

HERITAGE ASSESSMENT

Franklin County Council Chambers (Former)
13 Massey Avenue, Pukekohe



Prepared for

Heritage Unit, Auckland Council

July 2017 (Final)

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Cover image: View of the principal east and south elevations (The Heritage Studio, 2017)

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1.0 Purpose

The purpose of this document is to consider the place named the Franklin County Council Chambers (Former), 13 Massey Avenue, Pukekohe against the criteria for the evaluation of historic heritage in the Auckland Unitary Plan (Operative in part¹) (AUPOip).

The document has been prepared by The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work. All photographs in the document were taken by The Heritage Studio Ltd. in 2017, unless noted otherwise.

2.0 Identification

Site address	13 Massey Avenue, Pukekohe 2120
Legal description and Certificate of Title identifier	LOT 1 DP 49318 CT-21D/78
NZTM grid reference	Easting: 1769071.35/ Northing: 5881027.06 Longitude: 174.905144 / Latitude: -37.201926
Ownership	Merj Holdings Limited
Auckland Unitary Plan zoning	Business - Town Centre Zone
Existing scheduled item(s)	None
Additional controls	Overlays - Natural Resources (High-Use Aquifer Management Areas; and Quality-Sensitive Aquifer Management Areas) Controls - Building Frontage Control (General Commercial Frontage); Height Variation Control; and Macroinvertebrate Community Index
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	No, the place does not predate 1900 and has no identified archaeological values
CHI reference(s)	15932
NZAA site record number(s)	None

¹ Operative in part, 15 November 2016, updated 14 December 2016 and 23 May 2017.

3.0 Constraints

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

Partial access was made to the interior of the building, principally the front portion. The physical description and visual observations are therefore based on plans, documents and those parts of the building visible at the time of inspection.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the building are based on visual observations only.

4.0 Historical summary

Refer to **Appendix 1** for a fully referenced historical background and **Appendix 2** and **Appendix 3** for supplementary information.

The land upon which the former Franklin County Council Chambers was constructed formed part of original Allotment 30, Suburban Section 2, Parish of Pukekohe, following the subdivision of the Pukekohe Block in 1865. By 1911, the land was in the ownership of brothers and local businessmen, William and David Roulston. A year later, their land was subdivided in 51 lots, two of which (lots 19 and 20) were acquired by the Chairman, Councillors and inhabitants of the County of Franklin on 11 August 1913.

Franklin County formed in 1912 following the re-establishment of county government in South Auckland after the implementation of the Franklin and Manukau Counties Act (1911). Formally constituted on 1 April 1912, Franklin County's primary elections took place on 22 June 1912 and the Council's first meeting was held on 4 July 1912 in Pukekohe's Masonic Hall. Following the appointment of Mr W. C. Motion as Chairman, one of the key matters raised during the meeting was the location of the county headquarters. Despite offers to use the Buckland Hall, the selection of Pukekohe, with its ability to provide the most conveniences, was considered to be in the best interests of the district. Once the decision was made to establish offices in Pukekohe, the County Council sought accommodation in the area, which resulted in an offer from Mr Roulston of two quarter-acre sites located on Hall (later Roulston) Street at a price of £225 and £200.

In 1913, Council commissioned local architect, L. C. A. Potter (1880-1965) – who had recently set up practice in Pukekohe – to design the new offices. The Council Chambers was one of his first projects in the township. Other early examples of his Pukekohe work included the Times Building, a brick residence in Harrington Avenue, and alterations and additions to Roulston's King Street premises, all of which were put out for tender in 1913. The successful contractors were Macpherson & Harvey of Tuakau.

Completed by February 1914, the Franklin County Council Chambers was described as a "*handsome structure*". The single-storey brick building was designed with a prominent main elevation that fronted Hall Street. Finished in red and grey plaster and tuck pointed in white putty to represent brick, the principal façade featured classical elements with double entrance doors framed with Ionic columns. Internally, the building comprised a vestibule, assistant clerk's office, the council chamber auditorium,

the council chamber with a horseshoe shaped table, the county clerk's room, two strong rooms, the county engineer's room, the committee room, and the contractors' room.

By the time the County Council Chambers were completed, Pukekohe was known as the service and retail centre for the Franklin area. The construction of new roads, development of the land and the expansion of the horticultural industry facilitated significant progress in the locality and a rapid increase in Pukekohe's population. The township's commercial core (King Street) also experienced considerable development during the early decades of the twentieth century, with the County Council Chambers contributing to one of a number of masonry buildings erected in the town, providing a sense of permanence. Other examples included the Post Office (1909, demolished in 1976), the Webster Building (1909), the Bank of New Zealand (1912), the O'Connor's Building (1913), and the nearby Franklin Times Offices (c.1913).

In c.1940-1, a single-storey brick extension was built to the rear of the Council Chambers providing additional office accommodation, storage and toilet facilities. The design and materials of the extension followed that of the existing structure, having little impact on the overall appearance of the building. The existing layout also appears to have remained largely unaltered, apart from the insertion of an internal wall to create two separate offices and presumably an additional doorway to access the space. In 1987, the internal layout was modified slightly with the removal and insertion of a number of partitions.

In 1961, the original County Council land (Allotments 19 and 20) was subdivided into five lots, with the Chambers taking up the majority of Lot 1 (the present-day certificate of title boundary). The site and building remained in the ownership of the Chairman, Councillors and inhabitants of the County of Franklin until 1972, when the property was transferred to a group of chartered accountants. They held onto the property (with some variations in ownership) until the present owners, Merj Holdings Limited acquired the property in 2000. The building is currently used as offices for real estate agents, Signature Homes.

5.0 Physical description

A site visit was undertaken on 15 March 2017, during which time the exterior and part of the interior was viewed. For plans and photographic records, refer to **Appendix 3** and **Appendix 5**.

5.1 Location, context and site

The former Franklin County Council Chambers is located in the centre of Pukekohe, a rural service town situated on the southern edge of the Auckland Region between the shores of the Manukau Harbour and the mouth of the Waikato River, approximately 50 kilometres south of the CBD. Pukekohe generally comprises a mixture of traditional and modern development that illustrate the town's growth and development from an area of dispersed rural living to Auckland's second largest urban area.

The Pukekohe town centre is encircled by a ring road where four arterial roads from the north, south, east and west converge. The subject site is situated in the southern portion of the town centre, visible at the crossroads of Massey Avenue and Roulston Street. The conspicuous corner property forms part of a relatively level site measuring approximately 465m². Neighbouring properties predominantly comprise a mixture of traditional and modern buildings in either commercial or community uses. Of particular note is the corrugated outbuilding located just beyond the western boundary, once used as a smithy and garage prior to the subdivision of the Council yard. Vehicular access onto the site is gained from both Massey Avenue and Roulston Street,

providing access to an L-shaped tarmac and concrete driveway/parking area along the northern and western boundaries.

The former Franklin County Council Chambers occupies its original site and is orientated to face Roulston Street to the east. The building is positioned on its eastern and southern roadside boundaries and extends almost the length and depth of the site.



Figure 1: The location of the former Franklin County Council Building within its local and regional (inset) contexts (Auckland Council GeoMaps).

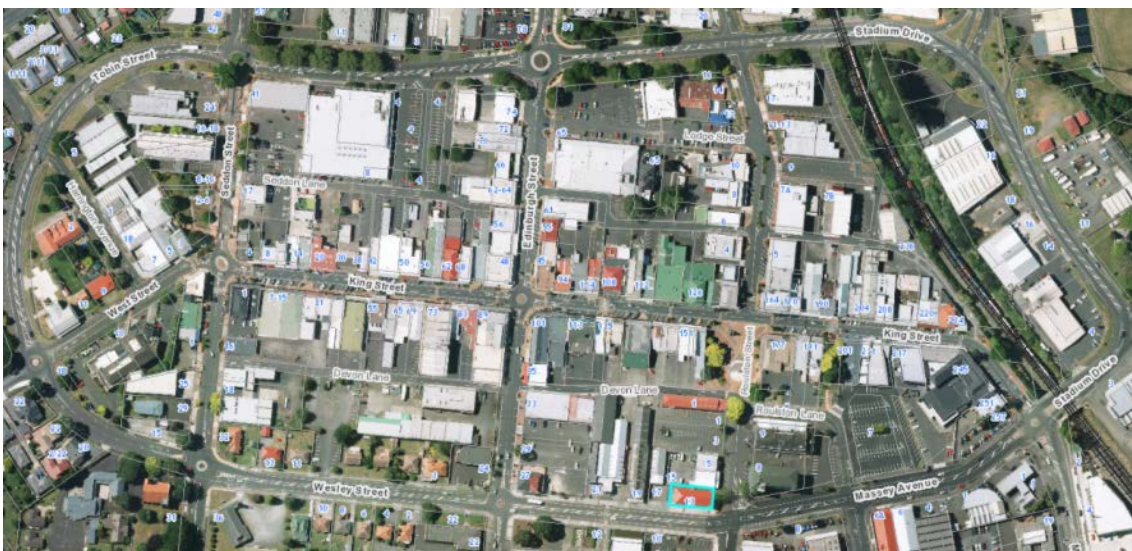


Figure 2: The location of the subject building in the context of the Pukekohe Town Centre and ring road (Auckland Council GeoMaps).



Figure 3: The subject building located on a corner site in its town centre setting, orientated to the east (Auckland Council GeoMaps).



Figure 4: The subject building sits on the edge of its eastern and southern boundaries. Note the former garage and smithy structure to the northwest that once formed part of the Council yard (Auckland Council GeoMaps).



Figure 5: Looking roughly west from the Massey Avenue-Roulston Street intersection, showing the location and setting of the subject building (Google Street View, Dec 2015).

5.2 Structure

The Franklin County Council Chambers (Former) is a relatively modest, single-storey brick structure, built over an extended rectangular plan. The building stands on a plastered base and features a hipped roof, boxed eaves and timber joinery. External walls are finished in painted render with the exception of the north elevation, which has exposed painted brickwork, whilst the roof structure is covered in corrugated metal. The chimneys have been removed. Orientated to face Roulston Street, the building is highly visible, particularly on the approach from the east along Massey Avenue.



Figure 6: East (front) and south elevations.



Figure 7: Part west (rear) and north elevations.

5.3 Exterior

A key component of the Franklin County Council Chambers is its distinctive principal elevation, characterised by its classical detailing that provides the focus of the building's otherwise restrained design. The façade's plastered quoins, stepped parapet and deeply profiled open segmental pediment convey a sense of strength and permanence, while the central entrance, flanked by double windows, reinforces its symmetry. Concrete steps lead to the main recessed entrance, framed by Ionic columns and surmounted by a segmental pediment. The original pair of folding doors have been replaced with a glazed aluminium door and side-light. A fixed timber top-light remains overhead. Either side of the entry is a pair of double-hung sash windows, framed with a profiled cill, three Ionic columns and a triangular pediment complete with plastered dentils. Each of the four timber windows feature top sashes with decoratively arranged glazing bars and stained glass. Other embellishments include profiled cornices, plastered scrolls and corbels. The original red and grey plaster finish applied to the front elevation (**Figure 21** and **Figure 31**) has been replaced with a white, grey and green paint finish.

The remaining three elevations feature a series of four-pane, double-hung sash windows with multi-glazed, stained glass top-lights. The recessed timber units are set within plastered openings with a plastered cill. Two smaller openings with aluminium framed units are visible on the south elevation, and a rear timber door with glazed top-light is situated in the west elevation.

A centrally-positioned flagpole stands just behind the parapet; modern signage is attached to the front elevation and several air-conditioning units are fixed to the roof structure and on the north elevation.



Figure 8: The building's neo-classical façade, with its painted plaster finish.



Figure 9: Central entry and decorative timber sash windows, Ionic columns and profiled pediments.



Figure 10: Stepped parapet and deeply profiled open segmental pediment with decorative plastered scrolls and corbels.



Figure 11: A series of double-hung sash windows with multi-glazed top lights, and smaller aluminium units on the south elevation.

5.4 Interior

Whilst the layout of the building's interior has been modified to accommodate its current use, the retention of the main central corridor and several internal walls reinforces the legibility of the early 1940s floorplan. The current plan comprises an entrance vestibule that leads into a large reception area and onto a corridor from which most rooms are clearly separated and accessed. A three-quarter height partition separates the reception area from the offices beyond, and at least one false ceiling has been inserted in one of the offices.

The interior retains a high level of original fabric and features. Of particular note is the oiled timber (possibly rimu) box beam and batten ceiling, arranged in a criss-cross pattern over sheet material and decorated with a fibrous plaster ceiling "rose" (ventilator). Originally lined with asbestos sheeting and oiled rimu battens, the inner face of the external walls and some internal walls retain a sheet material and painted batten finish, edged with traditional deeply-profiled timber skirting boards and architraves. The existence of at least one of the strong rooms is of interest, however, it is unclear whether the original fireplaces remain.



Figure 12: The partition between the reception area and offices beyond.



Figure 13: Timber beam and batten ceiling with decorative ceiling "rose".

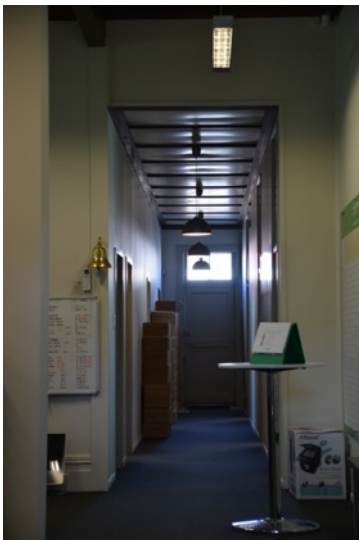


Figure 14: Looking down the central corridor towards the rear door.

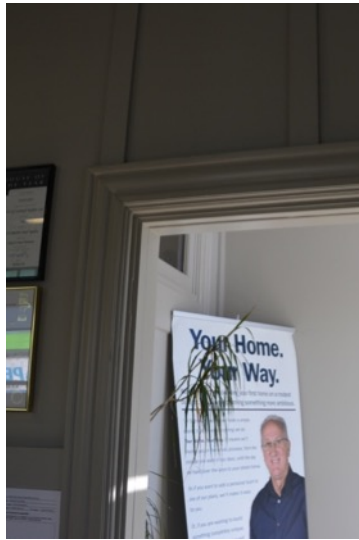


Figure 15: Sheet material and batten internal wall, with profiled timber architrave.



Figure 16: The door to one of the original strong rooms.

5.5 Condition

Based on visual observations only, the external fabric and features of the Franklin County Council Chambers appear to be in very good condition.

5.6 Use

The building is currently (2017) in commercial use, occupied by real estate agents, Signature Homes.

5.7 Summary of key features

- The Franklin County Council Chambers, including all exterior and interior fabric and features associated with its original construction (1914) and addition (c.1940-1).

6.0 Comparative analysis

Refer to **Appendix 3** and **Appendix 4** for further details.

When considering the former Franklin County Council Chambers in relation to other similar or related places within the locality, region or nation, the key comparison is with other purpose-built buildings of the council/local government building type, particularly those associated with county councils. Emphasis has been placed on the early or first examples, principally dating from the late nineteenth and early twentieth centuries. Whilst the council/local government buildings have been the principal theme, consideration has also been given to shared physical qualities. The comparisons made are based on the *known* places within the locality, region and nation, and the level of research permitted within the project timeframe. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a broader geographic area may yield further information.

6.1 National context

Examples of the council/local government building type can be found throughout New Zealand. Whether a small-scale structure built in a provincial town, or a grand landmark that served an urban centre, each made an important contribution to the establishment and/or development of local governance in their jurisdictions. The significance of this building type for representing important aspects of the country's history, particularly during the late-nineteenth and early-twentieth centuries, is recognised in the inclusion of over two-dozen such buildings in the New Zealand Heritage List/Rārangi Kōrero (the "List") (administered by HNZPT). The scale and style of the buildings were generally tailored to reflect the size and importance of the council and community it served, ranging in design from modest buildings of domestic proportions to elaborate large-scale structures. Many have now been converted to accommodate alternative uses, such as museums, offices, private dwellings, and even a pub, to ensure their long-term future.

County council buildings can be viewed as a sub-category of the council/local government building type, holding an intimate association with the foundation and subsequent evolution of the Counties Act, first introduced in New Zealand in 1876. Approximately 13 examples exist on the List, ranging from the former Maniototo Council Council Offices (1878) in Naseby, a single-storey building with Italianate detailing that is now in use as a museum, to the former Buller County Chambers (1940) in Westport, a striking Moderne structure now utilised as a medical centre. In this context, it is apparent that whilst the former Franklin County Council Chambers is

neither a rare nor an early example of the building type, it is a good representative example, particularly when compared to others located in provincial towns. It shares a number of physical similarities with the majority of the county council buildings on the List, many of which are single-storey masonry structures with a symmetrical principal façade. It is apparent that variations of the classical style and proportions were often adopted for the council/local government building type, possibly to convey a sense of authority and progress. The Franklin County Council Chambers' classical detailing is a key feature of the building's architecture, a quality shared with other examples such as the former Waitaki County Council Chambers (1882) in Oamaru, the former Ashley County Council Offices (1922) in Balcairn, and the former Uawa County Council Building (1922) in Tolaga Bay. Although spanning a period of forty years, it is clear that close comparisons can be made between these examples and the subject building's scale, proportions and architectural influences.

6.2 Regional context

In Auckland, several late-nineteenth and early-twentieth century examples of purpose-built council buildings are known to still exist, all of which now have an alternative use. Varying in scale and style, they range from the former Grey Lynn Council Chambers and Fire Station (1889), a distinctive two-storey late-Victorian building, to the former Waiuku Town Board (later Borough) Offices (1939), a modest single-storey structure of streamline design. Recognised as representative examples of an increasingly uncommon building type in the region, four of these former council buildings are currently scheduled as significant historic heritage places in the AUPOip, and one is included in the List. In this regional context, the former Franklin County Council Chambers is the only known example of an early, purpose-built County Council building to remain in Auckland.

6.3 Local context

In Pukekohe, the former Franklin County Council Chambers (1914) is one of three purpose-built council/local government buildings that remain in the town, all of which have new uses. The other examples are the second former Franklin County Council Building (1958), a now three-storey structure occupied by the Freemasons, and the former Pukekohe Municipal Chambers and Public Library (1960), a single-storey structure currently in use by the Franklin Historical Society and the local Plunket. They form part of a broader group of municipal buildings in the vicinity, including the former Fire Station (1930) and the War Memorial Town Hall (1957). In terms of building type, the former Franklin County Council Chambers is the earliest purpose-built council/local government building remaining in the locality.

Stylistically, the former Franklin County Council Chambers shares the greatest similarities with the nearby Times Building, also designed by architect, L. C. A. Potter in 1913. The buildings are comparable in form, scale, construction and architectural detailing, and each have a streetscape presence that bookend a section of Roulston Street between Massey Avenue and Devon Lane. Their virtually identically scaled façades differ only in their architectural detailing. It is apparent however, that the Times Building has experienced a greater level of change, with a visible addition to the rear, replacement windows, and the loss of some historic fabric following a fire. The style of the former Franklin County Council Chambers can also be compared to the former Cambridge Court House (now the Cambridge Museum) (1909). The single-storey building was completed during a time when L. C. A. Potter was actively working in Cambridge and may have been influenced by its symmetrical, Neo-classical façade. Features such as the stepped parapet, deeply profiled pediment and Ionic columns that frame the front entrance may well have provided inspiration for the design of the Chambers four years later.

7.0 Significance criteria

(a) Historical

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

The former Franklin County Council Chambers has considerable historical value for reflecting important aspects of social, political and economic history in the locality and region.

Purpose-built in 1914 as the first offices of the newly formed Franklin County Council, the Chambers is closely linked to the re-establishment of county governance in South Auckland and played a central role in Franklin's development as a county. As one of the only known examples of an early twentieth century county council building remaining in the region, the place is also an important remnant of a legislative system that characterised local government in Auckland for over a century.

As a place where important policy and financial decisions were made, the building is of interest for its close association with the former County Council, Councillors and council employees who made a significant contribution to the history and development of the locality for over 70 years.

Completed during a period of growth and prosperity in Pukekohe, the former Franklin County Council Chambers is a symbol of the township's progress and importance as the political and economic centre of Franklin County during the early twentieth century.

Overall, the place has **considerable** historical value within the **locality** and **region**.

(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 former Franklin County Council Chambers has moderate social value as a place of public interaction, community focus and as the base for local government administration in the County for over 70 years. Closely associated with the Pukekohe and surrounding communities, it was a place where matters of local interest were discussed and debated, and where important governance and legislative decisions that affected the day-to-day lives of the area's citizens were made and implemented. Although the building ceased to operate as the County Council offices in the 1970s, it continues to play a role in defining communal identity and distinctiveness, and whilst it is unclear whether the place is held in high public esteem, its inclusion in a number of local publications and interpretation panels means that it remains a marker that the local communities identify with.

The place has **moderate** social value within the **locality**.

(c) Mana Whenua

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

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

(d) Knowledge

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

Established as the first Franklin County Council Chambers and highly visible within the Pukekohe town centre, the place is a tangible reminder of the important role the early County Council played in the development of the locality. A symbol of local government in Franklin and a reminder of the division of town and county legislation throughout the country, the place has the potential to enhance public understanding and appreciation of the locality's and region's political history. However, the building alone is unlikely to provide historical information not already available from documentary sources. Furthermore, the existence of an interpretation panel adjacent to the place means that the on-site potential of this early twentieth century structure to yield meaningful or useful information not already available is reduced. As such, the place is considered to have little knowledge value.

The place has **little** knowledge value with the **locality**.

(e) Technological

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

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials and as such is considered to have no technological value.

The place has **no** technological value.

(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 former Franklin County Council Chambers has considerable physical attributes value as a good representative example of the early council/local government building type, as a notable, albeit modest, local example of classical architecture, and for providing insight into the work of local architect, L. C. A. Potter.

Purpose-built as the Franklin County Council Chambers in 1914, the place represents the small-scale local government buildings that have become

increasingly uncommon across the region and country. Its largely intact, classically-inspired principal façade is of particular note for demonstrating the ongoing influence of classical architecture on civic buildings during the early twentieth century. External design and material elements such as the Ionic columns, segmental and triangular pediments, and the plastered brick finish, convey a sense of solidity, permanence and authority, tailored to reflect the size and importance of the council and community the building served, while the existence of original internal fabric and features provides an insight into the way in which such buildings were decorated and used. Of particular note are the box beam and batten ceiling with plastered rose, profiled timber mouldings, and the existence of at least one strong room. The extension of the Chambers in the early 1940s, undertaken in a manner that respected the original construction, does little to detract from the original part of the building, and could be viewed as the physical expression of the county's growth and status.

Designed by local architect, L. C. A. Potter, the Chambers represents one of his early Pukekohe projects and one of only a small number of civic building commissions in his career. Although less prolific on a regional scale than some other architects active during the early decades of the twentieth century, Potter nevertheless made an important contribution to the building stock of the locality during this period.

Overall, the place has **considerable** physical attributes value within the **locality**.

(g) Aesthetic

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

Located on a corner site at the edge of the Pukekohe town centre, the former Franklin County Council Chambers has moderate aesthetic value as a conspicuous and familiar building in the context of the locality. Despite its modest size, the symmetry and architectural detailing of the building's principal elevation provides an aesthetic quality that is evocative of its municipal beginnings and contributes to its streetscape presence.

The place has **moderate** aesthetic value within the **locality**.

(h) Context

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

Situated on its original (albeit subdivided) site for over 100 years, the former Franklin County Council Chambers has considerable context value as an important component of the locality's and region's early twentieth century historical and cultural landscape. Although now in separate ownership, the former garage and smithy located to the northwest of the Chambers is of particular interest for its historical relationship with the subject building and the former County Council yard.

Of thematic interest as a purpose-built county council building, the place has collective value as one of a group of inter-related structures across Auckland directly associated with the region's development of local governance. In a local context, it forms part of a collection of early twentieth century structures in the Pukekohe town centre that have coherence because of their age, scale and materials, and for illustrating the patterns of local political, economic or

commercial history associated with the growth and development of Pukekohe as the largest town in Franklin.

The place has **considerable** context value within the **locality** and **region**.

8.0 Statement of significance

The former Franklin County Council Chambers has considerable historical value for reflecting important aspects of social, political and economic history in the locality and region, and moderate social value as a place of public interaction, community focus and as the base for local government administration in the County for over 70 years. The place has considerable physical attributes value as a good representative example of the early council/local government building type, as a notable, albeit modest, local example of classical architecture, and for providing insight into the work of local architect, L. C. A. Potter. Located on a corner site at the edge of the Pukekohe town centre, the former Franklin County Council Chambers has moderate aesthetic value as a conspicuous and familiar building in the context of the locality, and has considerable context and collective value as an important component of the locality's and region's early twentieth century historical and cultural landscape.

9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The land upon which the former Franklin County Council Chambers was built was subdivided in 1961, and it is the resultant boundary that forms the present-day Certificate of Title (CT) boundary for 13 Massey Avenue. Given that the place has retained its relationship with its original (albeit subdivided) site, the proposed extent of place encompasses the CT boundary. In accordance with the methodology², the proposed extent of place also incorporates sections of the footpath along the eastern and southern boundaries, which provides the building (situated directly on these boundary edges) with some breathing space and to ensure that views of the place are not obstructed (as shown in **Figure 17**).
- Partial access inside the building was made as part of this evaluation, indicating that aspects of its early internal layout, fabric and features remain. In order to ensure the appropriate management of these elements, which contribute to the understanding and appreciation of the place, it is considered appropriate to include the interior of the building in the extent of place.

² Methodology for Evaluating Historic Heritage Significance (2013).



Figure 17: Showing the extent of place of the former Franklin County Council Chambers, which encompasses the CT boundary (Auckland Council GeoMaps).

10.0 Recommendations

- Based on the preceding evaluation, the former Franklin County Council Chambers, 13 Massey Avenue, Pukekohe is shown to demonstrate *considerable* historical, social, physical attributes and context values, and *moderate* aesthetic value within the locality.
- Overall, the former Franklin County Council Chambers is of **considerable** historic heritage significance within the **locality** and meets the threshold to be included as a **Category B** historic heritage place in the Schedule of Historic Heritage.
- The extent of place includes all that land set out in **Figure 17**.

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 and Regional
B- Social	Moderate	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technological	None	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Considerable	Local and Regional

***Levels of significance or value:**

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

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

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

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall significance

Place Name and/or Description	Franklin County Council Chambers (Former) 13 Massey Avenue, Pukekohe
Category	B
Primary Feature	Council Chambers
Known Heritage Values	A, F, H
Extent of Place	All that land captured within the CT boundary, as shown in Figure 17.
Exclusions (within the extent of place)	
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author:

The Heritage Studio Ltd.
Carolyn O'Neil, Heritage Consultant

Date:

July 2017

Reviewer:

Auckland Council
Cara Francesco, Principal Specialist Built Heritage - Policy

Date:

June 2017

APPENDICES

Appendix 1: Historical background

Appendix 2: Supplementary information: Historical

Appendix 3: Supplementary information: Architectural

Appendix 4: Comparative analysis: Supplementary information

Appendix 5: Photographic record

APPENDIX 1

Historical background

Early local governance in Franklin

The first local body established in the Franklin area was the Pukekohe Highway District, formed in 1861 by a group of Pukekohe East landowners under the Public Roads and Works Ordinance (1845).³ This represented the start of a 149-year tradition of an independent local government in the Franklin area. Within six months, the passing of the Auckland Provincial Highways Act (1862) resulted in the disbandment of the body and in October 1862, a new Pukekohe Highway District became operational. The formation of a further 13 highway districts in the Franklin area followed between 1867 and 1876, with their trustees answerable to the Auckland Provincial Council.⁴

Highway boards (known as road boards from 1882) continued to administer their respective areas for the following four decades. However, it became apparent that the steady growth and development of towns during the late nineteenth century required an alternative means of governance in urban areas. As a result, town districts were established. In 1882, Papakura became the first town district formed in South Auckland, followed by Pukekohe in 1905, and Waiuku, Tuakau and Mercer in 1914.⁵

In 1912, Pukekohe became the first area in Franklin to gain borough status, but it would be another 43 years before Waiuku and Tuakau achieved this status, in 1955.⁶

Franklin County⁷

The introduction of the Counties Act in 1876 saw the establishment of 63 counties across New Zealand, including the county of Manukau.⁸ This newly constituted area was formed from the southern part of Eden County and encompassed an area from the Otahuhu portage in the north to the Waikato River in the south. It was divided into seven electoral districts: Otahuhu, Howick, Papakura, Maungatawhiri, Pukekohe, Waiuku, and Awhitu, and included 24 existing highway districts (**Figure 23** and **Figure 24**).⁹ The new county council was nevertheless short-lived; meeting only twice before the resistance to take over financial responsibility for county roads resulted in it effectively becoming dissolved.¹⁰

The re-establishment of county government in South Auckland occurred in 1912 with the implementation of the Franklin and Manukau Counties Act (1911). This saw the

³ Nona Morris, *Early days in Franklin* (Christchurch: Cadsonbury Publications, 1999 ed.), 199; Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

⁴ Ibid.

⁵ Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

⁶ Ibid.

⁷ Franklin County was named in honour of Lady Jane Franklin, wife of Sir John Franklin, the Arctic explorer. In 1841, Lady Franklin visited Robert Maunsell's mission station at the Waikato Heads, from Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

⁸ Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 10.05.2017).

⁹ 1 November 1876, *Manukau's Journey: A Manukau Timeline*, Auckland Libraries website: <http://manukau.infospeccs.co.nz/> (accessed 10.05.2017).

¹⁰ Ibid.

division of the old Manukau County into two new counties.¹¹ Formally constituted on 1 April 1912, Franklin County covered the southern portion of the old Manukau County, and between 1913 and 1918, all 15 road districts within the area merged in the new Franklin County (refer to **Table 1**, **Figure 18** and **Appendix 2**).¹² On 30 May 1912, the County was divided into eight electoral districts, or ridings: Awhitu, Waiuku, Waipipi, Mauku, Pukekohe, Drury, Mercer and Hunua, and in 1915, the capital rateable value of the County was approximately £3,500,000.¹³

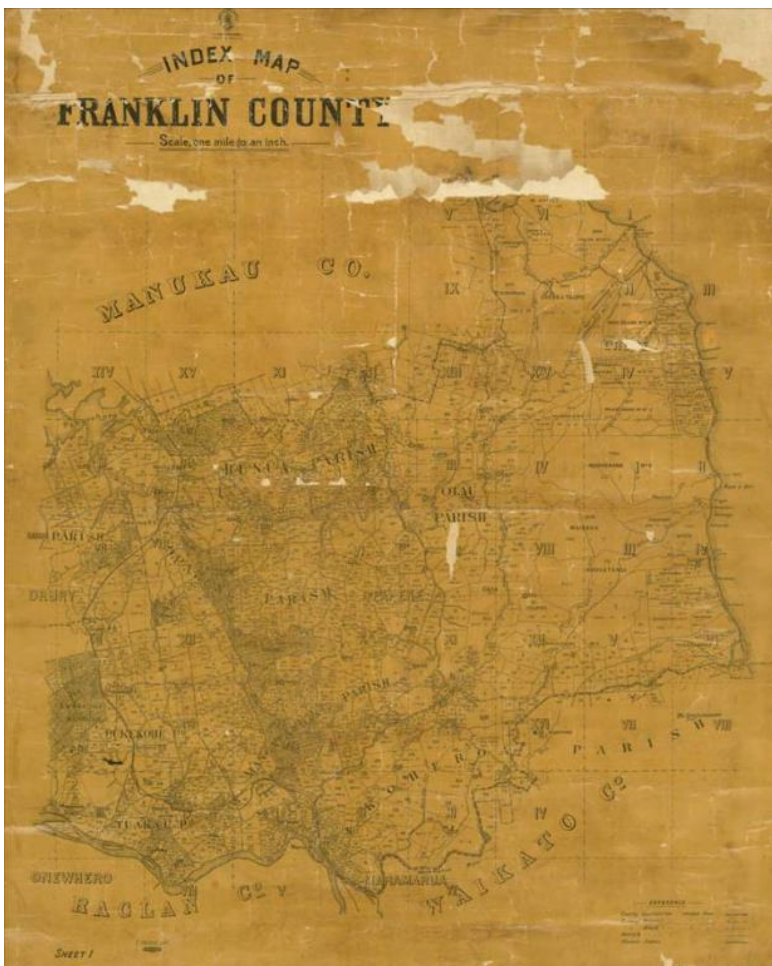


Figure 18: Index map of Franklin County (eastern portion), 1914 (Auckland Survey Office, South Auckland Research Centre.AL.).

Road district	Date of merger
Hunua Road District	1913
Mauku Road District	1913
Pollock Settlement Road District	1913
Waipipi Road District	1913
Mercer Road District	1914
Waiuku Road District	1914
Awhitu Road District	1915
Drury Road District	1915
Paparata Road District	1915
Pukekohe East Road District	1915
Pukekohe West Road District	1915
Opaheke Road District	1916
Pokeno Road District	1916
Maungatawhiri Road District	1917
Karaka Road District	1918

Table 1: Showing the road districts within the Franklin area and the date of their merger into the new Franklin County (excluding Pukekohe borough).

¹¹ 1 April 1912, *Manukau's Journey: A Manukau Timeline*, Auckland Libraries website: <http://manukau.infospecs.co.nz/> (accessed 10.05.2017).

¹² Ibid.

¹³ Nona Morris, 193.

The County Council

Franklin County's primary elections took place on 22 June 1912, and the new Franklin County Council held its first meeting on 4 July 1912 in the Masonic Hall, Pukekohe.¹⁴ The meeting was in full attendance, presided over by Returning Officer, Mr J. T. Stembridge and included newly elected members, J. Henry (Mauku riding representative), J. A. Renall (Awhitu), H. Wilcox and D. Fulton (Pukekohe), R. Higginson (Waiuku), W. C. Motion (Waipipi), G. Campbell (Hunua), J. Flanagan (Drury), and R. Lyons (Mercer).¹⁵ Mr Motion was appointed Chairman, and Mr Stembridge Clerk.¹⁶ The former, whose father established the first flourmills in Auckland, settled in Otua in the early 1890s. He became Justice of the Peace and an active member of the community, holding the positions of Chairman of the Otua school committee, member of the Waipipi Road Board, director of the New Zealand Dairy Association, and trustee for several public bodies.¹⁷ The Council became responsible for a wide range of roading matters and also managed a number of domains and reserves.

One of the key matters raised during the first meeting was the location of the county headquarters. Despite offers to use the Buckland Hall, the selection of Pukekohe, with its ability to provide the most conveniences, was considered to be in the best interests of the district.¹⁸



Figure 19: Whilst this image is recorded as showing members of the newly elected Franklin County Council (and associated personnel) at the council's first meeting held in the Masonic Hall, Pukekohe on 4 July 1912, this same photograph also accompanied an article written about the new Franklin County Council Offices in June 1914 (see **Appendix 2**), showing the horse-shoe desk which is described in the article. It is therefore possible that this is a photograph of the interior of the new County Council Chambers opened in February 1914 (Manukau Research Library, FRA: I, 4. Footprints 00914).

¹⁴ 22 June 1912, *Manukau's Journey: A Manukau Timeline*, Auckland Libraries website: <http://manukau.infospets.co.nz/> (accessed 10.05.2017).

¹⁵ Franklin County, Pukekohe & Waiuku Times, Volume 1, Issue 18, 10 July 1912, 2, [Papers Past](#) (accessed 11.05.2017).

¹⁶ Ibid.

¹⁷ The Franklin County, Pukekohe & Waiuku Times, Volume 1, Issue 19, 17 July 1912, 2, [Papers Past](#) (accessed 11.05.2017).

¹⁸ Franklin County, Pukekohe & Waiuku Times, Volume 1, Issue 18, 10 July 1912, 2, [Papers Past](#) (accessed 11.05.2017).

The office site

Following the decision to establish offices in Pukekohe, the County Council sought accommodation in the area.¹⁹ In May 1913, the Council received an offer of two quarter-acre sites from Mr Roulston, at a price of £225 and £200.²⁰ The land, located in Hall (later Roulston) Street, formed part of original Allotment 30, Suburban Section 2, Parish of Pukekohe, first owned by Henry Wightman following the subdivision of the Pukekohe Block in 1865 (refer to **Appendix 2, Figure 35**).²¹ By 1911, part of Allotment 30 was in the ownership of brothers and local businessmen, William and David Roulston.²² A year later, their land²³ was subdivided into 51 lots, and on 11 August 1913, the Chairman, Councillors and inhabitants of the County of Franklin formally acquired lots 19 and 20.²⁴

Council commissioned local architect, L. C. A. Potter to design the new offices and builders were invited to tender for the construction of the building by the beginning of September 1913. The successful contractors were Macpherson²⁵ & Harvey of Tuakau.



Figure 20: Tender notice advertised in the Pukekohe & Waiuku Times, 19 August 1913 (Page 3 Advertisements Column 4, *Pukekohe & Waiuku Times*, Volume 2, Issue 120, 19 August 1913, 3, [Papers Past](#) (accessed 11.05.2017).

Franklin County Council Chambers

Completed by February 1914, The Franklin County Council Chambers occupied a portion of Lot 20 on the corner of Hall Street and the newly dedicated Roulston (later Massey) Avenue.²⁶ The single-storey building was described in a contemporary newspaper articles as a “handsome structure”, and detailed thus:

“The exterior walls are of brick, with a plaster base two feet high all round the building, while the front is finished in red and grey plaster, the red portion being tuck pointed in white putty to represent brick. A fine effect is

¹⁹ Ibid.

²⁰ Franklin County Council, *Pukekohe & Waiuku Times*, Volume 1, Issue 92, 13 May 1913, 2, [Papers Past](#) (accessed 11.05.2017).

²¹ SO 364, LINZ records.

²² DP 7366, LINZ records; Pukekohe, The Cyclopaedia of New Zealand [Auckland Provincial District], 1902, from the NZETC website: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d3-d2-d9.html> (accessed 11.05.2017).

²³ Comprising original Allotments 29, 282 and part 30, Suburban Section 2, Parish of Pukekohe. Refer to **Appendix 2**.

²⁴ CT NA210/156, LINZ records.

²⁵ Also spelt McPherson.

²⁶ Country News, *Auckland Star*, Volume XLV, Issue 29, 3 February 1914, 11, [Papers Past](#) (accessed 15.05.2017).

obtained with the contrast between the parapet cornices, facings, etc. (which are carried out in grey plaster), and the red brick-work. The Ionic columns at either side of the main entrance and those at each side and in the centre of the window openings, give a strengthening effect to the general design and materially enhance its appearance.

Entering the building by the concrete steps leading up to the main entrance, and passing through a handsome pair of folding doors, one first meeting with a vestibule, on the right of which is the assistant clerk's office, 12ft. by 10ft. On the left is a door leading to the auditorium of the Council Chamber. Continuing straight ahead, one enters through a pair of doors hung on patent spring hinges, which allow these door to open either way. The main corridor is 6ft. wide. On the left is a door leading to the Council Chamber, which is 28ft. 6in. long by 14ft. wide. The Council table takes the shape of a horse-shoe...

Almost opposite the door of this Chamber is the door leading to the County Clerk's room, which is 14ft. by 14ft. and fitted up with ample cupboards and pigeonholes for all necessary stationary and documents. Off this room is the strong room, having a Ratner fireproof door. The inside is fitted with shelving, etc., to suit all requirements for some time to come.

Further along the corridor is another door leading to the County Engineer's room, which is 18ft. by 14ft. This room also has a fireproof strong room for the reception of plans and specifications, etc., and is fitted up in a similar manner to the one in the County Clerk's office. Each strong room is 6ft. square...

On the left of the corridor, and behind the Council Chamber, is the Committee Room, which is 14ft. by 10ft. Behind this again is a 3ft. 6in. passage way, leading to the back door, also to the Contractors' Room, which has been provided for the use of contractors in which to take off plans without leaving the building. This room is 8ft. square, and no doubt the contractors of the district will find it a great convenience.²⁷



Figure 21: Exterior view of the Franklin County Council Chambers, 1924 (South Auckland Research Centre, Footprints 03223).

²⁷ Franklin County Chambers, Pukekohe & Waiuku Times, Volume 3, Issue 205, 19 June 1914, 1, [Papers Past](#) (accessed 15.05.2017). Refer to **Appendix 2**.

The Pukekohe context

By the time the County Council Chambers were completed, Pukekohe was known as the service and retail centre for the Franklin area. The construction of new roads, development of the land and the expansion of the horticultural industry facilitated significant progress in the locality and a rapid increase in Pukekohe's population.²⁸

The township's commercial core (King Street) also experienced considerable development during the early decades of the twentieth century.²⁹ Reported by the *Auckland Star* as "another substantial ornament to the structures in Pukekohe"³⁰, the County Council Chambers was one of an increasing number of masonry buildings erected in the town, some replacing earlier timber structures and providing a sense of permanence. Other examples included, the Post Office (1909, demolished in 1976)³¹, the Webster Building (1909), the Bank of New Zealand (1912), the O'Connor's Building (1913), and the nearby Franklin Times Offices (c.1913)³².

Pukekohe and its centre continued to remain the subject of positive reports, being described in 1922 as a "well-equipped town...[that] boasts a number of fine brick Government buildings, including a large two-storey post office, one of the most up-to-date country [sic] offices in New Zealand and a newly completed courthouse."³³



Figure 22: Looking east along King Street, Pukekohe, c.1915. Note the larger masonry Post Office and Bank of New Zealand buildings set amongst smaller timber structures (South Auckland Research Centre, FRA: I, 5 / Footprints 04843, reproduced by courtesy of Pukekohe Library).

Subsequent developments

One of the first known changes carried out to the Franklin County Council Chambers occurred in the early 1940s when it was extended to the rear. The single-storey brick

²⁸ Census Returns, *Evening Post*, Volume LXXXIII, Issue 98, 27 April 1911, 2, [Papers Past](#) (accessed 15.05.2017).

²⁹ *Auckland Star*, *Auckland Star*, Volume XLIII, Issue 48, 24 February 1912, 4, [Papers Past](#) (accessed 15.05.2017).

³⁰ *Country News*, *Auckland Star*, Volume XLV, Issue 29, 3 February 1914, 11, [Papers Past](#) (accessed 15.05.2017).

³¹ 30 September 1966, *Manukau's Journey: A Manukau Timeline*, Auckland Libraries website: <http://manukau.infospeccs.co.nz/> (accessed 15.05.2017).

³² About the "Times", *Pukekohe & Waiuku Times*, Volume 2, Issue 148, 25 November 1913, 2, [Papers Past](#) (accessed 15.05.2017).

³³ Doubly Famous, *Auckland Star*, Volume LIII, Issue 44, 22 February 1922, 10, [Papers Past](#) (accessed 15.05.2017).

addition elongated the building's floorplan providing supplementary office accommodation, storage and toilet facilities.³⁴ The design and materials of the extension followed that of the existing structure, having little impact on the overall appearance of the building. The existing layout also appears to have remained largely unaltered, apart from the insertion of an internal wall to create two separate offices and presumably an additional doorway to access the space. In 1941, plans for a new shed on the County Council yard were submitted. The proposed shed joined a number of other buildings that occupied the site, including a car shelter, two detached sheds, a garage, a smithy and the Council Chambers.³⁵

During this time, Mr J. N. (John Norman) Massey (son of the late Prime Minister, William F. Massey) was chairman of the County Council, a position he held for 25 years from 1928 to 1953.³⁶ In this role, Mr Massey had superseded Mr Motion, Mr Joseph Flanagan and Mr Henry Wilcox.³⁷

In 1958, a new building for the Franklin County Council opened across the road, on the corner of Massey Avenue and Roulston Street.³⁸ The two-storey structure cost a total of £60,000 and provided office accommodation for Franklin County Council until the governing body was dissolved under the Local Government (Auckland Region) Reorganisation Order in 1989.³⁹

In 1961, the original County Council land (Allotments 19 and 20) was subdivided into five lots, with the Chambers taking up the majority of Lot 1 (present-day certificate of title boundary).⁴⁰ The site and building remained in the ownership of the Chairman, Councillors and inhabitants of the County of Franklin until 1972, when the property was transferred to chartered accountants, John James White, Robert Anthony Krietich, Patrick Joseph McCormick and Patrick John Hanna.⁴¹ From 1972, the building was occupied by Cooper White & Associates (now Campbell Tyson), the oldest and largest chartered accountancy firm in the Franklin District.⁴² Ten years later, the property remained in the same ownership apart from Patrick Joseph McCormick.⁴³ In 1987, alterations involving the removal and installation of internal partitions were carried out for occupiers, R. Greer and Sons.⁴⁴ Two years later, as executor, The New Zealand Guardian Trust Company Limited acquired John James White's share in the property, which was subsequently transferred to Robert Anthony Krietich and Patrick John Hannah in equal shares.⁴⁵ The property transferred to Merj Holdings Limited in 2000 and remains in company's ownership (2017).⁴⁶ The former Franklin County Council Chambers is currently used as offices for real estate agents, Signature Homes.

³⁴ Auckland Council property records. Refer to floorplan in **Appendix 3**.

³⁵ Auckland Council property records. Refer to site plan in **Appendix 3**.

³⁶ Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 15.05.2017).

³⁷ Franklin County, *New Zealand Herald*, Volume LXXIII, Issue 22536, 29 September 1936, 12, [Papers Past](#) (accessed 15.05.2017).

³⁸ Franklin County Council's New £60,000 Offices Opened Yesterday, *Franklin Times*, 16 May 1958, 5.

³⁹ Ibid., Bruce Ringer, *A brief history of local government in the Franklin area*, Auckland Libraries website: <http://www.aucklandlibraries.govt.nz/EN/heritage/localhistory/countiesmanukau/government/Pages/historyoflocalgovernmentinfranklin.aspx> (accessed 15.05.2017).

⁴⁰ DP 49318, LINZ records. Refer to **Appendix 2**.

⁴¹ CT NA21D-78, LINZ records. Refer to **Appendix 2**.

⁴² *Our History*, Campbell Tyson website: <http://www.ct.co.nz/our-company/our-history> (accessed 16.05.2017).

⁴³ CT NA21D-78, LINZ records. Refer to **Appendix 2**.

⁴⁴ Auckland Council property records. Refer to floorplan in **Appendix 3**.

⁴⁵ CT NA21D-78, LINZ records. Refer to **Appendix 2**.

⁴⁶ Ibid.

Chronological summary

Chronology of events and changes

The following table provides a chronological summary of known key events and physical changes associated with the former Franklin County Council Chambers.

Date	Event/Change
1865	Original Allotment 30, Suburban Section 2, Parish of Pukekohe, which formed part of the Pukekohe Block subdivision, was in the ownership of Henry Wightman.
1911	Part of Allotment 30 was in the ownership of brothers and local businessmen, William and David Roulston.
1912	Franklin County was formally constituted on 1 April, and was divided into eight electoral districts on 30 May. Elections took place on 22 June and the new Franklin County Council held its first meeting on 4 July.
1913	The County Council acquired two quarter-acre sites (Lots 19 and 20 of original Allotment 30) in Hall (later Roulston) Street from Mr Roulston.
1914	The Franklin County Council Chambers were completed. Designed by local architect, L. C. A Potter, the single-storey brick structure was built by contractors, Macpherson & Harvey.
c.1940-1	A single-storey rear addition elongated the Chambers providing additional office accommodation, storage and toilet facilities.
1941	A new shed was proposed within the site, fronting Roulston Street.
1961	Lots 19 and 20 were subdivided into five lots. The Chambers took up the majority of Lot 1 (present-day certificate of title boundary).
1972	The property was transferred from the Chairman, Councillors and inhabitants of the County of Franklin to chartered accountants, John James White, Robert Anthony Krietich, Patrick Joseph McCormick and Patrick John Hanna. The building was occupied by Cooper White & associates (now Campbell Tyson), the oldest and largest chartered accountancy firm in the Franklin District.
1982	The property was in the ownership of John James White, Robert Anthony Krietich and Patrick John Hanna.
1987	Alterations involving the removal and installation of internal partitions were carried out for occupiers, R. Greer and Sons.
1989	John James White's share in the property was transferred in equal shares to Robert Anthony Krietich and Patrick John Hanna.
2000	Merj Holdings Limited acquired the property.
2017	Merj Holdings Limited continue to own the property, now in use as offices for real estate agents Signature Homes.

APPENDIX 2

Supplementary information: Historical

Historical maps and images



Figure 23: A map showing the eastern half of Manukau County, showing allotments and parish, survey and county boundaries from the Tamaki River to the Waikato River, 1907 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 478).



Figure 24: A map showing the western half of Manukau County, showing allotments and parish, survey and county boundaries, from the Manukau Harbour to the Waikato River, 1902 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 4790).

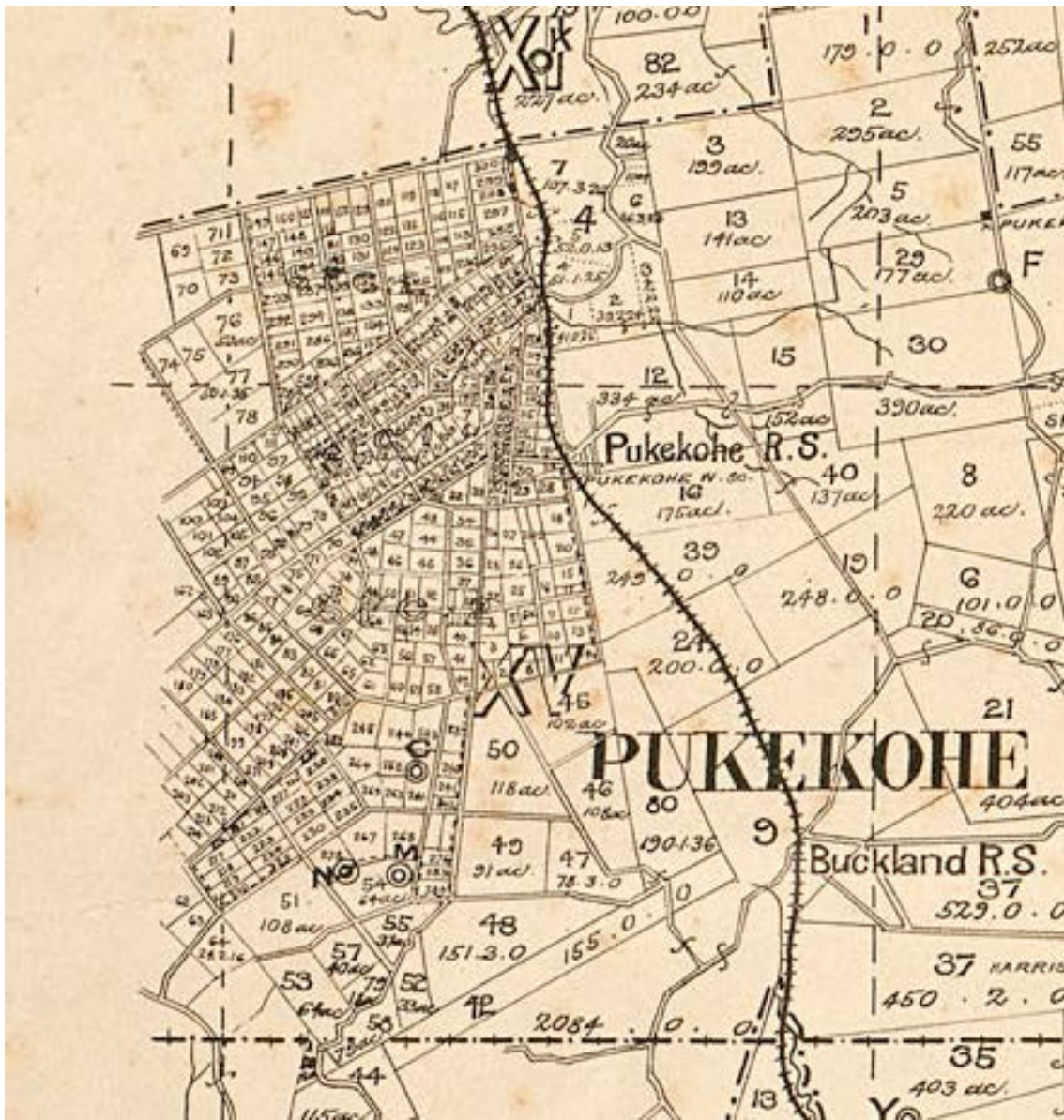


Figure 25: Close-up of Figure 23, showing the Pukekohe allotment boundaries.



Figure 26: Part of the Pukekohe Borough Reticulation No. 1, 1947, showing the names and locations of electricity users including Franklin County (circled) (Franklin Electric Power Board Archives: Franklin Heritage Collection, Pukekohe Library, Auckland Libraries).

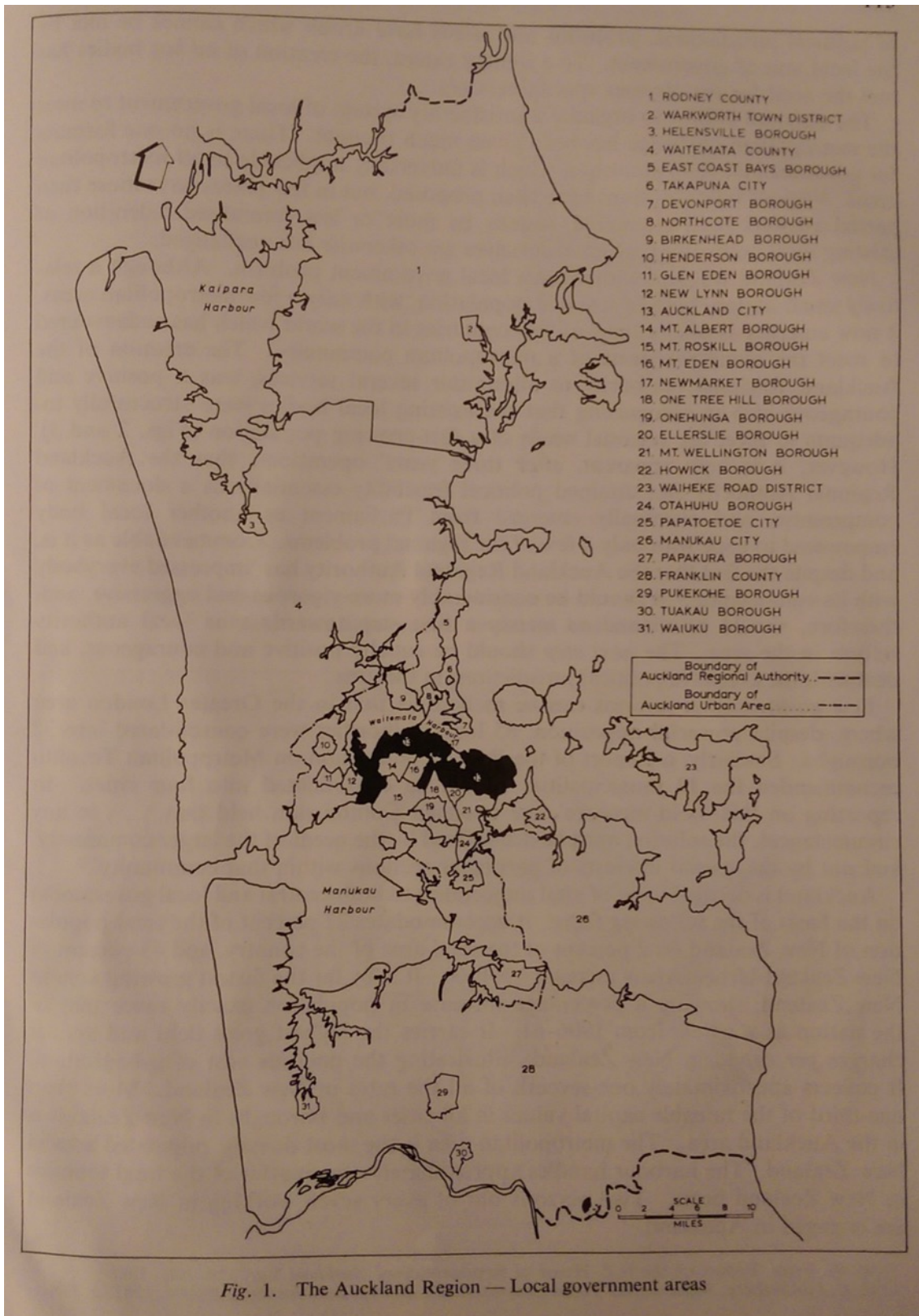


Figure 27: Showing the local government areas within the Auckland region in 1967. At this time, Franklin was one of three counties in the region (New Zealand Geographical Society, *Auckland in Ferment*, 1967, 113).



Figure 28: Assistant engineer, Arnold C. Bettany at his desk in the Franklin County Council chambers, 1924 (South Auckland Research Centre, Footprints 03224).



Figure 29: Franklin County engineering staff in the Franklin County Council offices, April 1937 (South Auckland Research Centre, Footprints 03952).



Figure 30: Franklin County staff, outside the County Council Building, c.1946 (South Auckland Research Centre, Footprints 04033).



Figure 31: View of the Franklin County Council Chambers, c.1956 (Auckland Council property records).



Figure 32: Exterior view of the Franklin County Council Building, May 1986 (Manukau Research Library, courier collection, box 27/30, Footprints 00579).

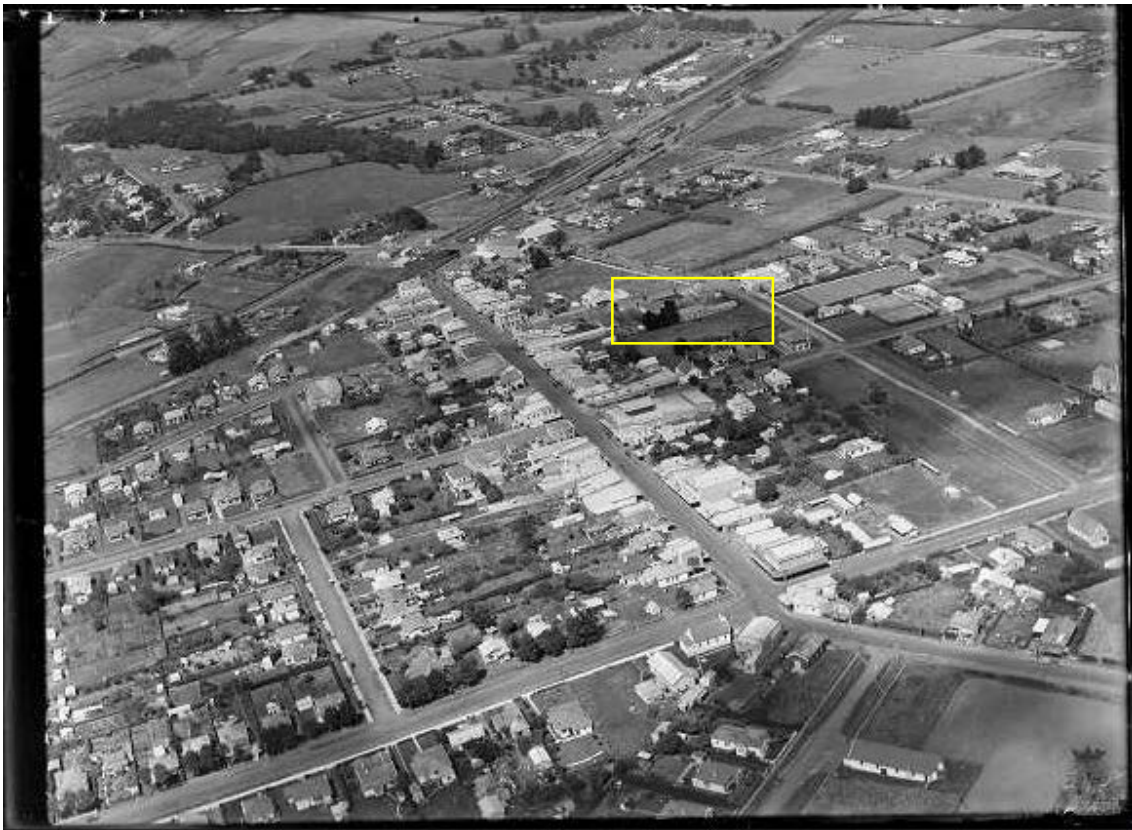


Figure 33: Looking south-east across Pukekohe and the town centre. The identified area shows the rear of the subject building and its site, 1940. Refer to **Figure 34** below for a close-up image (Whites Aviation Collection WA-55847-G, Alexander Turnbull Library).

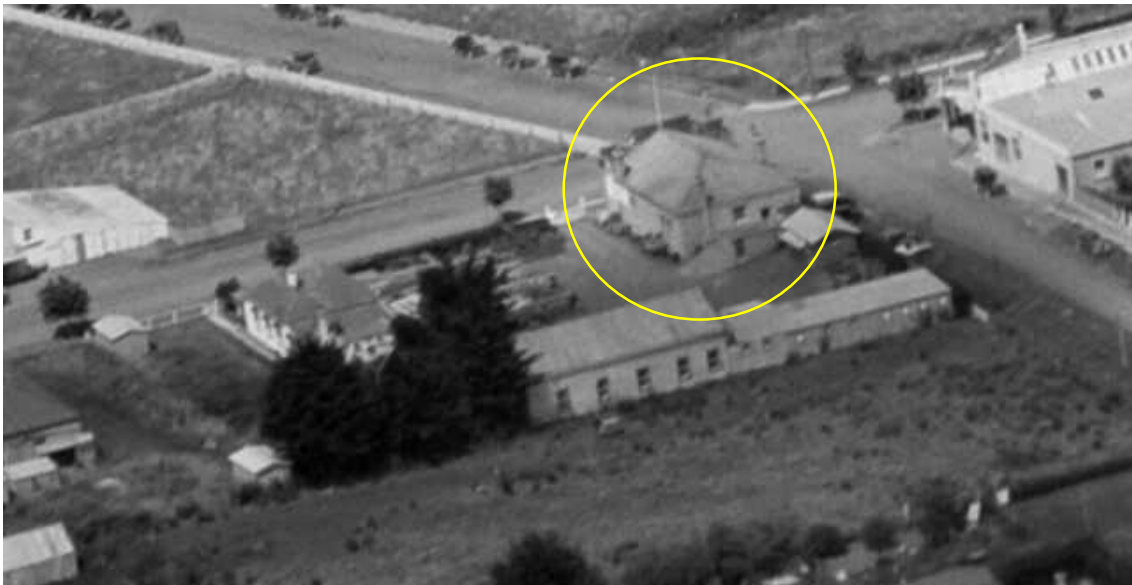


Figure 34: Close-up image of **Figure 33** showing the rear of the subject building (circled) prior to its addition and the broader site with ancillary structures. Note the more rural setting of the site during 1940.



Figure 35: Looking northwest across Pukekohe and the town centre. The identified area shows part of Roulston Street, and the site of the subject building, 8 Sept 1983. Refer to **Figure 36** below for a close-up image (Whites Aviation Collection WA-77128-F, Alexander Turnbull Library).



Figure 36: Close-up image of **Figure 35**, showing the former Franklin County Council Building (circled).

Land Information New Zealand (LINZ) records

SO 364

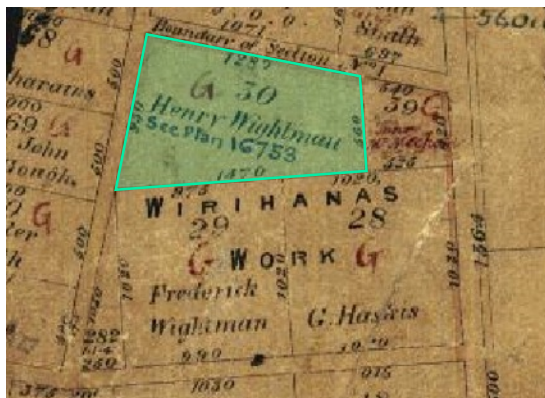


Figure 37: (Above) Plan of the Pukekohe Block, c.1875, highlighting Allotment 30 of Suburban Section 2 Parish of Pukekohe, upon which the subject building was constructed some decades later (Plan SO 364, LINZ records).

Figure 38: (Left) Close-up of above plan, showing Allotment 30 and the name of the then owner of the land – Henry Wightman.

DP 7366

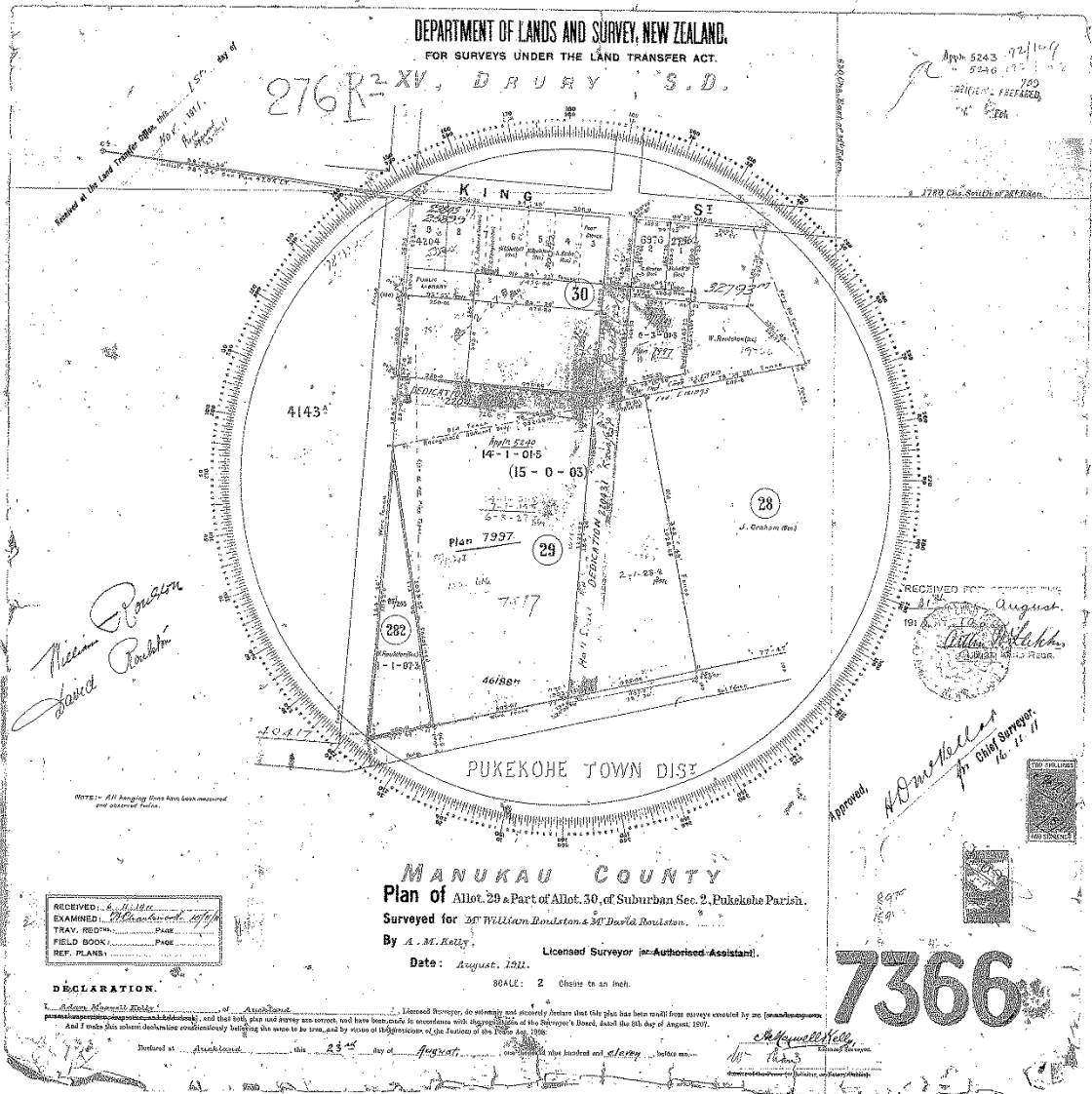


Figure 39: Plan showing Allotment 29 and part of Allotment 30 (latter highlighted), 1911, upon which the subject building was later constructed and the dedication of what would become Roulston (later Massey) Avenue. The land was surveyed for Mr William Roulston and Mr David Roulston (DP 7366, LINZ records).

DP 7997

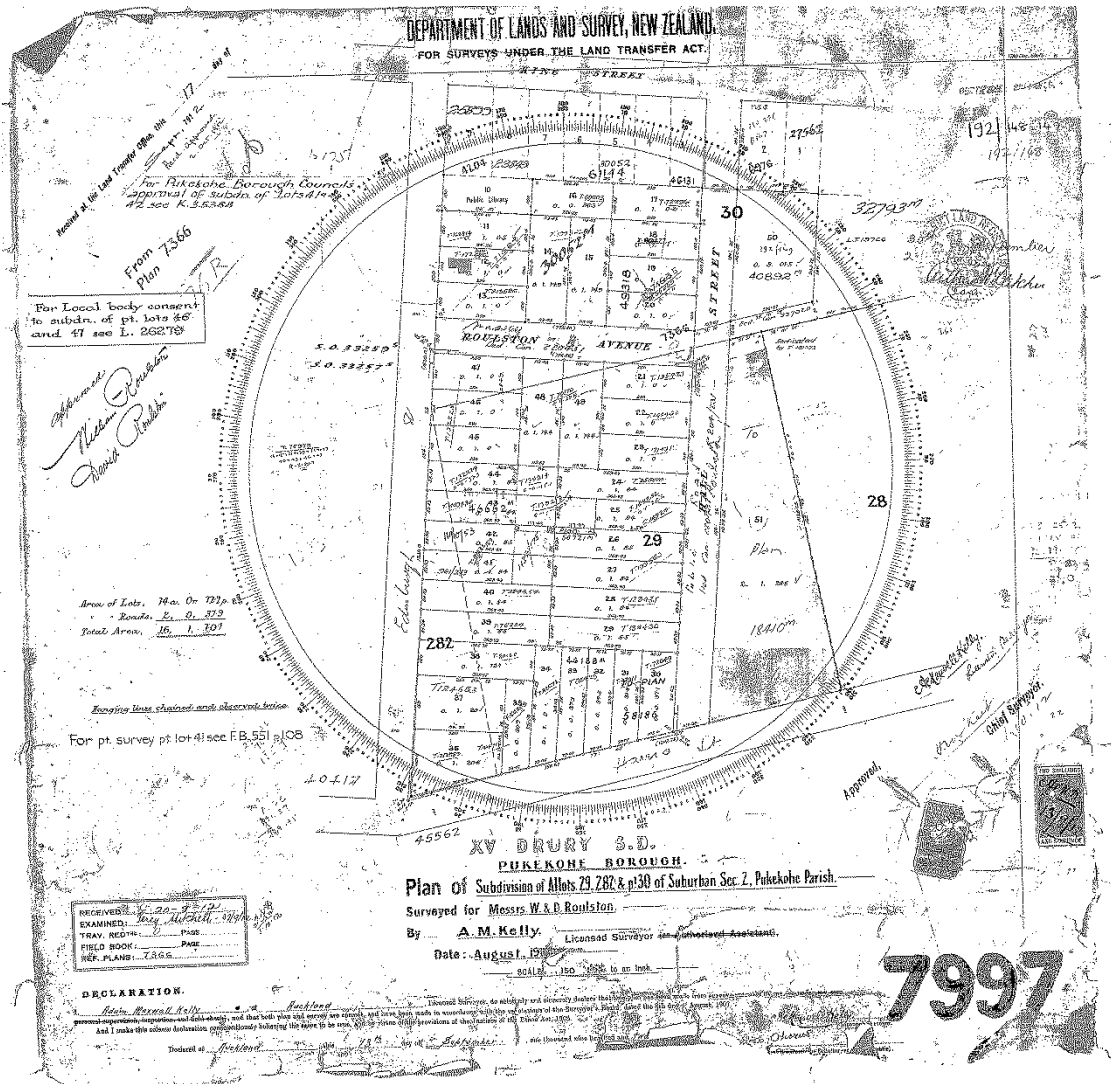


Figure 40: Plan showing the subdivision of Allotments 29, 282 and part of Allotment 30 into 51 lots, surveyed for W and D Roulston, 1912. Lots 19 and 20 (highlighted) are those acquired by the Franklin County Council a year later for the site of the new Council Chambers. At this time, the site was located on the corner of Roulston (later Massey) Avenue and Hall (later Roulston) Street (DP 7997, LINZ records).

DP 30052

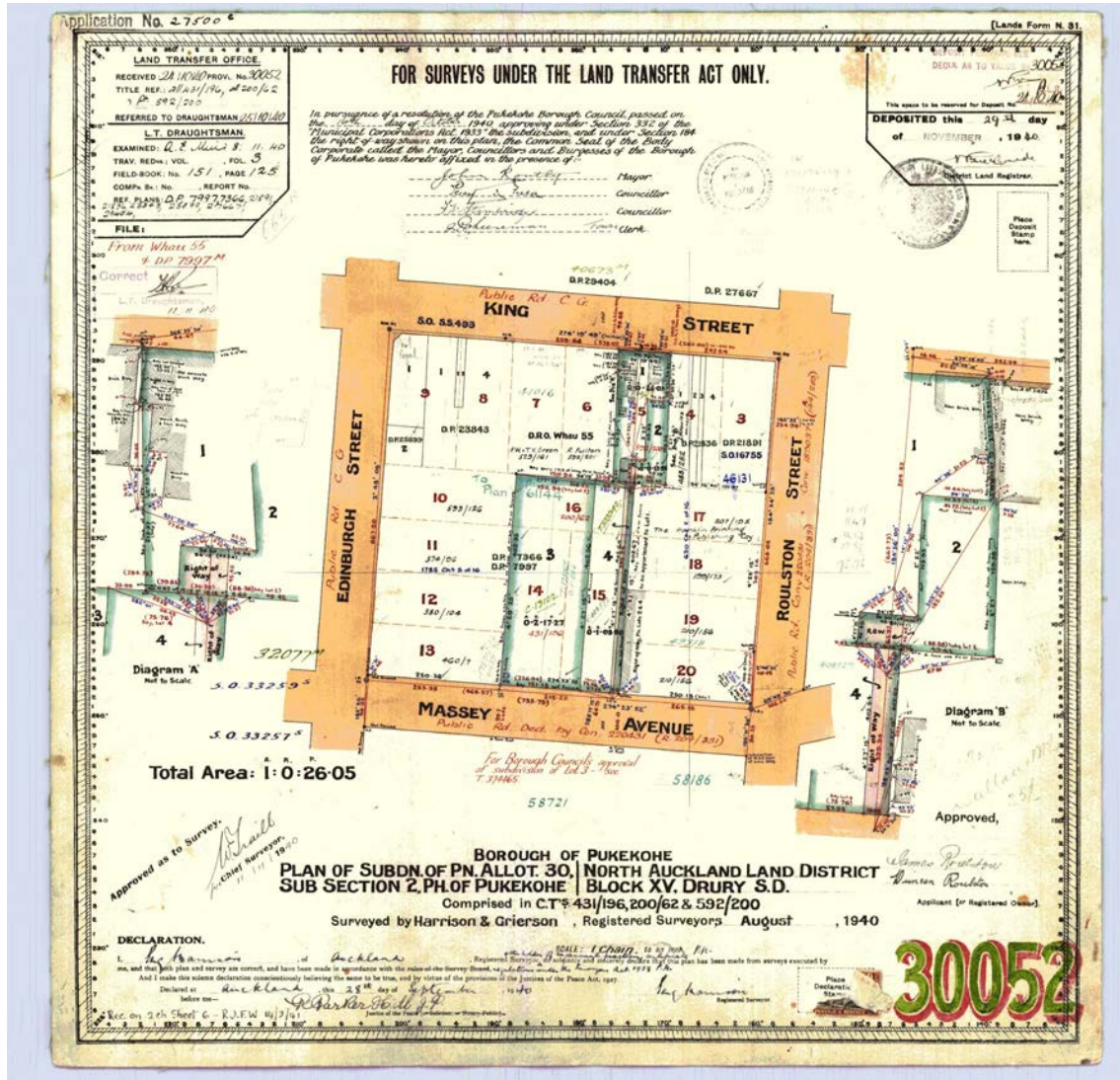


Figure 41: Plan showing the subdivision of part Allotment 30, 1940. The Franklin County Council Chambers by this time was located on Lot 20 (DP 30052, LINZ records).

DP 49318

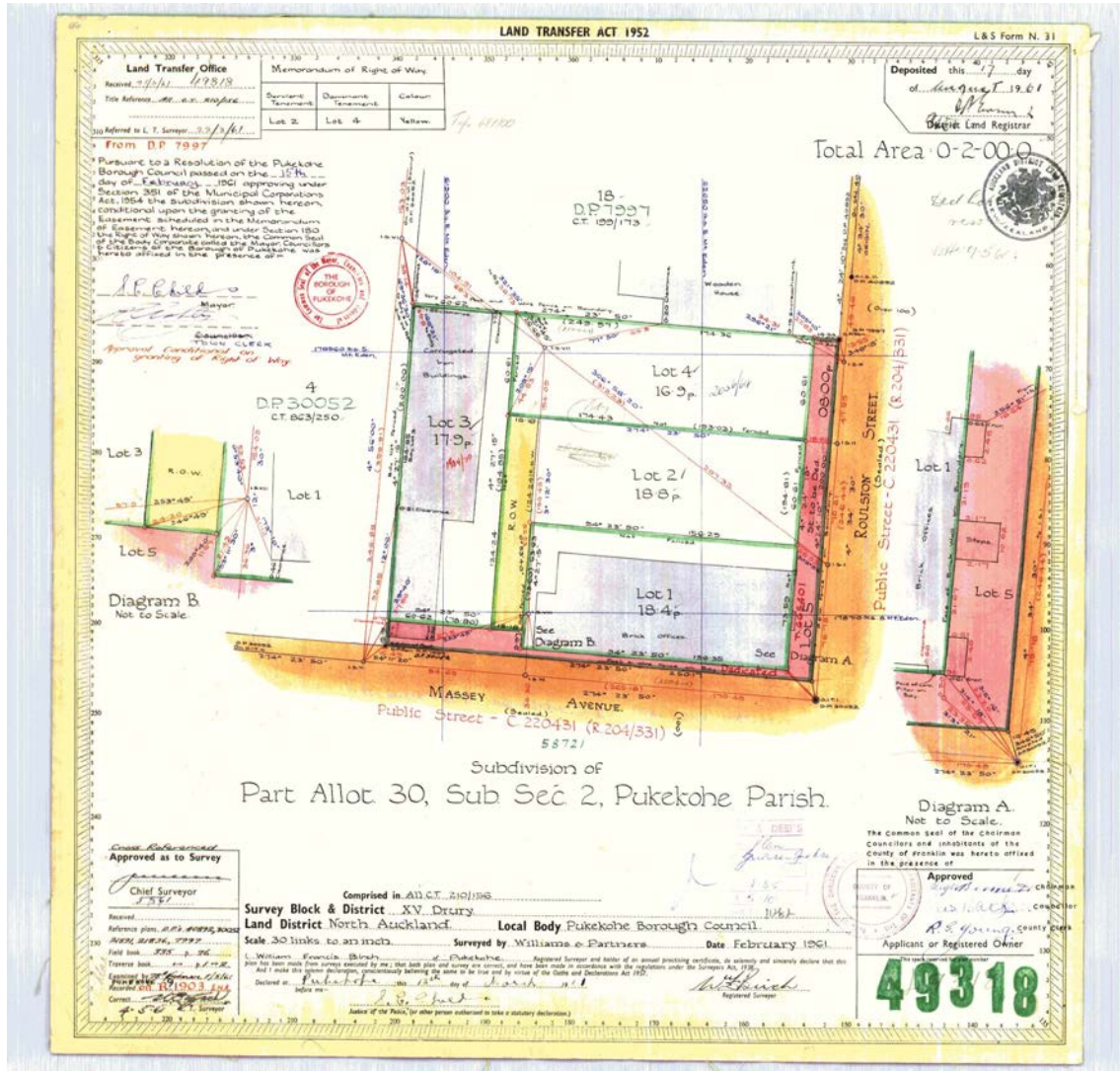


Figure 42: Plan showing the subdivision of Lots 19 and 20 (part Allotment 30) into five lots. Note the footprint of the Franklin County Council Chambers demarcated on Lot 1 (DP 49318, LINZ records).


Certificate of Titles

NA85/243

[Schedule 1.]

NEW ZEALAND.

Reference: { Warrant No. 1087 No 12
P.R. folio





Registered by
85 folio 243

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.


This Certificate, dated the fifteenth day of October, one thousand eight hundred and ninety seven, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, ~~to~~ attest that James Roulston of Pukekohe farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under 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, which said land is in the said Warrant expressed to have been originally acquired by the alienation as from the fifteenth day of April, one thousand eight hundred and ninety seven, under "The Land Act 1892", that is to say: All that parcel of land containing One (1) acre one (1) rood and four (4) perches more or less and being Lot 282 (Two hundred and eighty two) of Section 2 (Two) of the Parish of Pukekohe

Edwin Sanford
District Land Registrar
Shawson No 56972 James Roulston to William Roulston and David Roulston two of Pukekohe Settlers as tenants in common in equal shares produced by 14 December 1910 at 11:30 am W. H. H. H. H.
Asst. L. H. H.

More Quality due in Condition of Original



10
Copied from Compilation
1909-20

NA192/148 (illegible)

NEW ZEALAND.

REGISTER

192, page 148

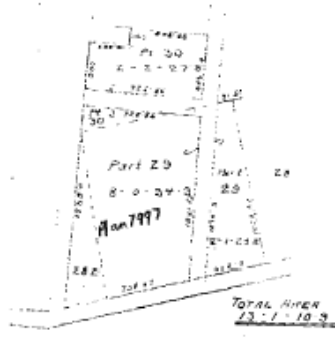
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 29th day of July, one thousand nine hundred and 1913, contains the name and seal of the District Land Registrar of the Land Registration District of Palmerston North following that and portions of Allotments No 29 and 30 of the District of Pakeke

and portions of Allotments No 29 and 30 of the District of Pakeke

pa1148

Image Quality due to Condition of Original



Transfer No. 69277 William Houston and Sons Kingston to ...

Transfer No. 69603 William Houston and David Houston to ...


Transfer No. 71024 William Houston and David Houston to ...

NA210/156

REGISTER
NEW ZEALAND.

[Form B.]

Reference: Vol. 192, Folio 148
Transfer No. 74635
Application No.
Order for M/C No.



Register-book,
Vol 210, July 1936

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eleventh day of August, one thousand nine hundred and thirteen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that The Chairman, Councillors and Inhabitants of the County of Franklin

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several admeasurement a little more or less, that is to say: All that parcel of land containing two (2) roads more or less being Lots 19 (nineteen) and 20 (twenty) on a plan deposited in the Land Registry Office at Auckland under No 4994 which said parcel of land is portion of allotment 30 (thirty) of Suburban Section No 22 (two) of the Parish of Pukekohe

[Signature]
District Land Registrar

Easement respecting fencing contained in transfer No 74635
Mortgage No 55259 The Chairman Councillors and Inhabitants of the County of Franklin to David Hamilton produced the 11th of August 1936
DISCHARGED
Transfer 66501 Substantiating 22.51.31.32 as and for a public street produced 17.8.1936 at 11.11.36
Transfer 66735 of Lot 3 Plan 49312 to Lawson and Son Limited produced 15.9.1936 at 2.20.36
Transfer 68112 of lot 4 plan 49312 together with a right of way over the said lot 2 shown yellow on plan 49312 to Franktons Auto & Electrical Limited produced 11.6.1936 at 11.22.36
2056/64
Settlement created by transfer 68112 to be void to the provisions of Section 31E(6) of the Land Transfer Act 1925

Scale - 2 Chains
E.R.F.
0. 2. 00 - 7. 665401
0. 1. 32

METRIC AREA IS 2024 m
2024 m

13 307 7/12

210/156

NA210/156 (cont.)

REGISTER

210/156

210/156

Lease 33312 dated 1 April 1938 to
 R. Goss + Sons Limited Term 5 years
 Term 15.1.1964 (Renewal Clause)
 Produced 3.3.1964 at 12.50/-
 A.L.R.

A.101296 Transfer of Lot 2 Plan 29318
 to Auto Holdings Limited. Produced
 2-9-1965 at 2.50/- K. J. J. J.
 66/1104

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

of 605811 ONE cancelled as to Lot 1 of
 OP 29318 and also as to Lot 2
 7.12.1971 210/78 J. J. J. J.
 OKR 35264

Is cancelled



NA21D/78



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



Historical Search Copy

Identifier NA21D/78
Land Registration District North Auckland
Date Issued 07 December 1971

Prior References
NA210/156

Estate Fee Simple
Area 465 square metres more or less
Legal Description Lot 1 Deposited Plan 49318

Original Proprietors
Merj Holdings Limited

Interests

D538734.3 Mortgage to King Gerrard Securities Limited - 6.9.2000 at 2.05 pm
5328297.1 Variation of Mortgage D538734.3 - 28.8.2002 at 2:43 pm
6106767.1 Variation of Mortgage D538734.3 - 6.8.2004 at 9:00 am
7002556.1 Variation of Mortgage D538734.3 - 24.8.2006 at 9:00 am
7009614.1 Variation of Mortgage D538734.3 - 30.8.2006 at 9:00 am
7922701.1 Variation of Mortgage D538734.3 - 29.8.2008 at 9:00 am
8578521.1 Variation of Mortgage D538734.3 - 5.11.2010 at 11:00 am
9164676.1 Variation of Mortgage D538734.3 - 3.9.2012 at 4:57 pm
9634398.1 Discharge of Mortgage D538734.3 - 20.2.2014 at 10:06 am

NA21D/78 (cont.)

Identifier **NA21D/78**

References
Prior C/T 240/156

Transfer No.
N/C Order No. A605811

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of December one thousand nine hundred and Seventy-One under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE CHAIRMAN, COUNCELLORS AND INHABITANTS OF THE COUNTY OF FRANKLIN are

Exeised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 78.4 Perches more or less being Lot 1 on Deposited Plan 49318 and being part Allotment 30, Suburban Section 2, Parish of Pukekohe.

Metric Area is 465m²
 Conversion Factors
 1 Acre = 4046m²
 1 Perch = 25.29m²
 1 Link = .2012 metres

Pukekohe Borough

Scale: 1 inch = 60 links

Assistant Land Registrar
25269.

205435.1 Transfer to John James White, Robert Anthony Krietlich, Patrick Joseph McCormick and Patrick John Hanna all of Pukekohe chartered accountants as tenants in common in equal shares - 24.5.1972 at 10.53 oc.

205435.2 Mortgage to Grierson Jackson Securities Limited - Pukekohe Limited - 25.3.1982 at 10.53 oc.

227455.2 Mortgage to King Gerrard Securities Limited - 25.3.1982 at 10.22 o.c.

616017.2 Mortgage to King Gerrard Securities Limited - 25.3.1982 at 9.39 o.c.

B.046283.1 Transfer to John James White, Robert Anthony Krietlich and Patrick John Hanna, all of Pukekohe, Chartered Accountants as tenants in common in equal shares - 22.3.1982 at 1.46 o.c.

B.046283.2 Variation of Mortgage 616017.2 - 22.3.1982 at 1.46 o.c.

DISCHARGE
DISCHARGE
DISCHARGE

h. Deuill
A.L.R.
h. Deuill
A.L.R.
h. Deuill
A.L.R.
h. Deuill
A.L.R.
h. Deuill
A.L.R.
h. Deuill
A.L.R.

(OVER)

Register copy for L. & D. 69, 71, 72

NA21D/78 (cont.)

Identifier

NA21D/78

210/78

B.116340.2 Mortgage to New Zealand Guardian Securities Limited - 14.10.1982 at 3.00 o/c
B304870.1
A.L.R.

B.304870.2 Mortgage to Malcolm Clifford McDougall, Oswald McDougall and John Foster White - 9.11.1984 at 11.31 o/c
A.L.R.

B.304870.3 Mortgage to Cushla Margaret Massey - 3.7.1984 at 9.00 o/c
A.L.R.

B.304870.4 Mortgage to Robert Frederick Lansdown - 3.7.1984 at 11.31 o/c
A.L.R.

B396756.1 Variation of Mortgage B304870.1 - 29.3.1985 at 1.53 o/c
A.L.R.

B396756.2 Variation of Mortgage B304870.4 - 29.3.1985 at 1.53 o/c
A.L.R.

B.406994.1 Variation of terms of Mortgage B.304870.3 - 29.4.1985 at 2.06 o/c
A.L.R.

B.965569.4 Transmission of the share of John James White to The New Zealand Guardian Trust Company Limited as executor - 9.3.1989 at 2.53 o/c.
A.L.R.

B.965569.5 Transfer of the share acquired by Transmission B.965569.4 to Robert Anthony Krietich and Patrick John Hanna both abovenamed as tenants in common in equal shares - 9.3.1989 at 2.53 o/c.
A.L.R.

B.965569.6 Mortgage to Bank of New Zealand - 9.3.1989 at 2.33 o/c.
A.L.R.

D538734.2 Transfer to Merj Holdings Limited

D538734.3 Mortgage to King Gerrard Securitisation Limited

All 6.9.2000 at 2.05
for RGL


Franklin and Manukau Counties Act (1911)

A copy of the act to constitute Franklin and Manukau Counties (New Zealand Statutes, 1911, No. 12.), from Manukau's Journey, Auckland Libraries website:

<http://www.aucklandcity.govt.nz/dbtw-wpd/manukaudatabases/Journey/photos/19121apra.htm> (accessed 10.05.2017).

2 GEO. V.] *Franklin and Manukau Counties.* [1911, No. 12. 265

New Zealand.



ANALYSIS.

<p>Title. Preamble. 1. Short Title. 2. County of Franklin constituted. 3. Boundaries of County of Manukau altered. 4. Arrangement of assets and liabilities between the two counties. 5. Controller and Auditor-General to make award if failure by either party affected.</p>	<p>6. Extent of inquiry and award. 7. Award deemed to be final. 8. Property to vest in county after constitution thereof. 9. Member of Auckland Harbour Board to be elected from both counties jointly. 10. Date of Act coming into force. 11. Saving of certain powers of the Governor. Schedules.</p>
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1911, No. 12.—*Local.*

AN ACT to constitute Franklin and Manukau Counties. Title.
[21st October, 1911.]

WHEREAS by subsection one of section two of the Counties Amendment Act, 1910, it was enacted, *inter alia*, that the Governor might, by Proclamation, declare that on a day named in the Proclamation (being not sooner than the first day of April, nineteen hundred and eleven) the Counties Act, 1908, should be revived in the County of Manukau, and that on the day so named the last-mentioned Act should be revived accordingly: And whereas by subsection nine of section two of the Counties Amendment Act, 1910, it was further enacted that the Governor in Council might, by notice in the *Gazette*, suspend the operation of said section two for a period not exceeding twelve months after the first day of April, nineteen hundred and eleven, in the said County of Manukau, on the petition of a majority of the local authorities (other than Borough Councils) within that county: And whereas the Governor in Council suspended the operation of section two of the Counties Amendment Act, 1910, for a period not exceeding twelve months from the first day of April, nineteen hundred and eleven, in the said County of Manukau, on the petition of a majority of the local authorities (other than Borough Councils) within that county: And whereas it is desirable to provide that portion of the said County of Manukau shall be formed into a new county to be called "The County of Franklin": Preamble.

BE IT THEREFORE ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows.—

1. This Act may be cited as the Franklin and Manukau Counties Act, 1911. Short Title.

County of Franklin constituted.

2. The County of Franklin is hereby constituted. It shall comprise that portion of the County of Manukau particularly described in the First Schedule hereto.

Boundaries of County of Manukau altered.

3. The boundaries of the County of Manukau as altered shall be as described in the Second Schedule hereto.

Arrangement of assets and liabilities between the two counties.

4. The Council of each of the said counties respectively and the several and respective Road Boards and Town Boards in each such county may agree in writing as to what portion of the property (including uncollected rates, if any) belonging to such Road Boards and Town Boards respectively shall vest in the Corporation of the county, and what portion of the liabilities (if any) of such Road Boards and Town Boards respectively shall be discharged by the Council; and every such agreement shall be final and binding upon the parties thereto.

Controller and Auditor-General to make award if failure by either party affected.

5. If within two months after the first election of each Council respectively any such Council and any such Road Board or Town Board shall have failed to enter into such agreement, the Controller and Auditor-General, or such other person as the Governor appoints, shall, upon the application of the Council or Board affected, hold an inquiry and shall make an award as to the several matters mentioned in section four hereof.

Extent of inquiry and award.

6. Any such award may provide for all or any of the matters included in the subject for inquiry, and may declare in whom any property shall be vested, and by whom any moneys shall be paid, or other acts or things done, including the payment by either party of the whole or any part of the expenses of such inquiry; and the person making such award may make and give such directions generally as may be necessary for giving full effect to the objects of the inquiry.

Award deemed to be final.

7. Every such award shall be final, and shall from the date thereof have the operation of and be enforceable as and be held to be a judgment of the Supreme Court.

Property to vest in county after constitution thereof.

8. All property, real or personal, allotted to any county by any such agreement or any award shall be deemed to have vested in the Corporation thereof on and after the date of the constitution of such county.

Member of Auckland Harbour Board to be elected from both counties jointly.

9. The provision in the Harbours Amendment Act, 1910, that the electors of the County of Manukau shall return one member to the Auckland Harbour Board is hereby repealed. In lieu thereof it is hereby enacted that the electors of the Counties of Manukau and Franklin shall henceforth jointly return one member to such Harbour Board, and the said counties shall be a combined district for the purposes of the last-mentioned Act. This provision shall not take effect until the date of the first election after the passing of this Act of a member to such Board.

Date of Act coming into force.

10. This Act shall come into operation on the first day of April, nineteen hundred and twelve, and on such date the operation of the Counties Act, 1908, shall be revived in the said Counties of Manukau and Franklin.

Saving of certain powers of the Governor.

11. Nothing herein contained shall affect the power of the Governor to proclaim any portion of the said counties a borough or town district.

SCHEDULES.

Schedules.

FIRST SCHEDULE.

FRANKLIN COUNTY.

ALL that area in the Auckland Land District bounded towards the north generally by Manukau Harbour from the South Head of that harbour to the Pahurehure River; thence by that river to the south-western corner of Papakura Town District, as described in the *New Zealand Gazette* No. 69, of the 17th August, 1882; thence by the said town district to the north-eastern corner of Allotment No. 16, Kerikeri Settlement; thence across a road, and by Sections Nos. 28, 29, 30, 228, 33, 34, and 171, Hunua Parish, to the road forming the south-eastern boundary of the last-mentioned section; thence by that road to Section No. 170; thence by that section to the Road Reserve on its north-eastern boundary; thence by a line through the said reserve to the middle of the road forming the southern boundary of Section No. 172; thence by a line along the middle of that road and the road forming the south-eastern boundaries of Sections Nos. 172, 173, and 174, Hunua Parish, to a point opposite the westernmost corner of Section No. 113; thence by a right line to the westernmost corner of the said Section No. 113, and by that section to the Wairoa River; thence by that river to a point opposite the north-western corner of Section No. 86, Otau Parish; thence across the Wairoa River, and by the northern boundary of the last-mentioned section to the south-eastern corner of Section No. 85; thence by that section and Sections Nos. 84 and 82, Otau Parish, to the north-eastern corner of the last-mentioned section; thence by the north-eastern boundaries of Sections Nos. 77 and 76 to the road forming the north-western boundaries of Sections Nos. 74A and 74B; thence by that road to the Kiripaka Block; thence by the western boundaries of the Kiripaka Block, Te Kawakawa No. 2, Te Kawakawa, and Waitawa Blocks to the sea; thence towards the north-east and east by the sea to the Pukorokoro Creek; thence towards the south generally by a right line across the said creek to the northernmost corner of Section No. 82, Koheroa Parish; thence by that section to the Pukorokoro-Mercer Road; thence by the said Pukorokoro-Mercer Road to the Mangatangi Stream; thence by a line along the middle of that stream to its confluence with the Maramarua River; thence by a line along the middle of the Maramarua River to its confluence with the Whangamarino River; thence by a line along the middle of the Whangamarino River to the Waikato River; thence by the left bank of the Waikato River to the sea; and thence towards the south-west by the sea to the South Head of Manukau Harbour, the place of commencement.

SECOND SCHEDULE.

MANUKAU COUNTY.

ALL that area in the Auckland Land District bounded towards the north generally by the northern side of Portage Road from the Manukau Harbour to the Otahuhu Creek; thence by the Otahuhu Creek to the Tamaki River; thence by the Tamaki River to the sea; thence by the sea to the northernmost corner of the Waitawa Block; thence towards the east and south generally by Franklin County as described in the First Schedule hereto to the Pahurehure River; thence towards the south-west and west generally by the said Pahurehure River and the Manukau Harbour to the northern side of Portage Road, the place of commencement: including Puketutu and adjacent islands in Manukau Harbour.

Newspaper article examples: Papers Past

Extract from 'Franklin County Council', *Waiuku Times*, Volume 2, Issue 118, 12 August 1913, 3

COUNTY OFFICES.

Mr L. C. A. Potter, architect, of Pukekohe, submitted an excellent plan of proposed offices for the County.

Members were unanimous in the opinion that the work could not be carried on in the present office.

The matter of finance caused some discussion, Cr Campbell favouring the spreading of the cost over a five to ten years period.

"A decent building, which will last for all time," was what the Councillors appeared to be aiming at.

Finally the plan was adopted and a committee, consisting of the chairman, Crs Flanagan, Campbell and Lyons, was elected to consider the specifications, enquire into the best way of arranging the finance, and to report to the next meeting.

The committee agreed to "make all haste," and it is likely that tenders for the building, in brick, will be invited within the month.

COUNTY COUNCIL CHAMBERS.

BRICK EDIFICE FOR FRANKLIN.

Franklin County will shortly be the possessor of handsome council chambers, which are to be constructed in brick. Plans for the building have been prepared by Mr. L. C. A. Potter, and tenders for the work are now being called for. The new building is to be erected on a site in Hall Street, Pukekohe. The design of the structure is decidedly pleasing.

The whole of the exterior is to be plastered, while the front will be finished in red plaster and tuck-pointed to represent bricks. The columns at each side of the main entrance and those at each side and in the centre of the large windows at each side of the entrance will be finished in ordinary cement plaster, and the other exterior finishings will also be carried out in this material.

Concrete steps will lead up to the main entrance, where a vestibule is first met with. This vestibule leads into a long corridor, 6ft wide. On the left of the corridor is a public space, and behind this will be the council chamber, which will be 28½ft by 14ft. This room will be neatly finished, and the seats for the members of the council will be arranged in horseshoe fashion. Behind the chamber a committee-room, 14ft by 10ft, will be situated. To the rear of this there will be a small passage, from which the contractors' room, 7ft by 8ft, is to be entered.

To the right of the corridor in the front of the building an assistant clerk's room, 10ft by 10ft, is provided for. The county clerk's room, 14ft by 14ft, will be to the rear of this. Then come two strongrooms, each with 14in walls, and each with an area of 6½ft by 6½ft. At the back of the strongrooms the plans provide for an engineer's room, 18ft by 14ft.

The whole structure when completed will prove an architectural ornament to the district of Pukekohe.

APPENDIX 3

Supplementary information: Architectural

Architect: L. C. A. Potter (1880-1965)

The Franklin County Council Chambers was designed by local architect, L. C. A. (Llewellyn (Llew) Claude Arthur) Potter. Born on 5 August 1880 at Whakahara, near Dargaville, he was one of 14 children born to Emily Mary (nee. Gooch) and James John Potter both of whom immigrated to New Zealand from Birmingham, England in 1879.⁴⁷

Little is known about Potter's early life, where he studied or trained, but by 1905 he was working as a joiner for Mackrell and Colley, a well-known Gisborne firm of builders, contractors, and timber merchants established in 1899.⁴⁸

In January 1908, Potter commenced practice as an architect and building supervisor in Cambridge. Based at "The Laurels", he claimed to have previously designed a number of business premises and residences in Gisborne and Rotorua.⁴⁹

Based on tender notices advertised in contemporary newspapers (refer to table below), one of Potter's first commissions in Cambridge was the design of a residence in Wilson Street for Mr G. V. Hooper. This was followed by a number of other local residences, including a ten-roomed house at Te Awamutu for Mr A. Hyde and a Catholic School in Cambridge. Potter moved his offices to Victoria Street, Cambridge in 1909 and sought a 'lad' to assist at his practice.⁵⁰ Two years later, he relocated to Ngaruawahia, and, notwithstanding the design of a residence in Remuera, principally worked on buildings within the locality.⁵¹

On 27 January 1913, Potter commenced practice in Pukekohe, working first out of the Times Building⁵² then relocating to No. 2 Roulston's Buildings the following year.⁵³ His services included the preparation of plans and estimates, and the supervision of the building's construction. On 22 April 1914, he married Annie Myles (1885-1977) at



Figure 43: L. C. A. Potter, n.d. (a detail from a photograph taken at the wedding of his daughter. Part of the family collection, scanned by T. Montgomery, from WikiTree website: <https://www.wikitree.com/photo/jpg/Potter-4750>).

⁴⁷ Births, Death and Marriages Online, <https://bdmhistoricalrecords.dia.govt.nz/home>; James John Potter (1846-1918), Llewellyn Claude Arthur Potter (1880-1965), both from the WikiTree website: <https://www.wikitree.com/wiki/Potter-4751> (both accessed 17.05.2017).

⁴⁸ Supreme Court, *Poverty Bay Herald*, Volume XXXII, Issue 10457, 8 September 1905, 3, [Papers Past](#); Gisborne, 'Mackrell and Colley', NZETC website, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d3-d6-d6.html> (both accessed 17.05.2017).

⁴⁹ Waikato Independent, *Waikato Independent*, Volume VII, Issue 457, 7 January 1908, 4, [Papers Past](#); Page 4 Advertisements Column 1, *Waikato Independent*, Volume VII, Issue 466, 30 January 1908, 4, [Papers Past](#) (both accessed 17.05.2017).

⁵⁰ Page 6 Advertisements Column 1, *Waikato Independent*, Volume IX, Issue 673, 12 June 1909, 6, [Papers Past](#) (accessed 17.05.2017).

⁵¹ Page 4 Advertisements Column 1, *New Zealand Herald*, Volume XLIII, Issue 14790, 20 September 1911, 4, [Papers Past](#) (accessed 17.05.2017).

⁵² This would have been the earlier Times Building, and not the one Potter designed later that year.

⁵³ Page 2 Advertisements Column, *Pukekohe & Waiuku Times*, Volume 1, Issue 65, 4 February 1913, 2, [Papers Past](#); Page 2 Advertisements Column 2, *Pukekohe & Waiuku Times*, Volume 3, Issue 192, 5 May 1914, 2, [Papers Past](#) (both accessed 17.05.2017).

Ngaruawahia.⁵⁴ The following three years were seemingly the most prolific in Potter's career, working predominantly on projects at Pukekohe and Ngaruawahia. These included the a brick residence in Harrington Avenue (1913), the new Times Building (1913), and the Franklin County Council Chambers (1914). In 1915, he was appointed agent for the British Dominions General Insurance Company Ltd., a position he held until at least 1917 when he was engaged by Pukekohe Borough Council to carry out the roles of building and sanitary inspector and nuisance inspector.⁵⁵

Potter once again relocated his offices in 1919, this time moving to Matamata where he was based until at least 1928.⁵⁶ Despite continued commissions, particularly in Ngaruawahia, architectural work seemed to slow during this time. Potter's last known commission was for the design of brick premises in Ngaruawahia for H. J. Salbrey in 1929. Little is known about his work after this time.

L. C. A. Potter passed away at Papatoetoe on 10 May 1965.⁵⁷ He was survived by his wife, Annie, and their three children.⁵⁸



Figure 44: Residence at Harrington Avenue soon after completion, designed by Potter for Mr W. Adams in 1913 (courtesy F. Snook (owner), from Auckland Council, Pukekohe Heritage Survey, 2014).



Figure 45: 12 Harrington Avenue, 2014 (Auckland Council, 2014).

Examples of Potter's known work

The following table lists the known works of L. C. A. Potter undertaken between 1908 and 1929. The list is not necessarily exhaustive, being largely based on tender notices advertised in newspapers of the time. Whilst some notices include a building's name, the majority refer only the building type and street or suburb, making it difficult to make a connection between the notice and a particular building. Where a possible association has been made, based on other sources, this has been included in brackets. It is also possible that a number of the buildings no longer exist.

Potter was most active during his early years in Cambridge, and during his time in Pukekohe in the 1910s. Whilst the majority of his commissions involved the design of

⁵⁴ Llewellyn Claude Arthur Potter (1880-1965), both from the *WikiTree* website: <https://www.wikitree.com/wiki/Potter-4751> (accessed 17.05.2017).

⁵⁵ Local and General, *Pukekohe & Waiuku Times*, Volume 4, Issue 91, 4 October 1915, 2, [Papers Past](#); Pukekohe Borough Council, *Pukekohe & Waiuku Times*, Volume 6, Issue 253, 23 February 1917, 4, [Papers Past](#); Page 3 Advertisements column 3, *Pukekohe & Waiuku Times*, Volume 6, Issue 254, 27 February 1917, 3, [Papers Past](#) (all accessed 17.05.2017).

⁵⁶ Page 12 Advertisements Column 1, *New Zealand Herald*, Volume LCI, Issue 17222, 26 July 1919, 12, [Papers Past](#); Page 5 Advertisements Column 8, *New Zealand Herald*, Volume LXV, Issue 19950, 19 May 1928, 5, [Papers Past](#) (both accessed 17.05.2017).

⁵⁷ Llewellyn Claude Arthur Potter (1880-1965), both from the *WikiTree* website: <https://www.wikitree.com/wiki/Potter-4751> (accessed 17.05.2017).

⁵⁸ Births, Death and Marriages Online, <https://bdmhistoricalrecords.dia.govt.nz/home>

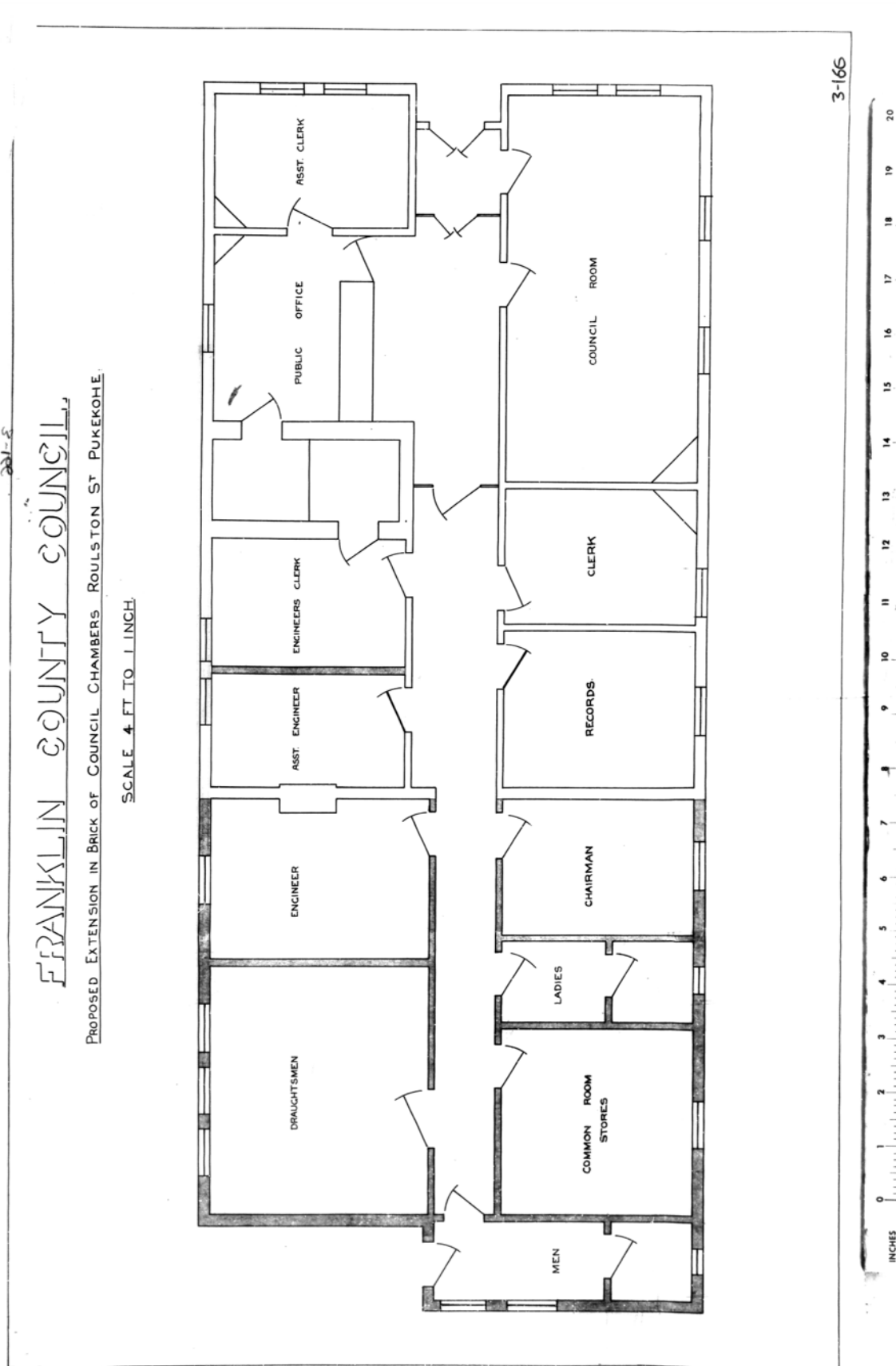
new residences, principally in the south Auckland/north Waikato area, he also worked on projects in places such as Remuera and Helensville. In addition to residences, Potter was also responsible for the design of shops, municipal buildings, a school, a hotel and a theatre. Despite having a relatively modest portfolio when compared to some of his more well-known contemporaries, it is clear that Potter made his mark, contributing to the development of a number of townships, particularly Pukekohe and Ngaruawahia, during key periods in their histories.

Date	Project (tenders for):	Source
1908	Residence in Wilson Street, Cambridge for Mr G. V. Hooper	Papers Past
1908	Residence at Hairini for Mr T. Weal	Papers Past
1908	Residence at Whitehall for Mr P. Muirhead	Papers Past
1908	Catholic School, Cambridge	Papers Past
1908	Extensive alterations and additions to Alexandra Hall for Mr C. Boyce	Papers Past
1909	Ten-roomed residence at Te Awamutu for Mr A. Hyde	Papers Past
1911	Residence at Remuera	Papers Past
1911	Residence at Huntly	Papers Past
1911	Block of shops at Ngaruawahia	Papers Past
1911	Shops and offices at Ngaruawahia	Papers Past
1911	Alteration and additions to residence at Horotiu	Papers Past
1912	Residence at Huntly	Papers Past
1912	Picture Theatre at Huntly for Ralph's Estate (King's Hall)	Papers Past
1913	Residence at Pukeoware for Mr. E. R. Rudge	Papers Past
1913	Residence in Harrington Avenue, Pukekohe for Mr W. Adams	Papers Past
1913	Times Building, Pukekohe	Papers Past
1913	Alterations and additions to premises in King Street, Pukekohe for J. and D. Roulston.	Papers Past Papers Past
1913	Residence at Pukekohe	Papers Past
1913	Franklin County Council Chambers, Pukekohe Completed in 1914	Papers Past
1914	Cottage at Tuakau	Papers Past
1915	The Mauku Hotel for the Campbell and Ehrenfried Co. Ltd.	Papers Past
1915	Alterations to store at Helensville	Papers Past
1915	Two-storeyed residence in wood and brick at Papatoetoe	Papers Past
1915	Alterations and additions to residence at Pukeoware	Papers Past
1915	Residence at Ngaruawahia	Papers Past

Date	Project (tenders for):	Source
1915	Shops at Ngaruawahia	Papers Past
1916	Residence at Puni	Papers Past
1916	Removal of residence at Ngaruawahia and associated work	Papers Past
1916	Additions to residence at Ngaruawahia	Papers Past
1919	Premises in brick at Ngaruawahia	Papers Past
1920	Premises in brick at Ngaruawahia	Papers Past
1923	Premises at Ngaruawahia in reinforced concrete	Papers Past
1926	Additions to premises at Ngaruawahia in brick and reinforced concrete	Papers Past
1928	Catholic Presbytery at Morrinsville	Papers Past
1929	Premises in brick at Ngaruawahia for H. J. Saulbrey, Esq.	Papers Past

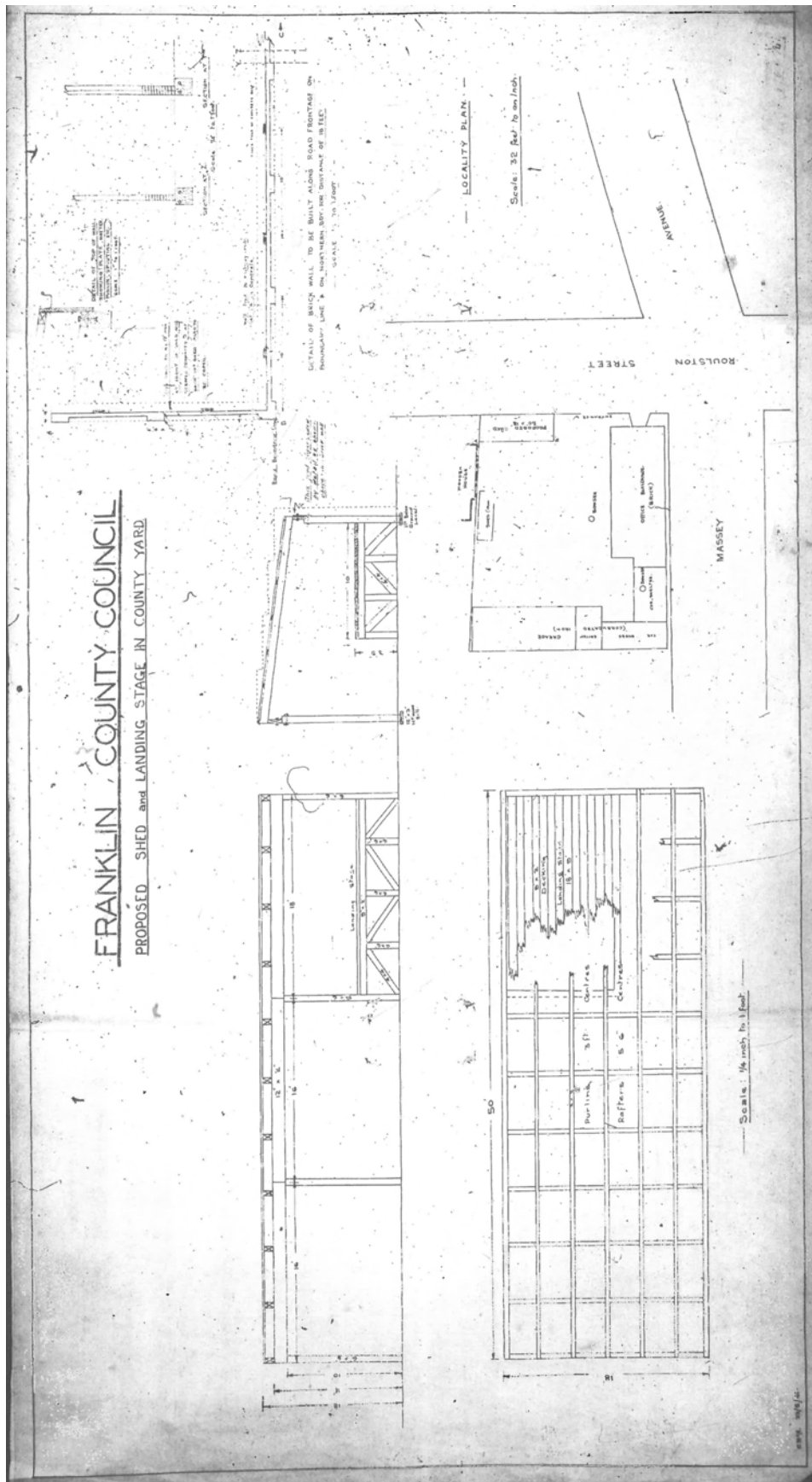
Plan: c.1940s addition

The following plan shows the extension added to the rear of the Franklin County Council Chambers during the c.1940 (Auckland Council property records).



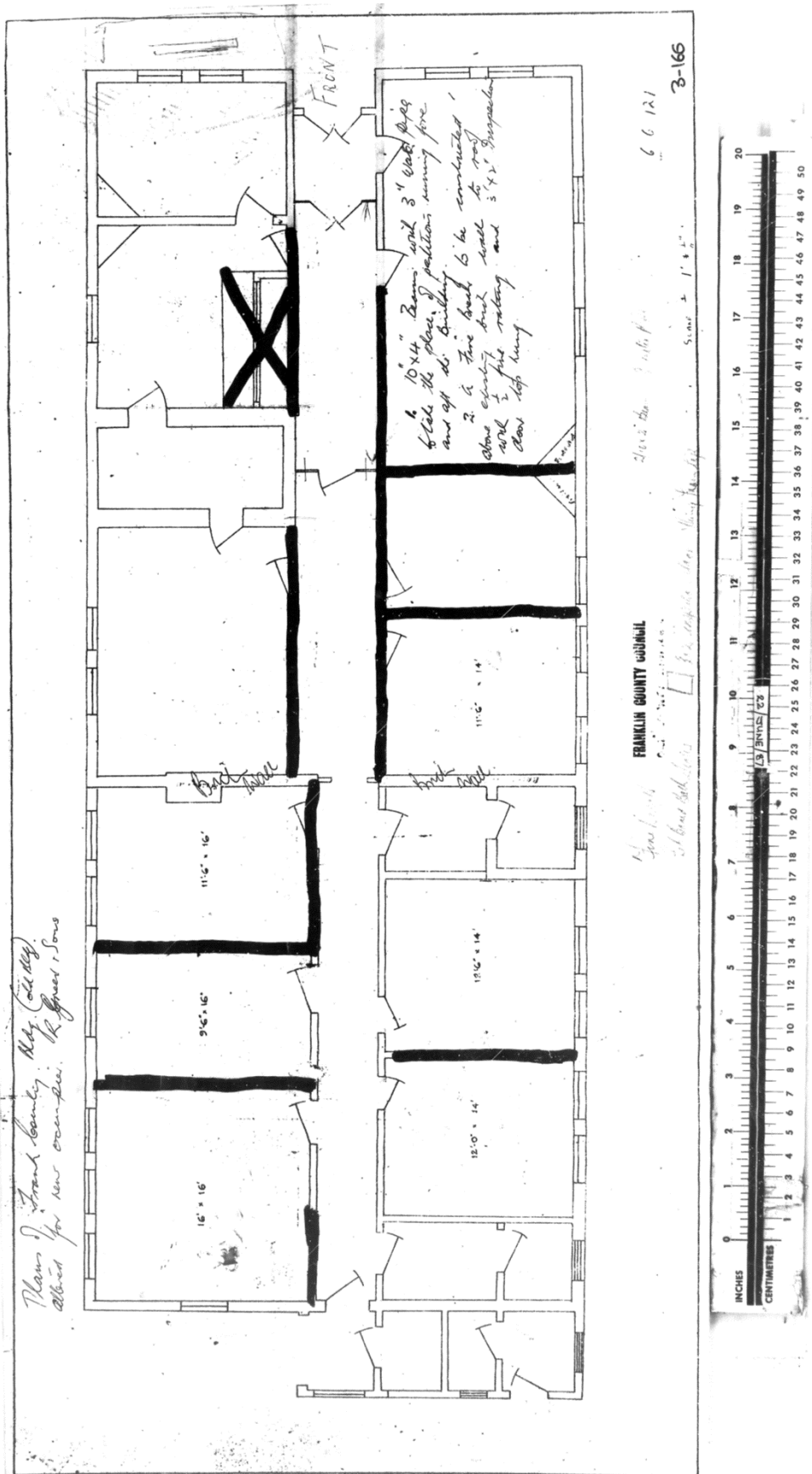
Plan: 1941 site plan

Plan showing the Franklin County Council yard and associated buildings, including the Chambers, car shelter and sheds, a smithy and garage. Note that the plan of the building shows the rear addition (Auckland Council property records).



Plan: 1987 internal alterations

Plan showing internal alterations including the removal and insertion of new partition walls (Auckland Council property records).





APPENDIX 4

Comparative analysis: supplementary information

The following documentation provides supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to the Franklin County Council Chambers by way of building type and style. The first section identifies examples of purpose-built county council buildings across the country that are included on the New Zealand Heritage List/Rārangi Kōrero. The second looks at *known* late-nineteenth and early-twentieth century examples of council buildings that exist in the Auckland region. The final comparison considers other council buildings in Pukekohe and an example of a similarly designed local structures. The comparisons made are based on *known* places within the region and nation, and it is acknowledged that further targeted research leading to a more comprehensive comparison with other heritage places may yield further information.



National context: County council buildings (New Zealand Heritage List)

Maniototo County Council Offices (Former) (1878)	Eyre County Council Buildings (1880)
	
Copyright: PhilBee NZ – Phil Braithwaite, from Heritage New Zealand’s online list	Copyright: David Ayers, 12/04/2010, from Heritage New Zealand’s online list
Location: 3 Earne Street and Leven Street, Naseby HNZPT: Category 2 (#2268)	Location: 465 Mill Road, Ohoka HNZPT: Category 2 (#3737)

<p>Lake County Council Chambers (Former) (1880-81)</p>	<p>Waitaki County Council Chambers (Former) (1882)</p>
 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Susan Irvine</p>	 <p>Copyright: Francis Vallance, 31/12/2007, from Heritage New Zealand's online list</p>
<p>Location: 50 Ballarat Street and Stanley Street, Queenstown HNZPT: Category 2 (#2337)</p>	<p>Location: 100 Thames Street, Oamaru HNZPT: Category 2 (#2311)</p>
<p>County Chambers (1902)</p>	<p>Council Chambers (Former) (1913)</p>
 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Alison Dangerfield 30/05/2008</p>	 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Karen Astwood 01/06/2009</p>
<p>Location: Queen Street, Wairoa HNZPT: Category 2 (#2775)</p>	<p>Location: 92 Fairfax Street, Murchison HNZPT: Category 2 (#1635)</p>
<p>Hawke's Bay County Council Offices (Former) (c.1910s)</p>	<p>Ashley County Council Council Offices (Former) (1922)</p>
 <p>Copyright: Andrew Caldwell (www.flickr.com), 10/12/2016, from Heritage New Zealand's online list.</p>	 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand)</p>
<p>Location: 12 Browning Street, Napier HNZPT: Category 2 (#4820)</p>	<p>Location: 1091 Upper Sefton Road, Balcairn HNZPT: Category 2 (#7279)</p>

<p>Uawa County Council Building (Former) (1922)</p>	<p>County Council Building (Former) (1923)</p>
 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Mike Vincent</p>	 <p>Copyright: Heritage New Zealand, taken by Greg Mason, 08/06/2001</p>
<p>Location: 31 Solander Street and Endeavour Street, Tolaga Bay HNZPT: Category 2 (#3560)</p>	<p>Location: 102 Seddon Street, Raetihi HNZPT: Category 2 (#7280)</p>
<p>Mangonui County Council Building (Former) (1923)</p>	<p>Pahiatua County Council Chambers (Former) (1928-29)</p>
 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand) taken by Stuart Park</p>	 <p>Copyright: NZ Historic Places Trust (now Heritage New Zealand), taken by Karen Astwood</p>
<p>Location: 1 South Road, Kaitaia HNZPT: Category 2 (#3892)</p>	<p>Location: 136 Main Street & Huia Street, Pahiatua HNZPT: Category 2 (#4021)</p>
<p>Buller County Chambers (Former) (1940)</p>	
 <p>Copyright: Shellie Evans – flyingkiwigirl, 19/03/2015, from Heritage New Zealand's online list</p>	
<p>Location: 161 Palmerston Street, Westport HNZPT: Category 1 (#5001)</p>	

Regional context: Council/local government building type in Auckland

<p>Grey Lynn Borough Council Offices (Former) (1889)</p>	<p>Mount Eden Borough Council Building (Former) (1911)</p>
 <p>Auckland Council, 2012</p>	 <p>Auckland Council, 2012</p>
<p>Location: 1 Williamson Avenue, Grey Lynn Auckland Council: Category B (#01903) HNZPT: Category 2 (#572)</p>	<p>Location: 62-64 Valley Road, Mount Eden Auckland Council: Category B (#01895)</p>
<p>One Tree Hill Borough Council Offices (Former) (1911)</p>	<p>Northcote Borough Council Chambers (Former) (1912)</p>
 <p>Google Street View, Oct 2015</p>	 <p>Auckland Council, n.d.</p>
<p>Location: 272-278 Manukau Road, Epsom</p>	<p>Location: 152 Queen Street, Northcote Point Auckland Council: Category B (#01030)</p>
<p>Mount Albert Borough Council Chambers (Former) (1927)</p>	<p>Waiuku Town Board/Borough Council Building (Former) (1939)</p>
 <p>Google Street View, Oct 2015</p>	 <p>Auckland Council, 2015</p>
<p>Location: 615 New North Road, Kingsland</p>	<p>Location: 2 Queen Street, Waiuku</p>

Local context: Pukekohe council buildings and local style comparisons

<p>Franklin County Council Building (Former) (1958)</p>	<p>Pukekohe Municipal Chambers and Public Library (Former) (1960)</p>
	
<p>Location: 8 Roulston Street, Pukekohe</p>	<p>Location: 22 Edinburgh Street, Pukekohe</p>
<p>Cambridge Court House (Former) (1909)</p>	<p>The Times Building (Former) (1913)</p>
 <p>© Cambridge Museum Photo</p>	
<p>Copyright: Cambridge Museum</p>	
<p>Location: 24 Victoria Street, Cambridge</p>	<p>Location: 1 Roulston Street, Pukekohe</p>

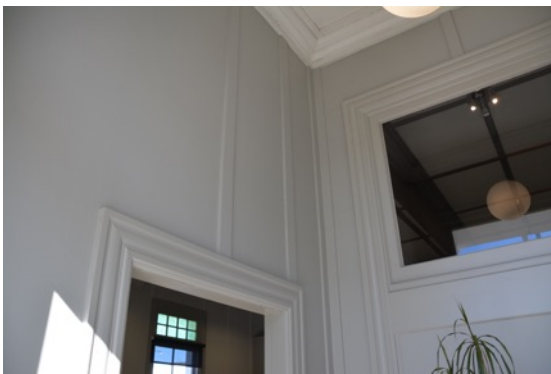
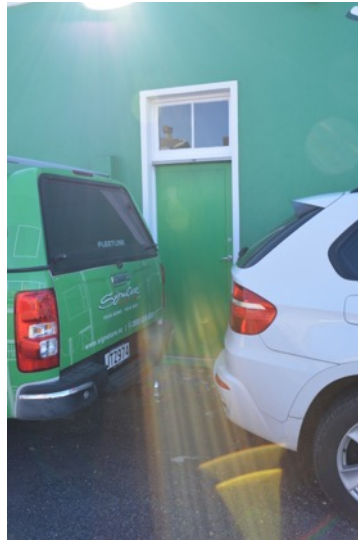
APPENDIX 5

Photographic record

The Heritage Studio Ltd. took the following photographs on 15 March 2017.









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