



SALMOND
REED
ARCHITECTS
LIMITED

58 CALLIOPE ROAD
DEVONPORT
AUCKLAND 0624
NEW ZEALAND
TEL. +64-9-445 4045
FAX. +64-9-445 4111
office@salmondreed.co.nz
www.salmondreed.co.nz

Olesen's Building (former) 237-241 Manukau Road, Epsom

Heritage Assessment

PREPARED FOR

Auckland Council



1.0 Purpose

The purpose of this document is to consider the place located at 237-241 Manukau Road, Epsom, Auckland against the criteria for evaluation of historic heritage in the Auckland Unitary Plan, Operative in Part version.

The document has been prepared by Salmond Reed Architects Ltd on the specific instructions of their client, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended, in accordance with the agreed scope of work.

2.0 Identification

Site address	237-241 Manukau Road, Epsom Auckland
Legal description and Certificate of Title identifier	Lot 2 DP 53250 CT 37A / 255
NZTM grid reference	Easting 1758217.46, Northing 5916420.31, Longitude 174.775450, Latitude -36.884936
Ownership	Ching Hsiang Liu and Fu-Mei Yeh
Auckland Unitary Plan	Business Mixed Zone
Existing scheduled item(s)	Epsom War Memorial Arch [corner Manukau and Ranfurly Road] ID # 02732, Category B
Additional controls	Not applicable
NZHPT listing details	Not listed with Heritage New Zealand Pouhere Taonga
Pre-1900 site (HPA Section 2a(i) and 2b)	No, the building does not predate 1900 and has no identified archaeological values
CHI reference/s	No recorded CHI number at present
NZAA site record number/s	No recorded NZAA number at present

3.0 Constraints

This evaluation does not include consideration of:

- the archaeological values of the site; and
- the importance of the place to mana whenua
- condition or structural integrity
- the building interiors

The evaluation is based on a research summary by historian, Lisa J Truttman, additional information provided by Council and on a visual inspection of the place from Manukau Road, undertaken on 18 January 2017.

4.0 Historical summary

A full historical outline is attached in **Appendix 1**. The succinct summary which follows is based on this history and augmented by additional research undertaken by the consultant.

The commercial building on the Manukau / Ranfurly Road corner in Epsom takes its name from its original owners, Byrge and Catherine Olesen. From 1890, this couple ran a corner grocery store in a timber building attached to a house behind. They subsequently purchased the land from Mrs Emma Boyes in early 1894. [See **Appendix 2** for a c. 1901 image of the timber store and a c. 1904 portrait of the Olesen family.]

Byrge had emigrated from Denmark in 1879, eventually settling in Auckland and working on the nearby One Tree Hill farm belonging to Sir John Logan Campbell [and later gifted to the City and designated “Cornwall Park” to mark the occasion of the 1901 visit of the Duke and Duchess of Cornwall].

Naturalised as a British Citizen in 1886, Byrge Olesen married Catherine McMaster in 1890. From 1896 their grocery store was the venue for meetings of the Epsom Road Board and by 1901 the store included a postal agency as well as a telephone bureau. The footprint of this store is indicated on the 1922 subdivision plan shown in **Appendix 3**.

In 1923 the original timber store was replaced with a double storey brick structure to the design of local architect, John Park. This building contained a large corner shop space with storeroom at ground level and five offices at the upper level. Adjoining this, further along the Manukau Road frontage, were two additional shops with rear kitchen and service rooms and bedrooms above.

The Olesens used the corner store for their grocery business until B. P. Olesen died in 1948. It then became the Higgins and Fitzgeralds Four Square grocery store¹ and currently houses the Four Seasons [Chinese] Restaurant. The upstairs offices have been used variously by a dressmaker, music teacher and a dentist. A sign above the Ranfurly Road door advertises Vinny the

¹ The History of Epsom, ed. Graham Bush p.296

Tailor, so there have been dressmaking / tailoring services in the building for some years.

The middle shop had a succession of occupants. A baker, and later a confectioner occupied the premises and then, from the mid 1930s until 2012, it was used as a dairy. By late 2015 it had assumed its current use as a gift and souvenir shop.

Waymouth's Pharmacy has occupied the northern end shop since 1923 and their family ownership of the building was only recently relinquished in 2012.

John Park

Architect, John Park, was a well-known local figure, having served three terms as Mayor of Onehunga in the inter-war period, 1919-1944.

On leaving school he was articled to a 'leading architect' in Auckland and by 1907 was in business as a draughtsman. He designed many local buildings and was Onehunga Borough Architect by 1909.

In addition to the Olesen's Building, other Park designed buildings include the following:

- 1908** The Seddon Memorial, built on the roundabout at Royal Oak, as a memorial to Prime Minister Seddon [1845-1906]. This was a hexagonal structure with a shelter and drinking fountain and a memorial lamp at roof level. It was demolished in 1948, since it was impeding traffic.²
- 1911** Manukau Yacht and Motor Boat Club, Orpheus Drive, Onehunga, PAUP # 02598 Category B, built for the club and recognised as the oldest remaining yacht club building in New Zealand.³ It has served as the Aotea Sea Scout Hall for many years and currently faces relocation due to Transit New Zealand's proposal for road widening.
- 1911** Carnegie Library, 55 Princes Street, Onehunga. PAUP # 01817 Category B, HNZ Category 1 List # 4796.
- 1911** Coronation Hall, Onehunga, [not located]. It appears to have been moved from its original site by the Onehunga Citizens Band.
- 1911** Former Arcadia Billiards Saloon, 197 Onehunga Mall, built 1907, extended 1911 by John Park, PAUP #02614, Category B. This building is a character defining building within the Onehunga Special Character Area; Business.

² Timespanner.blogspot.co.nz/2011/09seddonmemorials

³ http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=10429933

- 1912** Extensions to the Onehunga Woollen Mills, 273 Neilson Street, Te Papapa, location unknown. The nineteenth century portion of the mills is HNZ listed Category 2, Reg No 524, PAUP # 1756, Category B.
- 1913** Private hospital in Palmerston North, [not located].
- 1913** Additional storey and alterations to Tonson Garlic's, the 'Peoples Furnishing Warehouse'⁴ in Queen Street. This building was incorporated into the St James Theatre complex and this portion of it has now been demolished.
- 1913** Tenders for erection of three cottages in Willow Street, Onehunga.⁵
- 1915** Men's and Women's Bathing sheds in Onehunga, once located on the Onehunga foreshore, where the very first businesses had formerly operated. Demolished.
- 1916** Boot Factory for Moore and Co, Newton Place [not located].
- 1916** The 'largest marquee in Auckland' at 'Cintra' the Symonds Street house of the Hon. Arthur Myers for a Garden Fête in aid of the Women's Mutual Aid Society.⁶
- 1916** Mangere East Hall, [now Metro Theatre] 362 Massey Road Mangere East. A brick and concrete hall, PAUP #1444, Category B.
- 1917** Bungalow residence for the Hastie family, 64 Mountain Road, Mangere Bridge.⁷
- 1923** Tenders for timber additions to the Onehunga Presbyterian Sunday School, Queen Street, Onehunga.⁸
- 1925** Tenders called for erection of a residence for A. K. McFarlane Esq., Ocean View Road.⁹
- 1927** Tenders for the erection of two shops at Te Papapa, Onehunga.¹⁰
- Shops and office premises for H. Bray, 235-245 Onehunga Mall. This building is a character defining building within the Onehunga Special Character Area; Business
- 1926** Onehunga Fire Station, Onehunga Mall. Demolished.

⁴ NZ Herald, 12 May 1913, p.12.

⁵ NZ Herald, 26 April 1913, p.14.

⁶ Observer, 09 December 1916, Advertisements, column 2.

⁷ Jane Matthews, Matthews and Matthews Architects, pers com.

⁸ NZ Herald, 15 December 1923, p.3.

⁹ NZ Herald, September 1925, p.8, col 2.

¹⁰ NZ Herald, 4 May 1927, p.3.

- 1928** Block of 7 shops for Enos S. Pegler in Manurewa.
- 1928** Memorial arch / gates to Jellicoe Park, Onehunga, built from scoria. In close proximity to the arch is a memorial fountain erected in memory of Mayor Park.
- 1930** Premises for Brown and Sons, Karangahape Road [not located].
- 1935** Wellsford butchery [not located].

The design of the Olesen's Building at 237-241 Manukau Road is loosely influenced by elements of classical architecture, sometimes known as the Inter-War Free Classical Style. This style did not adhere to the correct use of classical elements and motifs; rather, they were applied at whim, an example here being the parapet top cornices.

The Inter-War Free Classical Style is also evidenced in the central Manukau Road facing pediment, bearing the name of the building, and in the use of cornices and dentils to divide the façade horizontally for compositional purposes. These are placed above the verandah line, to the window heads, below the pediment and finally atop the substantial parapet. The use of brick, on the other hand, exhibits influences of the concurrently popular Arts and Crafts style.

Park's work encompassed a wide range of building types, including many shops and he showed his versatility by designing in a variety of styles as he considered appropriate to the particular task in hand.

5.0 Physical Description

Site

The subject site is a 531m² rectangular block, located on the north western side of the Ranfurly / Manukau Road intersection. Olesen's Building, extends along the front and side boundaries occupying the front portion of the site, with associated shop parking behind, accessed from Ranfurly Road.

Manukau Road is a major, two-lane, arterial road known to most Aucklanders while Ranfurly Road is a tree-lined residential street forming a connection between Manukau Road and Gillies Avenue to the west.

Olesen's Building has frontages to both these roads and off-street parking provided behind the building is accessed from Ranfurly Road.

[See aerial maps provided overleaf]



▲ figure 2: Site plan showing property boundary



▲ figure 3: Wider site location plan

Context

The immediate context for the building is formed by the other corners of the intersection. The south west corner is occupied by the Marivare Reserve, a portion of which was given to Auckland City Council by Ada Margaret Nolan Carr in 1919 on condition that no buildings be erected or the oak trees damaged. This land was once part of the large Marivare estate, now much diminished in size. The historic homestead remains, with right-of-way access from Ranfurly Road.

The south east corner of the intersection features a group of shops while the north east corner accommodates a single villa property. Surrounding this immediate context is residential Epsom, an exclusive and affluent 'garden suburb' characterised by large houses with generous gardens, berms and street trees, particularly in Ranfurly Road, a street which contains a number of Auckland Unitary Plan listed historic heritage places: Marivare homestead, the War Memorial Arch in Marivare Reserve and St Georges Church. At No 89 is the former residence of Auckland architect, Alex Wiseman, not listed, but under investigation.

In addition to its heritage properties, Ranfurly Road also contains houses of various types and ages and some later infill development. At its eastern end a large site accommodates the Elizabeth Knox Home and Hospital, while the Epsom Retirement Village occupies a substantial site at its western end.

Manukau Road features a mix of residential and commercial uses.

The Shops

As previously discussed, Olesen's building comprises a group of shops with offices and living accommodation above. It is a typical example of the standard commercial / retail building typology, a common pattern found along Auckland's arterial roads following the introduction of electric trams. Manukau Road is one of the oldest such arterial roads in the isthmus, connecting the Waitemata and Manukau Harbours and is shown on Ferdinand von Hoeschtetter's 1865 map *'The Isthmus of Auckland with its extinct Volcanoes'*. Trams connected the city and Onehunga via Manukau Road from 1903, encouraging suburban and commercial development along this route.

Built to the front and side boundaries and often the rear as well, these interwar shops are predominantly two-storeyed in height, providing a strong sense of enclosure and a continuous and active retail edge. They retain their recessed entry ways and verandahs are cantilevered from the front facade on verandah stays.

Before the advent of domestic refrigeration, shopping, particularly for perishable items, was often done daily and shops were characteristically small retail units serving specific needs. In the inter-war period, the usual pattern of family living above was sometimes replaced or augmented with office accommodation, as evident in Olesen's Building.

Shops were generally built from a palette of permanent materials, including plastered and fair-faced brick and timber joinery, [with some metal joinery in the inter-war period]. The façades were vertically and horizontally modulated through the use of pilasters, spandrel panels and decorative mouldings. Windows at first floor level were arranged individually or grouped together. Often vertically or horizontally proportioned, they revealed the domestic nature of this floor. Substantial parapets, often capped with cornices, as in Olesen's Building, hid the roof from view. Such parapets often displayed, in raised plaster lettering, the name of the building together with its construction date.

Construction

The **Appendix 4** drawings show the building to be constructed using materials and construction techniques usual for the period, including a reinforced concrete frame with cavity brick walls, timber framed, gabled and monopitch corrugated iron roofs concealed by a tall parapet. A verandah supported on decorative wall brackets and stays extends along the full Manukau Road frontage.

In 2014 Auckland Council advised the building owners that their building was potentially earthquake prone.

Modifications

We have viewed the building externally from the street only and changes to the original 1923 building have been sourced from Council's Property File for this site and from the drawings shown in **Appendix 4**.

Corner shop:

Originally this was Olesen's grocery store fronting Manukau Road and included a small corner office. It had a storeroom to the rear and five offices and lavatories upstairs. After Olesen's death in 1948 it continued as a Four Square store and was still in use for similar purpose in 1969, when the Alba Foodmarket Ltd made some changes to the ground floor storeroom and constructed a mezzanine floor there. In 1992 Shona's Café applied to use the recently vacated upstairs offices as a function room and in 1993 they applied to extend the seating area, this increased capacity necessitating a waiver of the carparking requirements. Plans from this period show the removal of a lavatory and a new seating area in the space formerly occupied

by two offices. A fire exit onto the existing upstairs ramp has also been provided.

Further changes occurred to this shop in 2000 when it became the Four Seasons [Chinese] restaurant. Property file plans show the provision of disabled access from the rear and a new disabled / female toilet to this area of the building, as well as some minor interior changes to accommodate 26 seats downstairs with 22 to the first floor.

The under verandah façade has been altered at some stage and the porch floor tiled.

Middle Shop:

This is currently a gifts and souvenirs shop and no changes are recorded in Council's Property File. The under verandah façade has been altered and the entry porch 'filled in' at some stage.

North end Shop [Waymouth's Pharmacy]:

A pharmacy since 1923, the ground floor Manukau Road façade was demolished and replaced with a more contemporary design and the shop 'fitted out' in 1967 to the design of Llew S. Piper, [probably best known for his design of the former Auckland Electric Power Board building on the Remuera Road / Nuffield Street corner in Newmarket]. Much of this 'fitout' remains including a spiral stair to the first floor, located in the rear corner of the shop.

Rear Elevation

In addition to the changes made for the Four Seasons restaurant discussed above, new first floor timber joinery has been installed into existing openings, a kitchen extract unit extends up the wall from ground level and an air conditioning unit for the first floor has been installed on this wall. The first floor balconies to the middle shop and Weymouth's Pharmacy have also been infilled.

Apart from those changes outlined above, the external envelope of the Olesen's Building has been little modified and remains largely as built.

Most noticeable of the exterior changes has been the unsympathetic alteration of the below verandah shop fronts to Manukau Road.

6.0 Comparative analysis [other similar or related places]

As discussed above, Olesen's Building is an example of a standard commercial / retail building typology. Some other comparative examples are listed below, being two storey corner, commercial buildings of the same era.

Close at hand in Manukau Road itself are two very similar examples:

- 409-411 Manukau Road corner Manukau Rd/Queen Mary Avenue, not currently scheduled
- 1-7 Manukau Road, 1913, to the design of architect Walter Arthur Cumming, not currently scheduled

In Dominion Road:

- 227-231 Dominion Road, Dominion Road / Walters Road corner, Worota Building, 1907, not scheduled but a 'character defining' building in the Eden Valley Special Character Business Area
- 234 Dominion Road, Dominion Road / Valley Road corner Bridgeman Building, 1912, for J.W. Bridgeman, not scheduled but a 'character defining' building in the Eden Valley Special Character Business Area

See Appendix 4 for photographs of these comparative examples.

Until recently, the Carnegie Library, Onehunga was probably Park's best known commission, but as more research has been done, often for Auckland Council Heritage Assessments, knowledge of his work has increased and his significance as an Auckland architect grown.

His two notable interwar shops, listed in section 4.0 are the subject site and the H Bray & Co building in the Onehunga Mall shops. This large 1927 building, as constructed, had some 7 individual tenancies and has stripped classical and 'art deco' influences. It is, arguably a more architecturally 'up-to-date' building than the stylistically more conservative Olesens.

Nevertheless the subject building is considered to be a good representative example of its kind.

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.

In the centre of Epsom, this group of shops is associated with the development of the suburb and the provision of retail facilities along an arterial route, for locals and passing customers. It is strongly associated with its original owners Byrge and Catherine Olesen, who operated a store from this site in the 1890s and, in 1923, commissioned well-known local architect and sometime Mayor of Onehunga, John Park, to design the current premises.

237-241 Manukau Road is deemed to be of **considerable** historical significance to the **local** Epsom community.

(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 place has an association with Manukau Road and the Epsom community but the strength or 'specialness' of this is difficult to quantify. The place is not listed with Heritage New Zealand Pouhere Taonga nor scheduled in the Auckland Unitary Plan and does not appear to be held in high esteem by any community or cultural group.

For these reasons, 237-241 Manukau Road is considered to be of **little** social significance to the **local** Epsom community.

(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.

Not assessed.

(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.

Our knowledge about the place has been extended through this assessment, but overall, 237-241 Manukau Road is considered to be of **little** social significance to the **local** Epsom community.

(e) Technological

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

The building uses well-known and understood construction methods and materials for its period. This group of shops is, therefore, considered to be of **little** technological significance to the community in the **local** Epsom area.

(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 Olesen's Building was designed by a well-known local architect, John Park. It is a representative example of its kind, exhibiting Free Classical and Arts and Crafts influences and, as stated above, is of usual construction and craftsmanship for its period. It is also a standard typology of which other examples exist.

However, on balance, 237-241 Manukau Road is assessed to be of **considerable** physical significance to the community in the **local** Epsom area.

(g) Aesthetic

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

Located on the north west corner of Ranfurly and Manukau Roads this tall, double-storey group of shops is a notable landmark, made more prominent by its corner location and the fact that it stands alone rather than being part of a continuous shopping strip.

237-241 Manukau Road is considered to be of **considerable** aesthetic significance to the **local** Epsom community.

(h) Context

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

Olesen's Building contributes to our understanding of the development of strip shopping along arterial roads, forming part of a non-contiguous group of shops.

It recalls an age when shopping at smaller retail units was a daily ritual, especially in the 1920s, and reminds us of the wider development of suburban Epsom occurring along and about the tram routes.

In this context the place is considered to be of **moderate** context significance to the **local** Epsom community.

8.0 Statement of significance

Designed in 1923 by well-known local architect, John Park, these corner shops replaced an earlier wooden store on this site, operated by Byrge Peter Olsen and his wife, Catherine. The building takes its name from these original owners. It is a representative example of the type of retail / commercial premises which developed along the main Auckland arterial routes and which intensified after the arrival of trams in 1913, leading to the subsequent development of the wider Epsom suburb.

The building's architecture shows influences of the Classical Free and Arts and Crafts styles and its prominent corner location, viewed across the Marivare Reserve and from other viewpoints, makes it a notable landmark and an important structure in its local, predominantly residential context.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning, and relationships of the place.

As illustrated overleaf in Figure 4, it is all that land contained within Lot 2 DP 53250 [CT 37A / 255] to include:

- The shops themselves, as well as the rear parking area, since this has a close and integral relationship to the building and warrants inclusion within the proposed management area.
- The footpath and kerblines along the Manukau and Ranfurly Road boundaries to include the verandah and maintain the close relationship the place has with the streetscape.



▲ figure 4: Plan showing the extent of the place for scheduling

10.0 Recommendations

Based on the above assessment, the heritage values of 237-241 Manukau Road are of considerable historic, physical and aesthetic significance and moderate context significance to the extent that the place warrants scheduling as a group B heritage place [excluding interiors].

Such scheduling should apply to the entire property, as defined by Lot 2 DP 53250 [CT 37A / 255] and extend along the Manukau Road and Ranfurly Road footpaths as shown in *figure 4* above.

11.0 Table of Historic Heritage Values

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

*Levels of significance or value:

12.0 Overall Significance

Place Name and/or Description	237-241 Manukau Road Epsom
Category	B
Primary Feature	Block of Shops
Known Heritage Values	A,F,G
Extent of Place	All land within Lot 2 DP 53250 [CT 37A / 255] including the rear parking area and the footpath and kerb along the Manukau and Ranfurly Road site boundaries.
Exclusions	Interiors
Additional Controls for Archaeological Sites or Features	No
Place of Maori Interest or Significance	No

Author

Richard Bollard

Peer Review

Cara Francesco
Specialist Built Heritage - Policy

Date

March 2017

Appendix 1

BIBLIOGRAPHY and HISTORICAL RESEARCH SUMMARY

Bibliography

Dominion Road, Auckland, Heritage Study, Matthews and Matthews Architects Ltd for Auckland City Council, October 2007

Dominion Road Corridor Plan, View Road to SH20, Heritage Assessment, Salmond Reed Architects for Auckland Transport, 2012

Mt Eden Area, Maungawhau Heritage Walks, Auckland City Council, the Mt Eden Village Mainstreet and Business Association and the Eden Valley Mainstreet and Business Association.

The History of Epsom, Ed; Graham Bush, Epsom and Eden Historical Society, Auckland, 2006

Historical Research Summary

[Lisa Truttman]

237-241 Manukau Road, Epsom “Olesen’s Building”

In early 1894, Byrge Peter Olesen (1858-1948) obtained title to part of Lots 1 & 2, Section 2 of Allotment 20 of Section 10, Suburbs of Auckland, on the corner of Manukau and Ranfurly Roads in Epsom from Mrs Emma Boyes.¹ Byrge and his wife Catherine however were already occupiers of the site from at least January 1891,² after operating a store initially at the corner of “Onehunga and Market Roads” by 1890.³ By 1895, his brother Anders Nielsen Olesen had arrived in Auckland as well and had set up his own store in Mt Albert;⁴ Anders and his wife Rosina later shifted to Three Kings by 1903 to build the first store there near the Veterans Home.⁵

According to an online family history,⁶ the Olesen family originated from the parish of Skast in Southern Jutland (Sønderjylland) in Schleswig-Holstein, Denmark, which was invaded by Prussian forces in 1864 during the Second Schleswig War. Before they could be conscripted into the Prussian Army, a number of Hans Peder and Bothilde Olesen’s children emigrated to Australia, New Zealand and America. Byrge Peter Olesen left in 1879, travelling via London to Port Chalmers. He worked his way up to Auckland, and settled in Epsom, working as a farmer on John Logan Campbell’s One Tree Hill farm. He became a naturalised British citizen in 1886, and married Catherine McMaster in 1890. Meetings of the Epsom Road Board took place at his store from 1896,⁷ which by 1901 included a postal agency and telephone bureau.⁸

In 1923, Olesen commissioned Onehunga architect John Park (1880-1948) to design a new block of shops for the site, replacing the original wooden store, to be called “Olesen’s Building.”⁹ Born in Victoria, Australia, Park arrived in Auckland aged eight, the son of James Park who was the second manager of the Onehunga Woollen Mills. When John Park left school, he was articled to a leading architect in Auckland, passed the necessary examinations and joined an Auckland

¹ Application file 7000, LINZ records, ABWN A1825 D16742, Archives New Zealand

² Notice, *Auckland Star*, 27 January 1891, p. 1(6). Noted as “corner of Brown St, Epsom”, the previous name for Ranfurly Road.

³ *NZ Herald*, 8 May 1890, p. 3 (5)

⁴ Advertisement, *Auckland Star*, 21 May 1895, p. 1(6)

⁵ Tenders advertisement, *Auckland Star*, 14 October 1903, p. 8(8)

⁶ Via Ancestry.com

⁷ *Auckland Star*, 24 July 1896, p 8(1)

⁸ See Trevor Horne image, published in *The History of Epsom*, 2006, p.295

⁹ Tender advertisement, *Auckland Star*, 15 January 1923, p12; “Plan of Shops, Offices and Dwellings, Manukau Road, Epsom, for B P Olesen Esq.”, 1923, Auckland Council property file.

firm.¹⁰ By 1907 he was in business under his own name, as a draughtsman.¹¹ He designed the Seddon Memorial at the Royal Oak intersection in 1908;¹² was borough architect for Onehunga by 1909;¹³ drew up plans for the Manukau Yacht Club House,¹⁴ the Carnegie Library¹⁵ and Coronation Hall¹⁶ in Onehunga in 1911; extensions to the Onehunga Woollen Mills in 1912;¹⁷ a two-storeyed private hospital in Palmerston North,¹⁸ and additions to Tonson & Garlick's warehouse in Queen Street, Auckland, in 1913;¹⁹ bathing sheds at Onehunga, 1915;²⁰ boot factory for Moore & Co in Newton Place, 1916;²¹ a brick and concrete hall in Mangere East,²² and shop and office premises for H Bray & Co on Queen Street, Onehunga, 1923;²³ Onehunga fire station, 1926;²⁴ block of seven shops and offices for Enos S Pegler in Manurewa,²⁵ and memorial gates at Jellicoe Park, Onehunga, 1928;²⁶ premises for J Brown & Sons, Karangahape Road, 1930;²⁷ and Wellsford Butchery, 1935.²⁸ He served three terms as Mayor of Onehunga during the period from 1919-1944.²⁹

The Olesen family retained title of the site of the building until the 1970s, when pharmacist John Selwyn Waymouth purchased the site. The Waymouth family transferred ownership of the site only recently, in 2012.³⁰ Their connection goes back to when the block of shops had just been completed in 1923, and Percy James Waymouth started his pharmacy there, in the northernmost shop. In 1990 John Waymouth, together with Dr Bruce Soloman, commissioned a prominent six-metre high mural on the northern side of the building.³¹

¹⁰ File P235j, Shepherd Collection, School of Architecture Library, University of Auckland

¹¹ Tenders advertisement, *NZ Herald* 9 January 1907, p. 12(5)

¹² *NZ Herald*, 4 March 1908, p. 4(1)

¹³ *NZ Herald*, 12 April 1909, p. 4

¹⁴ *Auckland Star*, 25 January 1911, p. 2(3)

¹⁵ *NZ Herald*, 15 February 1911, p. 4(1)

¹⁶ *NZ Herald*, 25 July 1911, p. 9

¹⁷ *NZ Herald*, 20 February 1912, p. 9

¹⁸ *Auckland Star*, 22 February, p.7(9)

¹⁹ *NZ Herald*, 9 May 1913, p. 3(8)

²⁰ *NZ Herald*, 28 January 1915, p. 6

²¹ *Auckland Star*, 6 May 1916, p. 6

²² *NZ Herald*, 3 November 1923, p. 16(2)

²³ *NZ Herald*, 29 August 1923, p. 16(1)

²⁴ File P235j, Shepherd Collection, School of Architecture Library, University of Auckland

²⁵ *NZ Herald*, 23 July 1928, p. 18(7)

²⁶ *Auckland Star*, 24 September 1928, p. 17

²⁷ *Auckland Star*, 3 June 1930, p. 18 (3)

²⁸ *Rodney & Otamatea Times*, 30 October 1935, p. 5(2)

²⁹ File P235j, Shepherd Collection, School of Architecture Library, University of Auckland

³⁰ NA 37A/255, LINZ records

³¹ *The History of Epsom*, 2006, p. 187

The original design of the building allowed for a large shop at the corner, with rear storeroom and five offices above; and two smaller shops, with kitchens at the rear, and sleeping quarters above them.³² The Olesen family were the original occupiers of the corner shop, running a grocery business;³³ after B P Olesen's death in 1948, the grocer's shop was taken over by Higgins & Fitzgerald as a Four Square.³⁴ In the rooms above was initially Miss Adeline Clark, dressmaker,³⁵ joined c.1929 by Ms Olive Burton, a music teacher.³⁶ By 1939³⁷ Ms Betty Gurr, another music teacher, was in occupation in the upstairs rooms, up until at least the late 1950s.³⁸ A dentist named Ronald Shrimski was using other rooms alongside Ms Gurr in the late 1930s.³⁹

The occupier of the middle shop was originally a baker named William H Blagley,⁴⁰ followed by Miss Elsie M Lintern, confectioner, by c.1929,⁴¹ as the shop was converted to a dairy, run by the mid-1930s by Walter R Saunders,⁴² then Miss Hilda Erskins from c.1939,⁴³ through to the late 1950s. The shop was still in use as a dairy as at 2012, but was a gifts and souvenirs shop as at October 2015.⁴⁴

In 1967, interior and exterior alterations were made to Waymouth's Pharmacy, to the design of another noted architect, Llew S Piper.⁴⁵ In 1969, the Alba Foodmarket on the corner underwent internal additions, including erection of a mezzanine floor.⁴⁶ In 1992, a café operating in that space obtaining permission from John Waymouth to convert the upper level to a 30-seat function room.⁴⁷

This was approved by Auckland City Council the following year.⁴⁸ In 2014, Auckland Council advised the building's owners that it was potentially earthquake prone.⁴⁹

Lisa J Truttman 9 October 2016

³² 1923 plan, Auckland Council property file

³³ *Wises Directory* 1925, p. 101

³⁴ *The History of Epsom*, 2006, p. 296 (caption to illustration); *Wises Directory*, 1950-1951, p. 107a

³⁵ *Wises Directory* 1925, p. 101

³⁶ *Wises Directory* 1930, p. 105

³⁷ *Wises Directory* 1940, p. 116

³⁸ *Wises Directory* 1958, p. 145

³⁹ *Wises Directory* 1940, p. 116

⁴⁰ *Wises Directory* 1925, p. 101

⁴¹ *Wises Directory* 1930, p. 105

⁴² *Wises Directory*, 1936, p 103

⁴³ *Wises Directory* 1940, p. 116

⁴⁴ Google streetview online

⁴⁵ Permit No. 6024, Auckland Council property file

⁴⁶ Permit No. 626, Auckland Council property file

⁴⁷ Letters from Shona's Café and John Waymouth, Auckland Council property file

⁴⁸ Memo to Planning and Inspections Manager, 5 May 1993, Auckland Council property file

⁴⁹ Letter 27 February 2014, Auckland Council property file

Appendix 2

PHOTOGRAPHS

Heritage Images:



▲ The Olesen Family outside the original timber store building c.1901 – Trevor Horne



◀ The Olesen Family c.1904
From left: Ivy, Pieter, Lilly (rear)
May Kathleen and Archie
– Trevor Horne

All historic images extracted from The History of Epsom edited by Graham Bush (photographers acknowledged with individual images)

▼ Interior of Higgins and Fitzgerald's Four Square Store, 1952 – Jim Carson



Context:



▲ Olesen's Building. View from the north



▲ Closer view of intersection



▲ Corner view of building showing Ranfurly Road face



▲ View of diagonally opposing corner

*All images this page by
Salmond Reed Architects
18/01/17*



▲ View from Ranfurly Road



▲ Rear view of building



All images this page by
Salmond Reed Architects,
18/01/17

◀ Ranfurly Road

Comparison:

All comparison images by Salmond Reed Architects, 18/01/17



▲ 1-7 Manukau Road / cnr. Alpers Ave, Newmarket, 1913



▲ 409-411 Manukau Road / cnr. Queen Mary Ave, Epsom, date uncertain



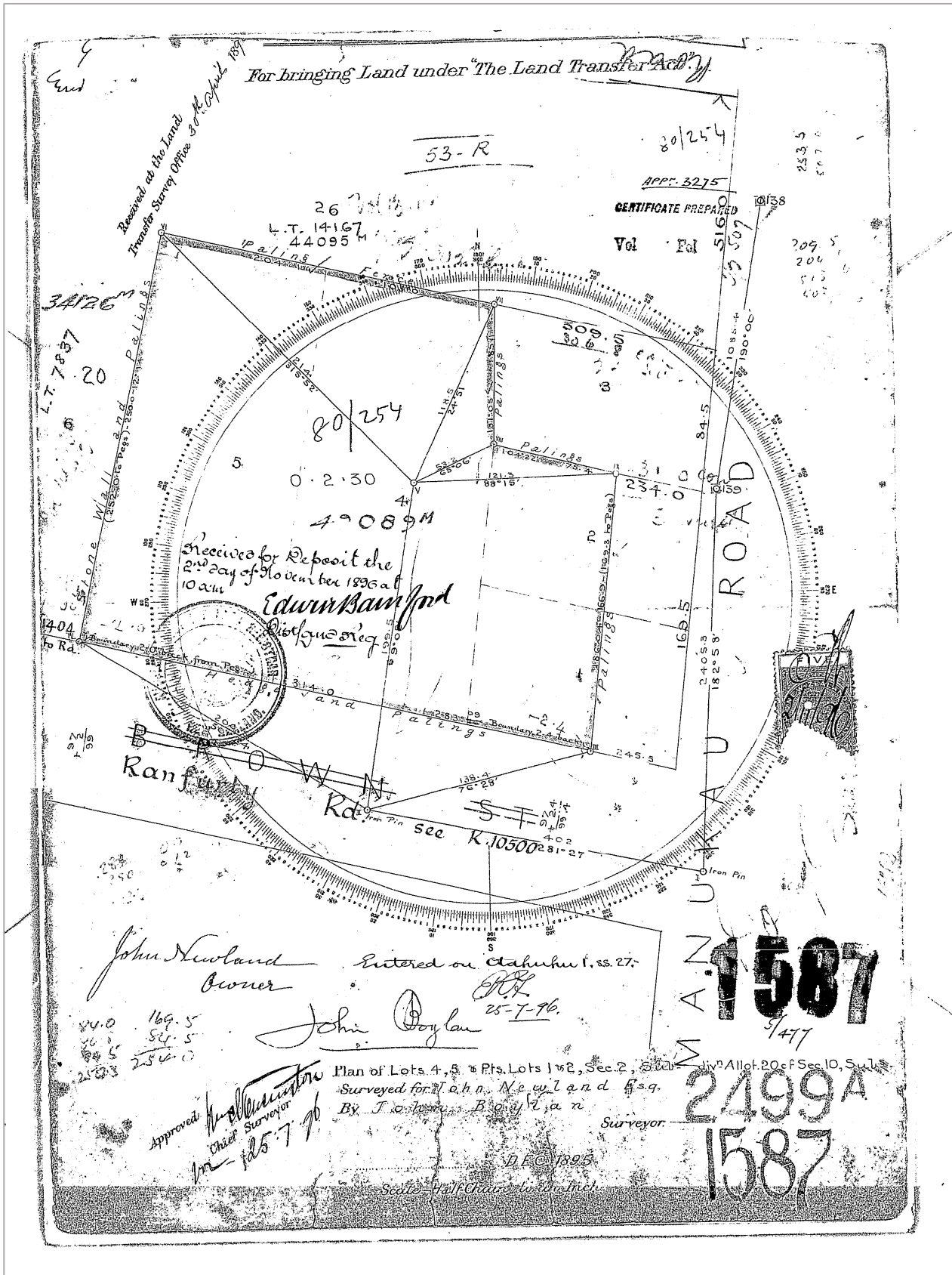
▲ *Worota Building, 227-231 Dominion Road / cnr. Walters Road Mt Eden, 1907*



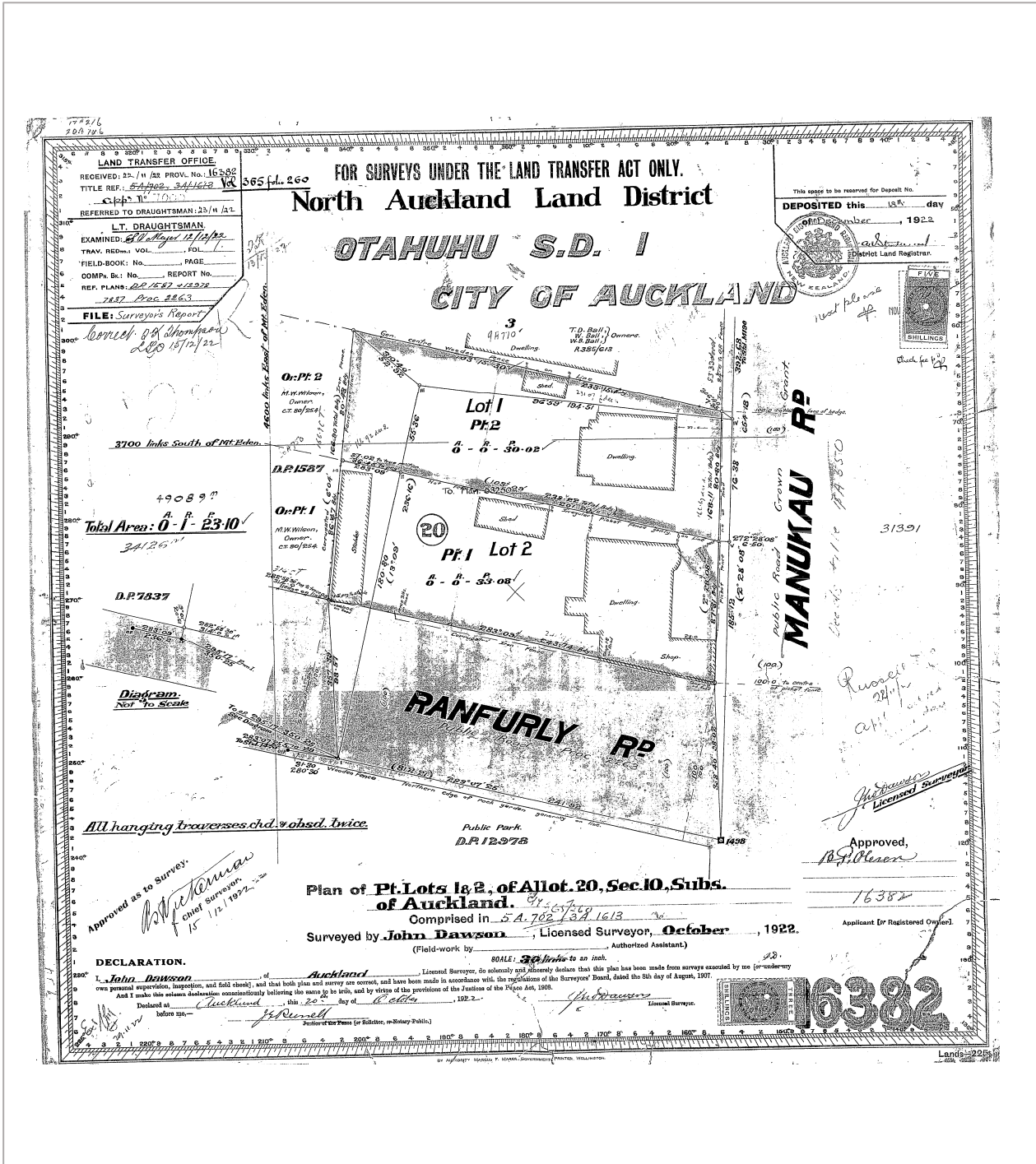
▲ *Bridgeman Building, 234 Dominion Road / cnr. Valley Road Mt Eden, 1912*

Appendix 3

CERTIFICATES OF TITLE



1890 subdivision





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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA37A/255
Land Registration District North Auckland
Date Issued 26 May 1976

Prior References
NA365/260

Estate Fee Simple
Area 531 square metres more or less
Legal Description Lot 2 Deposited Plan 53250

Original Proprietors
John Selwyn Waymouth and Maurice Reed Goodwin

Interests

Appurtenant hereto is a drainage right created by Transfer A18181
Subject to a right of way over part coloured yellow on DP 53250 created by Transfer A18181
The easements created by Transfer A18181 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
8487545.1 Transmission to Maurice Reed Goodwin as survivor(s) - 7.5.2010 at 12:32 pm
8487545.2 Transmission to David Allan Botting as Executor - 7.5.2010 at 12:32 pm
8487545.3 Transfer to Patricia Joan Waymouth and John Waymouth Trustees Limited - 7.5.2010 at 12:32 pm
9079606.1 Transfer to Ching Hsiang Liu and Fu-Mei Yeh - 16.7.2012 at 3:50 pm



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



Historical Search Copy

Identifier NA37A/255
Land Registration District North Auckland
Date Issued 26 May 1976

Prior References
 NA365/260

Estate Fee Simple
Area 531 square metres more or less
Legal Description Lot 2 Deposited Plan 53250

Original Proprietors
 John Selwyn Waymouth and Maurice Reed Goodwin

Interests

Appurtenant hereto is a drainage right created by Transfer A18181
 Subject to a right of way over part coloured yellow on DP 53250 created by Transfer A18181
 The easements created by Transfer A18181 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
 8487545.1 Transmission to Maurice Reed Goodwin as survivor(s) - 7.5.2010 at 12:32 pm
 8487545.2 Transmission to David Allan Botting as Executor - 7.5.2010 at 12:32 pm
 8487545.3 Transfer to Patricia Joan Waymouth and John Waymouth Trustees Limited - 7.5.2010 at 12:32 pm
 9079606.1 Transfer to Ching Hsiang Liu and Fu-Mei Yeh - 16.7.2012 at 3:50 pm

Transaction Id 48154009
Client Reference etrutman001

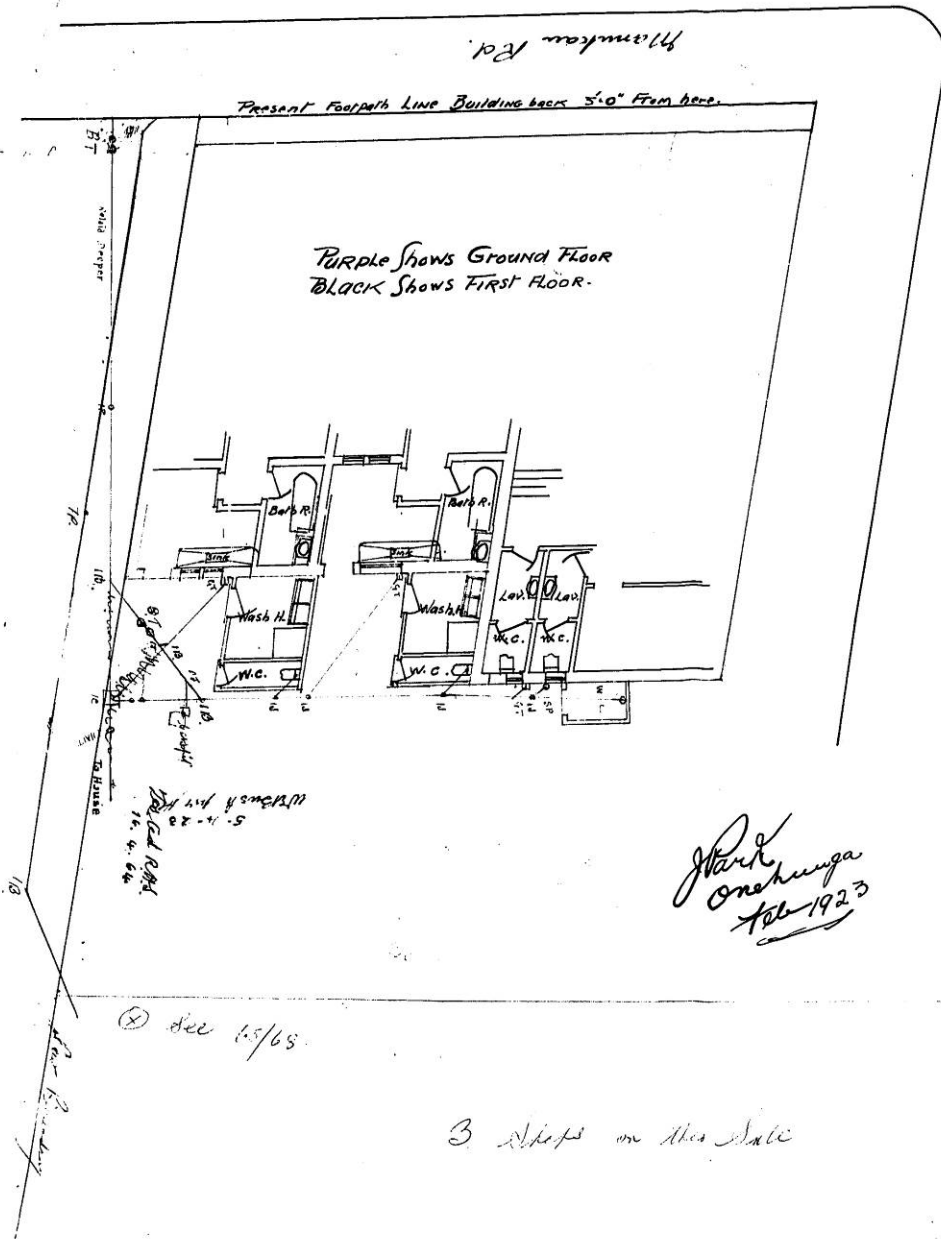
Historical Search Copy Dated 13/09/16 12:52 pm, Page 1 of 1

Appendix 4

DRAWINGS

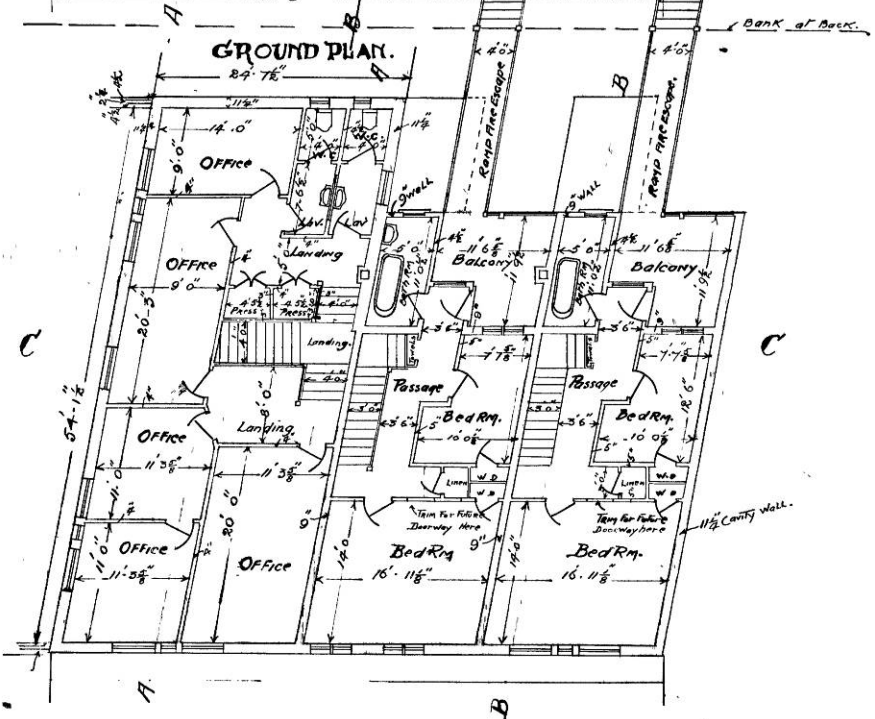
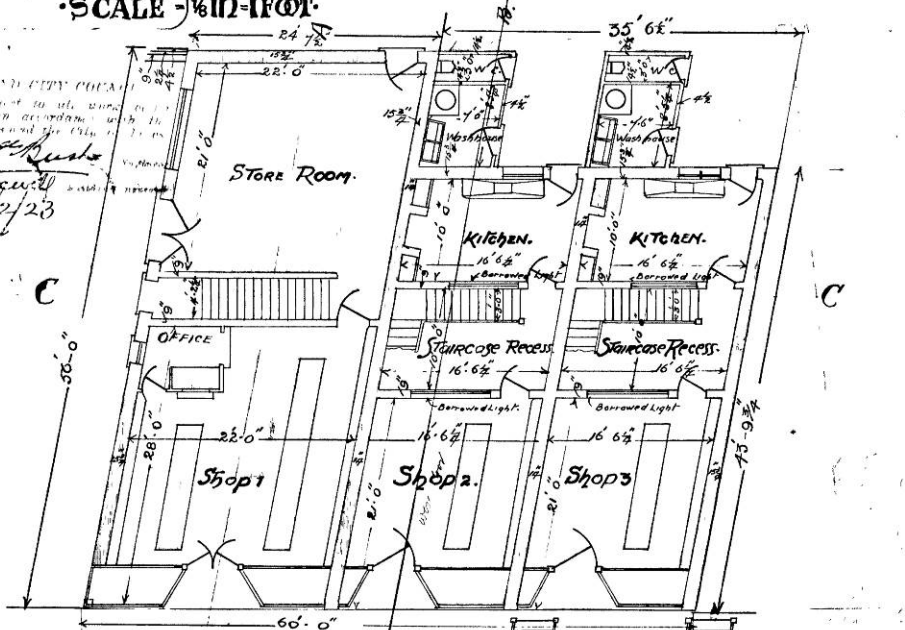
A2

DRAINAGE PLAN Olesen's Building
Ranfurlly Rd. EPSOM.
Scale - 1/4" = 1 FT.



PLAN OF SHOPS OFFICES AND DWELLINGS
MANUKAU RD EPSOM FOR B.P. OLESEN ESQ.
SCALE - 1/16" = 1 FOOT

CITY AND COUNTY COUNCIL
Approved subject to alterations
carried out in accordance with the
Municipal Act and the City of
Auckland Act 1922
J. H. Maxwell
24/2/23



FIRST FLOOR PLAN.

J. PARKER
Jan 1923

21507

PLAN OF SHOPS OFFICES AND DWELLINGS.

MANUKAU RD EPSOM FOR B.P. OLESEN ESQ.

SCALE - 1/8" = 1 FOOT.



RANFURLY ROAD ELEV.

Handwritten notes:
 Proposed by general designer
 J. H. Russell
 24/23

Handwritten notes:
 CITY COUNCIL
 proposed a plan all work being
 carried out in accordance with the
 Municipal Act 1908 for the
 purpose of a plan
 J. H. Russell
 24/23

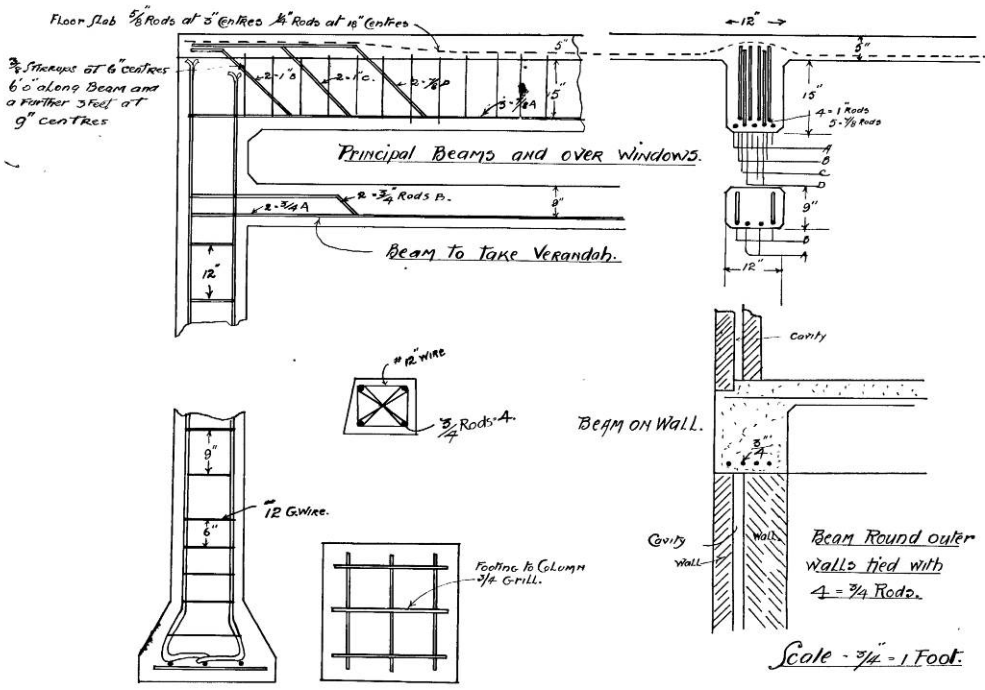
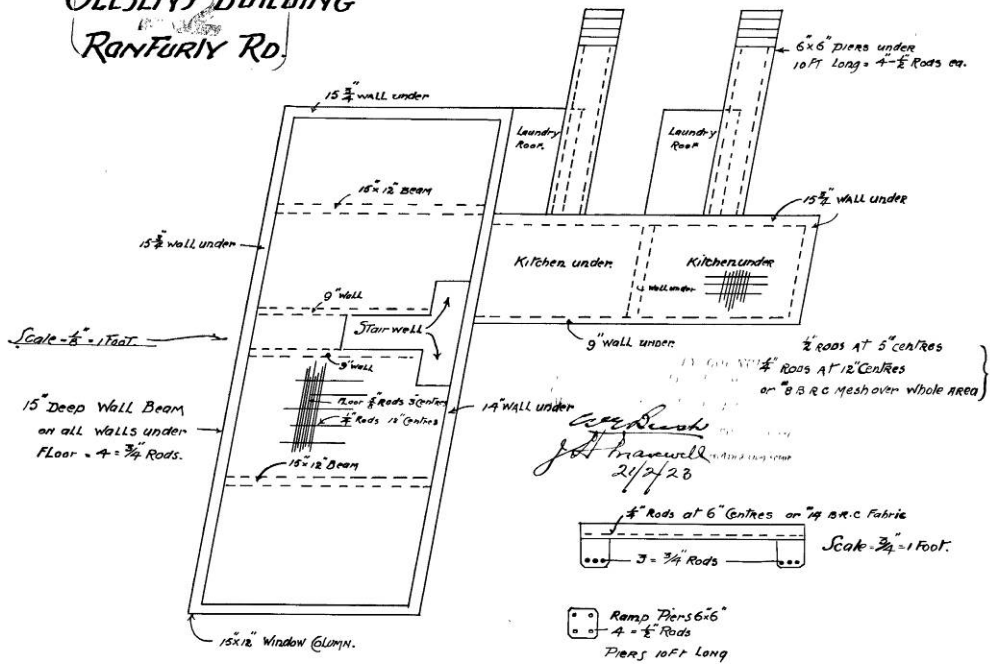


MANUKAU ROAD.

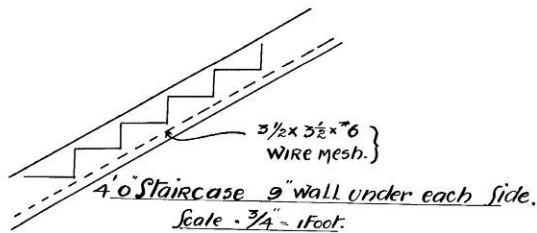


BACK ELEVATION.

OLESEN'S BUILDING
RANFURRY RD.



WINDOW CORNER COLUMN
Principal Beam and Verandah Beam
Scale = 3/4" = 1 Foot.

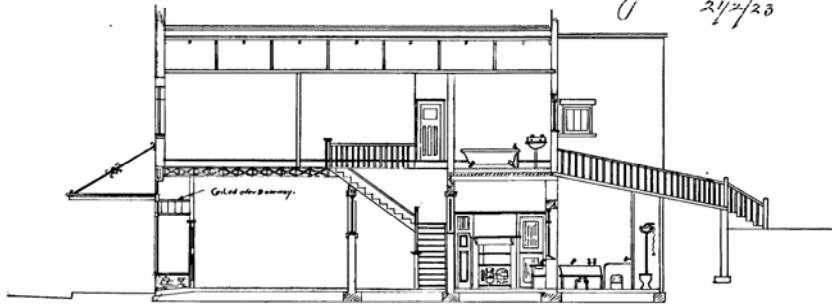


PLAN OF SHOPS OFFICES AND DWELLINGS
 MANUKAU RD EPSOM FOR BP OLESEN ESQ.
 SCALE - 1/8" = 1'-0"



SECTION Thro C.C.

ACCEPTED BY THE CITY COUNCIL
 Approved subject to all work being
 carried out in accordance with the
 Town and Country Act 1910 & 1924
J. H. Massey
 24/2/20



SECTION Thro B.B.



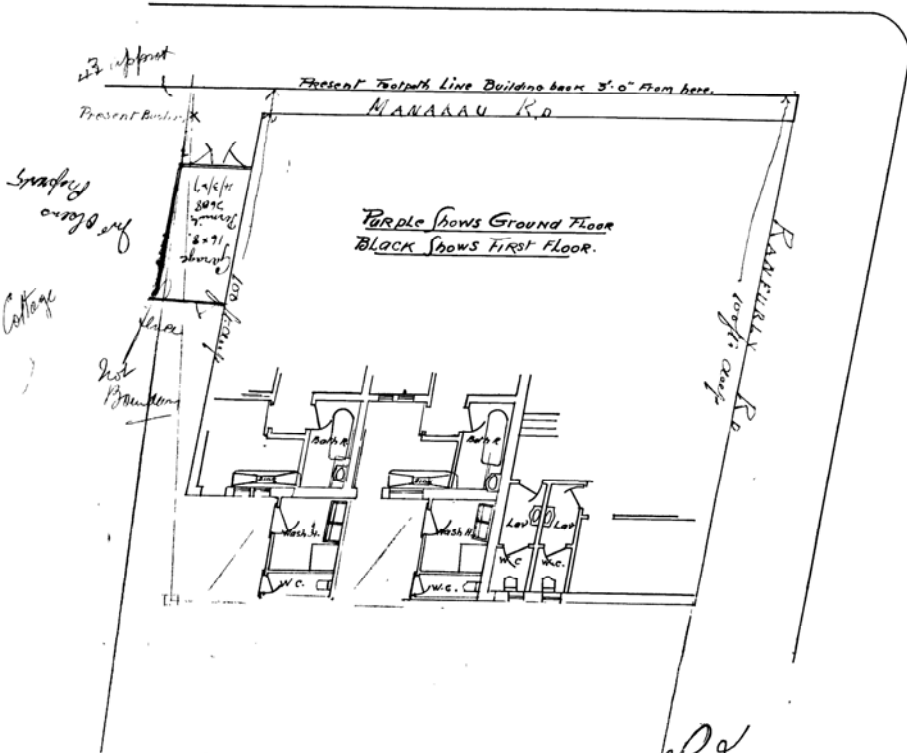
SECTION Thro A.A.

⑤ Shaded

A2

DRAINAGE PLAN Olesen's Building,
Ranfurlly Rd. Epsom.

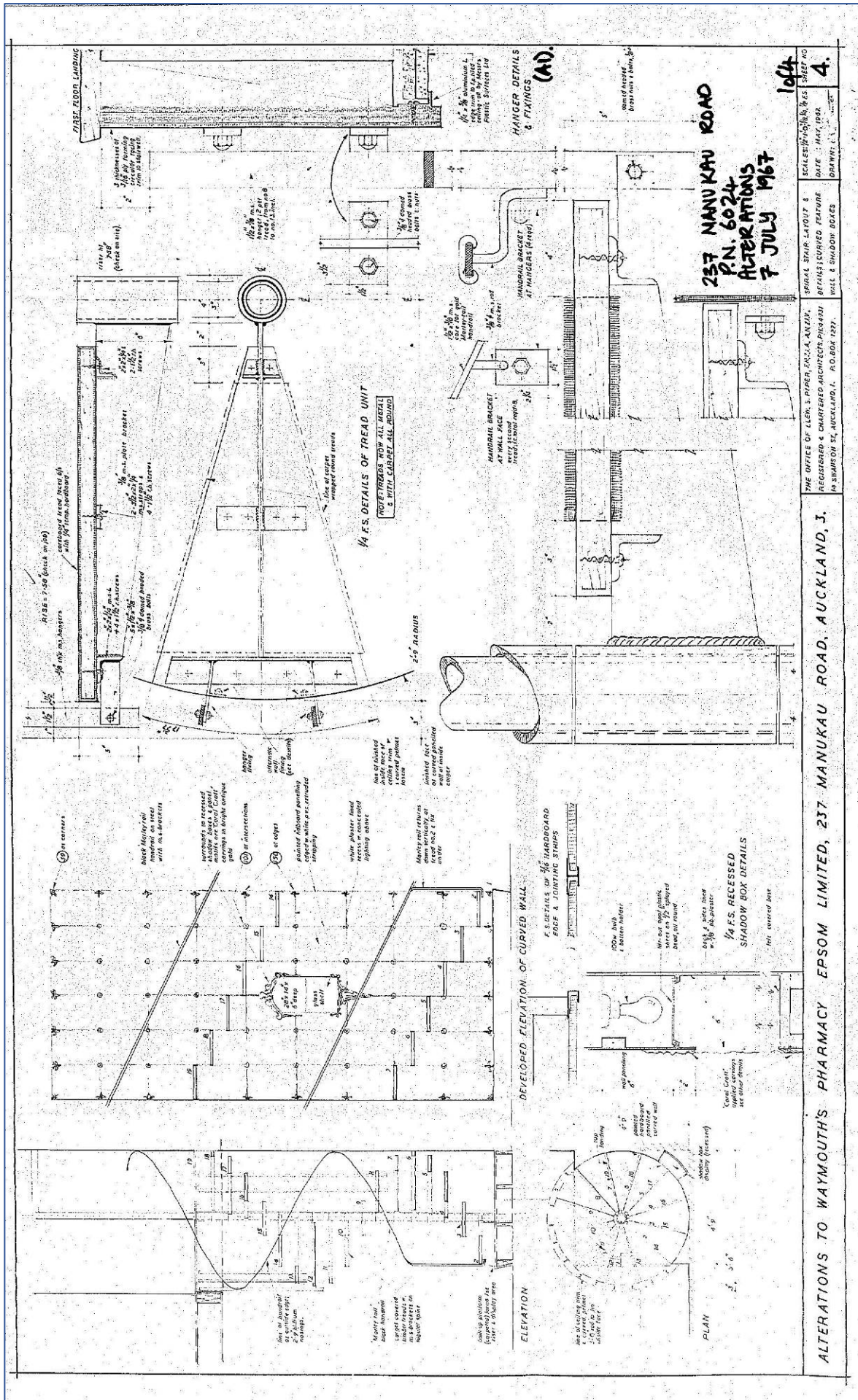
Scale = 1/4" = 1 FT.

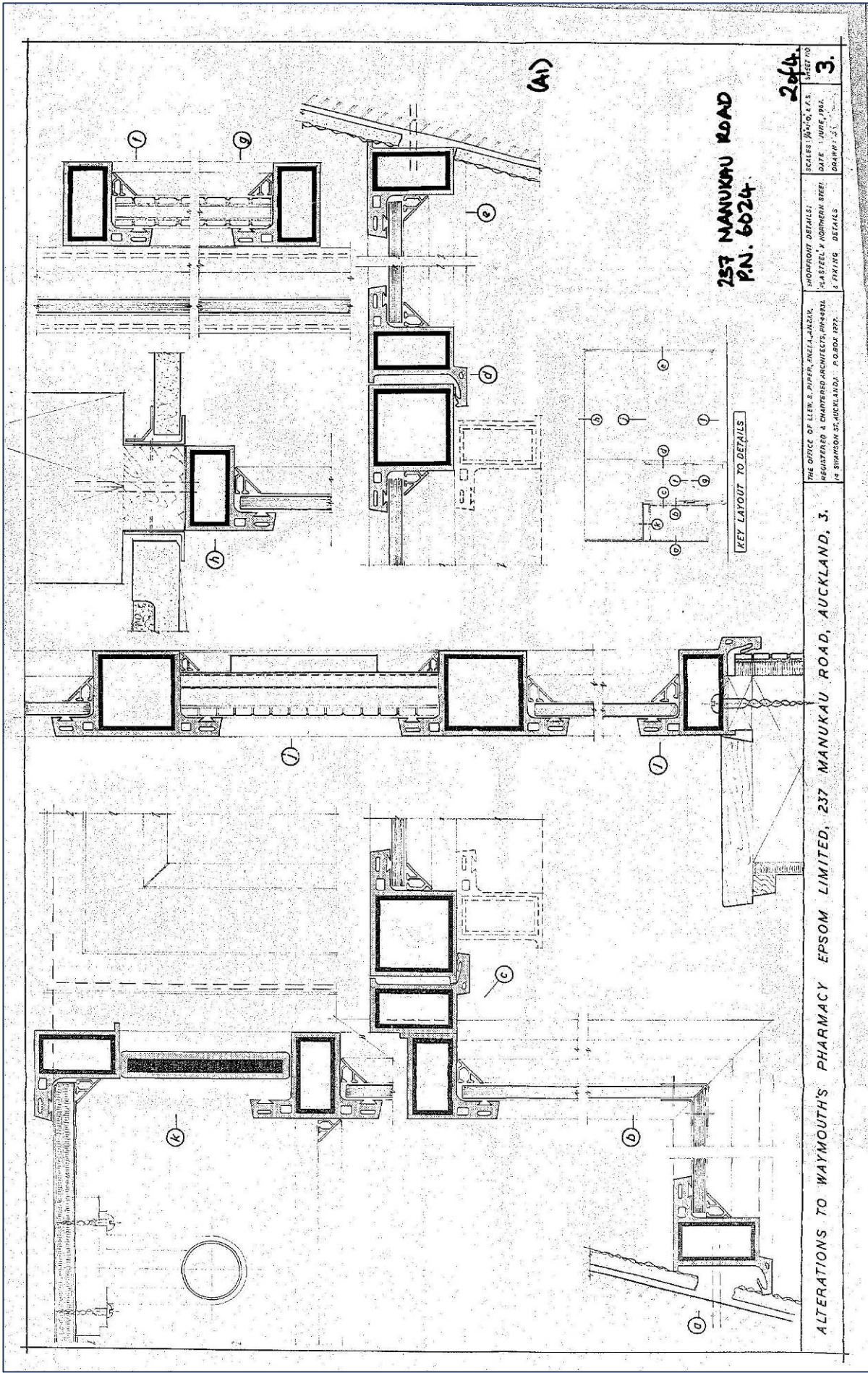


Hand
Onehanga
Feb 1923

111
6.

1967 Waymouth's Pharmacy





237 MANUKAU ROAD
P.N. 6024

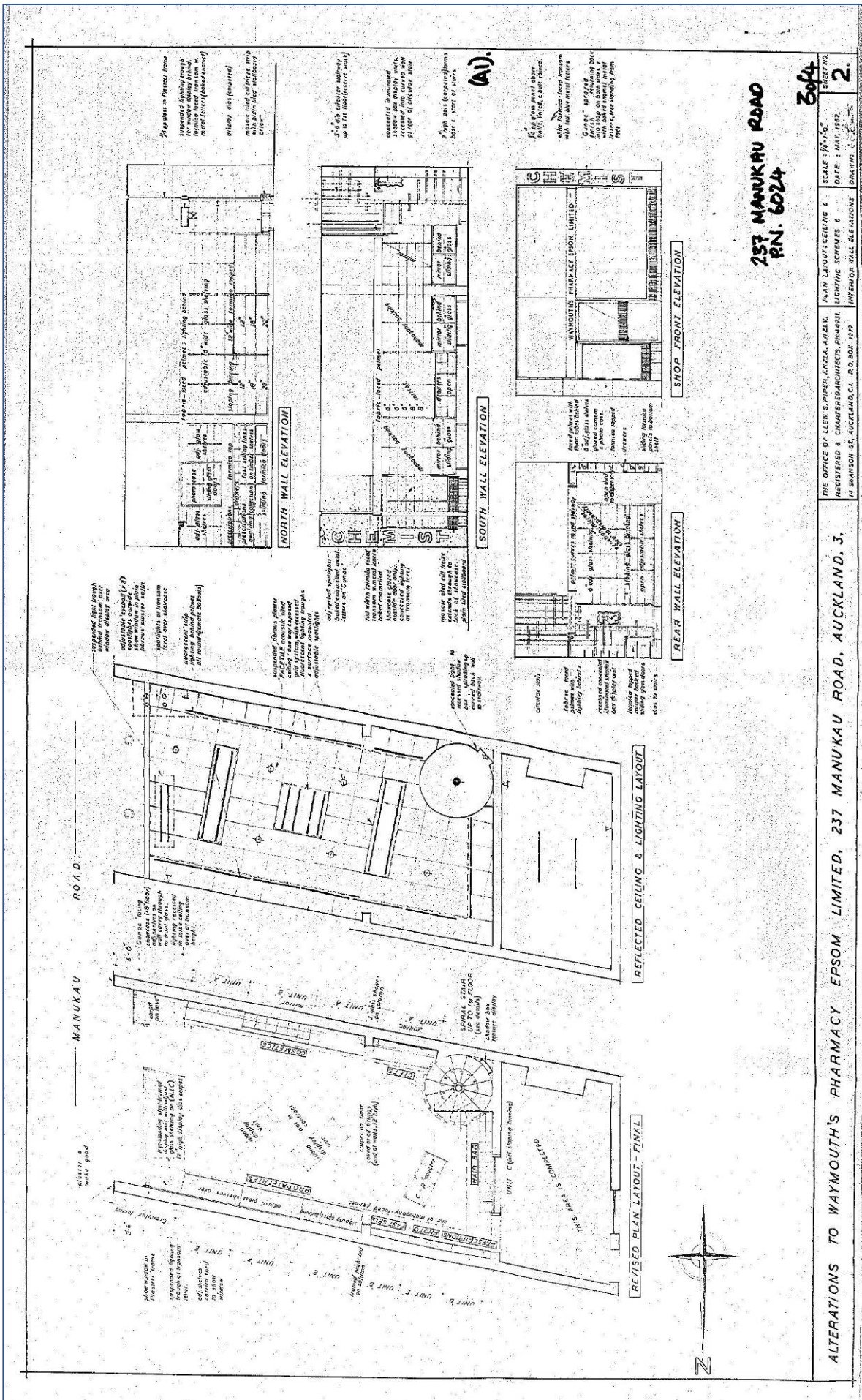
244
SHEET NO 3

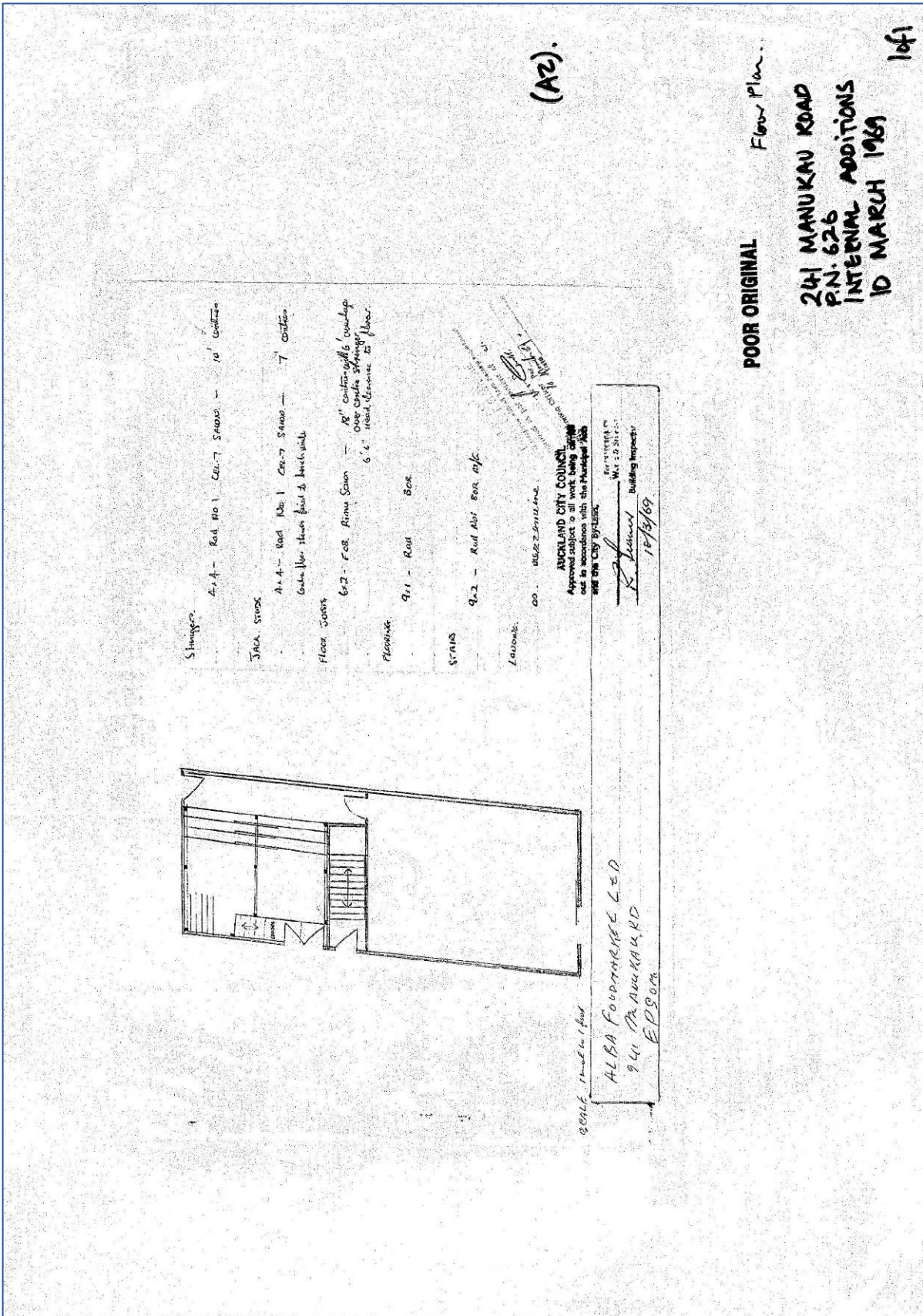
ALTERATIONS TO WAYMOUTH'S PHARMACY EPSOM LIMITED, 237 MANUKAU ROAD, AUCKLAND, 3.

THE OFFICE OF ILEN R. PIPER, ARCHITECTS, REGISTERED ARCHITECTS, PAPERUA, 14 SHAWSON ST, AUCKLAND, P.O. BOX 1977.

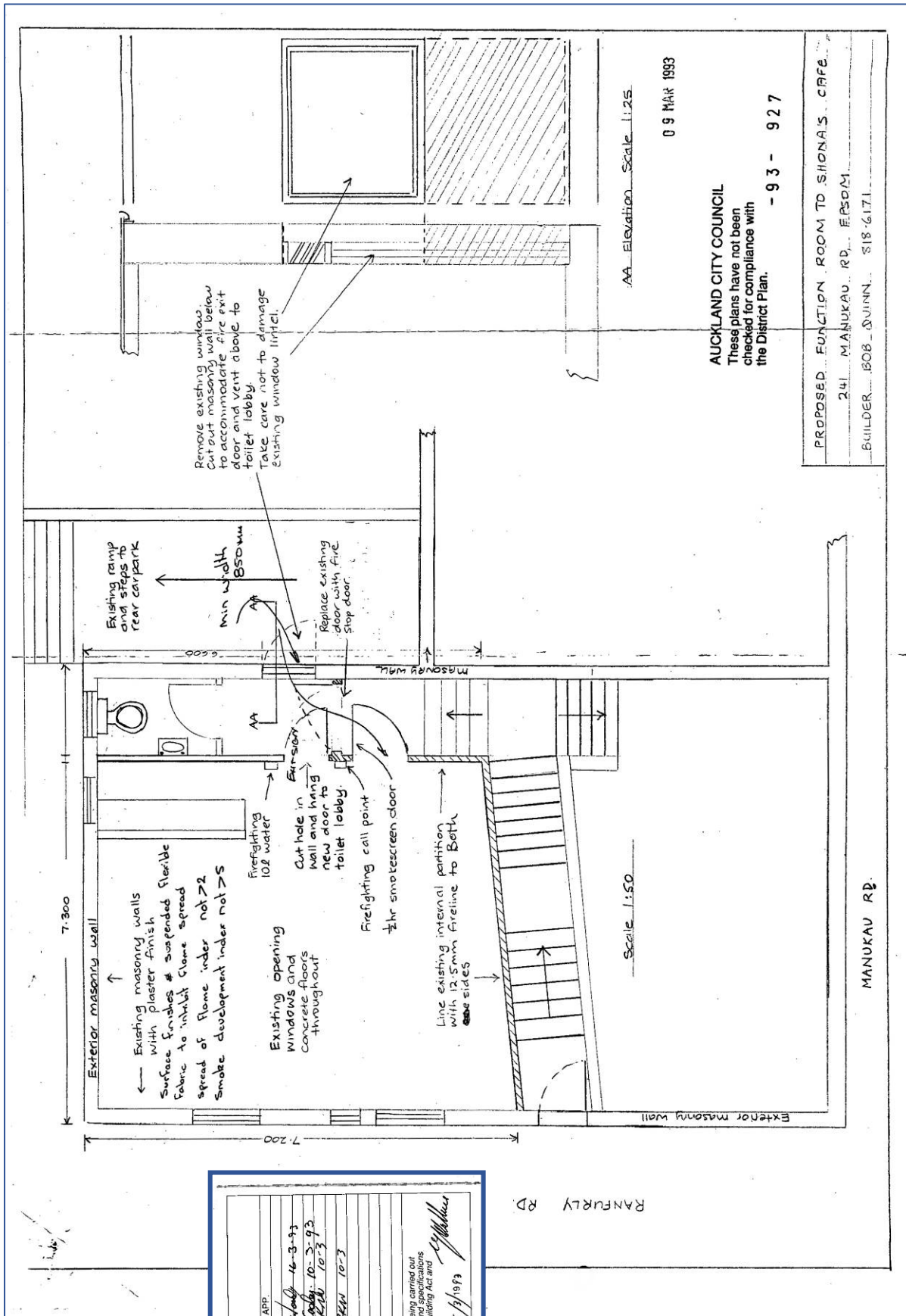
SHOFRONT DETAILS, MASTEE, W. HORNBERG STREET, PARKING DETAILS

SCALES 1/4\"/>



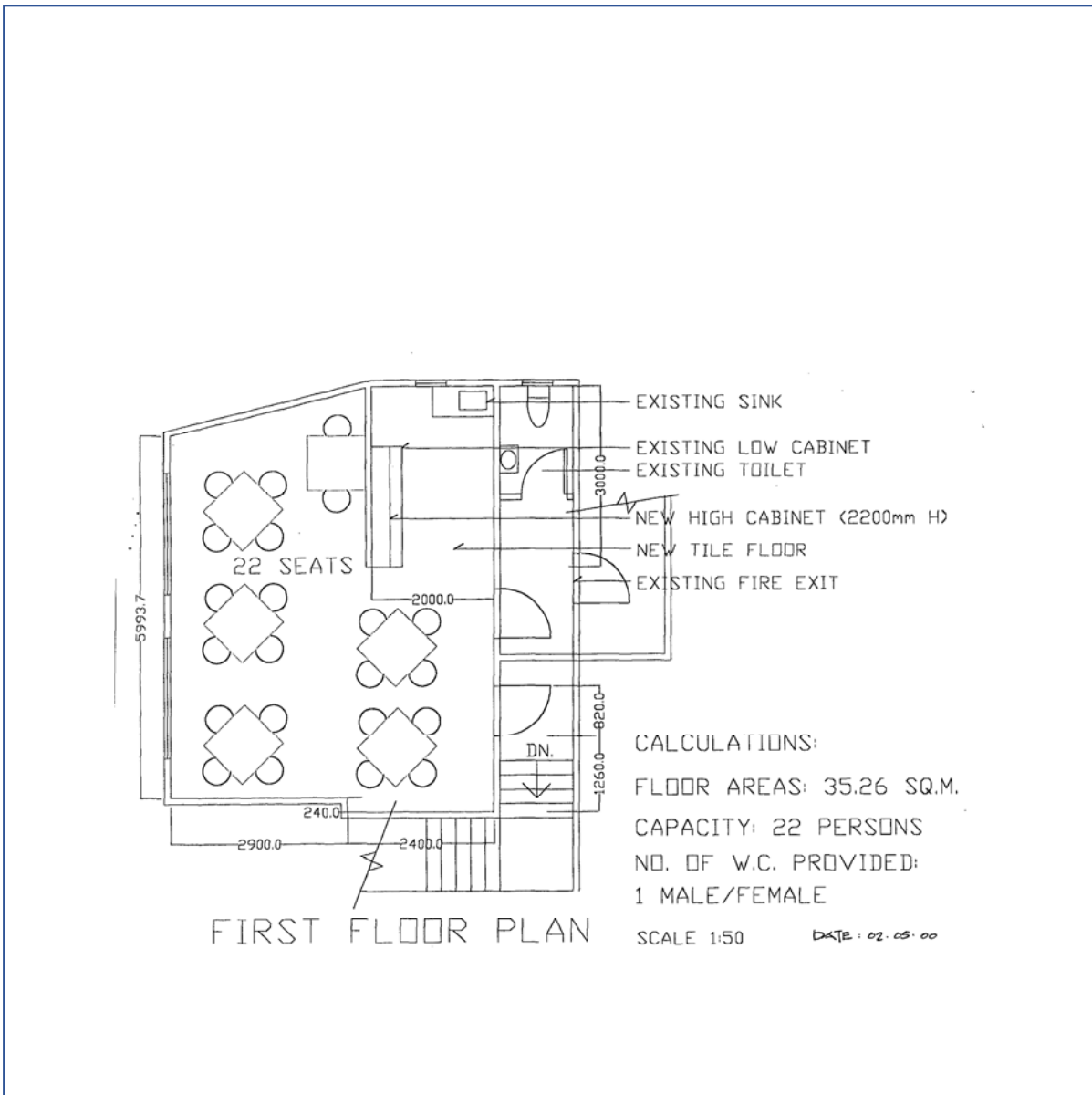


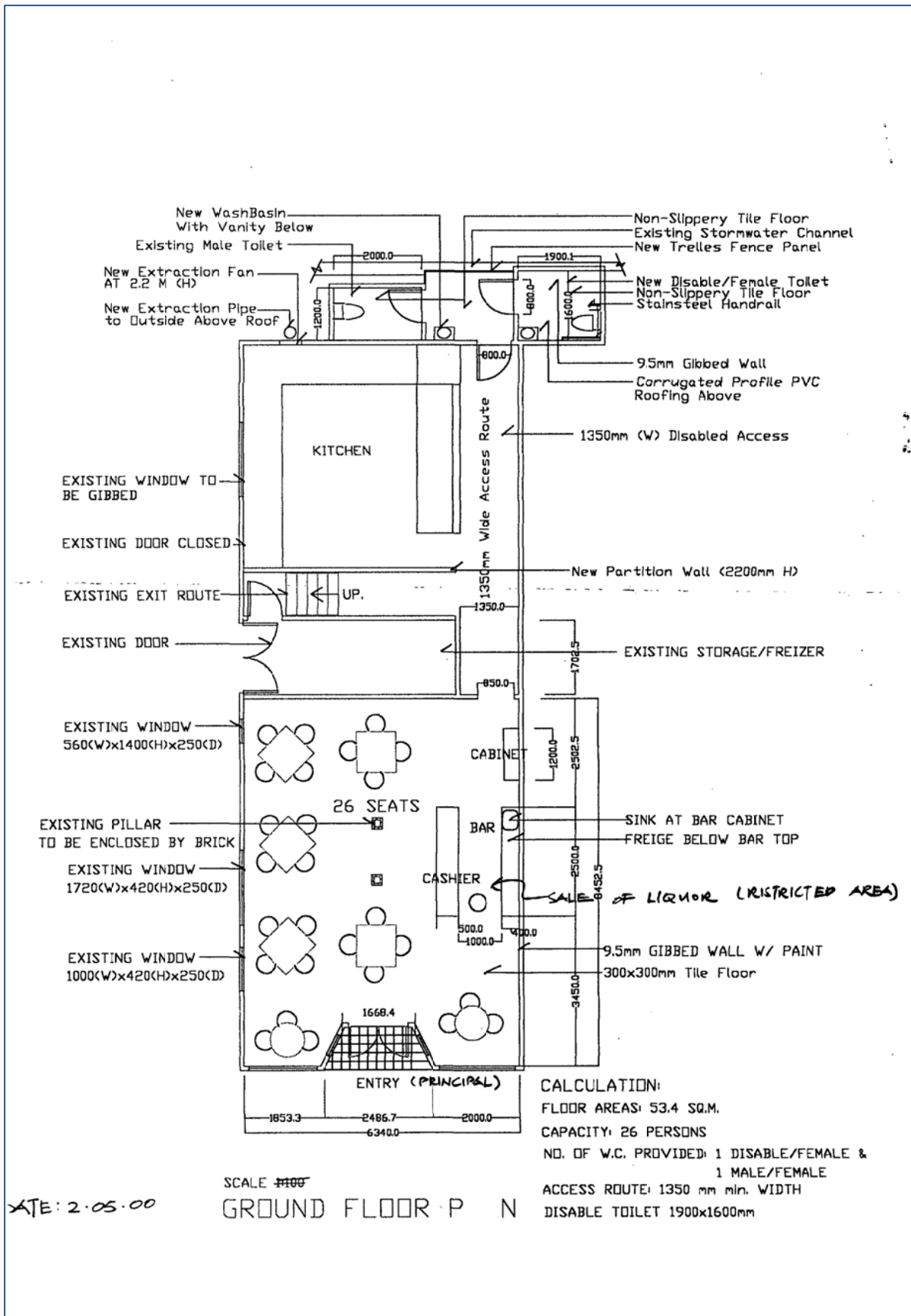
1993 Shona's Café

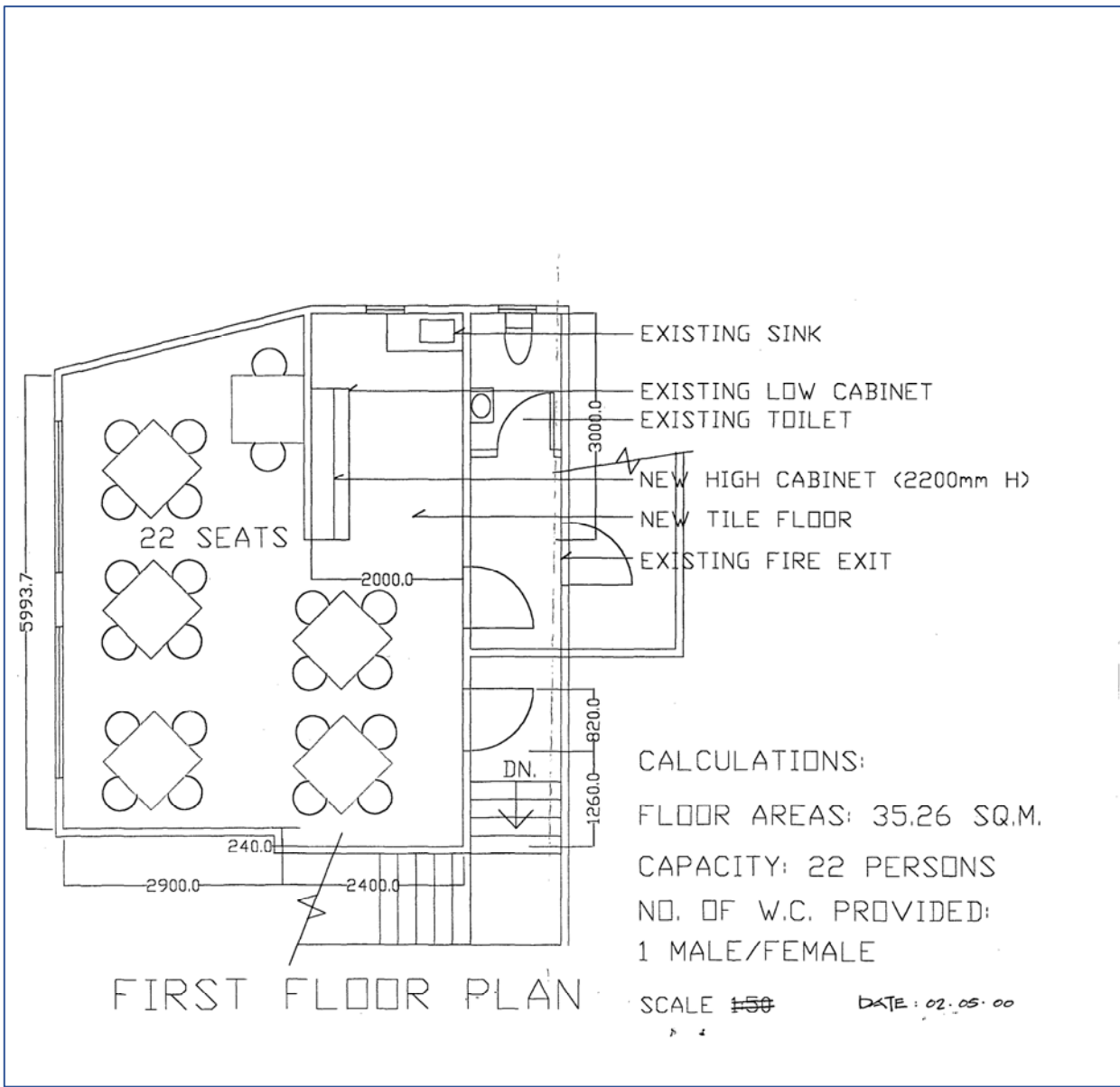


AUCKLAND CITY COUNCIL	
Area Office:	
DEPARTMENT:	SIG. APP.
Building Inspector	<i>16/3/93</i>
Fire & Egress	<i>16-3-93</i>
Plumbing & Drainage	<i>16-3-93</i>
Planning Engineer	<i>16-3-93</i>
Structural Engineer	<i>16-3-93</i>
Streets Inspector	<i>16-3-93</i>
Health	<i>16-3-93</i>
Dangerous Goods	
Gas	
AEPB	
Other:	
Approved subject to all work being carried out in accordance with the plans and Specifications and the provisions of the Building Act and Regulations 1992.	
Approved for Issue	<i>16/3/93</i>

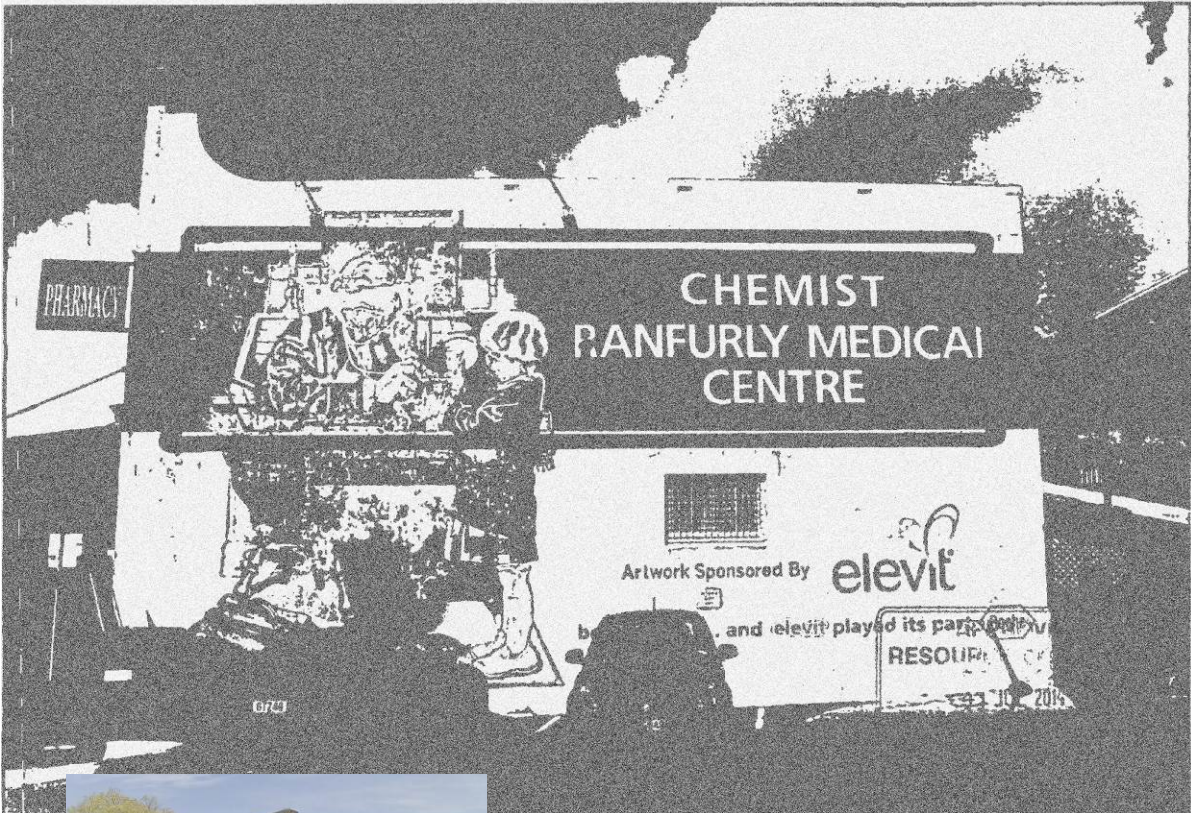
2000 Four Seasons Restaurant



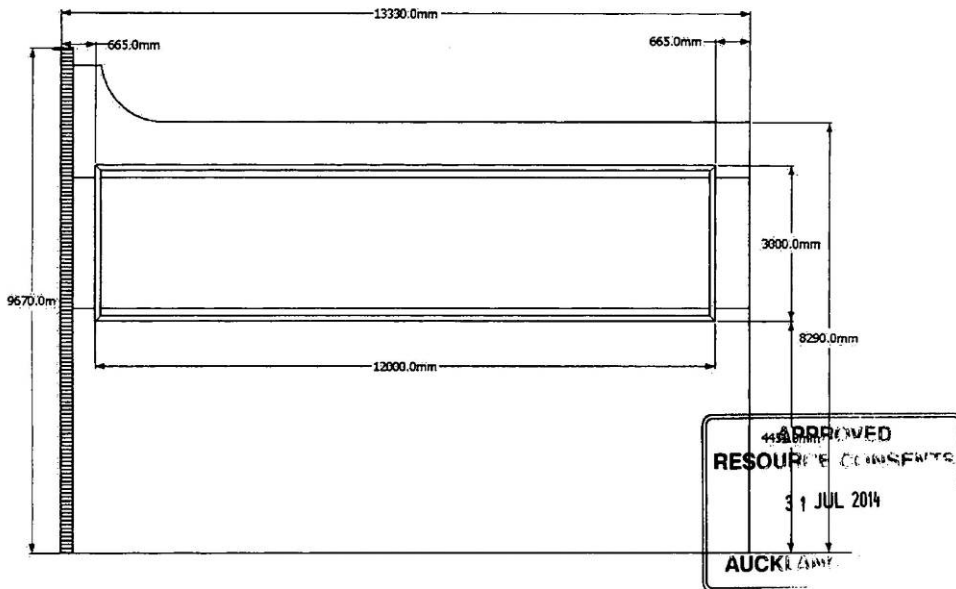




2014 Side Wall Billboard



Side Wall Billboard Oct 2015



proposed 12m x 3m wall mounted billboard

237 Manukau Road, Remuera

scale 1:75 @ A4