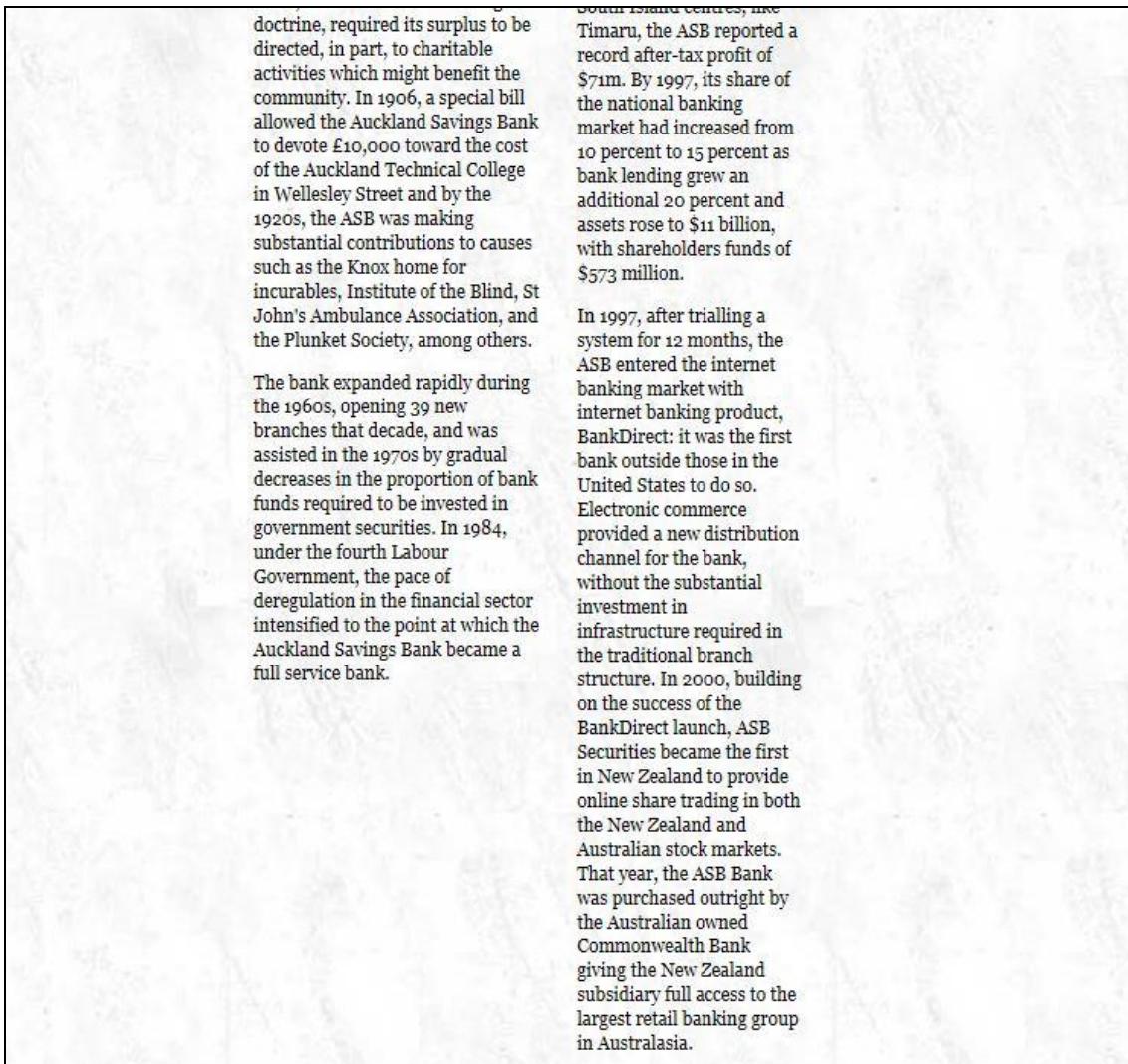


Figure 20: The University of Auckland Business History Project – The ASB Bank – Company Profile, page 2 of 2. http://www.businesshistory.auckland.ac.nz/asb_bank/company_profile.html.

The University of Auckland
Business History Project

THE UNIVERSITY OF AUCKLAND
 NEW ZEALAND
 Te Whare Wānanga o Tamaki Makaurau

BUSINESS HISTORY HOME COMPANY PROFILE KEY PRODUCTS & SERVICES FOUNDERS TIMELINE KEY EVENTS

ASB Bank

Founders


The Savings Bank movement originated in Scotland, where a Presbyterian minister, Rev Henry Duncan, concerned that Friendly Societies and poor relief undermined the dignity of the poor, opened the world's first savings bank in Ruthwell, Dumfriesshire, 1810. Whereas existing banks required a minimum deposit of £10, the Ruthwell Parish Bank opened accounts on a sixpence. Members received interest, and surplus funds generated by the bank were used toward charity projects and to support long-term savings schemes for depositors.

The bank did not lend money to businesses, nor issue bank notes; however, the idea that a financial institution, cooperatively owned and funded by deposits, could make use of these funds for the betterment of the local community quickly took hold. Further banks were opened across the United Kingdom; within ten years, over £3m was held in deposits by UK savings banks. On the same principle, the first United States Savings and Loan Association was founded in 1831.


The founders of New Zealand's first savings bank, the Auckland Savings Bank, were a group of some of the leading merchants and dignitaries of Auckland. The first meeting of bank enthusiasts took place in the Shortland Street premises of Brown and Campbell, and (Sir) John Logan Campbell, the bank's champion, assumed the role of first secretary. Other early trustees, all of whom donated their time and skills to the service of the bank, included Methodist missionary, the Reverend Thomas Buddle, Campbell's business partner William Brown, banker and entrepreneur James Dilworth, Rev John Churton, John Symonds, and merchant John Montefiore.

In 1847, the brick store of John Montefiore in Queen Street, opened to transact business for the Auckland Savings Bank. It was a hesitant start. By the end of the first year the bank had only £166 in deposits. Yet, the bank's powerful backers, including its first President, George Grey, were determined that it would continue.


Successive trustees included other notables of Auckland colonial life: ship-owner and first chairman of the Auckland Harbour Board, William Crush Daldy, merchant and warehouseman Archibald Clark, Josiah Clifton Firth, Alfred Buckland, and lawyer and founding director of the Bank of New Zealand, Thomas Russell. As the bank sought to enhance the economic life of the city, it was also common for Auckland mayors to serve as trustees, and 14 did during the nineteenth century.




First bank president, Sir George Grey.



Sir John Logan Campbell



ASB's Coat of Arms.



First purpose-built premises

Figure 21: The University of Auckland Business History Project – The ASB Bank – Founders, page 1 of 1. Highlights the early association with Sir George Grey and Sir John Logan Campbell. http://www.businesshistory.auckland.ac.nz/asb_bank/company_profile.html.

**SAVINGS BANK BRANCH
ERECTION AT GREEN LANE
BUILDING TO COST £3700**

A new branch office for the Auckland Savings Bank is to be erected shortly in Great South Road, on the northern side, just past the Green Lane intersection. Plans for a single-storeyed building in brick and stone have been prepared by Mr. D. B. Patterson, and the contract for the building has been let to Mr. A. Good, of Auckland, for £3700. The new branch, the 10th to be erected for the bank, is expected to be opened in about four months.

The building, which will be 52ft. long and 30ft. wide, will consist of a large banking chamber, with ample public space, a strong-room and accommodation for the staff. The banking chamber itself will be panelled in oak, with oak counters, desks and fittings, bronze grilles and a rubber-tiled floor. The design permits of excellent natural lighting.

For a single-storeyed building, there will be a fine facade. The base will be of granite, with granite columns on either side of the main doorway, while Lichfield stone will be used for the central feature of the entrance.

The building will give direct employment to about 20 men, but indirectly stonemasons and other tradesmen will also benefit. A start is to be made with the constructional work almost immediately.

Figure 22: Paperspast – 'SAVINGS BANK BRANCH
New Zealand Herald, Volume LXXI, Issue 21740, 3 March 1934, Page 13

T O B U I L D E R S.

**NEW BRANCH BANK, TRUSTEES OF
THE AUCKLAND SAVINGS BANK.**

Tenders are invited for the above, and
will be received up to 12 Noon, THURS-
DAY, February 22, 1934.

The lowest or any tender not necessarily
accepted.

DANIEL B. PATTERSON,
Architect (Reg.).
23 Shortland St., **Auckland, C.1.**

Figure 23: Paperspast – 'Tender Invite' - Page 20 Advertisements Column 2
New Zealand Herald, Volume LXXI, Issue 21725, 14 February 1934, Page 20

“THRIFT DAY”

OBSERVANCE TO-MORROW

ESSAY-WRITING IN SCHOOLS

GROWTH OF SAVINGS SCHEMES

Throughout the world, “Thrift Day,” which was inaugurated at the International Thrift Conference at Milan in 1924, will be observed to-morrow. Prizes for each standard in city and suburban schools for essays on subjects pertaining to thrift and its benefits, are again being provided by the Auckland Savings Bank, with the object of impressing upon the minds of children the value of saving by small deposits, with the ultimate aim of wise spending. The opening of the Green Lane branch of the bank will also take place on “Thrift Day.”

Figure 24: Paperspast – “THRIFT DAY” – The day of the opening of the new branch.
New Zealand Herald, Volume LXXI, Issue 21944, 30 October 1934, Page 10

PUBLIC NOTICES

AUCKLAND SAVINGS BANK.

The New Green Lane Branch
(Great South Road) will be
Opened for Business on WED-
NESDAY, October 31, at 10 a.m.

T. N. SMALLWOOD.
Manager.

Figure 25: Paperspast – 'Opening' - Page 16 Advertisements Column 3
New Zealand Herald, Volume LXXI, Issue 21943, 29 October 1934, Page 16

Appendix 3: Deposited plans and certificates of title



Figure 26: Deposited Plan 12290, received by the Land Transfer Office June 1918 – showing lot 18 on the corner of Green Lane East and Great South Roads – the lot within which the subject site sits – Auckland Council May 2016.

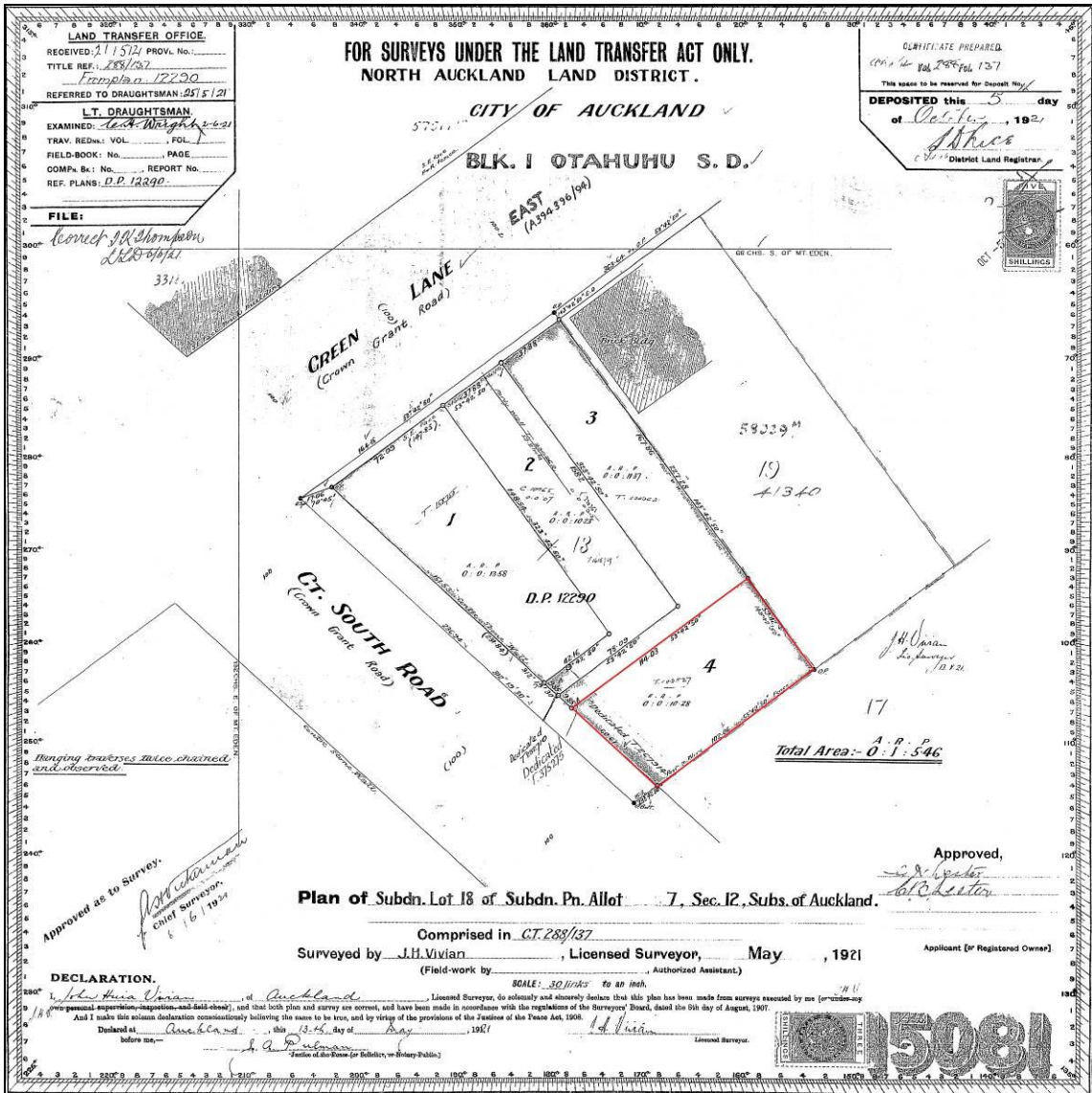



Figure 27: Deposited Plan 15081, received by the Land Transfer Office May 1921 – showing lot 4 – 260m² – the subject site – Auckland Council May 2016.

NEW ZEALAND.

(Form B.)

Reference: Vol. 239, Folio 134
 Transfer No. 111805
 Application No.
 Order for N/O No.




Register-book
288, folio **137**

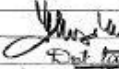
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eight day of April, one thousand nine hundred and nineteen
 under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that
George Hubert Lester Receiver and Charles Bertram Lester Builder both of
Auckland New Zealand are named as tenants in common in equal shares


of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials 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 bounded green be the several measurements
 a little more or less, that is to say: All that parcel of land containing one acre and five and five tenths (5%)
perches more or less being lot 18 (eighteen) on the plan deposited in the Land
Registry Office at Auckland under No 12270 which said parcel of land is a portion of
 allotment No 7 (seven) of Section 12 (twelve) of the Suburbs of Auckland


 District Land Registrar.

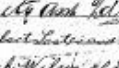
Covenant respecting fencing contained in
 Transfer No 111805.


 District Land Registrar.

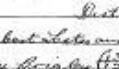
mortgage No 15165 George Hubert Lester and Charles
 Bertram Lester to Henry O'Connell produced
 to 8 April 1914 at 12.15 pm.


 District Land Registrar.


Transfer No 145204 George Hubert Lester
 and Charles Bertram Lester to John James
 Taylor of which produced to 8 September
 1921 at 11.21 am.

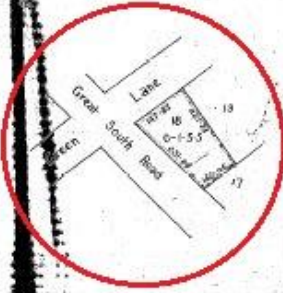

 District Land Registrar.

Transfer No 158755 George Hubert Lester and Charles
 Bertram Lester to Mary Sarah W. Taylor of which
 plan 15081 produced to 24 August 1922 at 10.30 am


 District Land Registrar.

Transfer No 161579 George Hubert Lester and Charles
 Bertram Lester to George Henry Lewis (1/3 share) and
 Daisy Emily (2/3 share) as tenants in common in the
 shares set out after their respective names of lot 2
 on plan 15081 produced to 11/22 at 11.15 am


 District Land Registrar.



Scale of Chains (fourths)
 1 in 7 = 40m

CANCELLED.

Figure 28: CT NA288/137, showing the transfer of part of lot 18 (being the subject site) from George Lester and Charles Lester to John James Taylor September 1921, Auckland Council May 2016.

REGISTER **PART - CANCELLED**
NEW **NOT**
TO BE CONVERTED

(Land and Deeds—4.
(Form B.

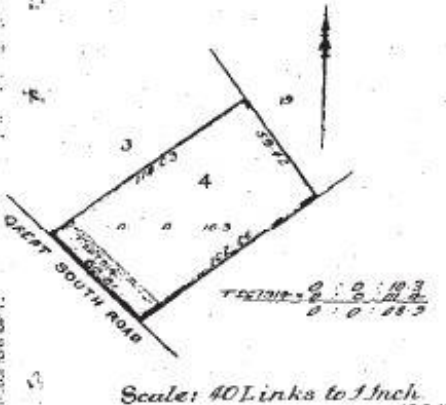
Reference: Vol. 288, Folio 187
Transfer No. 288/27
Application No.
Order for N/O No.

Register-book,
Vol. 336 folio 99

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourteenth day of September, one thousand nine hundred and twenty-one, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that John James Taylor of Auckland New Zealand has

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, leases, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two and three eighths acres more or less, being Lot 4 of Plan deposited in the Land Registry Office at Auckland under No. 115125 which said parcel of land is portions of Sections 11 and 12 of the Suburbs of Auckland.



Scale: 40 Links to 1 Inch

METRIC AREA IS 260m²
260m²

Witnessed and sealed by me
W. H. Wilson
District Land Registrar.

Memorial respecting financing contained in
Transfers Nos. 11325 and 115125

Mortgage No. 115125 John James Taylor to George Herbert Lester and Harold James Delibon in equal shares the 11th September 1921 at 11.22

Mortgage No. 115125 John James Taylor to Alfred Bone in equal shares the 31st October 1933 at 10.41

Variation of terms of mortgage No. 115125 produced 29th October 1933 at 10.41

Transfer No. 20175 John James Taylor to Edward Charles Clark of Waikato farmer and Harold James Delibon of Auckland schoolmaster, as tenants in common in equal shares produced 14/3/36 at 10.41

Figure 29: CT NA336/99, showing the transfer Lot 4 (the subject site) from John James Taylor to [various] and then to President of The Auckland Savings Bank 31 October 1933, Auckland Council May 2016. Page 2 below.

REGISTER

Transfer R260398 Edward Carlo Veile
and Harold James Del Monte Cheban
to the President of the Auckland
Savings Bank Produced 31/10/33 at
10.30 a.m.

336/99

336/99

Transfer No 267911 The President of the
Auckland Savings Bank & Treasurers,
Council of Land & Buildings of the City of
Auckland of that part of the within
and disclosed pink on the plan. Accord-
ance for a public street produced
10/35 at 2.30 p.m.

K. No. 32844 the above land is vested
in the Auckland Savings Bank.
Entered 7th April, 1949, at 10 a.m.

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. O. Herman D.L.R.

D.019699.2 Transfer of the residue to
Burnsdale Holdings Limited at Auckland -
15.7.1996 at 1.03 o'clock

Herman
A.L.R.

D.019699.3 Mortgage of the residue to
Countrywide Banking Corporation Limited -
15.7.1996 at 1.03 o'clock

DISCHARGED
FOR RGL
Herman
A.L.R.

D437040.3 Transfer to Xtreme Exposure
LIMITED
6.10.1999 at 10.10.

Herman
for RGL

Figure 30: Page 2 of the above. CT NA336/99, showing the transfer Lot 4 (the subject site) from John James Taylor to [various] and then to the President of The Auckland Savings Bank 31 October 1933, Auckland Council May 2016.

Appendix 4: Proposed Auckland Unitary Plan zoning

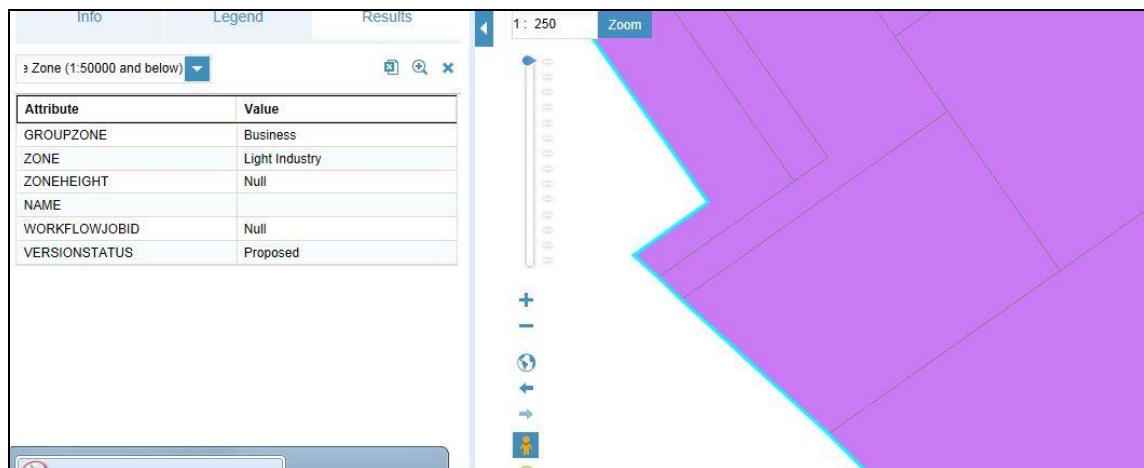


Figure 31: PAUP zoning – As notified - Business, Light Industry - Auckland Council May 2016.

Appendix 5: Historic photographs



Figure 32: Aerial photograph of Ellerslie Racecourse and Greenlane (looking east), 1 September 1949. Full image top, extract bottom. The 'local' shops were still standing – north of, or to the left of the bank. Ellerslie Racecourse, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-21789-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22870975>

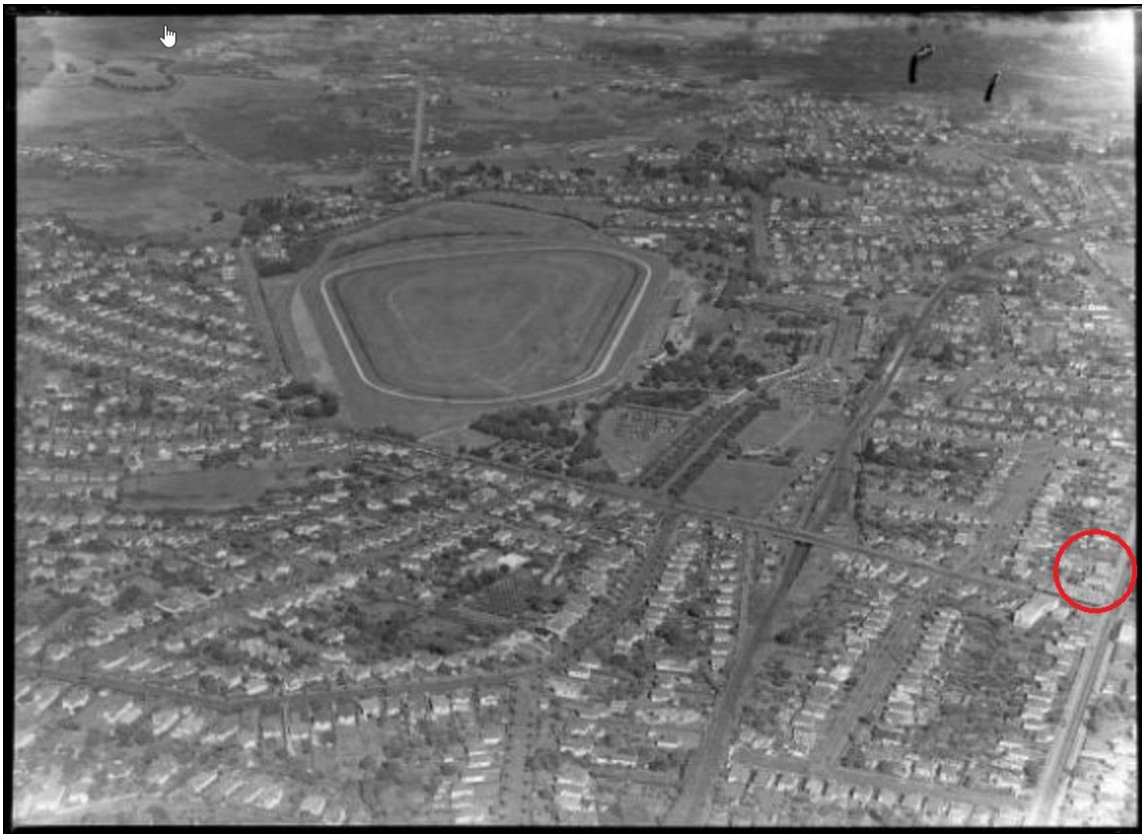


Figure 33: Aerial photograph of Ellerslie Racecourse (looking south by south-east), January 1948. Full image top, extract bottom. Ellerslie Racecourse, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-10652-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22709711>



Figure 34: 1940 aerial photograph of the intersection of Green Lane East and West and Great South Road. Full image top, extract bottom. Auckland Council records.

Appendix 6: Site photographs



Figure 35: Site context May 2016 – Looking due south from approximately the subject site. Note the 'modern' context. Photo: Blair Hastings.



Figure 36: Site context May 2016 – Looking due west from approximately the subject site. Note the 'modern' context. Photo: Blair Hastings.



Figure 37: Site context May 2016 – Looking towards the subject site from due south. Note the 1920s mixed use building adjacent (to the right) - the only pre-1940 building that remains in the immediate vicinity of the former branch building, on Great South Road. Photo: Blair Hastings.



Figure 38: Site context May 2016 – Looking towards the subject site from due west. See the comments above regarding the building right (or south) of the subject site/building. Photo: Blair Hastings.



Figure 39: The site May 2016 – Looking at the intact northern elevation. The red line to the left hand side of the photograph shows the approximate line of the 1973 extension. Photograph: Blair Hastings.

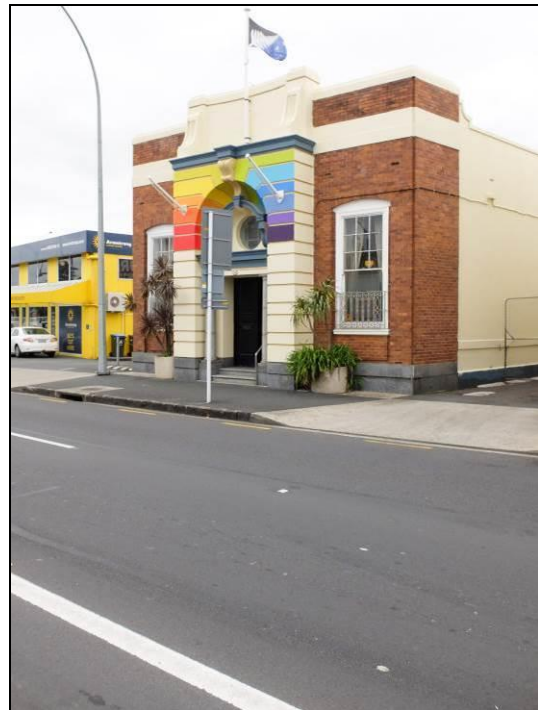


Figure 40: The site May 2016 – The street elevation looking from directly across the road and from due south. Photographs: Blair Hastings.



Figure 41: The site May 2016 – The southern elevation – looking at the ‘returned’ brick, the parapet coping and the rendered banding – under which may be the original Lichfield stone. Photograph: Blair Hastings.

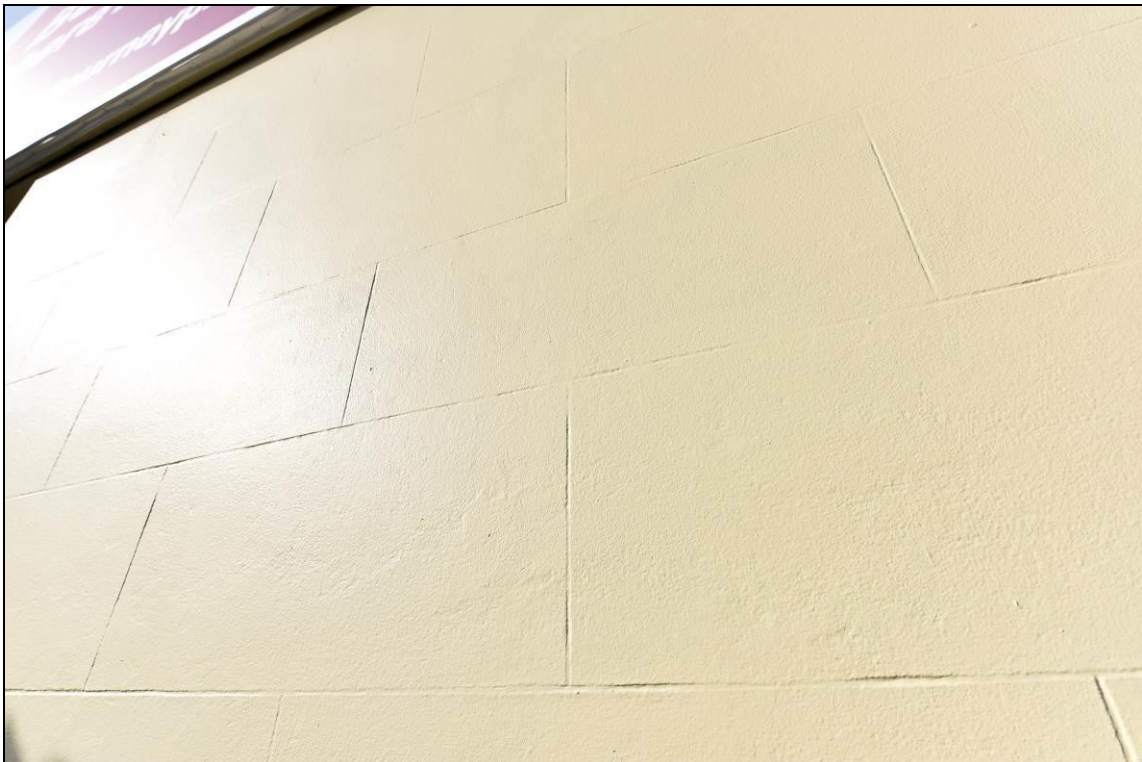


Figure 42: The site May 2016 – The northern elevation – showing scribed lines in the cement render – in imitation of ashlar stonework. Photograph: Blair Hastings.



Figure 43: The site May 2016 – The northern elevation – looking at the returned brick, the parapet coping and the advertising billboard. Photograph: Blair Hastings.



Figure 44: The site May 2016 – The south-west corner – looking at the granite base – note the rebated horizontal corner detail common to all branch buildings in Patterson's series. The vertical corner above the rebate has broken away. Photograph: Blair Hastings.



Figure 45: The site May 2016 – The rendered and painted 'skirting' along both long or side elevations. Photograph: Blair Hastings.



Figure 46: The site May 2016 – The parapet rear wall of the circa 1973 addition – connected to the neighbouring building at 152 Green Lane West. Photograph: Blair Hastings.



Figure 47: The site May 2016 – The area to the immediate north of the site that would have been the original driveway / car-park – now chained off – still part of the legal site. Photograph: Blair Hastings.



Figure 48: The site May 2016 – The view from Green Lane West – showing the terracotta-tiled roof of the 'main banking chamber' and one of the three high level windows that lit the main space. Photograph: Blair Hastings.



Figure 49: The site May 2016 – The rendered ‘skirting’ of the northern elevation – at the rear of the subject building – connected to the neighbouring building at 152 Green Lane West. Photograph: Blair Hastings.



Figure 50: The site May 2016 – The circa 1973 addition to the rear of the original building - showing the use of steel and not timber window joinery. Photograph: Blair Hastings.



Figure 51: The site May 2016 – The northern elevation – showing the decorative end to the upper parapet wall, and the advertising billboard. Photograph: Blair Hastings.



Figure 52: The site May 2016 – The northern elevation – showing the fixed timber window south of the two hung sash windows. Photograph: Blair Hastings.

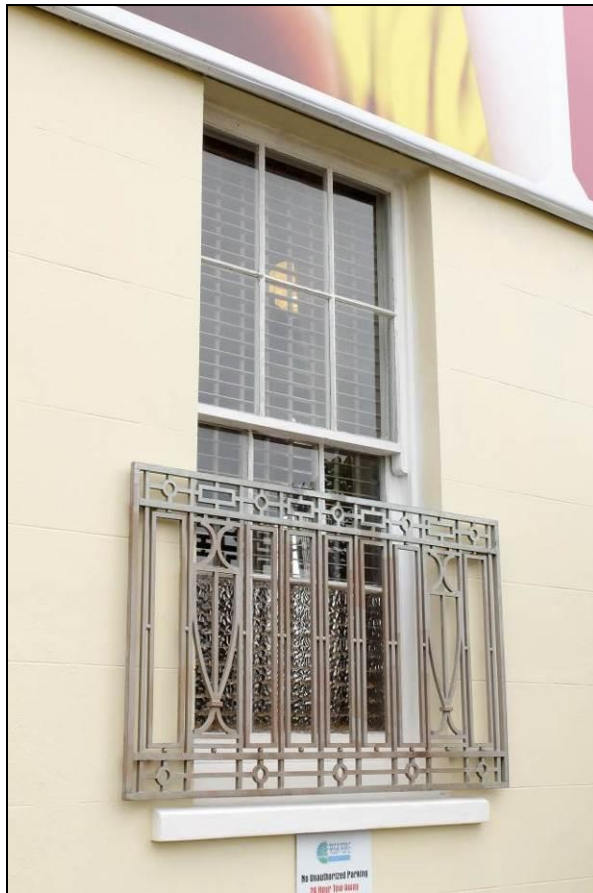


Figure 53: The site May 2016 – One of the two hung sash windows on the northern elevation. Both have decorative security screens fitted externally. These have been painted but were originally specified in bronze. Photograph: Blair Hastings.



Figure 54: The site May 2016 – One of the two hung sash windows on the main / street elevation. The decorative security screen was originally specified in bronze. Photograph: Blair Hastings.



Figure 55: The site May 2016 – 'ASB' reverse frosted into the lower sash glazing of the main / street elevation windows. Photograph: Blair Hastings.



Figure 56: The site May 2016 – 'ASB' reverse frosted into the lower sash glazing of the main / street elevation windows. Photograph: Blair Hastings.



Figure 57: The site May 2016 – Street elevation details: Left: Corner brick-work. Right: Cement rendered quoining. Photographs: Blair Hastings.

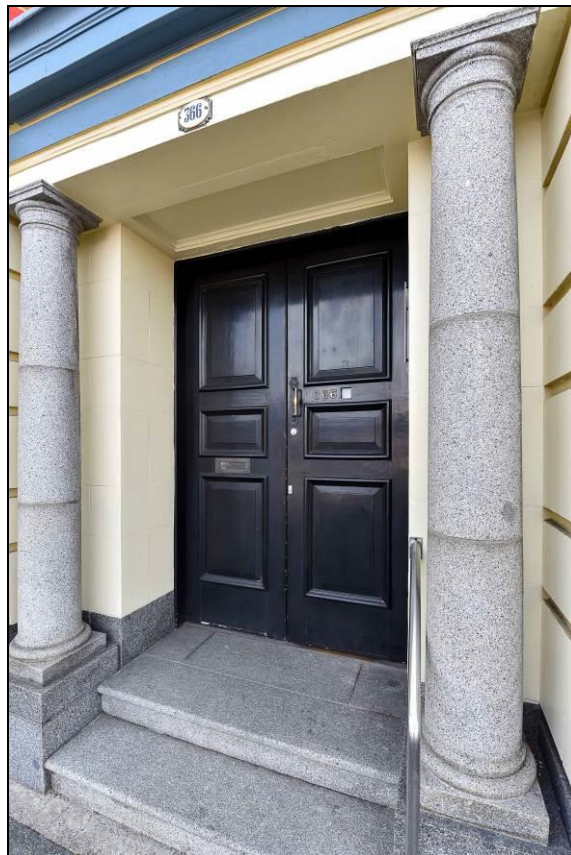


Figure 58: The site May 2016 – Main doorway recess – shows the same timber doors used in Patterson's Khyber Pass ASB branch building. Photograph: Blair Hastings.



Figure 59: The site May 2016 – Architectural detail of the main elevation – Tuscan column (one of two).
Photograph: Blair Hastings.



Figure 60: The site May 2016 – Architectural detail of the main elevation – The central modillion above the round window. Photograph: Blair Hastings.



Figure 61: The site May 2016 – The main or street elevation – showing the 'playful' composition of classical elements. Photograph: Blair Hastings.



Figure 62: The site May 2016 – The main or street elevation – showing the 'playful' composition of classical elements, the equally 'playful' recent paint scheme and the face-fixed banner-hangers. Photograph: Blair Hastings.



Figure 63: The site May 2016 – The main or street elevation – showing the main pediment which originally had brass bank lettering – cement render has covered any original fixings. Photograph: Blair Hastings.



Figure 64: The site May 2016 – The main or street elevation – showing the stretcher bonded brick with subtle stepping to gain some relief and shadowing in the overall form. Photograph: Blair Hastings.

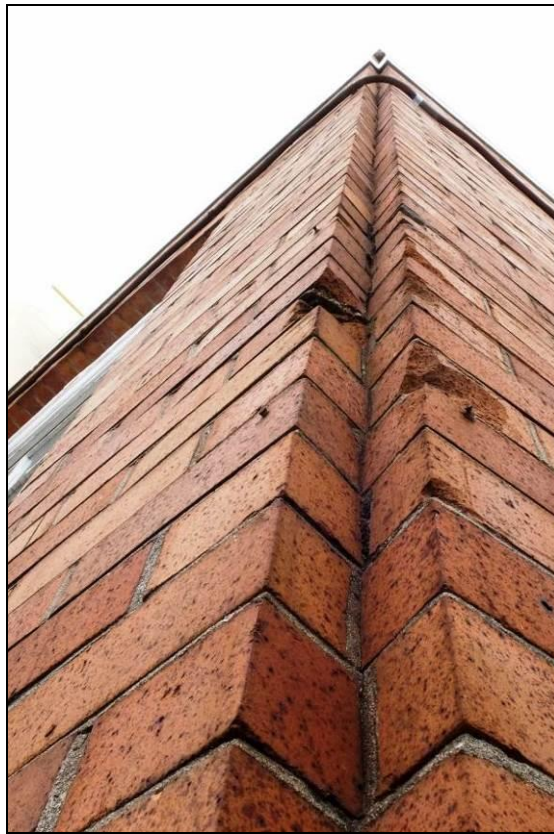


Figure 65: The site May 2016 – The corner brickwork of the main elevation – showing some decay and/or damage. Photograph: Blair Hastings.



Figure 66: The site May 2016 – The main entrance – showing detail typical across all branch buildings in Patterson's series. Photograph: Blair Hastings.



Figure 67: The site May 2016 – The main elevation – showing the subtle recessing of the timber window in the gently arched head. Photograph: Blair Hastings.



Figure 68: The site May 2016 – The main elevation – showing the current tenant's signage – face fixed through the cement render. Photograph: Blair Hastings.



Figure 69: Photographs September 2011 - <http://timespanner.blogspot.co.nz/2011/09/bank-re-used.html>.

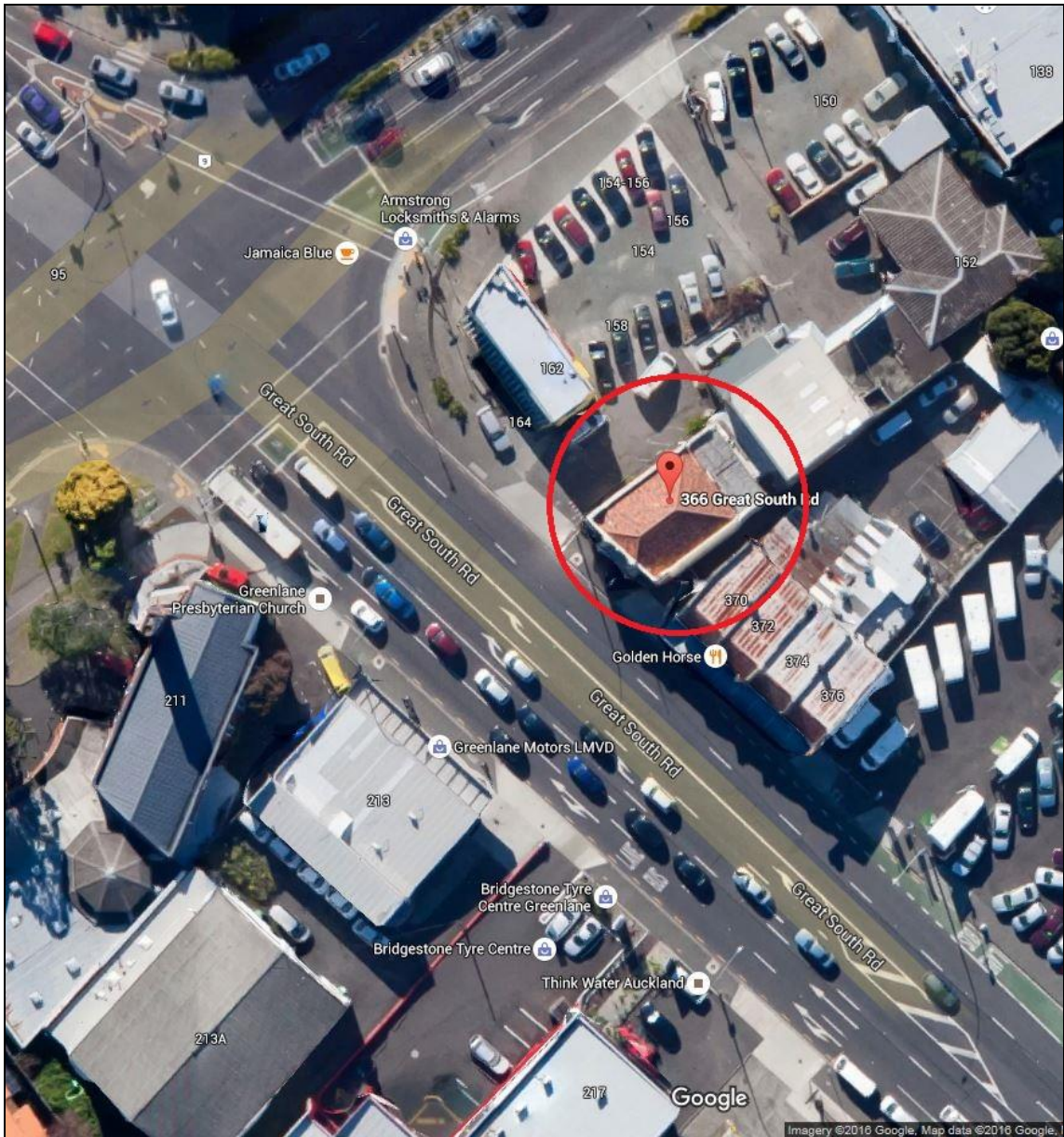


Figure 70: Current aerial photograph of the site – Imagery Copyright Google, Map data 2016.

Appendix 7: Drawings

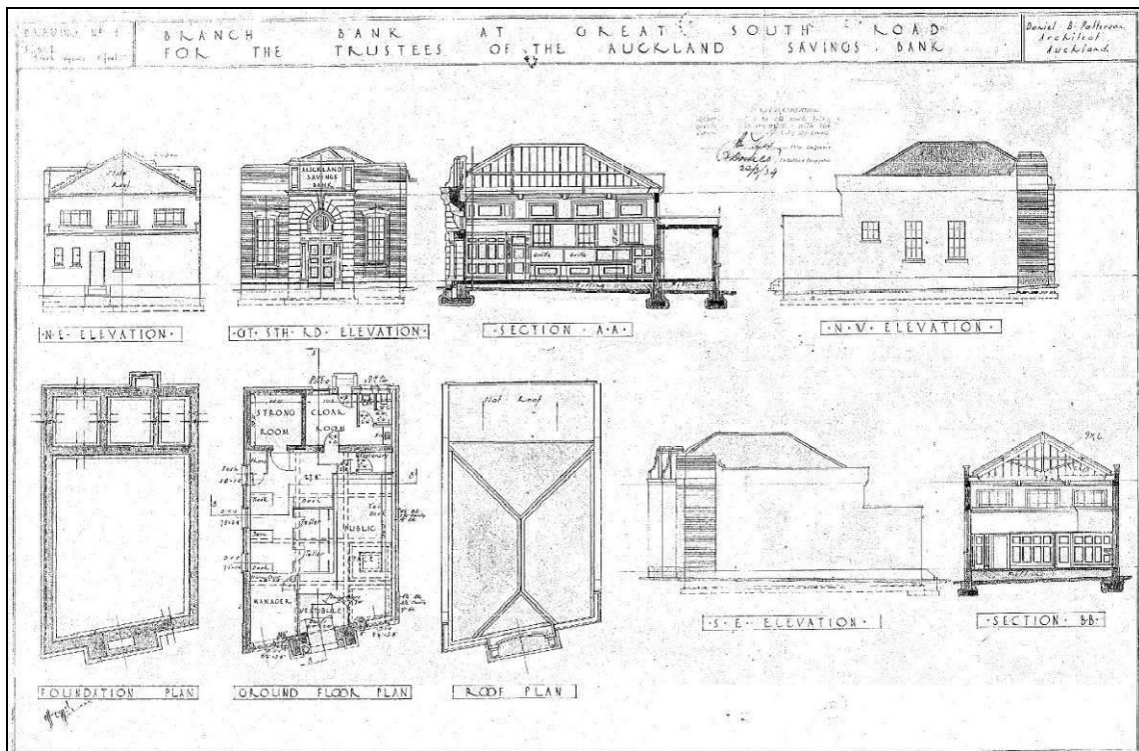


Figure 71: Auckland Savings Bank – Great South Road – 1934 Plans, sections and elevations. Drawing No.1. Auckland Council FileNet. Accessed May 2016.

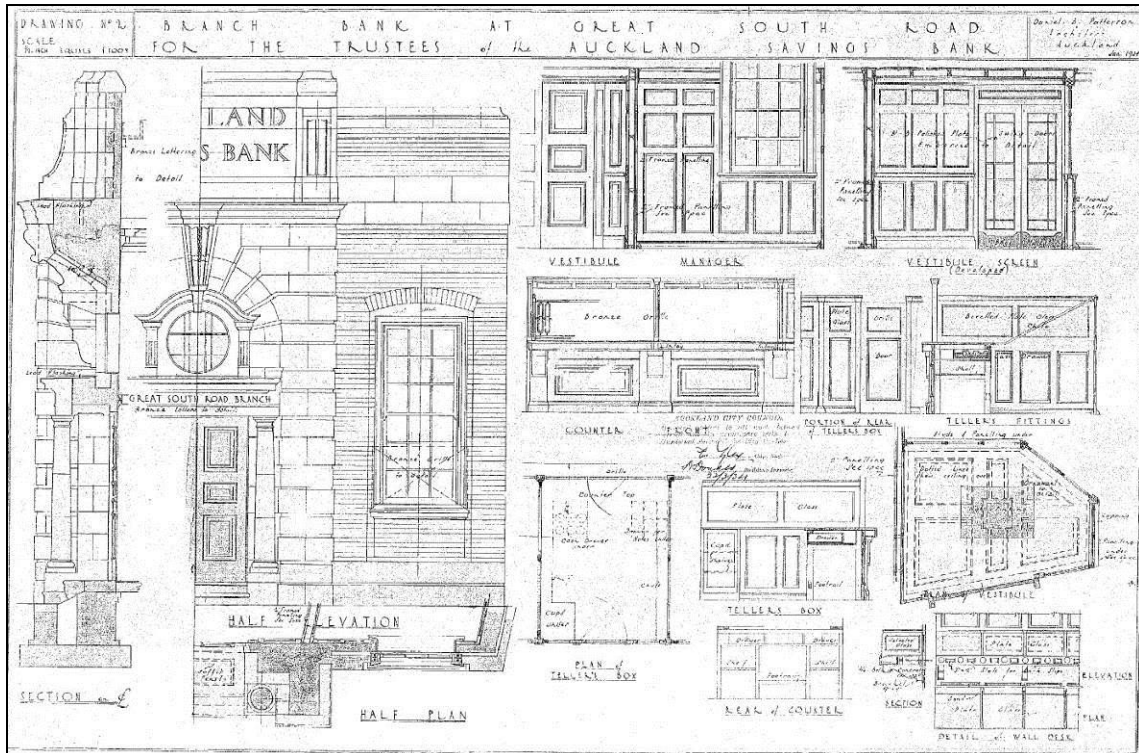


Figure 72: Auckland Savings Bank – Great South Road – 1934 Façade details and Interior elevations. Drawing No.2. Auckland Council FileNet. Accessed May 2016.

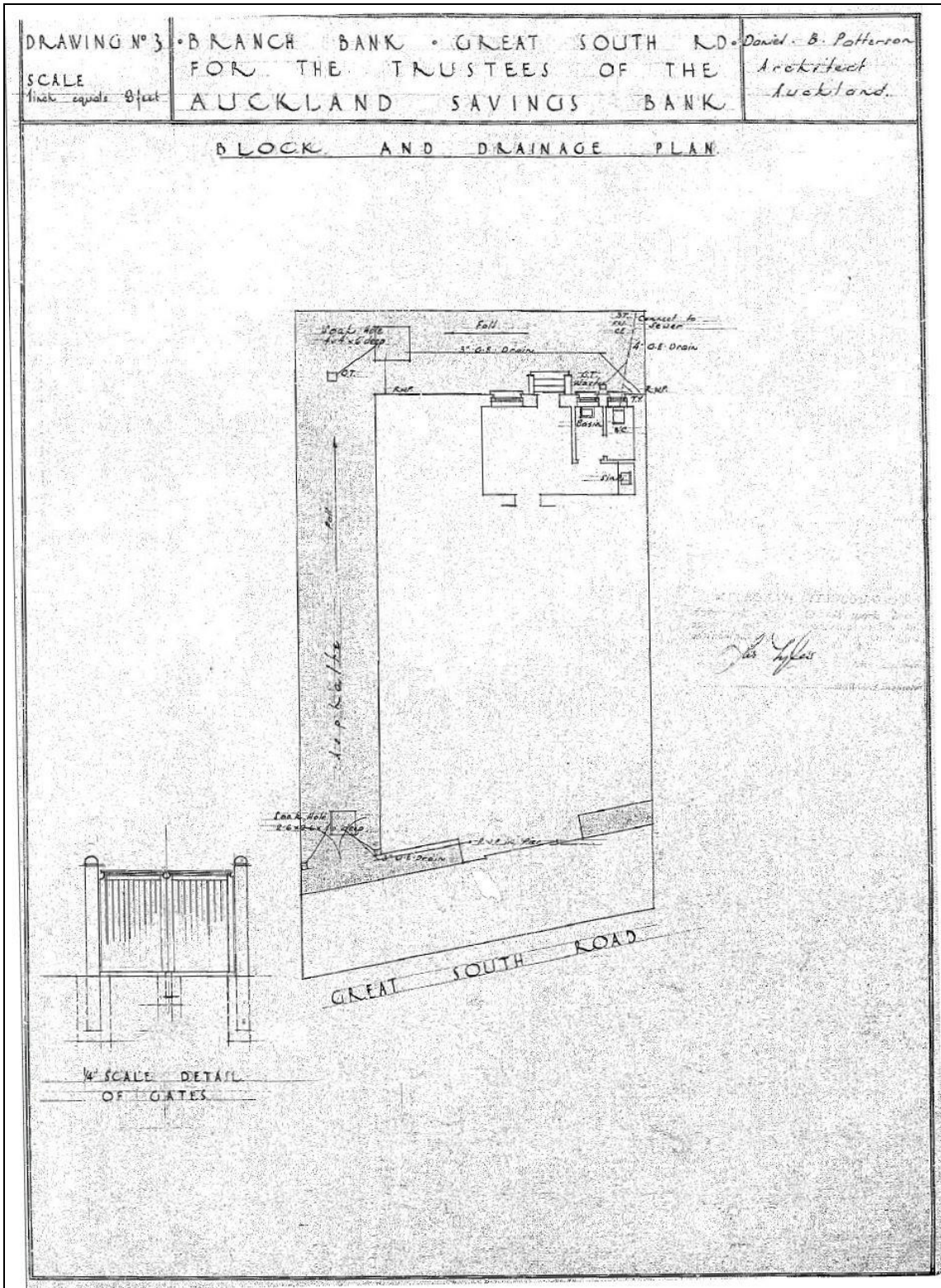


Figure 73: Auckland Savings Bank – Great South Road – 1934 'Block' and Drainage Plan. Drawing No.3. Auckland Council Filenet. Accessed May 2016.

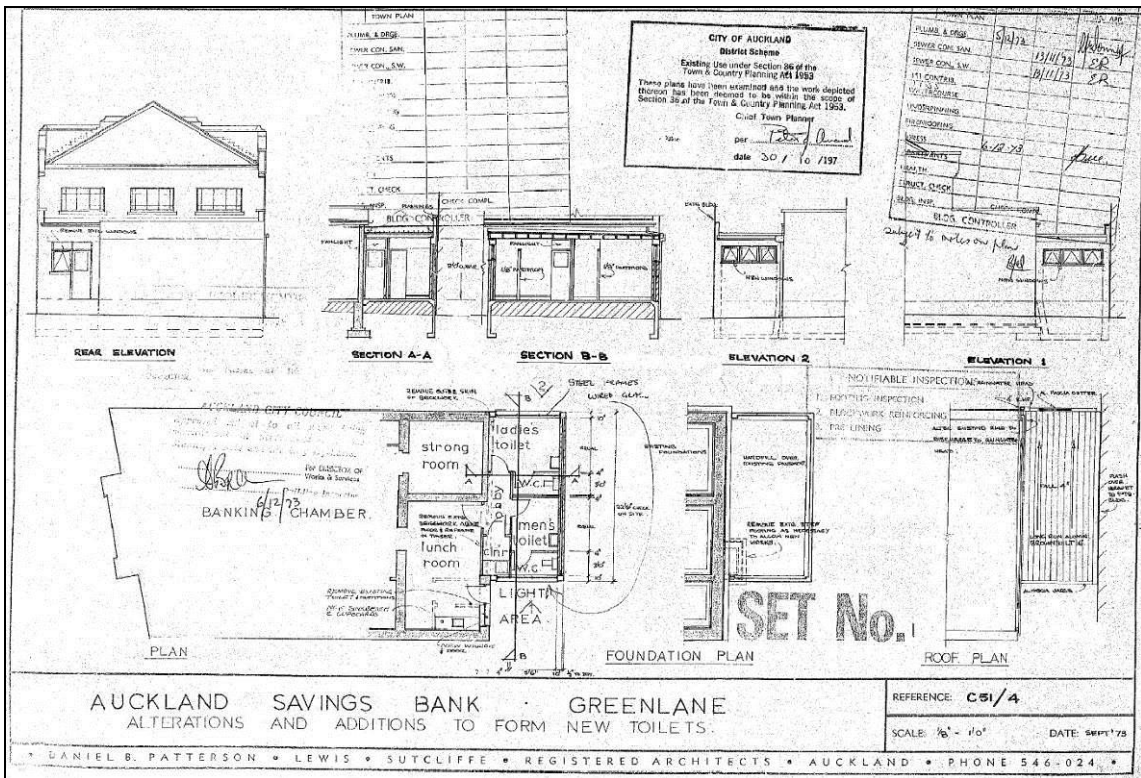


Figure 74: Auckland Savings Bank – Great South Road – 1973 Floor and roof plans, elevations and sections of the rear addition to accommodate new toilet facilities. Drawing 1. Auckland Council Filenet.

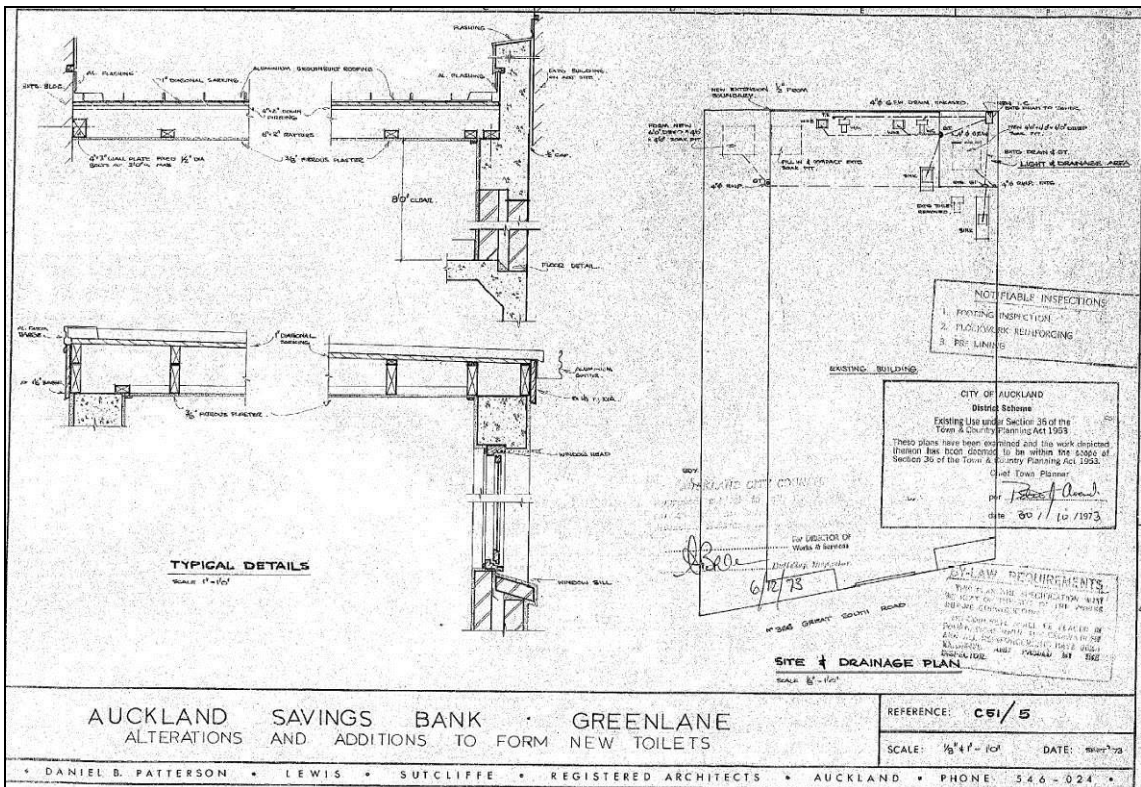


Figure 75: Auckland Savings Bank – Great South Road – 1973 Site and Drainage Plan and Typical Details of the rear addition to accommodate new toilet facilities. Drawing 2. Auckland Council Filenet.

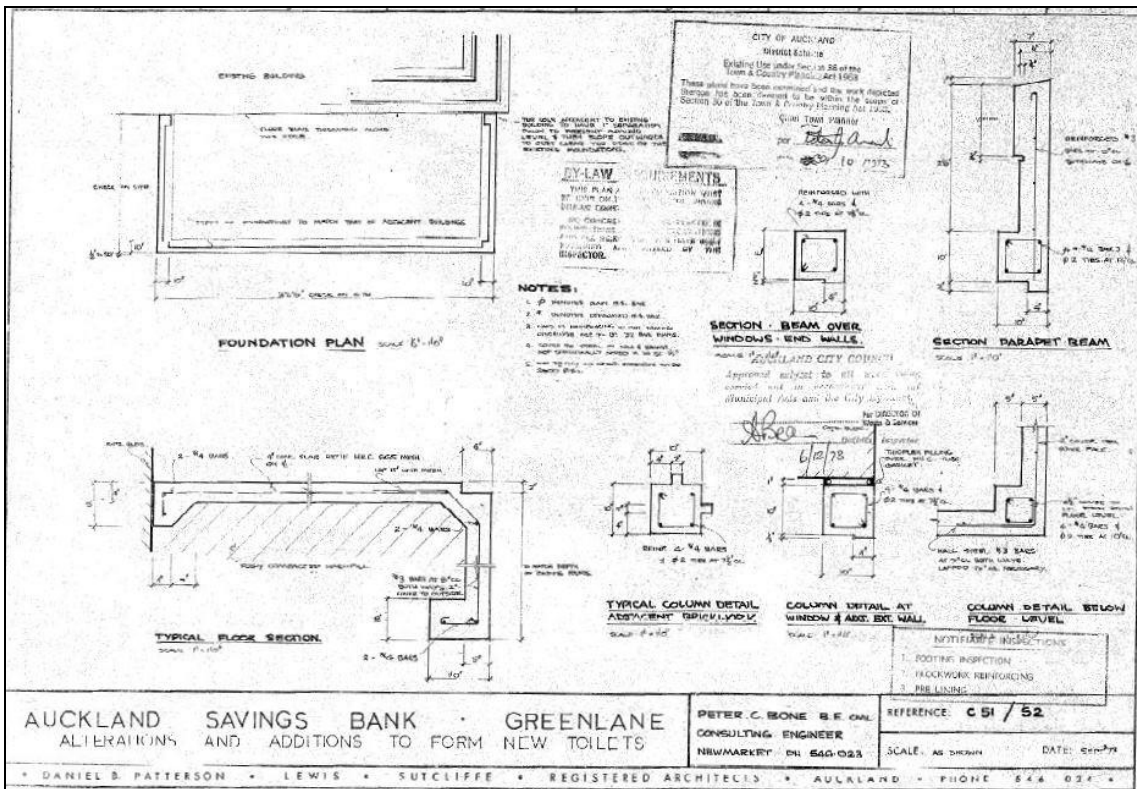


Figure 76: Auckland Savings Bank – Great South Road – 1973 Site and Drainage Plan and Typical Details of the rear addition to accommodate new toilet facilities. Drawing 3. Auckland Council Filenet.

Appendix 8: Previous heritage evaluation – Auckland City Council

B3		DRAFT - EVALUATION						
AUCKLAND CITY ISTHMUS - HERITAGE OBJECT, FEATURE, OR PLACE								
Name(s)	ASB Bank Building (Green Lane Branch)							
Address	Great South Road, 0366, Greenlane							
Unique ID	00001229							
1 ARCHITECTURE						(Maximum 35)		TOTAL
A Style	Neo-classical Edwardian.	20	10	5	0	0	5	11
		E	VG	G	F/P			
B Construction	Concrete and brick construction, plaster finish.	15	8	4	0	0	0	
		E	VG	G	F/P			
C Age	Year constructed 1934	10	5	2	0	0	0	
		E	VG	G	F/P			
D Architect	PATTERSON, Daniel B. Notable architect of era, designer of various banking buildings.	8	4	2	0	0	4	
		E	VG	G	F/P			
E Design	Good example of small scale banking commercial building.	8	4	2	0	0	2	
		E	VG	G	F/P			
F Interior		4	2	1	0	0	0	
		E	VG	G	F/P			
2 HISTORY						(Maximum 45)		
G Person	No particular associations.	45	20	10	0	0	0	10
		E	VG	G	F/P			
H Event	No particular associations.	45	20	10	0	0	0	
		E	VG	G	F/P			
I Context	Development of commerce and Greenlane settlement.	40	20	10	0	0	10	
		E	VG	G	F/P			
3 ENVIRONMENT						(Maximum 5)		
J Continuity	Compatible with the character of the area.	5	3	2	0	0	2	4
		E	VG	G	F/P			
K Setting	Building takes up most of the site.	3	2	1	0	0	0	
		E	VG	G	F/P			
L Landmark	A familiar landmark in the local neighbourhood.	5	3	2	0	0	2	
		E	VG	G	F/P			
4 USEABILITY						(Maximum 5)		
M Compatibility	Business 4. Generally compatible with the zoning.	3	2	1	0	0	3	4
		E	VG	G	F/P			
N Adaptability	N/A	3	2	1	0	0	0	
		E	VG	G	F/P			
O Public	N/A	3	2	1	0	0	0	
		E	VG	G	F/P			
P Services	N/A	3	2	1	0	0	0	
		E	VG	G	F/P			
Q Cost	Cost of preservation about the same as comparable new construction.	3	2	1	0	0	1	
		E	VG	G	F/P			
5 INTEGRITY						(Maximum 10)		
R Site	Original.	3	2	1	0	0	3	6
		E	VG	G	F/P			
S Alterations	Appears relatively intact to exterior.	4	2	1	0	0	2	
		E	VG	G	F/P			
T Condition	Appears good.	3	2	1	0	0	1	
		E	VG	G	F/P			
TOTAL							35	
Evaluated:		Recommendation:			Category			
By: CAROLYN HILL	Date: 01/03/2006	Interior listed	N					
Reviewed:		Surrounds listed	N					
By:	Date:							
Approved:								
By:	Date:							
Signature: _____								

Figure 77: Auckland Savings Bank – Great South Road – Draft Evaluation – Heritage Object, Feature or Place - under the legacy Auckland City Council scoring system – March 2006. Auckland Council Records.