



SALMOND  
REED  
ARCHITECTS  
LIMITED

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

# Former Mt Albert Borough Council Chambers Building

615 New North Road, Kingsland

## Heritage Assessment

PREPARED FOR

Auckland Council



*photos: Salmond Reed Architects 2016*



Job # 2016-041 | August 2016

*Minor edits May 2017*

## 1.0 Purpose

The purpose of this document is to consider the place located at 615 New North Road against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

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

## 2.0 Identification

<b>Site address</b>	615 New North Road Kingsland
<b>Legal description and Certificate of Title identifier</b>	Lot 1 DP 72255 CT 51D / 1026
<b>NZTM grid reference</b>	Easting 1754761.59 Northing 5917768.34 Longitude 174.736411 Latitude -36.873363
<b>Ownership</b>	British Jewellers (NZ) Ltd
<b>District/regional plan &amp; zoning</b>	Business 4
<b>Proposed Unitary Plan zoning</b>	Local Centre - Morningside
<b>Existing scheduled item(s)</b>	Not applicable
<b>Additional controls</b>	Not applicable
<b>NZHPT listing details</b>	Not applicable
<b>Pre-1900 site (HNZPTA 2014)</b>	No  The place does not predate 1900 and has no identified archaeological values
<b>CHI reference/s</b>	Not applicable
<b>NZAA site record number/s</b>	Not applicable

### 3.0 Constraints

This evaluation does not include consideration of:

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

The evaluation is based on a history written by historian, Lisa J Truttman, additional information provided by Council and a visual inspection of the place from New North Road and Western Springs Road, undertaken on Tuesday 24 May 2016.

### 4.0 Historical summary

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

Local government began in Mt Albert in 1867 with the election of a Board of Trustees for the Mt Albert Highway District which by 1901 had become a Road Board, located in a purpose-built office across the road from the site at 615 New North Road. Becoming a Borough in 1911, the area developed immediately after WWI and by 1927, following ratepayer support, handsome new Council Chambers were built to the design of well-known architect, Daniel Boys Patterson. By 1973 the building was recognised as inadequate but plans for new accommodation were deferred until 1979, when a rear extension was constructed to the design of Rigby Jones and Partners.



▲ figure 1: *The Opening of the Mt Albert Borough Council Chambers. 11 June 1927. The building was opened by the Hon. G.J Anderson, Minister of Labour. – from the **Ferndale House Collection***



In 1982 part of the site was subdivided and sold to the Watch Tower Bible and Tract Society of New Zealand and, by 1989, amalgamation with Auckland City soon rendered the former Council Chambers redundant. In 1993 the building was sold to British Jewellers (NZ) Ltd, who remain the current owners. It was leased to Auckland Healthcare in 1996 and currently accommodates the St Lukes Community Mental Health Care Centre.

## 5.0 Physical description

The former Mt Albert City Council Chambers is a double-storey building facing New North Road with a newer 1979 double-storey addition surrounded by carparking to the rear, accessed from Western Springs Road. Set close to its side boundaries and of a 'square' footprint, it is set back from New North Road to allow for entry steps, planting and lawn and the road boundary is defined by a low brick wall.

It is located within a small group of local shops, built mainly in the 1920s, that cluster around the Morningside Drive intersection. Immediately surrounding the retail area is the residential suburb of Morningside to the north and the railway line and Morningside Station to the south. Industrial uses and warehouses surround the station and then merge into a more residential context.

The 1682m<sup>2</sup> irregularly shaped property is a through site with road frontages to New North Road on the south boundary and Western Springs Road on the northern boundary.

The later 1979 addition faces onto the southern side of Western Springs Road, with its berms and street trees. Here there are larger buildings containing mostly commercial / service and manufacturing uses reflecting its Business 4 / Local Centre – Morningside zoning, while the opposite, northern side of the street is entirely residential in character.



▲ figure 2: Site plan showing property boundary





▲ figure 3: Wider site location plan



▲ figure 4: 1940 Aerial Map

## 1927 Building

The original building is of reinforced concrete post and with beam construction with internal brick partitions, a reinforced concrete slab floor to the first floor, and a tiled roof on timber roof framing. All window and door joinery is timber.

The original floor plan has not been sourced but a later, undated plan, signed by the City Engineer, shows the 1927 layout with later alterations [see **Appendix 5**].

This shows, at ground floor level, the entry portico with the traffic office to one side and the general office to the other. Located behind these public spaces are offices for clerks, the Mayor and the Town Clerk [with adjoining cloakroom and toilet] and the ladies cloakroom and toilet and strong room. A stair, placed close to the public entry, provides access to the first floor. At the top of the stair is the engineer's office with a door leading to the drawing office, an inspector's office [probably building inspectors], with a door to the clerks and public office, a committee room and a toilet. Finally, the large Council Chamber is located to the rear.

These various offices reveal the political and administrative Council functions in the pre-amalgamation period, when Mayor and Councilors and Town Clerk were more involved in the day-to-day activities of their area and the engineer and his [drawing office] were responsible for infrastructure and other matters. Traffic officers were also part of each Council area's administration – a function now undertaken by the Police.

Remaining features of the building include:

- the footprint and form of the building
- low retaining wall to New North Road boundary [now modified]
- external brick walls to front and side facades [rear, forming part of the later 1979 addition was not inspected]
- timber window joinery

Features no longer present or detracting features:

- steps, planter box, wrought iron railings to front of building and disabled access and timber steps to side
- portico and clock removed, new portico with wrought iron railing to top added
- double storey north east extensions
- interior changes, as detailed in modifications below

## 1979 Building

The 1979 supplementary building is a double-storey rectangular office block set at an angle to the 1926 building. Of reinforced concrete post and beam construction, it has concrete block spandrels, concrete slab floors and a large sheltering hipped and gabled roof on timber trusses. The transition to the older Council Chambers is marked by a flat-roofed glazed link containing a circulation core of entrance, lobby and stairs and a lift with a turret-roofed lift tower. Aluminium door and window joinery is used throughout.

The layout at ground floor level comprised a public counter fronting the area occupied by the [building] inspectors, town planning, drafting room and file

room. Upstairs at first floor level was a reception area, beyond which were the offices of the Mayor, the Town Clerk, the deputy Town Clerk, the Engineer and the Deputy Engineer, along with secretarial offices and file rooms.

The 1979 addition was built to the design of Rigby James and Partners. There are few records of the work of this practice, comprising Allan Rigby with Kevin James who, alongside Allan Irvine and Brian Northcott, had been with the former practice of Rigby Mullan. Rigby James and Partners rates no mention in New Zealand architectural reference books.<sup>1</sup> Rigby Mullan, formed in 1949, had been a “fashionable” and successful practice up until the mid 1970s, noted not only for its domestic work, (the Rayner House and the Greer House in Swanson and houses for Robert Kerridge, the Milnes of Milne & Choyce and the Porters of Masport), but also for its commercial architecture such as the Avondale factory of Reckitt and Coleman (1964), the 246 Queen Street building for Kerridge Odeon Hotels (1964, facades and interior spaces now modified), Boy’s Town (1966) and the White Heron Lodge (1967 and now demolished). By the late 70s, the popularity of this practice was waning and its architectural direction had become confused. The firm’s last major projects, Customhouse (1974) and National Insurance (1976), were completed just prior to Mullan’s retirement due to ill health and the reformation of its remaining principal personnel under the Rigby James and Partners banner.<sup>2</sup> The firm no longer operates.

## Modifications

The undated City Engineer’s drawings [**Appendix 5**] show some changes to the external envelope of the building with extensions to the north east corner to both floors. The internal layout remains unchanged, apart from the removal of some internal partitions and changes to the functions of some rooms.

The original front portico has been replaced by a substantial and unsympathetic addition and although no drawings have been found, a 1955 consent for alterations and additions to the Council Chambers was valued at £10,000 and may have included this work which involved demolition of the portico and its replacement with a new glazed, columned structure, using metal joinery, a reorientation of the main entry doors to each side and a reconfiguration of the approach steps and railings. A disabled access way to the side has also been provided but this is likely to be a later addition.

These post-war changes may have arisen from the need to ‘modernise’ and freshen the Council image.

At some time after 1979, the building was extended to the north-west corner, as shown on the 1996 plans discussed below.

In 1981 changes were made to the public counters and the first floor men’s toilets. The under-stair cupboard and a ventilation system were installed in the Council Chamber.

In 1993 a wrought iron balustrade was erected around the platform above the main New North Road doors to ensure staff safety in the raising and lowering of the flag and in disentangling the halyard from the wrought iron frame around the

---

<sup>1</sup> Gatley, Shaw

<sup>2</sup> <https://douglaslloydjenkins.wordpress.com/2014/11/05/rigby-mullan-the-depths-of-fashion/>



clock (since removed). A photograph in s4.0 of this assessment shows the building dressed in flags for the opening ceremony with the clock mounted on brackets at eaves level.

In 1996, following the lease of the building to the St Lukes Community Mental Health Care Centre, various internal changes were made. These included the removal of ground floor partitions and new walls and door to the first floor [see **Appendix 5**]. This healthcare tenant remains the current occupier of the building.

The interior of the building has not been viewed but the **Appendix 5** drawings document a number of changes here and there appears to be little likelihood that much original fabric remains. Similarly, the exterior changes include modification of the front portico and the total encapsulation of rear façade to accommodate the later 1979 addition and the double-storey east side addition, all of which are out of character with the original 1926 building.

These changes do detract from the heritage values and significance of the 1926 building, overwhelming the building bulk and detail to the extent that they degrade the building and its characteristics as a representative example of the interwar Georgian Revival Style.

## 6.0 Comparative analysis [other similar or related places.

### Other Council Offices

Units of local government in Auckland often grew from earlier mid nineteenth century Highway Districts and Roads Boards and the isthmus contained a proliferation of these small local councils. In 1989, 11 territorial local authorities were amalgamated to become Auckland City Council and in 2010, further 'super city' amalgamations were undertaken following the recommendations of the Royal Commission on Auckland Governance. The new administrative body is known as Auckland Council

The former local councils often had purpose-designed chambers and offices and a few of these remain:

- Former Mt Eden Borough Council Chambers, Valley Road Mt Eden, double storey Edwardian Baroque style, 1911, PAUP ID 1895 Category B.
- Former Mount Roskill [Borough Council] Municipal Chambers, corner Mt Albert and Mt Eden Roads, 1956-57, by local architect Stephen Wright, now Watercare offices, PAUP ID 2588 Category B.

Public architecture in New Zealand was conservative in design until the more widespread adoption of the modernist style after WWII. The design of the former Mt Eden and Mt Albert Borough Council Chambers reflect this conservatism whilst the later Mt Roskill building shows modernist influences.

## Mt Albert Borough Council Offices and D. B. Patterson

Architect for the original building, Daniel Boys Patterson, was born in South Hampton, England, in 1880. In 1910, the 30-year-old qualified architect arrived in New Zealand and one of his first jobs was to prepare details for the Ferry Buildings, which were then being drawn up by Edward Bartley. Patterson was a relatively unknown architect when he was commissioned to design the Ellison Chambers in 1912. This was the first significant building of his career, and being on a prominent site on Queen Street, opposite Wyndham Street, it was an ideal opportunity to demonstrate his talent. His reputation grew rapidly and he became an Associate of the New Zealand Institute of Architects in 1914. Following the death of Edward Bartley in 1919, Patterson was appointed architect for the Auckland Savings Bank and his practice increased immensely in the mid and late 1920s with multiple commissions each year.

He became principal partner in the firm Patterson, Lewis and Sutcliffe and was appointed architect for the Auckland Diocesan Trust Board and, at one time, for the New Zealand Breweries Ltd. He also earned a solid reputation as a designer of churches, including St David's, Khyber Pass, and St. Columba's, Grey Lynn. He also designed the church schools, St. John's Meadowbank, King's College and St Stephens, his largest project being the Mater Misericordiae Hospital in Mountain Road, the maternity annex of which opened two days after his death in May 1962. [See **Appendix 2** for an inventory of his works]

Patterson, in common for architects of the time, designed buildings in a variety of styles, including the classical style, shown in Jackson and Russell's building at 23 Shortland Street, corner High Street [1918], the Auckland Savings Bank at the top of Khyber Pass Road [1926] and the Otahuhu Borough Council Municipal Chambers and Fire Station [1926], no longer in existence, See Fig 5 below. This small single storey building in the classical style is most closely aligned to the former Mt Albert Borough Council Chambers for its similar use and construction date. It is very similar in design to the Point Chevalier, the Jervois Road and the Khyber Pass Road ASB buildings.



▲ figure 5: Otahuhu Borough Council Chambers and Fire Station (with fire engine outside). Price, William Archer, 1866-1948 :Collection of post card negatives. Ref: 1/2-000101-G. Alexander Turnbull Library, Wellington, New Zealand.

Patterson was also competent in the Interwar Gothic Revival Style most often used in churches: in St David's Presbyterian Church, Khyber Pass Road [1926 & 1931] and St Columba's Church, Surrey Crescent [1930-31]. The style was also adapted for school buildings as seen in the recently demolished Hanna Block at King's School Remuera [1936], which was designed in the Interwar Collegiate Gothic Style.

The former Mt Albert Borough Council Chambers was designed in the interwar Georgian Revival style, as is shown by its basement plinth, symmetrical and formally composed facade with its projecting portico of plastered brick, coursed to imitate stone, double hung windows of rectangular proportions, brick walls with quoins to the corners and a clearly visible hipped, tiled roof.

It is a competent example of this kind and is considered to be a representative example of his work, demonstrating his skill at working in a variety of styles.

The later 1979 Rigby James and Partners addition is considered to have few *heritage* values and minimal significance. A little known firm, (although built upon the previously successful Rigby Mullan practice), its buildings have not been documented and the firm appears to have designed no buildings of note. The practice is no longer in existence.

## 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.*

Before Auckland local body amalgamation in 1989 the city had a number of small local Boroughs, each responsible for a range of functions and each with its own offices and council chamber. Some of these council buildings remain today, albeit in different uses.

The former Mt Albert Borough Council Chambers reflects the importance of local government in the Mt Albert community for 63 years from 1926 – 1989. The building is a visible symbol of progress and many important events and decisions concerning the area would have been made here. It is also closely associated with the many Mayors, Councillors and Council Officers who have worked in the building and made important decisions in the Council Chamber.

The former Mt Albert Borough Council Chambers building is considered to be of **considerable** historical significance to the community in the **local** Mt Albert area.

### (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 Council Chambers would have had a strong and special association with the many Mayors, Councillors and Council Officers for its association with pre-amalgamation local government and the important role this played in the lives of its residents. The building has not been used for local body purposes for seventeen years, so this association must inevitably have weakened, but nevertheless it has been a building the community identifies with and its built form is a physical manifestation of the smaller units of local government that once existed. Its current use as the St Lukes Community Mental Health Care Centre continues the community use role of the building.

The former Mt Albert Borough Council Chambers is considered to be of **considerable** social significance to the community in the **local** Mt Albert area.

### **(c) Mana whenua**

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

Not assessed.

### **(d) Knowledge**

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

This assessment adds to our knowledge of the place and contributes to a cultural understanding of the role of local government in Mount Albert and Auckland generally. However, it does not provide significantly towards public education about this type of place. Nor is it a pre-1900 archaeological site so it therefore provides no knowledge of previous ways of life.

The former Mt Albert Borough Council Chambers building is considered to be of **little** knowledge significance to the community in the **local** Mt Albert area

### **(e) Technological**

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

Both the 1926 Council Chambers and its 1979 addition uses well-known and understood construction methods and materials for their respective periods. This place therefore has little association with technical accomplishment, achievement or innovation.

The former Mt Albert Borough Council Chambers building is considered to be of **little** technological significance to the community in the **local** Mt Albert Area.

#### **(f) Physical attributes**

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

The 1926 building, designed by well-known Auckland Architect Daniel Boys Patterson is a representative example of his Interwar Georgian Revival style and is a moderate example of its type and style considered within the context of his work. The 1979 addition by Rigby James and Partners, while a competent example of its kind, is not considered to be notable or representative.

Changes to the interior and, more particularly, the exterior of the building do detract from the physical attributes significance of the building to the extent that the building no longer typifies the interwar Georgian Revival Style.

The former Mt Albert Borough Council Chambers [1926] is considered to be of **moderate** physical attributes significance to the community in the **local** Mt Albert Area.

#### **(g) Aesthetic**

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

This is a distinctive landmark building in its mid-block locality in the Morningside shops, both through its bulk and height, style and setback from the road. Together with the adjoining shops, it terminates the northern vista along Morningside Drive. The aesthetic qualities of the building and its principle New North Road façade have been degraded by later modifications as discussed in detail elsewhere in this assessment.

The former Mt Albert Borough Council Chambers building is considered to be of **moderate** aesthetic significance to the community in the **local** Mt Albert Area.

#### **(h) Context**

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

The former Borough Council Chambers building is associated with the later Morningside shops and the varied streetscape in this part of New north Road.

The former Mt Albert Borough Council Chambers building is considered to be of **moderate** context significance to the community in the **local** Mt Albert Area

## **8.0 Statement of significance**

The former Mount Albert Borough Council Chambers building is of considerable historical significance to Mount Albert, reflecting the importance of local government in the community and in this building for sixty-three years. It has long and close associations with the various Mayors, Councillors and Council Officers who worked in the building, administering the area, making all the important decisions and hosting civic events.

Although the building has not been used for its originally intended purpose for 17 years, it is of considerable social value for its associations with the Borough. It serves as a reminder to residents of its former role as the focus for one of the smaller units of local government that prevailed until 1989 and is still in use for community purposes.

Designed in 1926 by well-known architect, Daniel Boys Patterson, it is of moderate significance as a representative example of his work in the Interwar Georgian Revival Style, while the rear 1979 addition by Rigby James and Partners is not considered to have any heritage significance.

Located towards the western edge of the Morningside shops, and terminating the northern vista along Morningside Drive, the building has a landmark presence that gives it moderate aesthetic significance and it makes a moderate contribution to its context.

## 9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place as identified below to include all that land extending from the 1926-27 rear façade of the building up to the New North Road boundary. It excludes:

- the north west addition
- the interior



▲ figure 6: Plan showing extent of place for scheduling



## 10.0 Recommendations

Based on the preceding evaluation the former Mount Albert Borough Council Chambers meets the threshold for scheduling as a Historic Heritage Place: Category B. It has been assessed as having considerable local significance in relation to the following values: (a) Historical and (b) Social and overall is assessed as being of considerable local value. Section 9.0 above describes the extent of place recommended for scheduling

## 11.0 Table of Historic Heritage Values

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

## 12.0 Overall Significance

<b>Place Name and/or Description</b>	Former Mt Albert Borough Council Chambers, 615 New North Road Kingsland
<b>Category</b>	B
<b>Primary Feature</b>	1926-27 building
<b>Known Heritage Values</b>	(a), (b)
<b>Extent of Place</b>	As described above
<b>Exclusions</b>	North west addition, interior of building(s)
<b>Additional Controls for Archaeological Sites or Features</b>	No
<b>Place of Maori Interest or Significance</b>	No

*Minor edits made to above section 12 table by peer reviewer - May 2017.*

**Author**

Richard Bollard

**Date**

August 2016

**Peer reviewer**

Cara Francesco (Principal Specialist Built Heritage - Policy)

# Appendix 1

## HISTORICAL RESEARCH SUMMARY

*Lisa Truttman*

**Research Summary**  
**615 New North Road, Kingsland**  
**(former Mt Albert Borough Council Chambers)**

Local government in Mt Albert began with a meeting on 8 January 1867 in the Whau Road schoolroom to strike the first rate and elect the first board of trustees for the Mt Albert Highway District. <sup>1</sup> By 1901, with the territorial authority now a Road Board, a purpose-built office was constructed on New North Road at Morningside, at a cost of £51.10.0. <sup>2</sup>

Mt Albert became a borough in 1911, <sup>3</sup> and underwent a boom in population and residential development in the decade immediately after World War I. Local ratepayers approved many of the loan proposals put before them up to 1926 apart from those to raise funds for new council chambers. These were defeated in 1920 and again in 1923. <sup>4</sup> In 1926 however, the then-Mayor of the borough, Leonard Rhodes, put forward a major loan proposal totalling some £749,500. The vast majority of the loan was for roads, reserves and public conveniences – and £8,000 for municipal offices. The ratepayers supported the entire package. <sup>5</sup> By July 1926, the council had obtained title to the site intended for the new building, which fronted onto both New North and Western Springs Roads. <sup>6</sup>

The designer of the new council chambers was well-known architect Daniel B. Patterson <sup>7</sup>, noted for his work including Auckland Savings Bank buildings and fire stations on the isthmus. Tenders were received by Patterson for the building by August 1926, and builder W. E. Johns appointed as contractor in September. <sup>8</sup> The Council Chambers were officially opened on Saturday, 11 June 1927 by the Hon. G. J. Anderson, Minister of Labour. They were sited directly opposite the location of the original Roads Board offices. Two-storied and built of brick, a large clock surmounted the front façade. The ground floor was office space, while the first floor was official's rooms and "a large, handsomely furnished council chamber." <sup>9</sup>

The council chambers was a visual statement by the borough council who opposed any thought of Mt Albert amalgamating with Auckland City's council. The late 1920s was near the end of the Greater Auckland period of the first part of the 20<sup>th</sup> century, a movement that was to peter out after the amalgamations with the City of the Tamaki district and Avondale Borough in 1927-28. Rhodes, in his speech at the opening of the council chambers, emphasised this: "There was a definite individuality in Mount Albert ... and he would be the first to oppose any move to take that away by amalgamation." <sup>10</sup> The building was certainly a visible example and symbol of the progress the borough had made since the 19<sup>th</sup> century up to the late 1920s, and continued to be associated with the successful administration of this local authority up until eventual amalgamation with Auckland City in 1989.

By 1973, the council chambers were proving inadequate for the borough's administrative needs. The Deputy Mayor at the time suggested that borough architects draw up plans for new council offices, but this was deferred. <sup>11</sup> An earlier suggestion that year was for a prefabricated building "on the grassed



area immediately behind the Council Chambers".<sup>12</sup> Mt Albert became a city in 1978,<sup>13</sup> and by 1979, a rear extension to the chambers building had been approved, designed by architects Rigby Jones and Partners.<sup>14</sup> Another change to the exterior of the building since the 1927 opening is that of a portico-style entrance to the New North Road frontage, with columns, verandah and metal railings visible from the road.<sup>15</sup>

Part of the site was subdivided and sold to the Watch Tower Bible and Tract Society of New Zealand in 1982,<sup>16</sup> while the remainder, including the council chambers building and extension, was sold in 1993 after the eventual amalgamation with Auckland City to British Jewellers (NZ) Limited.<sup>17</sup> It was leased to Auckland Healthcare by 1996, and today is the St Lukes Community Mental Health Centre.<sup>18</sup>

**Lisa J Truttman**  
**16 October 2006**

<sup>1</sup> Dick Scott, *In Old Mt Albert*, 1983, p. 27

<sup>2</sup> *ibid*, p. 59

<sup>3</sup> *ibid*, p. 65

<sup>4</sup> *ibid*, p. 74

<sup>5</sup> *ibid*

<sup>6</sup> CT 460/62, LINZ records

<sup>7</sup> Plan 41R, Sheet 2, MAC 001-21-43, City Archives

<sup>8</sup> Mt Albert Borough Council minutes, 4 September 1926, MAC 100/15, City Archives

<sup>9</sup> "New Council Offices", *NZ Herald*, 13 June 1927

<sup>10</sup> *ibid*

<sup>11</sup> Council minutes, 8 May 1973, ACE site files.

<sup>12</sup> Council minutes, 2 March 1973, ACE site files

<sup>13</sup> Scott, p. 77

<sup>14</sup> ACE site files

<sup>15</sup> Comparison of photographs from City Archives files, MAC 026/1/25 and MAC 029/1/11, with site visit observation, 15 October 2006

<sup>16</sup> CT 460/62, LINZ records

<sup>17</sup> CT 51D/1026, LINZ records

<sup>18</sup> <http://www.adhb.govt.nz/cmhc/StLukes>

## Appendix 2

### SUPPLEMENTARY RESEARCH

*The Architect, Daniel B. Patterson, and a list of his works*

## Daniel Boys Patterson 1880-1962

Patterson's career spanned 52 years, during which time he undertook a wide range of projects including commercial buildings, shops, religious and educational buildings, a hospital, banks and fire stations, houses and many others, all as summarised below:



NZIA Journal, July 1962

### Commercial

- 1912 Ellison Chambers Queen Street, PAUP ID # 02032, Category B front portion only between 5 and 7m back from the Queen Street frontage, HNZPT Category 2, Reg # 4591 listing covers only the façade and the first bay of the external walls of Ellison Chambers.
- 1923 Stanton, Johnston & Spence offices, O'Connell Street
- 1924 Pukemiro Chambers Anzac Avenue
- 1924 Paykell's Building, Anzac Avenue
- 1926 Additions to Star Office, Shortland Street

### Retail

- 1924 3 shops Manukau Road for J Smith, grocer

### Religious / educational

- 1916 Additions to St Mary's Convent, Ponsonby
- 1918 Patterson Wing, St John's College, 188-280 St Johns Road Meadowbank
- 1919 Students' Building and Warden's House, St John's College, Meadowbank
- 1922 Roman Catholic School and Convent, Avondale [now demolished]
- 1925 Church, Te Aroha
- 1926 St David's Presbyterian Church, Khyber Pass Road.
- &
- 1931
- 1930 St Stephen's College, Bombay
- 1930 St Columba's Church, Grey Lynn, 92 Surrey Crescent, Grey Lynn, PAUP ID 2488, HNZPT Category B
- 1936 Hanna Block, Kings School, Remuera [now demolished]
  - Former St Mary's Cathedral Parnell, Bishop's Throne and chaplains' stalls
  - Conversion of Chapel in Bishopscourt, Parnell
  - St James, Orakei
  - St Andrews, Kohimarama

## Hospital

- 1917
  - 1926 Annexe to Mater Misericordiae Hospital [now The Mercy Ascot], Epsom, Auckland
  - 1934
  - 1962 Maternity Annexe at Mater Misericordiae Hospital
- 

## Fire Stations

- 1923 Ponsonby Road demolished
  - 1926 Point Chevalier, 59 Point Chevalier Road corner Tui Road
  - 1926 Four flats and additions to Remuera Fire Station [now demolished]
  - 1930 St Heliers Bay
  - 1940 Central Fire Station Pitt Street, 50-60 Pitt Street, PAUP ID 1997 Category B
- 

## Banks

### *Auckland Savings Banks:*

- 1925 Otahuhu
  - 1926 Khyber Pass [former ASB Bank]
  - 1930 Point Chevalier, 1210 Great North Road, identified in Point Chevalier Heritage Survey
  - 1930 Jervois Road [former ASB bank], 15-17 Jervois Road
  - 1934 Great South Road
  - 1939 Grey Lynn
  - 1962 Remuera [Patterson, Lewis and Sutcliffe]
    - Takapuna
- 

## Residential

- early 1920s Home of Sir Frank Mappin, Mountain Road [now Government House Auckland]
- 

## Other

- 1922 Girls' Friendly Society Lodge, Wellesley Street
- 1922 Auckland Lawn Tennis Association, Stanley Street
- 1924 Ground floor alterations to L.D.Nathans Bond Store, 41-54 Fort Street, PAUP ID 02533 Category A
- 1926 Alterations to the Kings Theatre, [former Mercury] Newton, 9 Mercury Lane, Listing, PAUP ID 1986, Category A, HNZPT Category 2
- 1926 Mount Albert Borough Council Offices, New North Road
- 1926 Albert Street four storey building
- 1926 Municipal Buildings, Otahuhu, now demolished
- 1926 & Alex Harvey and Sons building, Victoria Street [now Les Mills gym]
- 1934
- 1926 Additions to Abels Factory, Carlton Gore Road [now demolished]
- 1929 Todd Motor Company, Napier Street

- 1930 Dalgety and Co, 41 Albert Street, now Prince Albert Apartments, identified in the PAUP as part of the Historic Heritage Overlay – Extent of Place for St Patricks Cathedral PAUP ID 2054 Category A
- 1930 Tenders for additions to brewery, Pahiatua
- 1930 Flying Angel Mission to Seamen, Sturdee Street [now demolished]
- 1938 Commercial Hotel, Hamilton
- 1957 Holy Family Home for the Aged, Hastings [Patterson, Lewis and Sutcliffe]
- Winstone's Oil Store, Freemans Bay
  - Warehouse for Marriot & Co, Newmarket
- 

Sources: **The Sheppard Collection**, University of Auckland School of Architecture Library  
**The Architecture Archive**, University of Auckland School of Architecture Library



## Appendix 3

### CERTIFICATE OF TITLE



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



Search Copy

**Identifier** NA51D/1026  
**Land Registration District** North Auckland  
**Date Issued** 24 December 1982

**Prior References**

NA28C/1234

---

**Estate** Fee Simple  
**Area** 1682 square metres more or less  
**Legal Description** Part Lot 1 Deposited Plan 72255

**Proprietors**

British Jewellers (NZ) Limited

---

**Interests**

C448333.2 Mortgage to BNZ Finance Limited - 25.1.1993 at 2.52 pm

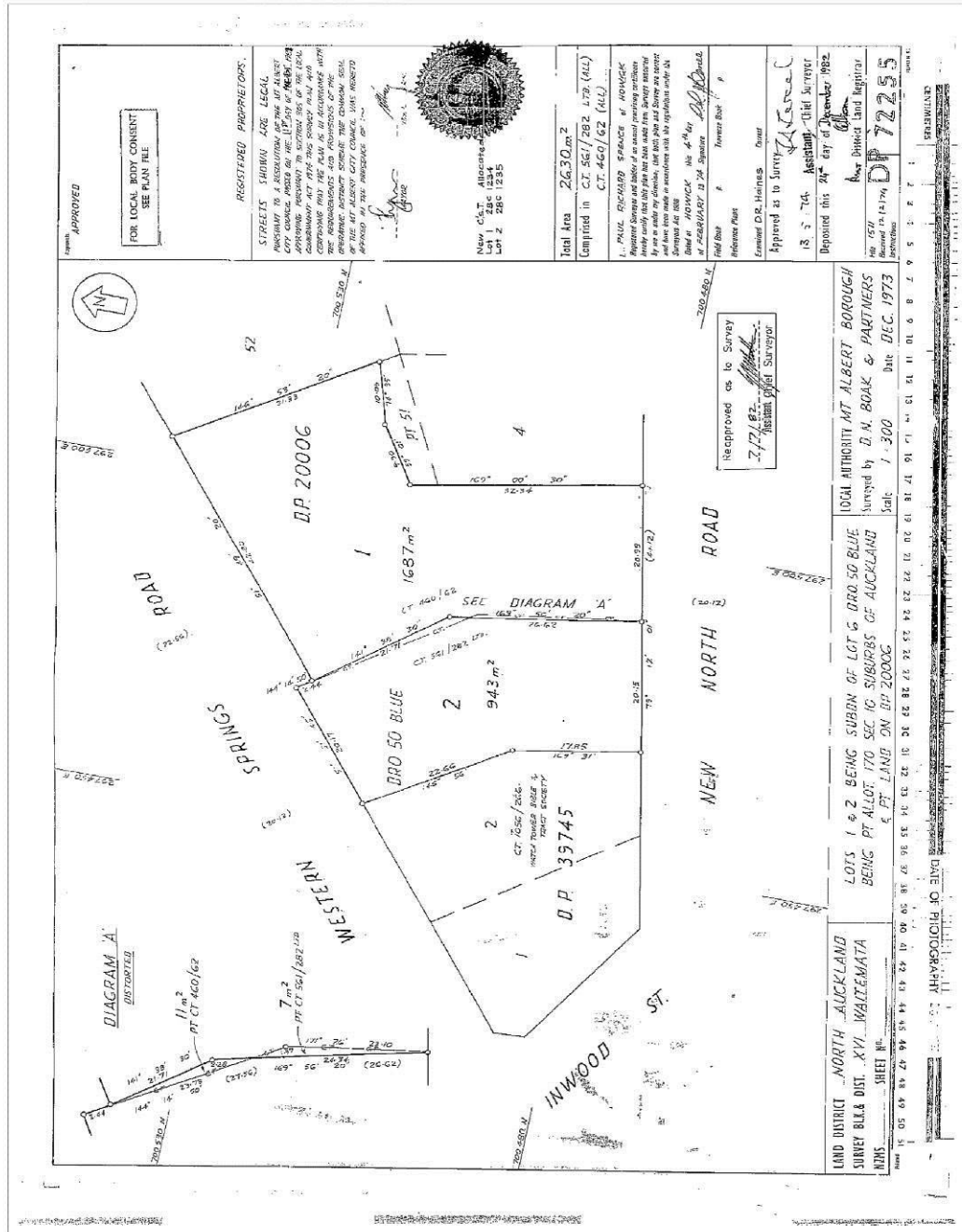
---

*Transaction Id*  
*Client Reference* chpublicc2

*Search Copy Dated 12/05/16 2:16 pm, Page 1 of 2*  
*Register Only*

Identifier

NA51D/1026



Transaction Id  
Client Reference chpublic2

Search Copy Dated 12/05/16 2:16 pm, Page 2 of 2  
Register Only

# Appendix 4

## PHOTOGRAPHS



Building nearing completion in 1926 - *Auckland War Memorial Museum Library Neg. C33737*



Current view, May 2016 – *Salmond Reed Architects*





View of western side



Close-up view of portico



View of eastern side



Current rear view, from Western Springs

All images – Salmond Reed Architects May 2016





View looking east along New North Road



Western Springs Road looking east (rear of building)

Both images – *Salmond Reed Architects, May 2016*

# Appendix 5

## DRAWINGS

**1926** *Original Drawings*

**1955** *Portico Alteration*

**1977** *Roof Replacement (Monier Tiles)*

**1979 Rear** *Addition: Building Permit Application*

**1979 Rear** *Addition: Architectural Drawings*

**1981-82** *Alterations*

**1989 Wrought** *Iron Balustrade for Flagpole*

**1996** *Modifications for use as Mental Healthcare Centre*



1926 Original Drawings

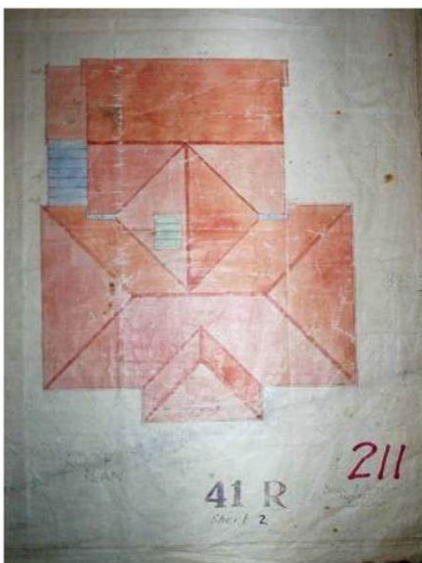


Extracted from  
**MORNINGSIDE HERITAGE STUDY**  
prepared by  
**MATTHEWS & MATTHEWS ARCHITECTS LTD**  
**NGATI WHATUA O ORAKEI**  
**TANIA MACE**  
**LISA TRUTTMAN**  
June 2009

Original elevation for the Mt Albert Borough Council Chambers designed by architect D.B. Patterson. Auckland City Archives.



Original south west and north east elevations for the Mt Albert Borough Council Chambers designed by architect D.B. Patterson. Auckland City Archives.



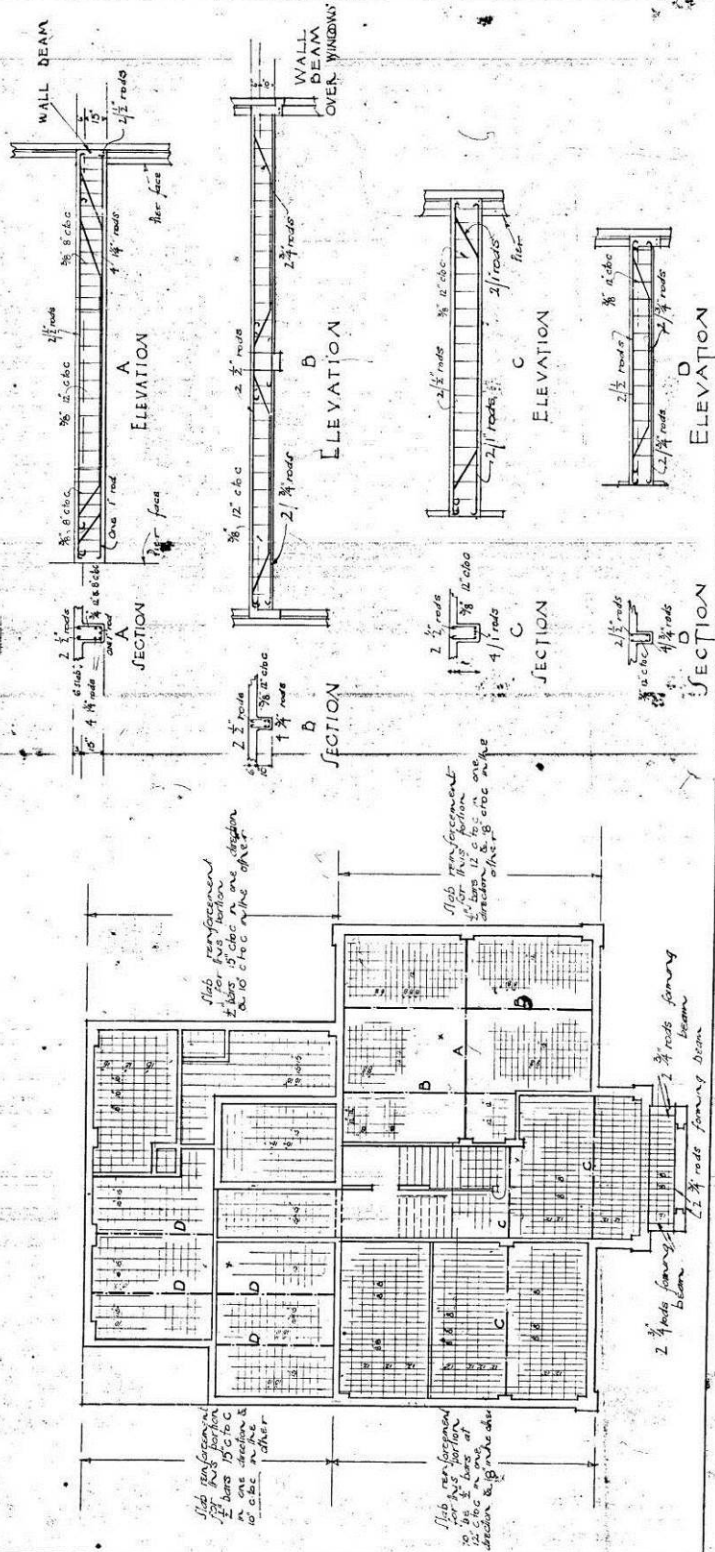
Original roof plan and rear elevation for the Mt Albert Borough Council Chambers designed by architect D.B. Patterson. Auckland City Archives.







**A2** MOUNT ALBERT BOROUGH COUNCIL CHAMBERS  
 for the MOUNT ALBERT BOROUGH COUNCIL  
 REINFORCEMENT DETAILS



PLAN SHOWING POSITIONS OF BEAMS & SLAB REINFORCEMENT  
 Scale Eight feet to one inch

DETAILS OF BEAMS  
 Scale Four feet to one inch

41R  
 Details of Beams  
 Scale Four feet to one inch  
 Sheet 5

David D. Patterson  
 Architect  
 Auckland  
 Aug. 1925



B.C.—Form 17.]

(For attachment to permit issued by Local Authority)

Nº 23090

The Building Inspector,  
Mt. Albert Borough Council,  
MT. ALBERT.

Office of the District Building Controller,  
P.O. Box 2217,  
AUCKLAND, C.1.

Dear Sir,—

15th September, 1955

**CONSENT OF BUILDING CONTROLLER**

(Before commencing work, a formal Building Permit is to be obtained from the Local Authority)

APPLICANT: Mt. Albert Borough Council,

BUILDER:

PROPOSAL: Alterations & Additions to Council Chambers

ADDRESS OF BUILDING SITE: 615, New North Road, Mt. Albert

ESTIMATED COST: £10,000

*The above proposal is approved subject to the work being carried out in accordance with Local Body By-laws, Building Control Regulations, Building Control Notices, and any special conditions shown hereunder.*

This Consent replaces and cancels Consent No. 10533 dated 17th April, 1950

1,000 pads/10/48-8827]

*E.C. Schnackenberg*  
E.C. Schnackenberg  
District Building Controller. *alb*

1977 Roof Replacement (Monier Tiles)

12. COUNCIL CHAMBERS

Roof

The roof of the Council Chambers building has now been completely replaced using Monier concrete tiles.

- 4. NOV. 1977

Carpeting

Provision was made in the Annual Estimates for carpet in the Council Chamber and adjoining staff lunchroom. In looking at suitable carpets it has proved difficult to select a carpet which complements the present colour scheme in these two rooms and it would seem desirable for the rooms to be repainted and new drapes provided in the Council Chamber. If this suggestion is acceptable it will allow me some flexibility in refurbishing these rooms.

12. COUNCIL CHAMBERS:

RESOLVED on the motion of the Mayor, seconded by Councillor Wylie -

- 9. NOV. 1977.

"THAT THE MATTER BE LEFT IN THE HANDS OF THE BOROUGH ENGINEER."

**MOUNT ALBERT CITY COUNCIL**  
P.O. BOX 8575 AUCKLAND, 1. PHONE 860-014

FORM No. 1

## BUILDING APPLICATION FORM

To the City Engineer, Date 5-12-1979

Sir, I hereby apply for permission to Construct a new Office block and renovate an existing

at No. 615 New North Rd for Miss MOUNT ALBERT CITY COUNCIL Owner  
(BLOCK LETTERS)

of MOUNT ALBERT according to locality plans and detailed plans, elevations, cross-sections, and specifications of building and drainage deposited herewith, in duplicate.

**I. PARTICULARS OF LAND:**

(a) Valuation No. 1/23  
 (b) Lot No. 7402  
 (c) Deposited Plan No. P.T.D.P. 20006  
 (d) Frontage ..... metres  
 (e) Depth ..... metres  
 (f) Area ..... Hectare ..... sq. metres

**II. PARTICULARS OF BUILDING:**

(a) Foundations Concrete  
 (b) Walls Concrete  
 (c) Roof Tile  
 (d) Area of Basement ..... M<sup>2</sup>  
 (e) Area of Ground Floor 692 M<sup>2</sup>  
 (f) Area of FIRST Floor 651.34 M<sup>2</sup>  
 (g) Area of Outbuildings ..... M<sup>2</sup>  
 (h) Total floor area 1293.34 M<sup>2</sup>

**III. ESTIMATED VALUE:** Labour only for B.O.D.

(a) Building \$ 335301  
 (b) Sanitary Plumbing \$ 10655  
 (c) Drainage \$ 6558

**IV. FEES PAYABLE:**

(a) Building fee \$ 316  
 (b) Plumbing fee \$ 239  
 (c) Drainage fee \$ 162  
 (d) Street Damage Deposit \$ 500  
 (e) Vehicle Crossing \$ as required  
 (f) Building Research Levy \$ 353

**V. WATER RETICULATION CHARGES:**

(a) Service Connection Size \$ .....  
 (b) Extra Service Connections \$ .....  
 (c) Meter(s), Size ( ) No. ( ) \$ .....  
 (d) Meter Boxes ( ) No. ( ) \$ .....

Total \$ 352514.00 Total \$ 1570 Total \$ .....

**VI. NATURE OF PERMIT:**  
 1. New building  2. Alterations and/or additions  3. Conversion  4. Demolition

**VII. STATE PURPOSE FOR WHICH BUILDING WILL BE USED:** Administration

If apartment house, state number of household units .....

**VIII. CONVERSION:** ..... converted to ..... (Type of building)

**IX. DEMOLITION:** Dwelling units lost .....

**X. NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED:** CLAY

**XI. PROPOSED USE OR OCCUPANCY OF OTHER PART OF EXISTING BUILDINGS:** OFFICE BUILDINGS

**XII. ESTIMATED STARTING DATE OF JOB:** JAN 1980  
**ESTIMATED DATE OF COMPLETION:** NOV 1980

P.P. MOYERS MOUNT ALBERT CITY COUNCIL  
 (Owner) [Signature] (Postal Address) 615 New North Rd 32517  
 (Builder) [Signature] R.H. PAGE (Postal Address) Box 5200 AUCKLAND 3

Phone ..... Business ..... Home .....

**XIII. FOR OFFICE USE ONLY:** Special Conditions to be Endorsed on Permit

CHECKED	INIT.	DATE
TOWN PLANNING	<u>P.F.</u>	<u>13/12/79</u>
DRAINAGE	<u>N.R.R.</u>	<u>18/12/79</u>
HEALTH	<u>[Signature]</u>	<u>19/12/79</u>
BUILDINGS	<u>[Signature]</u>	<u>4/1/80</u>
FOUNDATION CERTIFICATE	<u>D.J. COOK R.E.</u>	<u>2/12/79</u>
DESIGN CERTIFICATE		

APPROVED: [Signature] CITY ENGINEER  
 DATE: 16/11/80

PERMIT No. J.O.19614  
 ISSUED 2/1/80



XIII. GENERAL DATA (for Office Use Only):

(1) TOWN PLANNING REQUIREMENTS:

- (a) Zoning *Designated Council Chambers*
- (b) Location *through site, 2nd lot east of Inwood's Road.*
- (c) Use (i) Predominant *Yes* (ii) Conditional \_\_\_\_\_ (iii) Non-Conforming \_\_\_\_\_
- (d) Subdivisional Standards *N/A.*
- (e) Street Intersection Requirements *N/A.*
- (f) Site Development Requirements
  - (i) Building Height *10.0*
  - (ii) Yards: Front *1.0* Side *16.4* Side *13* Rear *—*
  - (iii) Vehicle Access Requirements
  - (iv) Off-Street Parking Requirements  *, 19 required.*
  - (v) Service Facilities
  - (vi) Design and Appearance
  - (vii) Planting and Landscaping

(2) BUILDING BY-LAWS:

- (a) Fire Zone *Outer A Zone -*
- (b) Type of Construction *Type 3*
- (c) Group *D:1*
- (d) Area of Fire Compartments *1293.34 m<sup>2</sup>*
- (e) No. of Storeys *Two*
- (f) Means of Access *in order*
- (g) Courts: Front Court *all* Rear Court *all*  
 Side Court *in* Outer Court *in*  
 Inner Court *order.* Service Court *order.*

- (3) SITE: *Developed (Two storey office block & accessory buildings)*
- (4) EXISTING STREET DAMAGE: *Cold cracks in footpaths (vehicle crossing in)*

(5) DRAINAGE (a) Reticulation and Servicing \_\_\_\_\_

- (b) Sanitary Drainage *connect to sewer*
- (c) Surface-Water Drainage \_\_\_\_\_
- (d) Stormwater *Approval soakhole & sump Holding tank*

*Roofwater*

(6) AUTHORITIES REFERRED TO:

- (a) Building Controller *Number L 648 expires on 30/4/50 JH*
- (b) Other *Council N.A.*

(7) ~~TOWN PLANNING~~ DECISION:

Date of Meeting *9/4/49*

*Dispensation given to the front yard requirement, allowing the building to be constructed 1.0m (at its closest point) from the footpath.*















9. COUNCIL OFFICE FLAG

City Engineer reporting:

3. MAY 1983

As Councillors will no doubt have noticed, the New Zealand ensign is being raised and lowered by the Council staff each weekday.

They have, however, asked that some consideration be given to the erection of a balustrade around the front platform above the main doors.

It has been found that considerable use of this area needs to be made to clear the flag and halyard from the wrought iron frame around the clock and it is somewhat disquieting to find that these manoeuvres can result in the staff member being close to the edge of the roof.

A suitable wrought iron balustrade similar to that at the lower level would give architectural compatibility at a cost of \$500.

I would recommend that this work proceed.

9. COUNCIL OFFICE FLAG

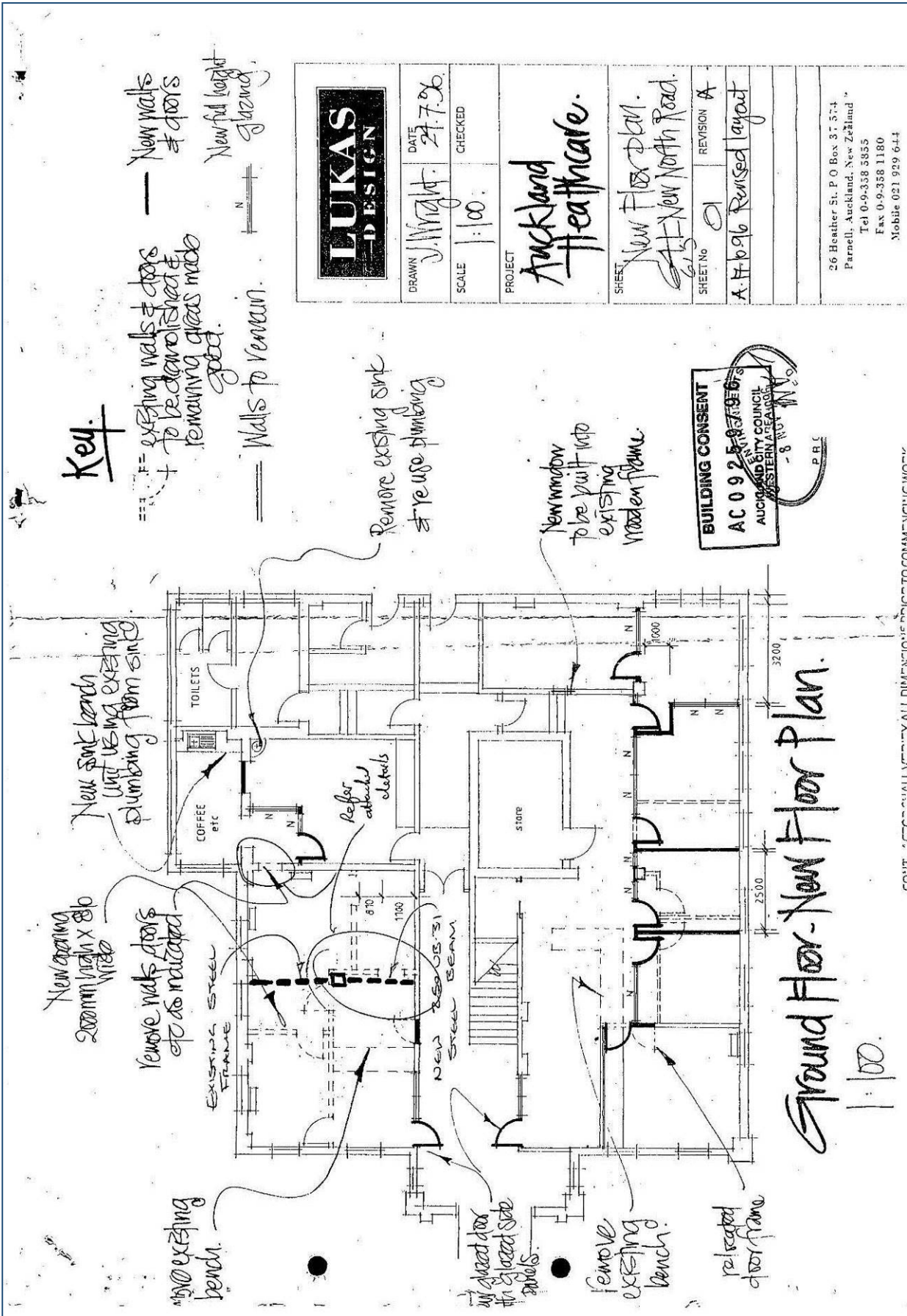
Recommended -

3. MAY 1983

THAT A WROUGHT IRON BALUSTRADE SIMILAR TO THAT ON THE LOWER LEVEL BE ERECTED AROUND THE FRONT PLATFORM ABOVE THE MAIN DOORS OF THE COUNCIL OFFICE AT AN ESTIMATED COST OF \$500.

ADOPTED

3 MAY 1983



A2

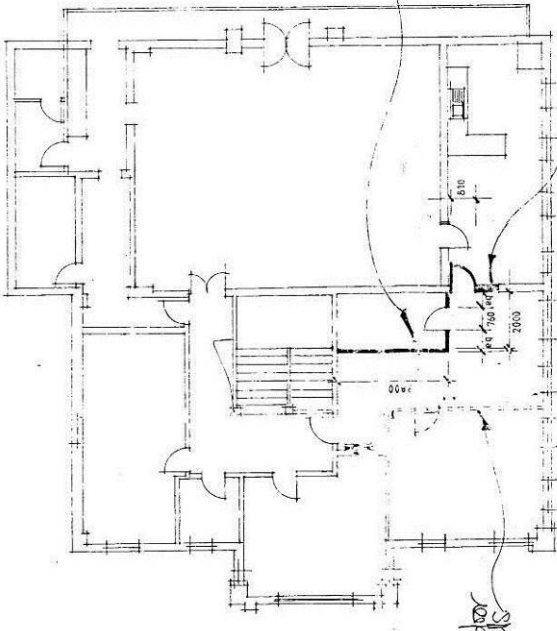
- All alterations non structural  
Walls removed are non load bearing
1. Framing - 100x50 No.1, Brane  
Treated Pine
  2. Studs - 600 centers
  3. Nogg - 600 centers
  4. Lining - Gboard
  5. Doors - Use existing doors

AS ADVISED BY REG PRASAD  
(PHONE 915 9196 ACCESSIBLE ACCESS  
(GRADING FINE)  
TOILET FACILITIES ARE  
PROVIDED. ALSO THE FIRE  
SAFETY FEATURES INCLUDE  
A FIRE ALARM & EMERGENCY  
LIGHTING AND F.A.S.

ALL THE ABOVE ITEMS ARE  
INCLUDED IN THE CURRENT  
BUILDING W.O.F.

BUILDING CONSENT  
AC / 6814 / 96  
AUCKLAND CITY COUNCIL  
WESTERN AREA

PROPERTY OWNER  
All drawings and specifications shall be  
complete and comply with the requirements of the Building  
Code. Drawings and specifications shall provide all details  
on the consent documents shall be referred to the  
signed documents unless otherwise stated.



Ref:

- existing walls & doors to be removed & replaced
- New windows
- New wall & doors

Remove existing wall & door & make new wall

Make new wall & door plan.

New wall & door



DATE: 24.7.96  
CHECKED: [Signature]  
SCALE: 1:100  
PROJECT: Peter King Health care  
Plan North Rd.  
REVISION

This building consent is issued under the Building Act 1991 and the provisions of the attached plans and specifications. It does not affect any other Act or any other consent that may be issued in connection with this building consent. This building consent is issued subject to the conditions specified in the attached pages headed 'Conditions of Building Consent No:'.  
Signed for and on behalf of:  
Name: PETER R. KING  
Senior Building Officer  
Western Area  
Position: Date: 16-8-96

20 Princes Street, Box 35, 274  
Wellington, Auckland, New Zealand  
Tel: 09 524 8825  
Fax: 09 524 8174  
Mobile: 021 279 642

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PROP. COMMENCING WORK

© COPYRIGHT