

Heritage Evaluation

**Point Chevalier Police Station (former), 399 Point Chevalier
Road, Point Chevalier**



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Point Chevalier

Prepared by Auckland Council Heritage Unit

May 2014

Cover image:

By Rachel Ford, May 2014

1.0 Purpose

The purpose of this document is to consider the place located at 399 Point Chevalier Road, Point Chevalier against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, Heritage Unit, Auckland Council.

2.0 Identification

Site address	399 Point Chevalier Road, Point Chevalier
Legal description and Certificate of Title identifier	LOT 9 DP 17996 NA 414/64
NZTM grid reference	Easting: 1751856.35 / Northing: 5919584.53
Ownership	A R Walton and J N Bishop
District/regional plan & zoning	Residential 6a
Proposed Unitary Plan zoning	Mixed Housing Suburban
Existing scheduled item(s)	
Additional controls	Pre 1944 Building Demolition Control Overlay
NZHPT registration details	
Pre-1900 site (HNZ Section 6a(i) and 2b)	No. The place is not recorded as an archaeological site and has no identified archaeological values, but it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	
NZAA site record number/s	

3.0 Constraints

This evaluation does not include an evaluation of:

- archaeological values of the site and/or
- the importance of the place to mana whenua

The evaluation also does not address structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

All field work was conducted from the public right-of-way. There was no inspection of the interior during the site visit to the building on 1 May 2014.

The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

Point Chevalier is located within the Auckland Isthmus on a peninsula adjacent to Westmere, Mount Albert and Waterview. The area has a long history of Maori occupation prior to European settlement. Rangi mata rau (Point Chevalier) was the site of a famous battle between Ngati Whatua and Ngati Paoa.¹

European settlement of Auckland intensified in 1840 when Hobson chose Auckland as the site of the new capital. Of the settlers who applied for land grants in Auckland, Mair, Cassidy, McLachlan, Russell, Clendon, Ross and Sullivan were given land in what is now Point Chevalier. The land where 399 Point Chevalier Road now stands was part of Allotment 24 of the Parish of Titirangi.² Originally part of Cassidy's grant in 1845, the land was sold on to Patrick Dignan in 1847.³ Dignan farmed 209 acres in Point Chevalier, comprising allotment 22-25.

The subdivision and development of Dignan's farm began 10 years after Patrick Dignan's death in 1894. Part of the land became what is now Coyle Reserve and the trustees of the Dignan estate, Richard and Thomas Dignan, subdivided off the rest⁴ from 1910 into the 1920s.

Residential settlement of Point Chevalier occurred slightly later than in the neighboring suburbs, in part due to its location further away from the city and in part because to the swampy nature of the land and poor drainage. Early subdivision development in Point Chevalier centered around Great North Road and Point Chevalier Road.⁵ The location was no doubt promoted by the access to transport links along Great North Road.

Although slow to start, massive subdivision of Point Chevalier occurred in the interwar period. Maps from 1924 show approximately half of the point had been subdivided but by the start of WWII almost the whole of Point Chevalier had been built out.⁶ Point Chevalier was connected to the Auckland tram network in 1930, arriving in two stages. First the line was extended from Western Springs along Great North Road to the corner of Point Chevalier Road, the second phase from the Point Chevalier Road corner along to the end of the Point.⁷ It is likely that increased accessibility to public transport encouraged development. In the 1920s domestic car ownership was relatively uncommon in New Zealand and communities relied on public transportation.

Stylistically the residential development in Point Chevalier in the 1920s and 1930s was characterised by the bungalow. The rapid interwar development created a 'garden suburb' with neat rows of bungalows. Although not strictly a Californian bungalow in form, due to its symmetrical front elevation, 399 Point Chevalier Road represents a good example of the variety of bungalow forms built in Point Chevalier and throughout New Zealand.

Police presence in Point Chevalier was borrowed from more populous neighboring suburbs in the early years of settlement. By 1925, the population increase in Point Chevalier warranted the appointment of a constable, but first an appropriate building had to be located. A couple of properties were offered for consideration including 9 Point Chevalier Road and a villa at the corner of Great North and Parr Roads. However, the Public Works Department considered neither of these properties suitable, as they were older buildings requiring too much maintenance.⁸

In June 1925, local builder Henry John Lyons offered a house to the Police Superintendent for use as a police station. Lyons had started out in the building trade in 1922. A number of existing bungalows in the Point Chevalier area were built by him, either on spec or for short-term rentals.⁹ The property at 399 Point Chevalier Road was under construction at the time the offer was made.

The plans for the house show a five-room bungalow built in what the District Engineer described at the time as a "Canadian Style". Although it was a new build without the maintenance and upkeep of the older buildings, the Public Works Department still rejected the offer: "the house is not considered to be altogether suitable for a Police Station and owing to the height of the building above the ground and the wide overhanging eaves the maintenance of the building would be a considerable item". However, there must have been a change of heart as the property was purchased in September for £1575.¹⁰

Some changes to the design were specified by the Public Works Department to make the building usable as a Police Station, including the addition of windows downstairs for the room that would be used as an office.¹¹ No reference was found to a lock-up in the building, so it is likely that criminals were transported to larger police stations in the surrounding suburbs, rather than being kept at the Point Chevalier station. Police business would have been conducted in the understory of the house with the constable and his family living upstairs.

The first constable stationed at Point Chevalier was Luke Spellman (c.1871-1953), who had entered the police force in 1896. Prior to being stationed in Point Chevalier he was based in Parnell, Rotorua and Coromandel.¹² He held the post in Coromandel for 14 years where he was thought of in high regard.¹³ Spellman was the constable in Point Chevalier from 1925 until he retired in 1936.

399 Point Chevalier Road was used as a police station until the early 1980s, and not replaced until around 1995, when the station at 18 Huia Road was opened. The police department sold the property into private hands in 1992. Since then it has had some extensive modifications and modernization to the interior and understory of the house (modifications detailed in section 5.0). However the exterior has remained relatively unchanged.

5.0 Physical description



Figure 1: Site plan showing property boundary (Proposed Auckland Unitary Plan viewer, 2014)



Figure 2: Wider site location Plan (Proposed Auckland Unitary Plan viewer, 2014)

The house at 399 Point Chevalier Road is a 1925 bungalow situated on a triangular section. The house is set back from the road by around 8 meters, consistent with other building on the street.

The house is a handsome bungalow with an almost symmetrical composition (there is an enclosed sun room protruding from the northern side, but the main façade is anchored by a wide verandah with a central staircase). In a letter from the District Engineer to the Superintendent of Police in 1925, he describes a “Canadian style” with wide overhanging eaves of 3 ft. all around.¹⁴ The reference to the Canadian Bungalow might refer to the tapered entrance steps up to the verandah.

The entrance stairs are a prominent feature of the bungalow, with masonry pillars located at the base of the tapered stairs. The stairs provide access into the large front verandah enclosed by a solid weatherboard balustrade that steps up at the corners and under the paired posts supporting the roof. There is an exaggerated beelling of the lower weatherboards of the verandah balustrade.

A single gabled roof extends long and low over the front verandah. Braces hold the extended gable ends on the north and south sides of the building. A small

gable end containing a dormer window faces the street. Rafter tails are exposed. A plastered chimney is visible near the rear of the bungalow.



Figure 3: North East elevation (Rachel Ford, May 2014)

The house is raised high off the ground with garaging and basement beneath. Two garage doors one under the sunroom and a door under the verandah. It is likely that both garage doors had a three panel format like the outer garage but the inner doors have been replaced.¹¹⁵ The basement/garage under the sunroom was originally used as the police office; it was fitted with a window on the side of the building, and the three-panel garage door would also have been fitted with glass panels to allow more light into the office. The office was 6ft, 6in from floor to ceiling.¹⁶ The provision of a garage was rare in bungalows in the 1920s. It was not until the 1930s when widespread car ownership occurred.¹⁷

Fenestration is generally composed of timber casement windows. There are also original decorative leadlight windows on the front and side façades, and a faceted bay window on the south side. The north side sun room was originally divided into a small sitting area and a verandah; it appears that these two spaces have been closed in and combined to create one larger sun room.

Site:

The section has landscaped garden to the north east corner of the property facing Point Chevalier Road. The property is fully fenced with the front boundary treatment a picket fence. There is a large cabbage tree by the entrance to the house to the left of the stairs. There are no accessory buildings.

Interior:

The interior has not been inspected or assessed as part of this evaluation.

Use:

The site is currently in private ownership and used as a family home.

Additions and modifications:

1937	Extension to the internal partition between the sitting room and the hall. Partition extended to the ceiling to stop draught ¹⁸
1938	Rear verandah enclosed ¹⁹
1955	Floor in the office replaced ²⁰
1965	Separate toilet to service the police officers office under the house ²¹

¹ The building specifications list 6 garage doors, three panels for each garage opening. The interior of the outer garage, which was used as the office, was matched lined, with matai floors and kauri doors. Each door panel was 6ft 8in by 2ft 8in.

2012	Excavation under the existing house for a basement with two bedrooms, living room and bathroom ²²
2013	Addition to rear of building New deck from kitchen New ensuite bathroom off master bedroom ²³

Despite these modifications the building's exterior form has stayed relatively unchanged.

Key features:

The key feature of 399 Point Chevalier Road is the building exterior, which includes the following character-defining elements:

- Bungalow form and style
- Basement garage
- Prominent tapered staircase
- Verandah with solid balustrade and paired porch supports
- Typical bungalow-style details such as weatherboard cladding, timber casement windows, decorative leadlight windows, faceted bay window, exposed rafter tails, and braces



Figure 4: Early police stations in Mount Albert (left) and Mount Eden (right). Owen J. Cherrett, Without Fear or Favour: 150 Years Policing Auckland, 1840-1990 (Auckland: New Zealand Police, 1990), 99-100

6.0 Comparative analysis

There is a long history of policing in Auckland, beginning in the 1840s. The police department has undergone numerous organisational changes since its founding. Most notably, the centralisation of police activities in 1969, and changes in operation and technology leading to the closure or remodelling of many suburban stations in the early 1970s.

Few early police station buildings survive today,²⁴ and even fewer have been identified and protected. In the Proposed Auckland Unitary Plan (PAUP) historic heritage schedule (Appendix 9.1), eight police buildings are listed. These buildings are diverse in form from villas, to larger police complexes like the Newmarket Police Station. The stylistic differences in the buildings reflect the changing role of the police in communities over time, the population growth and the attitudes towards law and order.

Approximately half of the PAUP police buildings provided both a residence for the police staff and a station, like 399 Point Chevalier Road. Although the

practice is uncommon now, the housing of staff is a historically significant feature of early Police Station buildings in Auckland.

In the Albert-Eden Heritage Survey Context Statement, an examination of police history of the area uncovered the location of a few early police stations. The majority of the stations are no longer extant. The former Newton Police Station (1906) on Ponsonby Road is probably the best remaining example of an architecturally significant police building in Auckland. Most early police stations in the Albert-Eden Local Board area have been demolished, but any extant stations that are discovered will likely be significant as modest but rare examples of this theme. Two examples identified in the Albert-Eden area are the constables' houses at 4 King Edward Avenue in Epsom and 399 Point Chevalier Road (see appendix 2).

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.

399 Point Chevalier Road has a strong association with both the residential development of Point Chevalier and the New Zealand Police force in Auckland. Due to its geographical location, the urban intensification of Point Chevalier did not occur until the 1920s, when rapid residential development occurred. The area is characterised by a proliferation of bungalows. With a burgeoning population, Point Chevalier needed a constable stationed in the area full time, and 399 Point Chevalier Road was acquired in 1925 as the neighbourhood's first police station. The fact that the building acted as both a residence and a station for the constable is notable, as it reflects the common approach to policing in the late nineteenth century and early twentieth century. Few of these early residences/stations have been identified or protected in the region, making 399 Point Chevalier Road stand out as an important example of this property type.

399 Point Chevalier Road is therefore considered to be of **considerable regional** historical significance.

(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.

A police station has a special place in a community, symbolising the keeping of the peace but also a central place for the community. Although the building is no longer used as a police station, interest in the building's past is evident in a 2014 article about the house in the *Point Chevalier Times : Newsletter for the Point Chevalier Historical Society*²⁵. The physical appearance of the building, a modest bungalow, gives little away about its history.

399 Point Chevalier Road is of **moderate** significance to the **local** community.

(c) Mana whenua

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

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.

The Point Chevalier police station contributes somewhat to our understanding of the development of the area and the changing face of police stations in the early twentieth century, but the ability of this place to contribute to the knowledge base of the locality, region or New Zealand is considered to be of **little** significance in relation to this criterion.

(e) Technological

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

The place is not considered to be associated with a creative or technical accomplishment, innovation or achievement. As such, the place has **little** 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 Point Chevalier police station has considerable physical attributes significance as a good representative example of the bungalow property type from the 1920s. Although deviating from the traditional Californian or English bungalow designs that were most prevalent in Auckland, the form of the building and the craftsmanship are exceptional. The form shows the huge variety and creativity in bungalow design in the New Zealand context.²⁶ 399 Point Chevalier Road is a relatively intact example in a grouping of bungalows within Point Chevalier, possessing integrity of historic form, design and fabric, and representing the architectural preferences prevalent during the period of its construction.

The physical attributes of the building are therefore of **considerable local** significance.

(g) Aesthetic

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

Point Chevalier is a garden suburb characterised by 1920 bungalow subdivision. This property is a highly attractive and well-executed example of the bundalow style, as described above. The house contributes positively to the streetscape, although it is not particularly notable as a visual landmark. 399 Point Chevalier Road has **moderate** aesthetic value **locally** for its visual and evocative qualities as an attractive bungalow on an unusual triangular section.

(h) Context

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

399 Point Chevalier Road appears to be of **considerable local** significance in terms of its context, associated with the interwar residential development in the Point Chevalier area. The house is distinctive for its quality of design and workmanship and positively contributes to the streetscape of predominately bungalows. The house sits within its original unusual triangular site.



Figure 5: Front elevation (Rachel Ford, May 2014)

8.0 Statement of significance

The former Police Station at 399 Point Chevalier Road demonstrates considerable historical and context value as the first police station in Point Chevalier, and as a rare representative example of an early suburban police station within Auckland. Police stations such as this one are an important property type because they reflect how the built environment and the role of the police has evolved in response to population growth. The former Point Chevalier Police Station also has considerable local significance for its physical attributes as a notable example of a 1920s bungalow—the dominant building type erected in Point Chevalier during the interwar period. Its form illustrates

the huge variety and creativity in bungalow design during this period, and it shows great craftsmanship.

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. The extent of the place for scheduling at 399 Point Chevalier Road includes the building and all land contained within the certificate of title boundary, as shown on the map below.



Figure 6: Extent of proposed scheduling (Auckland Council, GIS viewer 2014)

10.0 Recommendations

Based on the proceeding evaluation, the former Point Chevalier Police Station at 399 Point Chevalier Road meets the threshold for scheduled historic heritage places as a Category B Historic Heritage Place.

- The heritage values that meet the threshold of considerable include historical, physical attributes and context.
- Overall significance of the building is considerable
- The recommended extent of place is defined in section 9.0

11.0 Table of Historic Heritage Values

Significance (A-H)	Criteria	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, International)
A- Historical		Considerable	Regional
B- Social		Moderate	Local
C- Mana Whenua		N/A	N/A
D- Knowledge		Little	N/A
E- Technological		Little	N/A
F- Physical Attributes		Considerable	Local
G- Aesthetic		Moderate	Local
H- Context		Considerable	Local

*Levels of significance or value:

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

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

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

Little: of limited importance and interest.

NA/None: none identified

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected	Exclusions
B	(a), (f), (h)	All that land contained within the certificate of title boundary	No	

Author (and position)

Anna Boyer, Heritage Information Advisor

Date

May 2014

Reviewer

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

Date

9 June 2014

Appendix 1 Historic research

Excerpt from Point Chevalier Times : Newsletter for the Point Chevalier Historical Society, No. 34 February 2014 pages 2-3

<http://www.scribd.com/doc/205894213/Pt-Chevalier-Times-No-34>

Pt Chevalier Historical Society	
Minutes of meeting Thursday 21st November 2013	
Auckland Horticultural Council Rooms	
Meeting started at 10.30 am. Present: 30 people	
<u>Apologies:</u> Pam Bell, Des Gates, Neil Hogan, Barbara Smith, Maurie Wallen	
<u>President :</u>	
i)	Welcomed members and visitor Pat Campbell
ii)	Thanked Otahuhu Historical Society (especially Elaine Reade) for their interesting & informative news letters.
Noted the concern over the loss of the historic homestead in Pt Chevalier Road & pointed out that the plans for the replacement can be viewed in the local library	
Congratulated the NZ Herald on its fine supplement marking its 150 th anniversary	
Raised the issue of the plans for the new walkway to connect Pt Chevalier with Waterview	
<u>Treasurer</u>	
00 account \$1601.13, 01 account \$923.35, Term Deposit \$2000	
<u>Vice President</u>	
Local Board is looking into the repair of Halley Burton Gateway	
Current Readers Digest has article on the assignation of JFKennedy –recommended reading	
<u>Ray Patterson</u>	
Suggested the Society consider The Lion Foundation may be a source of funding for future projects	
<u>Guest speaker:</u> Lisa Truttman on Partington Mill	
<u>Meeting concluded :</u> 11.30am	
<u>Next meeting:</u>	
20 th February	
Speaker: Alan La Roche	
Topic: The discrimination against the Fencibles	

Pt Chevalier's First Police Station

By early 1925, the Police Department began to take steps towards the provision of a police station in the Point Chevalier area, apparently at the urging of the local MP Sir Colin James Parr. The earliest memo I found on their file dealing with property matters dates from 26 February that year, when the department sought permission from the Public Works Department to purchase a house at 9 Point Chevalier Road, owned by a Mrs Wilson. The house, though, was by then 15 years old, and the Public Works Department felt it would have required too much maintenance.

In April, another house was offered: that of Mr Albert E Spain, a railway employee living on the corner of Great North and Parr Roads, a "solid kauri residence of five large rooms". Once again, though, the Public Works Department shook their heads, reporting that

this house was around 20 years old, and would need just as much maintenance as the first one offered in February.

Then, in June, an offer was made by local builder Henry John Lyons.

Lyons started out in the building trade in 1922, and a number of existing bungalows in the Point Chevalier area were built by him, either on spec or for short-term rentals. In the middle of 1925, he was in the process of completing construction of what was later described as a "Canadian bungalow design" on a triangular section 1/5 of an acre just south of Oliver Street, at 399 Pt Chevalier Road. Once again, the Superintendent of Police wrote to the PWD, probably thinking that as this was a brand-new building, with space set aside underneath the house for a motor garage and other uses as required, surely this wouldn't be knocked back as the others were. Well, perhaps the PWD were in an especially

picky mood when it came to police station options in Pt Chevalier. They considered the house as unsuitable – once again, due to expected maintenance costs, with the house high off the ground, and as for those overhanging eaves ...!

By the beginning of September, however, someone somewhere in the Police Department appears to have stuck to their guns. Lyons accepted the department's offer of £1575 cash for the house and site, finished the building off, and it was handed over in time for its opening as the district's first police station and constable's residence on 15 December 1925.

The first local police constable was Luke Spellman (c.1871-1953), who had entered the police force in 1896. He was based at Parnell by 1904, then transferred to Rotorua in 1906, and the Coromandel in 1909. While there, he was not just the local plod; he served as an Inspector of Sea Fisheries, Inspector of Factories, Licensing Officer under the Arms Act, and a police gaoler.

When Spellman retired in August 1936, the residents expressed their gratitude. *"As an expression of the appreciation which residents of Point Chevalier held of the services he had rendered to the district during a period of ten years, a gathering of over 500 people at the Point Chevalier Sailing Club's Hall last night assembled, and on their behalf Sir George Richardson presented Constable Spellman with a cheque and an illuminated address. Constable Spellman recently retired from the police force after 40 years' service. On behalf of the ladies' committee Miss Billie Oliver presented Mrs Spellman with a bouquet."* (Auckland Star)

His wife Delia Lucy Spellman died at their Epsom home 15 December 1940. Luke Spellman died December 1953 aged 82, and their only son Luke died in 1976. All three lie buried at Hillsborough Cemetery.

Spellman was succeeded by Constable Edward Lionel Walton (c.1889-1970) who served at Pt Chevalier to the mid 1950s. He had transferred from Huntly in September 1936. The next constable was Alexander Wells until the mid 1960s, and he was followed by Constable George H Pullenger. Pullenger was the last to have the house at 399 Pt Chevalier Road as a base; around the early 1980s, the station was closed, and not replaced until around 1995, by one at 18 Huia Road. The department sold the property into private hands in 1992.

As for the builder Henry Lyons, he was bankrupted in 1930, and appears to have left the district shortly after.

Graham Perkins (1921-2013)

Graham, who passed away 6 December 2013, aged 92, was a member of the Pt Chevalier Historical Society (as is his brother Neville), right from the early days when we formed as a history group back in 2008-2009. His parents arrived in Auckland in 1920, and first lived at Pt Chevalier on Dignan Street where Graham was born in 1921.



They then moved to Te Ra Road, then a newly-built house was purchased at 20 Miller Road. This was Graham's home until he left Auckland in 1954. Graham and Neville's parents William and Winnie remained at Miller Street up to the 1980s.

Graham studied accountancy at Seddon Memorial Tech at Wellesley Street, and joined the army during WWII, serving in the Solomons and Italy. He returned in 1947, worked for British Traders and Insurance, then Thomas Cook. He lived in Wellington for 15 years, working with Thomas Cook in charge of accounts and foreign exchange until his retirement. Well, a sort-of retirement, for Graham organised and led tours to China, Europe, New York until around his 70th birthday in the early 1990s. He was a member not only of our Society, but also the Railway Enthusiasts, Auckland Historical Society, Auckland Maritime Society, and Friends of the Auckland Art Gallery for over 30 years (President of that committee from 1995-1998, 12 years as a trustee of the Dakin bequest, and still involved actively to within weeks of his death).

He joined the Manchester Unity Lodge in 1938 at Pt Chevalier at the age of 17, and remained a member for the rest of his life.

I sadly did not know Graham anywhere nearly long enough, but the few years where his path crossed mine has left me with memories of his passion for heritage, a kind and gentlemanly manner and a smile that certainly brightened my day. As soon as he heard about the *Point Chevalier Memories* book (his story is included) and our history group, he made every effort to be involved and supportive, and would make the journey by ferry and bus from Devonport, his home in the last 30 years of his life until just before he died, to come and attend our



SPECIFICATIONS.

Of Work to be done and materials to be used
 in the erection of dwelling for Mr. H.J. Lyons,
 Lot No. Beach Rd.
 Pt. Chevalier.

GENERAL:

The work shall conform in all respects with
 the By-Laws and regulations of the Auckland City Council.

SCHEDULE of TIMBERS etc:

Blocks	8"x 6" x 16"	Concrete.
Jack Studs	4 x 3	Heart Rimu.
Sleeper Plates	4 x 3	" "
Floor Joist	6 x 2	" "
Braces	3 x 2	" "
Studs & Plates outside.	4 x 2	O.B.Rimu.
Studs & Plates partitions	3 x 2	" "
Rafters	4 x 2	Heart Oregon
Purlins	3 x 2	O.B.Rimu.
Ridge	9 x 1	" "
Struts	3 x 2	" "
Collar Ties	6 x 1	" "
Braces	6 x 1	" "
Weather Boards	6 x 1	Heart Cedar
Barge and cover boards.		Heart Timber.
Panelling	3 ply Oregon.	
Flooring	6 x 1	P.T. G. & V. Mt. Matai
Lining	6 x 1/2	P.T. G. & V. Mt. Rimu to overhang all eaves.
Lining	6 x 1/2	P.T. G. & V. O.B.R. inside.
Lining		Maxwell Board.
Angle Box	4 x 1	Heart Rimu.
Scribes	2 x 1/2	H. Totara
Sink Top	20x1	H. Kauri
Inside Facings	5 x 1	Dressed Rimu & Dressed Oregon.
Beams ceilings	9 x 4, 6 x 3 & 4 x 3	Rimu & Oregon.
Margins	9x12 x 1	" "
Skirtings	9 x 1	" "
Verandah Posts	6 x 6 & Caps	Oregon.
Verandah Caps	12 x 2	Oregon.
Verandah top plates	9 x 3	Ht. Matai.
Steps		Ht. Kauri.
Window & Door Sills		Ht. Totara.
Window & Door Styles		Ht. Oregon.
Window & Door Facings.		Ht. Rimu.
<u>DOORS:</u>		
Back Door		Cedar.
Front Door	(18 light B.P. Glass)	Oregon.
Casement	24 " G. Glass	
6 Garage	Cedar. 6 light. G. Glass.	
Inside		Oregon.

Figure 7: Building specifications. Ministry of Works and Development, A. D. (1925-1942). Police - Police Station - Point Chevalier. R22459646. Archives New Zealand.

SPECIFICATIONS (Contd.)



SASHES:

Cedar. Large sash in box window, Plate glass.
" Glazed with clear glass.
" Bathroom -G.Glass.

DOUBLE CHIMNEY:

Front room, tiled slab value £10.0.0
Kitchen, plaster and tuck pointed.
Colonial Grate.

COPPER:

Napier, or other approved brand.

DRAINS:

4 inch glazed pipes in accordance with By-Laws.
Waste traps to bath, basin, sink and tubs.
6 lb. lead in accordance with By-Laws.

Bath, Porcelain enamel, value £12.0. 0 p.c.
Sink " " " 1.10. 0 "

W.C. Pan } £3. 0. 0
W.C. Cistern }

Hand Basin £2. 5. 0

Gas Stove £20. 0. 0.

Electric light and fittings,
best English @ 35/- per point.

Mantle pieces £12. 0. 0

Wardrobe with Mirror £5. 0. 0

Buffett £10. 0. 0

Roof, galvanized corrugated iron 26 guage.

Roofs of sun porch and window etc. 24 guage, flat
iron.

Cupboards etc. £26. 0. 0

Box Seat in Bedroom £3.10. 0

Box Seat in Sun Porch £20. 0. 0

Fans. Leadlights.

Figure 8: Building specifications. Ministry of Works and Development, A. D. (1925-1942). Police - Police Station - Point Chevalier. R22459646. Archives New Zealand.

Appendix 2 Supplementary research

Excerpt from Albert-Eden Heritage Survey : context statement 2013

Albert-Eden Heritage Survey HCS

Fire Brigade's services.⁶² A sign on the parapet of the one-story brick building reads "One Tree Hill Fire Station 1925," suggesting that its name was changed at that time. The building is still extant today (albeit altered) as the "Jack Dickey Community Hall."

- **Point Chevalier:** A fire station was erected for the Point Chevalier Fire Brigade in 1926⁶³ on the northeast corner of Point Chevalier Road and Tui Street (still extant, now privately owned).⁶⁴



Figure 18. Point Chevalier Fire Station, n.d.

Auckland Fire Brigade Historical Society, accessed at <http://afbhs.co.nz/2012/stations-and-equipment/pt-chev-station/>

Today, the Albert-Eden Local Board area is served primarily by a modern fire station in Balmoral (Station 61, opened 1974), as well as by adjacent stations in Avondale (Station 60) and Mount Roskill (Station 62). Although they are no longer in service, the extant historic fire stations such as Mount Eden, Kingsland, and Point Chevalier are likely to be significant as relatively rare remaining examples of early fire service in the area.

2.2.3 Police Service

Police officers have been keeping the peace in Auckland since the city's founding in 1840. The first police officers were appointed by Police Magistrates under Governor Hobson, and an ordinance was passed in 1846 establishing a more formal armed police force with headquarters in Wellington, New Plymouth, and Auckland.⁶⁵ In response to the gold rushes and land wars of the 1860s, the Armed Constabulary of New Zealand was formed by Act of Parliament in 1867, with constables used as both soldiers and sworn police.⁶⁶ The Police Act 1886 established the first national, civil police force, the precursor of today's New Zealand Police. Constables were stationed in across the country, and local authorities petitioned the Government to post constables as their districts grew more populous.

⁶² "New Fire Station Opening at Greenland," *Auckland Star* (27 August 1912). Available online at [PapersPast](#).

⁶³ *Auckland Star* (30 December 1926). Available online at [PapersPast](#).

⁶⁴ 111 Emergency, accessed at <http://111emergency.co.nz/FIRE/Stations-Auckland/PointChevalierFireStn.JPG>.

⁶⁵ New Zealand Police, "History," accessed at <http://www.police.govt.nz/about/history.html>.

⁶⁶ Auckland Libraries, "Armed Constabulary," accessed at <http://www.aucklandlibraries.govt.nz/EN/heritage/family/history/military/history/armedconstabulary/Pages/armedconstabulary.aspx>.



Figure 19. Early police stations in Mount Albert (left) and Mount Eden (right).

Owen J. Cherrett, *Without Fear or Favour. 150 Years Policing Auckland, 1840-1990* (Auckland: New Zealand Police, 1990), 99-100.

Although not an exhaustive list, the following examples illustrate the development of police services in the Albert-Eden Local Board area:

- **Epsom:** The first police station in Epsom was a kauri villa at 4 King Edward Avenue, purchased in 1907 for use as a constable's residence (still extant). Over the years, a two-cell wooden lock-up, an office, and a garage were added to enhance its function. The station was decommissioned in 1971. Other constables' houses are known to have existed on Owens Road and Ranfurly Road.⁶⁷
- **Kingsland:** A Kingsland Police Station operated from 1908 to 1969⁶⁸, although research did not uncover its exact location.
- **Mount Eden:** In 1911, funds were garnered from the central government to erect a police station in Mount Eden.⁶⁹ Historic photos show a small wood-frame police station on Nugent Street in Mount Eden (no longer extant).⁷⁰
- **Mount Albert:** Historic photos show a small Mount Albert police station on Richardson Road (no longer extant).⁷¹
- **Balmoral:** Local newspaper accounts from the early twentieth century describe a police station on Balmoral Road near the tram terminus at Dominion Road that served a large portion of the surrounding suburbs. The station was initially known as the "Mount Roskill Police Station," even though it was located in the Mount Eden District.^{72 73} The police also controlled an acre of land at 162 Balmoral Road for the police horses.⁷⁴ The current Balmoral police station is at 1-3 Halston Road (opened 1970, remodelled 1989).
- **Point Chevalier:** The first police station in Point Chevalier was a bungalow at 399 Point Chevalier Road. The bungalow was built by Henry Lyons, and purchased for £1575 by the Police Department. It opened as the district's first police station and

⁶⁷ Bush, *The History of Epsom*, 108.

⁶⁸ *Auckland Scrapbook* (May 1969 - September 1969), 200.

⁶⁹ *Auckland Star* (29 August 1911).

⁷⁰ Owen J. Cherrett, *Without Fear or Favour. 150 Years Policing Auckland, 1840-1990* (Auckland: New Zealand Police, 1990), 99-100.

⁷¹ *Ibid.*

⁷² *Auckland Star* (20 July 1914)

⁷³ *Auckland Star* (27 February 1924)

⁷⁴ *Central Leader* (3 October 1990)

constable's residence on 15 December 1925. The station was closed in the 1980s, and was sold back into private ownership in 1992 (still extant today).⁷⁵

The police department has undergone numerous organisational changes since its founding. Most notably, the centralisation of police activities (1969) and changes in operation and technology led to the closure or remodelling of many suburban stations in the early 1970s. Modern police stations at Balmoral (1-3 Halston Road), St. Luke's (St. Luke's Shopping Centre), Mount Albert (869 New North Road), and Epsom (56 Ranfurly Road) today serve the Albert-Eden Local Board area.⁷⁶ A community policing station is located at 39 Point Chevalier Road to serve Point Chevalier and nearby Westmere.

The former Newton Police Station (1906) on Ponsonby Road is probably the best remaining example of an architecturally significant police building in Auckland. Most early police stations in the Albert-Eden Local Board area have been demolished, but any extant stations that are discovered will likely be significant as modest but rare examples of this theme. For example, constables' houses such as 4 King Edward Avenue in Epsom or 399 Point Chevalier Road may be important for their association with the police department.

2.2.4 Public Libraries

There were several historic public libraries in the Albert-Eden Local Board area:

- The former **Grafton Library** (now Galbraith's Alehouse) at 2 Mount Eden Road opened in 1913 as the Auckland City Public Library's first suburban branch.⁷⁷ It featured not only a lending department and reading room, but also a 200-seat lecture hall. The stately Beaux Arts-style building was designed by Edward Bartley, who won the design competition in 1911. There were unsuccessful attempts to close the library in 1954, 1960, and 1978. The library ultimately closed in 1990 after Mount Eden Borough was amalgamated into Auckland City Council, and is now used as Galbraith's Alehouse.^{78,79}
- When Epsom was incorporated into Auckland City in 1917, officials looked to follow the lead of Remuera, where a branch library had been established shortly after amalgamation. The **Epsom Library** opened in 1918 as a branch of the Auckland City Public Library, using the former Manukau Water Supply Board office building on Manukau Road. In the 1950s, the library building was deteriorating, and was even threatened with closure in 1989. In 1997, the old library was demolished and replaced with a new building.⁸⁰
- The **Point Chevalier Library** is located on the corner of Point Chevalier and Great North Roads. The original library building was formerly the Remuera Branch Library that was moved to the site in 1926, after Point Chevalier had amalgamated into

⁷⁵ *Point Chevalier Times* No. 34 (February 2014)

⁷⁶ New Zealand Police, "Auckland Phonebook," accessed at <http://www.police.govt.nz/district/aucklandcity/>.

⁷⁷ The central branch of the Auckland Public Library opened in 1880, and the Leys Institute in Ponsonby opened in 1905, but was originally a private institution.

⁷⁸ Claire Gummer, "The Library that got another job," A Latitude of Libraries blog (22 May 2011), accessed at <http://librarylatitude.blogspot.co.nz/2011/05/library-that-got-another-job.html>

⁷⁹ Lisa J Truttman, "Grafton dramatic: the former Grafton Library," Timespanner blog (26 May 2011), accessed at <http://timespanner.blogspot.co.nz/2011/05/graffon-dramatic-former-graffon-library.html>

⁸⁰ Bush, *History of Epsom*, pp. 267-268.

Police Buildings scheduled in Proposed Auckland Council Unitary Plan - Schedule of Significant Historic Heritage Places – Part 1: Historic Heritage Places

UP ID	Image	Place Name and/or Description	Verified location	Category
00138	No photo available	Police House (former)	1 Edmonton Road, Henderson PT LOT 1 DP 7645	B
00198	 A photograph of the New Lynn Police Station, a two-story brick building with a central entrance and a sign above the door that reads "NEW LYNN POLICE STATION". A white van is parked in front.	New Lynn Police Station	3092 Great North Road, New Lynn LOT 1 DP 180632	B
00457	 A photograph of a single-story white house with a gabled roof and a chimney, surrounded by greenery.	Police House	12 Rimu Street, Helensville	B
00529	 A photograph of a single-story white building with a corrugated metal roof and a covered entrance, identified as a police lock-up.	Police Lock-Up	108 Rodney Street, Wellsford	B
00955	 A photograph of a large, two-story white building with a green roof and a prominent chimney, viewed from across a street with a fence in the foreground.	Police Station and Cell Block (former)	110-112 Hinemoa Street, Birkenhead Lot 13 Blk I DP 804, Pt Lot 12 Blk I DP 804	B
01797	 A photograph of a three-story red brick building with arched windows and a central entrance, identified as a former police station.	Newton Police Station (former)	1 Ponsonby Road, Ponsonby	B



02017		Colonial Sugar Refining, NZ Head Office – Wharf Police Station	102 Quay Street, Auckland Central	B
02545		Newmarket Police Station	58 Remuera Road, Newmarket	B

Figure 9: Images taken from Google Street View 28/04/2014

C.397462.1 Transfer to Mark John Richards
supply manager and Susan Ruth Richards
bank officer both of Auckland - 23.7.1992
at 11.41 o'clock

M. Richards
A.L.R.

Subject to Part IVA of the Conservation
Act, 1987

M. Richards
A.L.R.

Subject to Section 11 of the Crown Minerals
Act, 1991

M. Richards
A.L.R.

C.397462.2 Mortgage to ASB Bank Limited
- 23.7.1992 at 11.41 o'clock

M. Richards
A.L.R.

C476253.1 Transfer to Mark John Richards
of Auckland supply manager - 3.5.1993
at 2.34 o'clock

M. Richards
A.L.R.



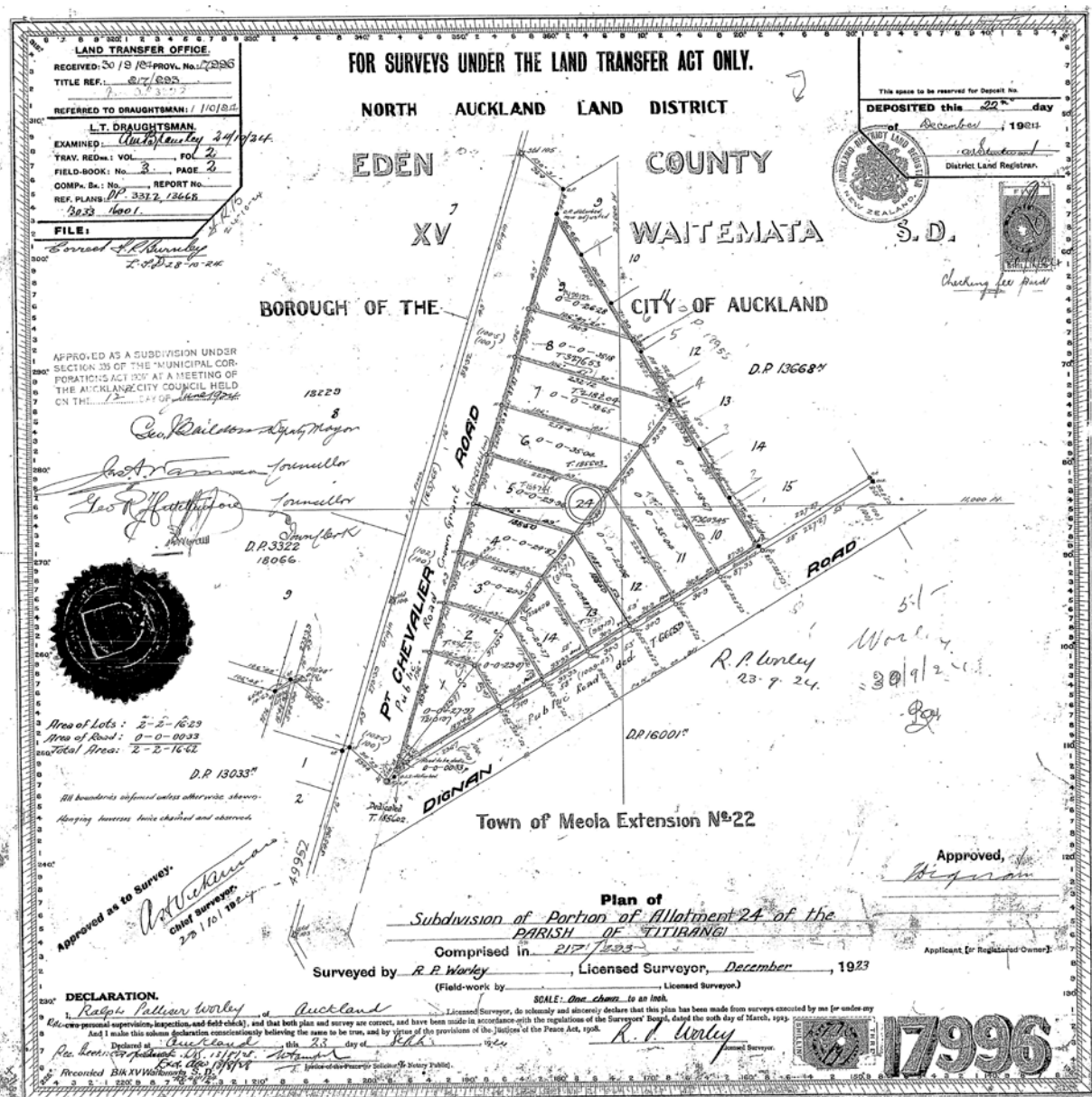


Figure 10: DP 17996 - 1923 land subdivided (399 Point Chevalier Road is labelled as Lot 9)

Appendix 4 Photographs



Figure 11: Front elevation (Rachel Ford, May 2014)



Figure 12: Northern elevation (Rachel Ford, May 2014)



Figure 13: Front elevation (Rachel Ford, May 2014)



Figure 14: Front and south elevations (Rachel Ford, May 2014)



Figure 15: Front elevation, showing tapered steps and wide front verandah (Rachel Ford, May 2014)



Figure 16: Front elevation, showing garage doors (Rachel Ford, May 2014)



Figure 17: Sir George Grey Special Collections, Auckland Libraries, NZ Map 7314

Appendix 5 Drawings

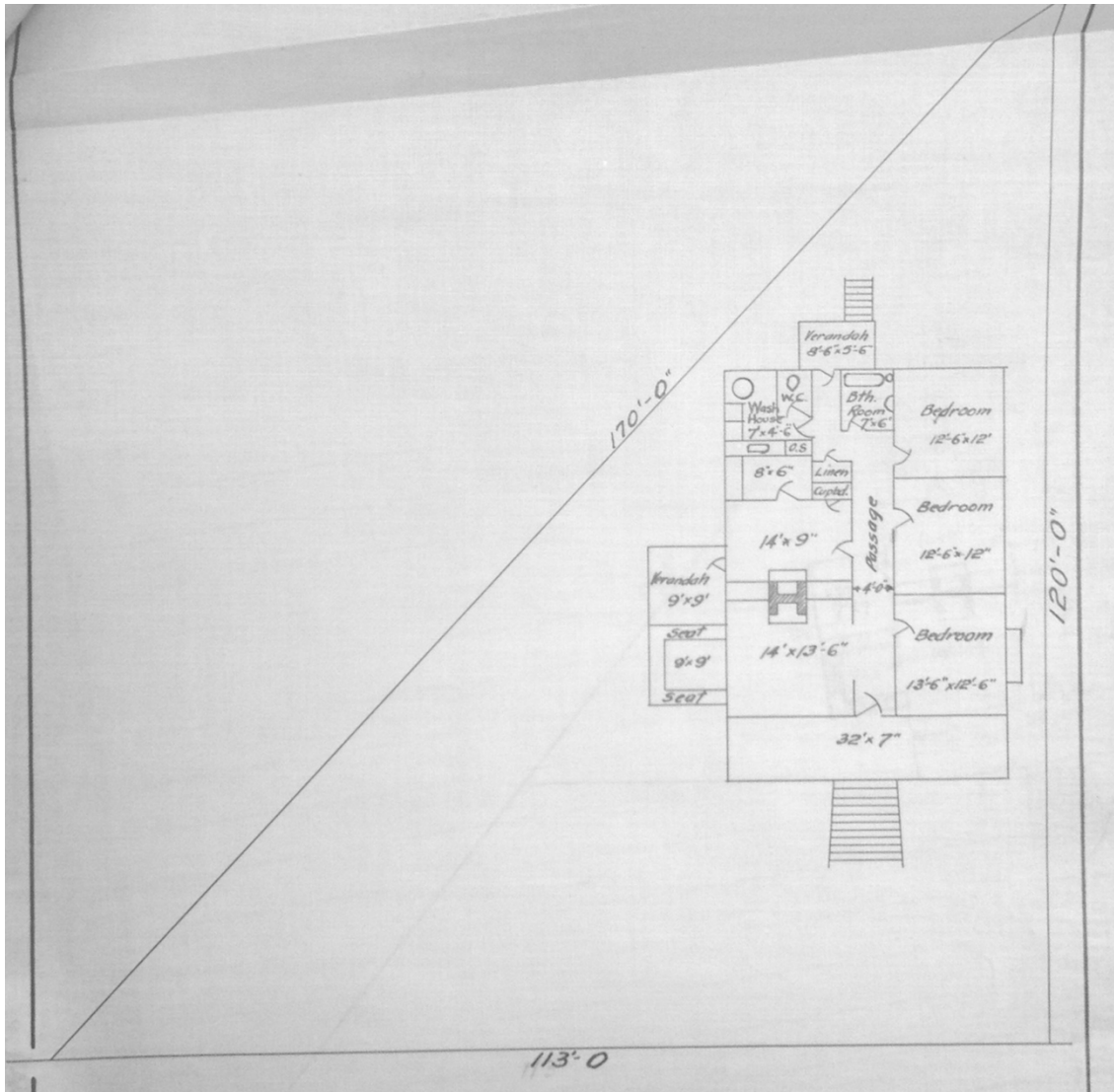


Figure 18: 1925 plans

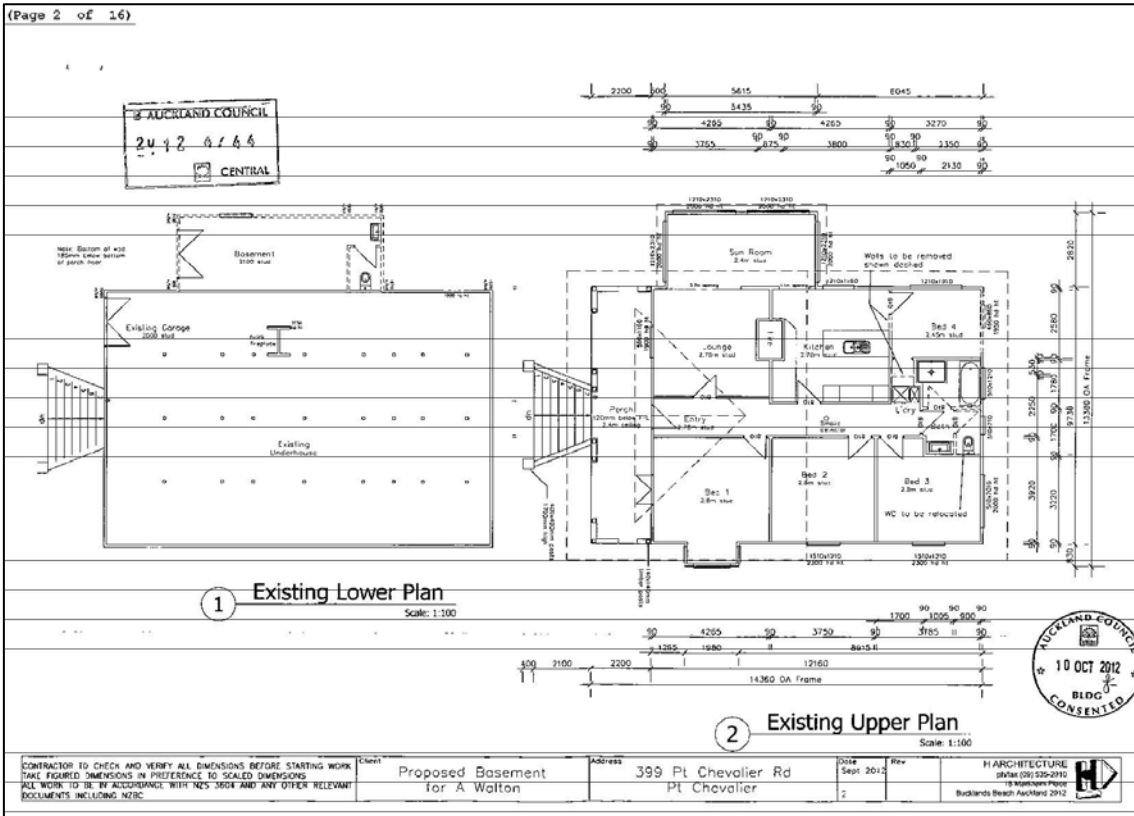


Figure 19: 2012 building consent plans - existing plan

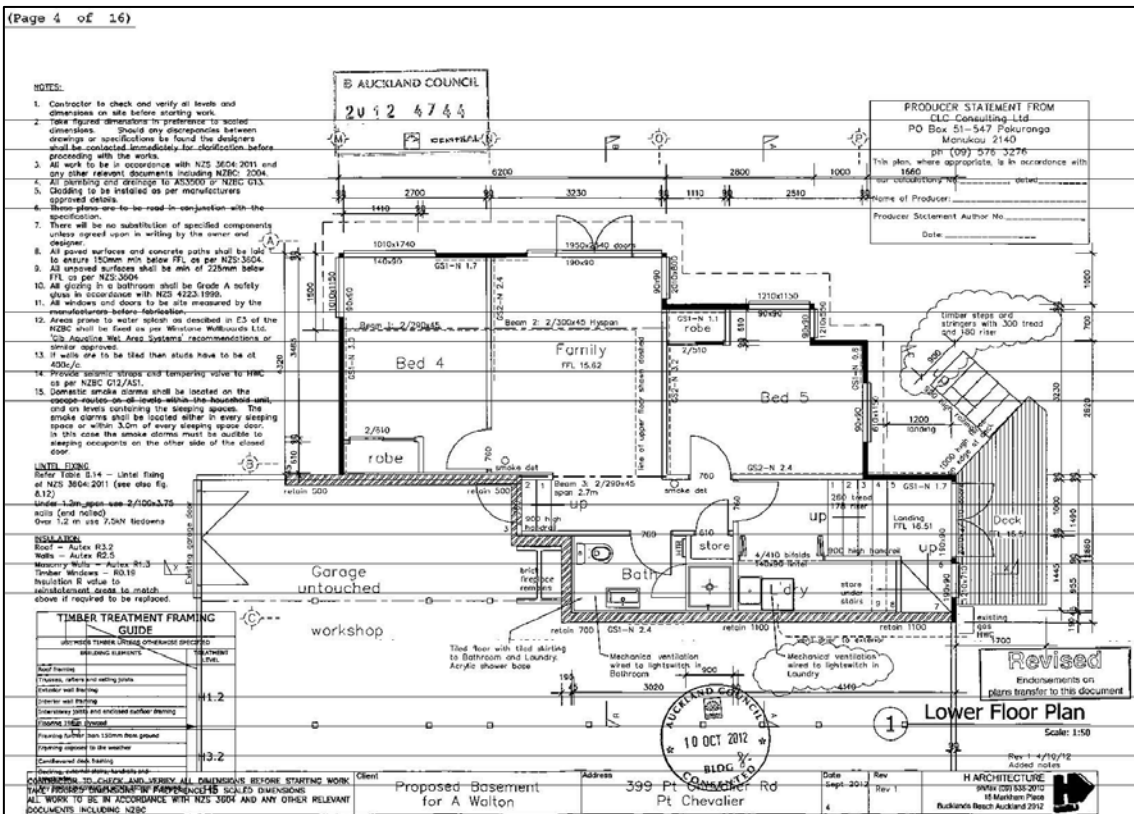


Figure 20: 2012 building consent plans - new basement plan

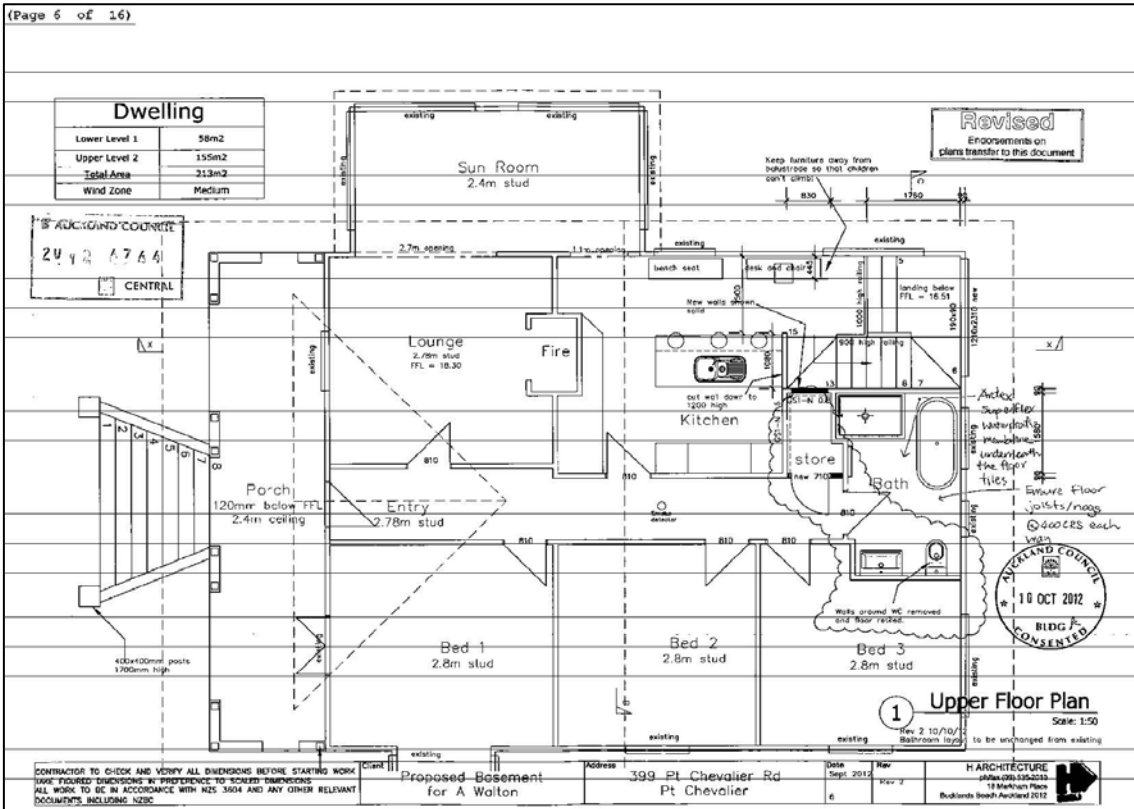


Figure 21: 2012 building consent plans – new upper floor plan

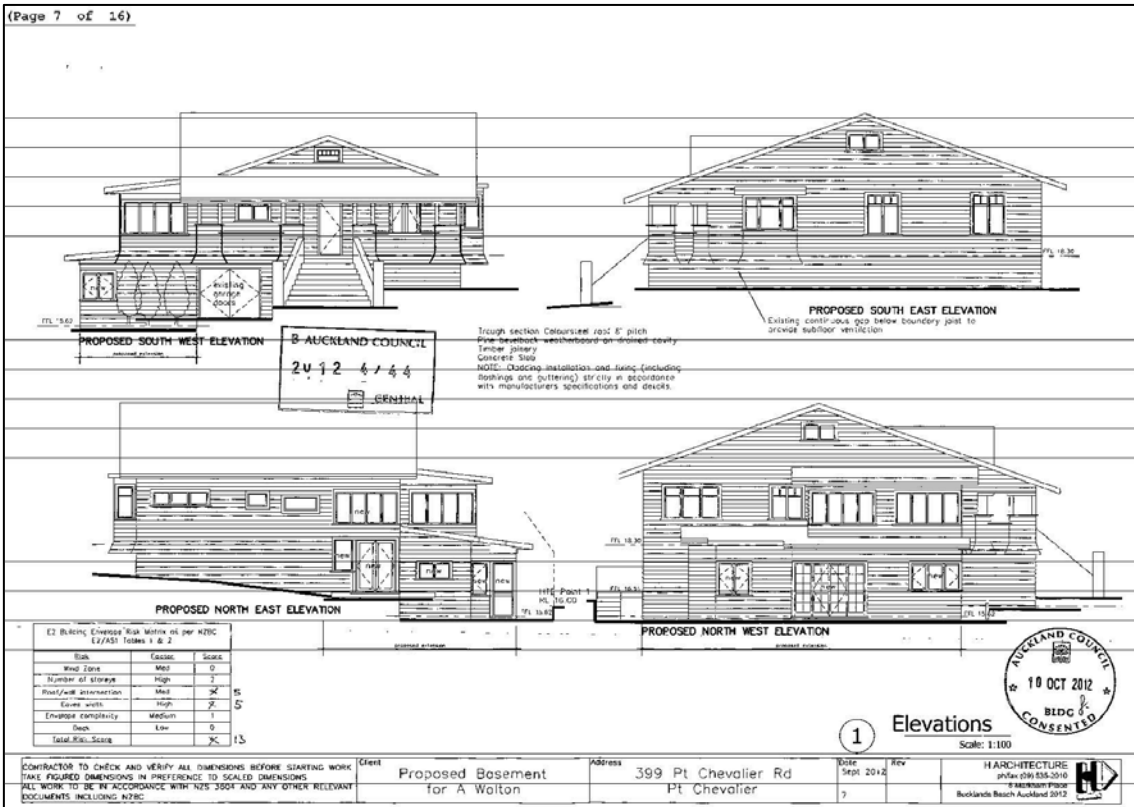


Figure 22: 2012 building consent plans - Elevations

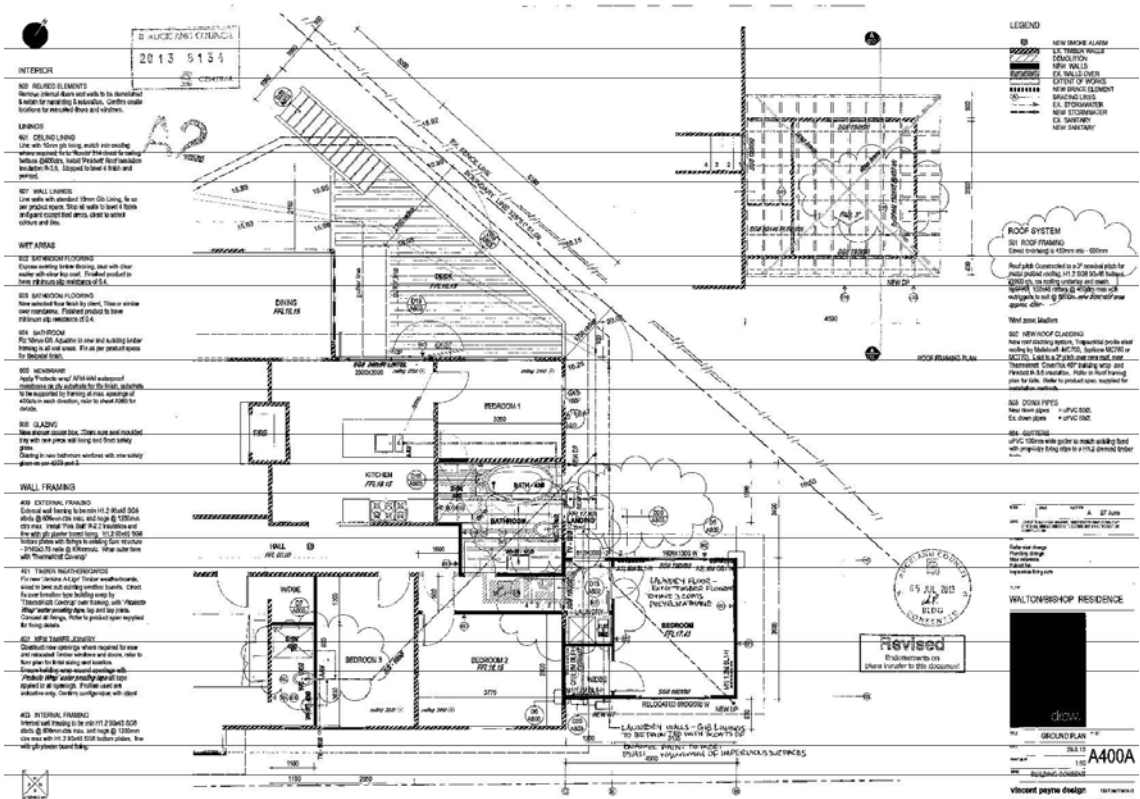


Figure 23: 2013 building consent plans – extension to rear

Appendix 6 Bibliography and endnotes

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Endnotes

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- ¹ (Walker, 1961, p. 5)
- ² (LINZ, SO 833, circa 1940)
- ³ (Walker, 1961, pp. 5-6)
- ⁴ (LINZ, 1905)
- ⁵ (Auckland Council Heritage Unit, 2014, p. 69)
- ⁶ (Auckland Council Heritage Unit, 2014, p. 73)
- ⁷ (Auckland Council Heritage Unit, 2014, p. 51)
- ⁸ (Ministry of Works and Development, Police - Police Station - Point Chevalier., 1925-1942)
- ⁹ (Truttman, 2014)
- ¹⁰ (Ministry of Works and Development, Police - Police Station - Point Chevalier., 1925-1942)
- ¹¹ (Ministry of Works and Development, Police - Police Station - Point Chevalier., 1925-1942)
- ¹² (Truttman, 2014)
- ¹³ (New Zealand Herald, 1925)
- ¹⁴ (Ministry of Works and Development, Police - Police Station - Point Chevalier., 1925-1942)
- ¹⁵ Ibid
- ¹⁶ Ibid
- ¹⁷ (Ashford 1994, p. 50-51)
- ¹⁸ (Ministry of Works and Development, Police - Police Station - Point Chevalier., 1925-1942)
- ¹⁹ Ibid
- ²⁰ (Ministry of Works and Development, Archives New Zealand. Police - Point Chevalier Police Station, 1945-1981)
- ²¹ Ibid
- ²² (Auckland Council Property file, 399 Point Chevalier Road, Point Chevalier , 2014)
- ²³ Ibid
- ²⁴ (Cherrett, 1989, p. 95)
- ²⁵ (Truttman, 2014)
- ²⁶ (Ashford, 1994)