

Heritage Evaluation

Wiseman Residence (former) - 89 Ranfurly Road, Epsom



Front elevation of the residence as seen from the northern footpath on Ranfurly Road

1.0 Purpose

The purpose of this document is to consider the place located at 89 Ranfurly Road, Epsom against the criteria for evaluation of historic heritage in the Auckland Unitary Plan - Operative in Part.

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

2.0 Identification

Site address	89 Ranfurly Road, Epsom
Legal description and Certificate of Title identifier	Lot 3 DP 128020 1,375m ² CT-103D/636
NZTM grid reference	1757937, 5916508 – to the centre of the site.
Ownership	John Alexander Glengarry, Rosalind Diana Bryan Glengarry and David Mowat Perry
District/regional plan & zoning	Operative Auckland City - Isthmus Section Residential 6a
Auckland Unitary Plan Operative in Part zoning	Residential - Mixed Housing Suburban Zone
Existing scheduled item(s)	N/a
Additional controls	Unitary Plan - Operative in Part: Macroinvertebrate Community Index [rcp/dp]
Heritage New Zealand listing details	N/a
Pre-1900 site (HPA Section 2a(i) and 2b)	No. The place is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values, however it has some potential as a site of human activity before 1900 resulting from former rural activity in the vicinity.
CHI reference/s	N/a
NZAA site record number/s	N/a

3.0 Constraints

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

Site visits were made 26 October 2016 and 9 January 2017. The building was inspected from Ranfurly Road. The visits did not include any internal inspection of the building as access was not possible. The physical evaluation is therefore limited to the exterior envelope only.

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

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

4.0 Historical summary

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

4.1 The Site and Building

The house stands on part of just over eight acres of sections 19 and 20 of the Parish of Waitemata owned in 1872 by John and Joseph May¹ - being most of the block bounded today by Epsom and Gilles Avenues and Ranfurly and Manukau Roads (refer to appendix 3, figs. 23 and 24). Between the early 1870s and the early 1900s, the land was steadily subdivided and sold, until George Edward Gibbons Foote owned around two acres at the corner of Gillies Avenue and Ranfurly Road in 1906, which he further subdivided in September of that year.²

Auckland architect Alexander Wiseman purchased the reduced site in 1907,³ and appears to have advertised tenders for the house's construction in July that year.⁴ He remained its owner until his death in 1915.⁵

Wiseman's widow, Harriet Alexandra Wiseman, subdivided some of the property in 1923. It was known as 'Shelford' by 1924.⁶ Hilda Alexandra Wiseman (1894-1982) inherited the property in 1949, by which time around half of the original property owned by Alexander Wiseman was left. The house itself remained in Wiseman family ownership until 1983,⁷ and by 1997 it was known as 'Glengarry', being the surname of the then owners.⁸

A double garage was built in the southwest corner of the site in 1997. Internal alterations,⁹ minor fenestration changes and re-blocking of the foundations were

¹ NA 4/167, LINZ record

² NA 136/27, LINZ record

³ NA 144/66, LINZ record

⁴ *NZ Herald*, 16 July 1907, p. 8(5)

⁵ NA 144/66, LINZ records

⁶ Valuation field sheet, ACC 213/135a, Auckland Council Archives

⁷ NA 32A/661, LINZ record

⁸ Permit No. RC97/9064, Auckland Council property file

⁹ Permit No. RC97/9064, Auckland Council property file

all undertaken around the same time.¹⁰ In 2004, the owners built a swimming pool in the rear yard.

4.2 Alexander Wiseman – Architect

Alexander Wiseman (1865-1915) was born in Fort Street, Auckland, the son of Auckland saddler and merchant James Wiseman. At the age of 16 he was apprenticed to noted architect Edward Bartley. Bartley designed, among other buildings, the Jewish synagogue in Princes Street, the Auckland Savings Bank in Queen Street, and the Opera House that used to be on the corner of Wellesley and Elliott Streets. Following the completion of his apprenticeship Wiseman left for Australia for a time, to pursue a career in music, but returned in 1904 to take up work as an architect.

He designed (among a number of residences and general commercial buildings) the Auckland Ferry Building, J. Wiseman & Sons warehouses, the YMCA building in Wellesley Street, George Winstone's house in Symonds Street, 'Marinoto' on the corner of Airedale Street, the Methodist Church at Greenwoods Corner, and the Wanganui YMCA.¹¹ He also designed a Wesleyan Church in Buckland, 1904,¹² a butter factory at Frankton Junction for Ambury, English & Co,¹³ the Kapai Corn Broom Company building at the corner of Kitchener Street and Victoria Street East,¹⁴ and the St John's Methodist Church Sunday School, Ponsonby, 1905.¹⁵ Further, a foundry at Freeman's Bay,¹⁶ St John's parish church, Waihi, 1906,¹⁷ a block of shops in Karangahape Road for the trustees of the Baptist Tabernacle,¹⁸ Collins Bros warehouse, an early 'skyscraper', Wyndham and Federal Streets,¹⁹ and a school hall for St Stephen's Church, Ponsonby, 1907.²⁰ Also, four two-storey shops, on the corner of Queen and Turner Streets,²¹ alterations in brick to the Leys Institute, Ponsonby,²² and the Auckland City Mission Hall in East Street, Newton, 1908.²³

The Auckland Ferry Building is scheduled and listed by Auckland Council and Heritage New Zealand respectively.

Even this abridged list of his works supports his legacy as one of Auckland's noted architects.

¹⁰ Permit No. RC97/9993, Auckland Council property file

¹¹ Hilda Wiseman, 'Alexander Wiseman (1865-1915), An Auckland Architect', *Auckland-Waikato Historical Journal*, April 1978, No. 32, pp. 31-32; File W814, Shepherd Collection, School of Architecture Library, University of Auckland

¹² *NZ Herald*, 19 February 1904, p. 8(8)

¹³ *Auckland Star*, 11 July 1905, p. 4

¹⁴ *NZ Herald*, 17 November 1905, p. 4

¹⁵ *NZ Herald*, 18 February 1905, p. 4

¹⁶ *Auckland Star*, 14 June 1906, p. 8(8)

¹⁷ *Waihi Daily Telegraph*, 2 April 1906, p. 2

¹⁸ *NZ Herald*, 2 October 1907, p. 6

¹⁹ *Auckland Star*, 9 October 1907, p. 9

²⁰ *NZ Herald*, 4 December 1907, p. 5(1)

²¹ *NZ Herald*, 1 February 1908, p. 5(2)

²² *NZ Herald*, 24 November 1908, p. 8(5)

²³ *NZ Herald*, 16 March 1908, p. 4

4.3 Hilda Wiseman – Owner, Artist

Hilda Alexandra Wiseman was born in Mooroopna, Victoria, Australia, on 7 April 1894, the eldest of seven children of Alexander Wiseman, and his wife, Harriett Amanda Coombes. The family returned to New Zealand in 1904.²⁴

The question of a career for Hilda became urgent after the death of her father in 1915, despite the support of the Wiseman family, who owned the warehouse business J. Wiseman & Sons. She went to work at the advertising firm Chandler and Company, doing commercial art.

In 1917 she enrolled at the Elam School of Art. In 1923–24 she learned lettering and illuminating from John Ash at Seddon Memorial Technical College. By 1925, when she designed and printed her first linocut bookplate, she had found her artistic medium. An exhibition of her bookplate collection at the Auckland Art Gallery in April 1930 provided the impetus for the founding of the New Zealand Ex Libris Society. Wiseman was secretary of its Auckland branch from November 1930 until June 1967.

In 1934,²⁵ a wooden railway-worker's hut used during the construction of the Orakei tunnel was transported to the Ranfurly Road site to be used as Hilda's workshop. After the addition of windows, which came originally from the Selwyn-style St Stephen's School, it became known as the 'Selwyn Studio'.

Hilda Wiseman designed over 100 bookplates, most of them linocuts meticulously printed on her own small hand press. The designs represented the interests and personalities of the owners, although her favourite themes of New Zealand birds and flowers also appear. Some of her designs for institutions anticipate the modern logo. International recognition came with awards for two of her bookplates at the Los Angeles international exhibitions of bookplates in 1931 and 1934.

In 1944 her only book was published, a children's story called 'Minna Mantis Gives a Party', with illustrations and hand-lettered text. Lettering also featured in her illuminated addresses, which she produced for shipping companies, royal visits and special occasions. Because of her interest in heraldry, she won two competitions to design coats of arms: for Howick Borough Council in 1953 and Manukau City Council in 1967.²⁶ However, she is best known for her linocuts, especially her bookplates, which are small in scale, yet strongly dramatic.

After Hilda Wiseman's death, the studio building and its contents were bequeathed to the Auckland Historical Society. The building was by that stage in a poor state of repair. The Museum of Transport and Technology was contacted, to see if the building was suitable as part of their collection, but it was found that a move might put the building at risk of collapse. The new owners of the property decided to proceed to demolish the building, and the Selwyn windows are said to have been given to a resident at Piha.²⁷

²⁴ <http://www.teara.govt.nz/en/biographies/4w22/wiseman-hilda-alexandra>

²⁵ ACC 213/135a, Auckland Council Archives

²⁶ Webster

²⁷ Personal communication with John Webster via email, 8 October 2016

5.0 Physical description

5.1 The Site

The building at 89 Ranfurly Road occupies much of the southern half of the 1,375m² rectangular shaped site, legally described as Lot 3 DP 128020. The site slopes downwards gently to the north (or to the rear of the site), although the slope may be more pronounced just north of the rear steps, and also to the west (or along Ranfurly Road). It is assumed, though, that much of this natural 'across site' slope has, especially at the rear of the site, been moderated through landscaping. The building is set back approximately 9m from the front or southern (street) boundary and covers most of the site's west-east width at its widest point. Council photos from 2008 show a low volcanic stone 'dry-wall' across much of the front boundary. The same gate shown in those photos remains today, however, the wall has been reduced in size, squared off, stepped and grouted permanently in place. Referring to figures 38 and 59 in Appendices 5 and 6 below, the path leading to the main or front entrance of the house has at least in part been in the same general form for approaching 50 years.

It is unknown if prior to the addition of the double garage in 1997, there was any form of vehicular access onto the site, or if there was ever any form of garaging. Given that the entrance to the house is (and presumably always has been) on the eastern side of the site, any vehicle crossing and/or access is presumed to have been in the approximate location of the garage today. The 1940 council aerial, however, appears to show mainly vegetation in this location. It is likely that the pohutukawa in the southeast corner of the site, very near the front boundary, is the same large tree shown in this location in the 1940 aerial.

The site is bordered to both the east and the west by right-of-way driveways leading to rear sites on those respective lots. Both boundaries are delineated by relatively low timber fencing. From the collected drawings below and other visual information, the rear boundary is presumed to be similarly delineated in timber.

Much of the front yard, especially west of the double garage, is landscaped in a very ordered, symmetrical and picturesque style that befits the architectural form of the house. It also appears to be very well established, suggesting its provenance may date to early in the site's history.

5.2 The Building

Refer to appendices 6 and 7 generally.

The main building (or original house) is not easily categorised from an architectural perspective. For the purpose of this section, it is best described as a [unique] single-storey timber-framed cottage – influenced stylistically by the Edwardian villa, the arts and crafts movement, the Spanish mission style, classical symmetry and order, and the English cottage.

In plan, it is symmetrical about the y-axis, or the side boundaries – that run approximately north-south (refer appendix 7, fig. 76). This rather unique plan in

effect divides off three wings that radiate approximately south, northwest, and northeast, from a triangular core. It is in geometric terms, an irregularly shaped nonagon, or a nine-sided polygon. At the three corners of the triangle are the main entrance, the 'library' and a cupboard (the latter two are 'as labelled' in 1998 alteration drawings (refer appendix 7, fig. 79). These 'corners' are in effect spatially modified by these uses to produce or develop a hexagonal internal 'Hall' space (again as identified in the same aforementioned drawings). Foundation piles sit under each of the six corners of the hexagon.

The southern wing contains a small hallway, leading to four bedrooms – two to the east and two to the west. The eastern two contain in-line fireplaces corresponding with the main chimney stack above. The northeast wing contains one bedroom, now modified to include robe and ensuite facilities, and a large formal living room. Back to back fireplaces correspond to the secondary chimney stack above. The northeast wing contains bathroom, kitchen, dining and family rooms. It is presumed that the alterations made to this wing in the late 1990s saw the removal of the third fireplace and chimney stack. Both the family room and the formal living room within the northeast wing open into the veranda at the rear of the house. The veranda originally stepped left and right, or west and east down into the garden. Alterations in the late 1990s saw the construction of a central set of steps. The original steps were removed and the veranda was contained by balustrading (refer appendix 6, fig. 75).

Each of the wings is approximately 60m². The hexagonal Hall space, including the triangular corners, is approximately 25m². The house approximates to over 200m², making it a very large house for the time.

The house is timber framed. It is clad in bevel-backed timber weatherboards and the roof in Marseille styled tiles, complete with clay ridge finials. The roof is hipped at each of the three wings and the ridges of each converge to a point – in the absolute centre of the floor plan. Two chimney stacks remain. Eaves are ventilated with spaced boarding. The subfloor is contained by decorative board and battening.

The front or southernmost of the two is dominant aesthetically, being both larger and [arguably] more decorative, in a Spanish mission style.

The main street view of the house is of the southern wing (refer appendix 6, fig. 48). The two other wings radiate away from the rear of the front wing but their plan form is not immediately obvious from Ranfurly Road. This front wing might otherwise be described as a front bay, if it is to be considered in terms of the villa. A smaller raised and skirted bay, containing a centrally placed circular window flanked by a small rectangular window either side, sits proud of the main façade. Either side of the bay are villa styled hung windows. The corners of this main street façade are squared-off with latticed timber privacy and shade screens that shield fenestration to the chamfered corners within. These corners are boxed. The house includes a combination of finely mullioned cottage and tall and slim villa windows. Some have shingled awnings with decorative timber bracketing. The main porch entrance is classical in its styling, with two turned and painted timber columns that carry a corniced 'flat' pediment. This porch, the front raised bay, the 'Library' and the rear veranda roof are all thought to be flat roofs, with classical architectural influences apparent (refer appendix 6, fig. 52).

The garage is the only other building on site. It was built in the late 1990s and is referenced in 5.4 below.

5.3 Condition

The building appears to be in generally good aesthetic condition, although this comment is made having viewed the house at some distance, from the Ranfurly Road footpath only.

The house was 're-blocked' in the late 1990s. It is unclear whether this involved actual re-piling but in any case is likely to have been done as a matter of long-term maintenance rather than as an exercise to attend to any fundamental structural issues. All other council records refer to alterations to meet the changing utility needs of the occupant, and not in general to any issues relating to the physical condition of the house.

5.4 Modifications

A double garage designed by architect Graeme Pitts was built in the southwest corner of the site in 1997. Its relatively simple and sympathetic form ensures it does not dominate the streetscape landscape, even though it is considerably further forward on the site than the main house. The use of bevel-backed weatherboards, ventilated eaves, boxed corners and roof tiles to match the original building further camouflages the garage as a subtle and respectful addition to the site's built form.

At or about the same time, relatively extensive internal alterations were undertaken, also designed by Mr Pitts. These included changes to the kitchen and family room, a bathroom and shower room – in generally the area of the northwest wing of the house. The project involved a repositioning of some of the windows in the same vicinity and new windows and doors within the rear veranda. The rear veranda was shown to include a new skylight 'lantern' although recent aerial photography would suggest this was never completed – perhaps maintaining the authenticity of the original veranda roofing. A council photograph dating from 2009 shows new steps to the rear yard were built in the middle of the veranda and the original steps at either end, that lead east and west into the garden, were removed and contained by balustrading as part of the current veranda.

In 2004, the owners built a swimming pool in the northernmost quarter of the site.

5.5 Current Use

The site was transferred from the Christian Care Centre Trust Board to the owners, John Alexander Glengarry, Rosalind Diana Bryan Glengarry and David Mowat Perry in 1995. It is currently used as a residence.

5.6 Summary of Key Physical Features

Refer to appendix 6, figs. 48 - 65. The list includes but is not limited to the following items, sub-categorised as follows:

- Siting:
 - Rectangular shaped site – running north-south from Ranfurly Road;
 - Established front yard hard and soft landscaping;
 - Established pohutukawa southeast corner;
 - Modified volcanic stone wall with a single standalone gate – the provenance of which is unknown;
 - Building set back approximately 9m from the front boundary;
 - Building covers most of the west-east width of the site;
 - Approximately the rear two-fifths of the site given over to back yard;
 - Relatively low timber boundary fences west and east – possibly also at the rear.

- Building plan form:
 - The plan appears to be relatively unique;
 - A three winged, irregularly shaped nonagon;
 - A nine-sided polygon;
 - Symmetrical about the y-axis;
 - Triangular core, modified at the corners to develop a hexagonal central Hall space;
 - Entrance, Library and rear veranda designed as the corner 'modifiers';
 - According to current plans:
 - Front or south wing – bedrooms;
 - Northwest wing – kitchen, bathroom and family living facilities;
 - Northeast wing – bedroom (with ensuite) and formal lounge rooms;
 - Both the northern wings open out to the rear veranda.

- Front elevation, including the 'side' elevations visible from Ranfurly Road:
 - Timber bevel-backed weatherboards;
 - Flat-roofed raised and skirted window bay with decorative windows;
 - Chamfered window corners squared off with privacy and shade screens;
 - Traditionally boxed corners;
 - Ventilated open boarded eaves;
 - Both casement cottage, and tall and narrow villa styled windows;
 - Shingled awnings with timber brackets over the cottage windows;
 - Hipped roof to a central ridge connection point;
 - Marseille style tiles with clay ridge finials;
 - Two chimney stacks remain. The dominant front one in a Spanish mission style;
 - Subfloor enclosed by battened boarding;
 - Classical styling in the turned columns and corniced pediment of the main entrance porch.

- General:
 - The building is not easily categorised by architectural style;
 - The building appears to be in good physical condition;
 - The building appears to be largely intact. Known alterations since 1997 include:
 - A relatively extensive internal reorganisation;
 - Minor changes to the fenestration in the side and rear elevations;
 - New centralised veranda steps;
 - A new double garage in the front yard, built in sympathy with the form and materiality of the original building; and
 - A swimming pool in the rear yard, circa 2004.
 - The building is adjacent to standard or classifiable bungalows, villas and cottages - there are no other similar buildings
 - in the immediate locality.

5.7 Site Location – Aerial Photography

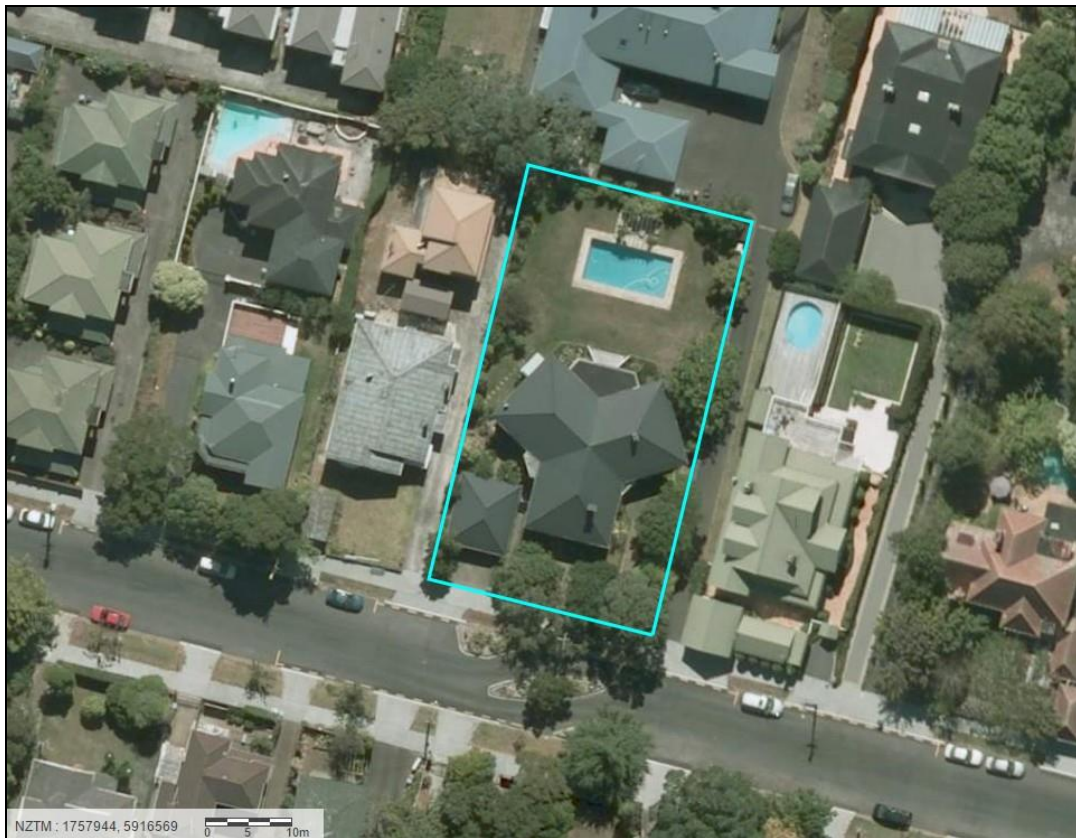


Figure 1: The site - in detail – outlined in blue. Auckland Council GIS – 2010/11 Aerial Photography – scale shown bottom left hand corner.

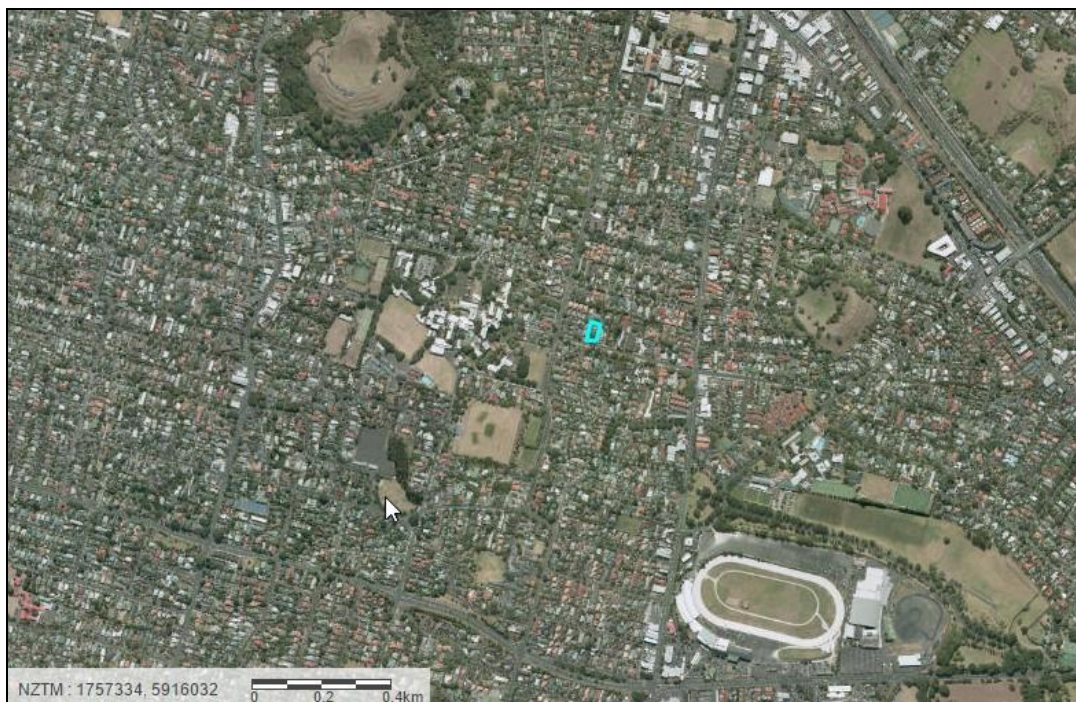


Figure 2: The site – in context - outlined in blue. Maungawhau (Mt. Eden) shown top left and Alexandra Park bottom right. Auckland Council GIS – 2010/11 Aerial Photography – scale shown bottom left hand corner.

6.0 Comparative analysis [other similar or related places]

While Alexander Wiseman has an extensive portfolio of works to his name, including buildings with both different typological styles and functional uses, none of his works is clearly similar to the residence he designed for himself and his family at 89 Ranfurly Road.

Further to this, there are no known similar buildings designed in Auckland by any other architects at or around the time the subject building was constructed. While a wider and more extensive geographical study may reveal comparative buildings outside of Auckland, and New Zealand, at present there are no known contemporary examples.

Despite this, included below are brief sections on a) Wiseman's portfolio of work, regarding any physical similarities (that might be regarded as influences), between any of his commissions and the building at 89 Ranfurly Road (in 6.1) and b) any other known residences, including those designed after 1907, similar to this house (in 6.2 and 6.3).

6.1 Wiseman Designed Buildings

It is considered difficult to draw any worthwhile comparisons between the residence at 89 Ranfurly Road and Wiseman's portfolio of work. The house was built early in his own solo career, which only began three years prior, in 1904, after he and his family returned to New Zealand from Australia. It remains unique among his works, not obviously influenced by any of the buildings he designed either prior to this, in his own capacity since 1904, or much earlier, prior to the mid-1880s when he apprenticed with, and worked for, Edward Bartley.

As has been discussed, while the subject building contains elements that have been drawn from various residential styles, either trending at the time of construction or from more historic architectural typologies, the overall form of the house is so different to any known or describable 'type', even 'common' architectural elements seen across his other works are of little comparative value.

'Marinoto', the residence he designed for Dr William Henry Parkes at 53 Symonds Street (now gone) is a good example of generally just how different his body of domestic work was from the earlier subject house at 89 Ranfurly Road. Very few useful comparisons can be drawn from a detailed analysis of either of these works, other than to reference the symmetrical ordering of architectural elements and the use of classical detailing around the formal entranceways, and decoratively elsewhere.

Similarly, his institutional portfolio was stylistically different again – as evidenced by his 1904 Wesleyan Church in Buckland. Of little comparative relevance, it may evidence something of Wiseman's architectural philosophy – that he prioritised contextual and environmental elements of each brief over developing a personal architectural style.

Wiseman's most notable building, the Auckland Ferry Building, scheduled and listed by Auckland Council and Heritage New Zealand respectively, is a very elegantly proportioned commercial building, designed and constructed in an Edwardian Baroque style circa 1912. Regarding this comparative analysis,

however, the building is only worth noting for the same and relatively tenuously connected reasons listed above.

Both Marinoto and The Ferry Building, as examples of Wiseman's residential and commercial works, are not broadly dissimilar to many works within his portfolio. That the similarities between these two (and by inference, his other works), and the subject building at 89 Ranfurly Road are so few, only highlights the architectural uniqueness of the Wiseman residence (former).



Figure 3: 'Marinoto': for Dr William Henry Parkes at 53 Symonds Street. The house evidences some of the classical ordering and detailing used at 89 Ranfurly Road. Sir George Grey Special Collections, Auckland Libraries, 1052-D6-19.



Figure 4: The Auckland Ferry Building, 1912 – Wiseman's most notable building, designed in an Edwardian Baroque style. Ferry Buildings, Auckland, circa 1912, by Muir & Moodie studio. Te Papa (O.001714).

6.2 Residence by Daniel B. Patterson

Designed by Daniel B. Patterson circa 1923, as his own residence, this house in Arney Road, Remuera, built in a vaguely English cottage style has some plan form characteristics that are similar to the subject house at 89 Ranfurly Road. Turned through 180 degrees, it appears to be a three-winged house, symmetrical about the site's long axis in much the same shape and form as Wiseman's house. Analysis of the floor plans confirms, albeit over two stories, a layout similarly divided into three relatively separate areas, or wings, radiating from a central Hall.

Both the drawn elevations and the three-dimensional image below, however, make it equally clear that the scale and stylistic differences between the two

houses are sufficiently great that the design of this house in Remuera (that of Patterson's) is independent of the subject house in Epsom.

This is not to say, however, that Patterson was not aware of Wiseman's work; and that Wiseman's house at 89 Ranfurly Road did not bear at least some influence on the house in Arney Road.

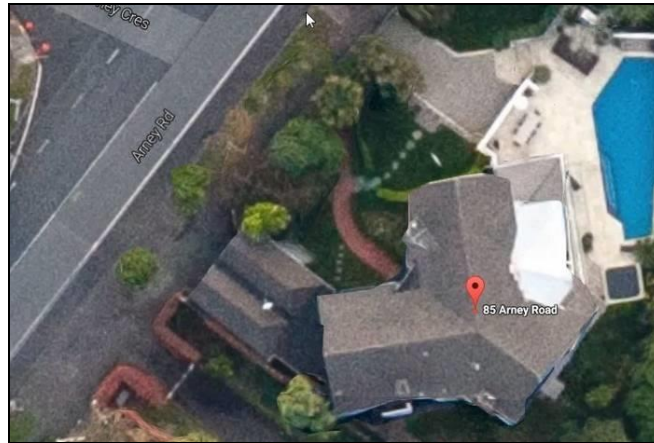


Figure 5: 85 Arney Road, Daniel B. Patterson circa 1923. Shows similar form and plan characteristics as at 89 Ranfurly Road. Google Maps, 2016.



Figure 6: 85 Arney Road, Daniel B. Patterson circa 1923. Three-dimensional 'aerial' shows the differences in scale and architectural styling between this house and the subject house at 89 Ranfurly Road. Google Maps, 2016.

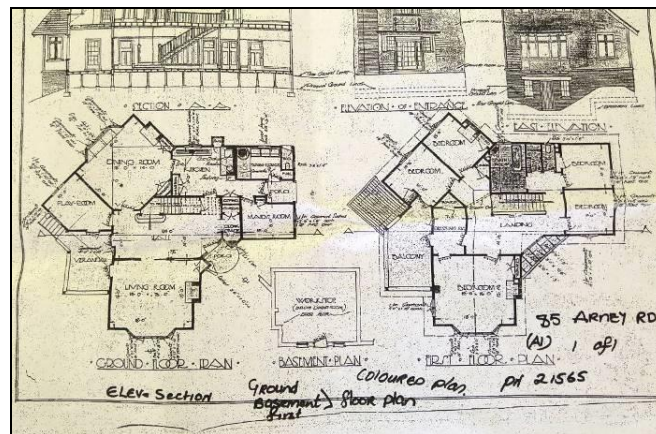


Figure 7: 85 Arney Road, Daniel B. Patterson circa 1923. House plans showing three 'wings' radiating from a central Hall space. Google Maps, 2016.

6.3 Contemporary Plans

There are a small number of contemporary residential house plan offerings that conform to the general layout and scale of Wiseman's Ranfurly Road house. It is, however, unlikely that there is any connection between these and the subject house, designed over 100 years apart.

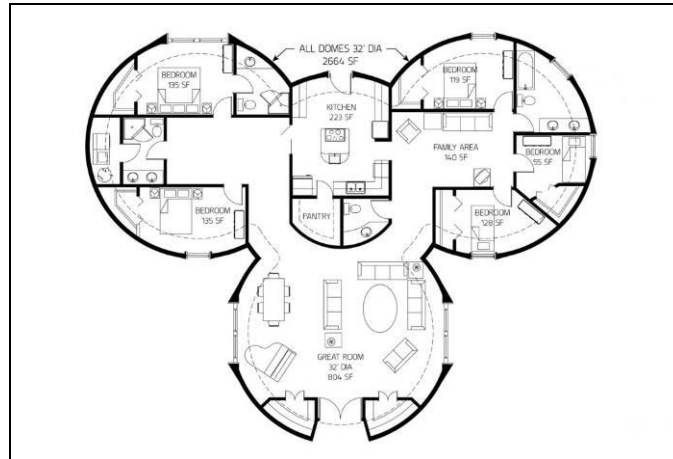


Figure 8: Contemporary American Floor Plan offering.
<http://www.monolithic.org/homes/floorplans/series/europa/floor-plan-dl-3204/photos>.

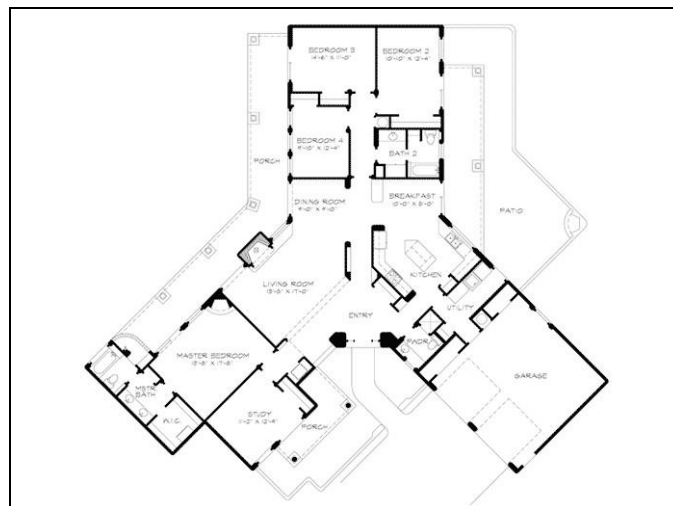


Figure 9: Contemporary American Floor Plan offering.
<http://houseplansandmore.com/homeplans/houseplan095D-0044.aspx>.

6.4 Comparative Analysis Summary

While the discovery of so few comparative buildings may warrant a separate more extensive analysis, it may also bluntly support the proposition that Wiseman's design is unique.

In terms of summarising this section, having undertaken sufficient research for this evaluation, it is considered probable that his design is unique locally; and possible that it is unique nationally.

7.0 Significance criteria

(a) Historical

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

The place at 89 Ranfurly Road has historical heritage values because of its association with two of its owners and occupants, prominent Aucklanders, Architect Alexander Wiseman, and his daughter Artist and bookplate designer Hilda Wiseman.

Designed by Alexander Wiseman the house was built circa 1907. He is thought to have used the house as his work office before moving to the Hobson Buildings, Fort Street, circa 1908.

Wiseman died in the house in September 1915. One of his obituaries noted that he was a 'well known' architect.²⁸ His portfolio of work would support this, positioning him as one of New Zealand's notable architects in the early twentieth century. He was also most probably 'well-connected' socially, being the brother-in-law of Mr J. H. Gunson, the Mayor of Auckland between 1915 and 1925, and Mr Fred Wilson, one of the proprietors of the 'New Zealand Herald'.²⁹ That this well-known architect designed and occupied the house is of considerable historical heritage value. His association with the place will be considered further in (f) Physical Attributes below.

The house remained in the ownership of the Wiseman family until the death of Hilda Wiseman in April 1982. She left the house to the Christian Care Centre Trust Board, who owned the house until 1995 when they sold the property to the current owners.

Hilda Wiseman is considered to be the most influential figure in the New Zealand bookplate movement, fashionable in New Zealand between the 1920s and 1940s. In addition to her own output, she is known to have encouraged other bookplate designers and collectors. She presented works for exhibition throughout New Zealand and sent contributions to Australia, London and Los Angeles, where she won several prizes in an international exhibition of bookplates.³⁰ She operated as a commercial artist until her death in 1982. Her contribution to the New Zealand arts community is thought to be considerable.

That Hilda Wiseman is understood to have worked from the small workshop building at the rear of the property, which was removed from the site soon after her death, is considered to reduce the historical heritage value we can associate from her occupation of the house [as a working bookplate designer and artist] to moderate.

The combination however of Alexander and Hilda Wiseman's association with the building and site at 89 Ranfurly Road is determined to be of **considerable** historical significance locally and regionally.

²⁸ Paperspast: THE LATE MR. WISEMAN. New Zealand Herald, Volume LII, Issue 16029, 22 September 1915. <http://paperspast.natlib.govt.nz/newspapers/NZH19150921.2.93>

²⁹ PERSONAL ITEMS, Press, Volume LI, Issue 15392, 24 September 1915
<http://paperspast.natlib.govt.nz/newspapers/CHP19150924.2.48>.

³⁰ 'Hilda Wiseman at Selwyn Studio' - An article from Art New Zealand – Originally published in Art New Zealand 30 Autumn 1984, by J.P. Webster

(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.

It is likely that the place was held in some esteem by sectors of the arts community locally, regionally, even nationally through the almost 60-year period between the early 1920s and 1982 that Hilda Wiseman worked as an artist from the property. It is, however, also likely that the principal social association, known within the arts community, between Wiseman and the property, was with her 'occupation' of the former wooden railway-worker's hut at the rear of the property, known as the 'Selwyn Studio'. It was from there that Wiseman worked as an artist for almost 50 years. Its removal soon after her death in 1982 has removed much of the social heritage value we can then attribute to the original building and broad site at 89 Ranfurly Road.

Regardless, that Hilda Wiseman lived at the property for approximately 75 years, and worked as an artist at the address for a significant proportion of that time is still considered to have moderate social importance within the local arts community.

In summary, the building and site at 89 Ranfurly Road is determined to be of **moderate** social significance to the local arts 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.

A Mana whenua values assessment has **not** been included as part of this evaluation.

(d) Knowledge

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

The building and site at 89 Ranfurly Road is determined to have **no** significance under this criterion.

(e) Technological

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

Although the building at 89 Ranfurly Road is unique in its three-dimensional form, the cladding and decorative or visible materials used, while having various typological influences, are typical of the fabric used in the residential construction industry in the early twentieth century.

Without having been inside the house, we can still assume with some certainty that the timber-framed construction is unlikely to reveal any noteworthy technical accomplishment or innovation.

It is therefore determined to have **little** significance under this criterion.

(f) Physical Attributes

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

The building was designed as his family's residence, by the well-known architect Alexander Wiseman circa 1907.

The largely intact house is not easily categorised from an architectural perspective. It is almost mannerist in appearance, influenced stylistically by the Edwardian villa, the arts and crafts movement, the Spanish mission style, classical order and symmetry, and the English cottage.

In plan, it is similarly atypical of any one typology, divided into three 'wings', that radiate approximately south and north-west and north-east, from a triangular core. It is in geometric terms, an irregularly shaped nonagon, or a nine-sided polygon. The 'corners' of the triangle are 'modified' spatially to produce or develop a hexagonal internal Hall space. Foundation piles sit under each of the six corners of the hexagon.

The main street façade (in effect the face of the southern wing of the house) presents a collection of architectural elements that further position this house as unique among contemporary buildings of the time. Located centrally is a raised and skirted bay, containing a circular window flanked by small rectangular windows either side. Villa styled hung windows are set into the main façade; the corners of which are squared off with latticed timber privacy and shade screens that shield fenestration to the chamfered corners within. Other visible windows are 'cottage' with shingled awnings and decorative timber bracketing. The main porch entrance is classical in its styling, with two turned and painted timber columns, that carry a corniced 'flat' pediment. The front or southernmost chimney is in a Spanish mission style.

Less unique are the materials used in the construction and decoration of the house. It is clad in bevel-backed timber weatherboards and the roof with Marseille styled tiles, complete with clay ridge finials. Eaves are ventilated with spaced boarding. The subfloor is contained by decorative board and battening.

The house today is generally intact, having only undergone relatively minor internal alterations which included the removal of one of the chimneys and minor changes to some of the fenestration at the rear of the building. Central steps were added to the rear veranda and the original steps positioned west and east were removed and contained by balustrading.

Apart then from the choice of materials used, the house presents itself as a unique 'collection' of architectural elements and typologies, clearly visible in terms of both its plan and three-dimensional form and its decorative composition. While Wiseman's design does not stretch to non-conformity, bearing direct influences from a number of architectural styles, it survives today as an eclectic and unique example of a residential building.

In summary, regarding its physical attributes, the building at 89 Ranfurly Road is determined to be of **considerable** significance for its mannerist and geometrical uniqueness, locally and regionally.

(g) Aesthetic

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

Ranfurly Road is not dominated by one particular architectural style. The typological mix, including a number of English and Californian styled bungalows, presumed to have been built in the late 1910s and 1920s, suggests that the subject house may have been among the earlier residences built along the street. In this respect, given the obvious differences between itself and the more typically built Edwardian villa, along a spacious and sparsely vegetated road it is likely to have 'stood out' more as a local landmark than, than it does today.

In the intervening years, the changes to the built form on Ranfurly Road, to include front yard garaging (as has been built on the subject site) and modern houses on front lots have meant that the subject house, being only single storey, generously set back from the front boundary and somewhat hidden by vegetation, has become almost recessive in the landscape.

Further, the unique plan form of the house, which if obvious would surely position it as a landmark building, is not discernible other than by walking around the house, and/or through accessing aerial photography.

Despite this, noting (f) above, while its unique plan form may not be immediately obvious, the collection of architectural elements that compose the visible elevations of the building are sufficiently unique that the place is determined to be of **moderate** aesthetic significance locally, for its visual and landmark qualities.

(h) Context

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

The house at 89 Ranfurly Road was built in 1907. It was unique then, in terms of its form and appearance, just as it is today, measured against 'contemporary' residential architecture then and now.

The house does not contribute to the context of the area through any sort of local grouping or similarity with any neighbouring built form.

The place is considered to be of **little** contextual significance to the local Ranfurly Road and broader Epsom area.

8.0 Statement of significance

The Wiseman residence (former) has **considerable historical significance** locally, regionally and perhaps nationally because of its association with two of its owners and occupants, Architect Alexander Wiseman, and his daughter Artist and bookplate designer Hilda Wiseman. Alexander Wiseman was a noted Auckland Architect whose other works included the Auckland Ferry Building, circa 1912, scheduled and listed by Auckland Council and Heritage New Zealand respectively. Hilda Wiseman was a noted artist who is considered to be the most influential figure in the New Zealand bookplate movement, fashionable in New Zealand between the 1920s and 1940s.

Following this directly, the property is also determined to be of moderate social significance to the arts community. For almost 60 years, between the early 1920s and 1982 Hilda Wiseman worked as an artist from the property. It is, however, likely that at least some of this social association, known within the arts community, between Wiseman and the property, was with her 'occupation' of the former wooden railway-worker's hut at the rear of the property, known as the 'Selwyn Studio', which was removed soon after her death in 1982. Regardless, that Hilda Wiseman lived at the property for approximately 75 years, and worked there as an artist for a significant portion of that time is still considered to have **moderate social importance** within the arts community.

Significant alone as the work of notable architect Alexander Wiseman, the building is determined to have **considerable physical attributes**, as a unique residential building both within his impressive portfolio of work and across contemporary buildings of the time. Apart from the choice of materials used, which were relatively common for the day, the house presents itself as a unique 'collection' of architectural elements and typologies, clearly visible in terms of both its plan and three-dimensional form and its decorative composition. While Wiseman's design does not stretch to non-conformity, bearing direct influences from a number of architectural styles, it survives today as an eclectic and unique example of an atypical residential building.

As an early house on the street, the uniqueness of the residence may have 'stood out' more as a local landmark in the early twentieth century, than it does today. The changes to the built form on Ranfurly Road, to include front yard garaging (as has been built on the subject site) and modern houses on front lots, have meant that the subject house, being only single storey, generously set-back from the front boundary and somewhat hidden by vegetation, has become comparatively recessive in the landscape. Further, the unique plan form of the house, which if obvious would surely position it as a landmark building, is not discernible other than through accessing aerial photography. However, it is considered that the collection of architectural elements that compose the visible elevations of the building are still sufficiently unique and prominent that the place is determined to be of **moderate aesthetic significance** locally, for its visual and landmark qualities.

9.0 Extent of the place for scheduling

The identified extent of the Wiseman Residence (former) at 89 Ranfurly Road for scheduling is the area considered integral to the function, meaning and relationships of the place, identified as the entire site, shown below in blue, legally described as Lot 3 DP 128020.

Noting that the site is what remains of the original curtilage (refer appendix 3, fig. 24); having undergone subdivision over time, it is considered that the current boundaries still enable the places to be well understood.



Figure 10: The Extent of the Place - identified as the entire site, shown above in blue - legally described as Lot 3 DP 128020.

10.0 Recommendations

Based on the above evaluation, the Wiseman Residence (former) at 89 Ranfurly Road, Epsom meets the threshold for scheduling as a Historic Heritage Place: Category B.

11.0 Other matters

It is noted that 89 Ranfurly Road had been previously considered for scheduling under the legacy Auckland City Council scoring system (refer appendix 8). This report constitutes a re-evaluation using the Auckland Unitary Plan Operative in Part criteria, a values-based approach that reflects a broader suite of reasons why a place might be significant. The UP criteria build upon the legacy system, allowing for additional focus on historical associations, context values, and significance to local communities.

12.0 Table of Historic Heritage Values

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

*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.

N/a/None: none identified

13.0 Overall significance

Place Name and/or Description	The Wiseman Residence (former)
Category	B
Primary Feature	The main building on the site – the residence
Known Heritage Values	A and F
Extent of Place	See 9.0 above - Lot 3 DP 128020
Exclusions	Interior of building and all accessory buildings including the 1997 garage in the front yard
Additional Controls for Archaeological Sites or Features	N/a
Place of Maori Interest or Significance	N/a

Author: Blair Hastings, Heritage Consultant, BCom, BArch (hons), BBS, NZRAB registered [in voluntary suspension]

Date: 14 March 2017

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

Date: 13 March 2017

Appendices:

Appendix 1: Historic research

Appendix 2: Supplementary research

Appendix 3: Deposited Plans and Certificates of Title

Appendix 4: Auckland Unitary Plan Operative in Part zoning

Appendix 5: Historic photographs

Appendix 6: Site photographs

Appendix 7: Drawings

Appendix 8: Previous heritage evaluation

Appendix 1: Historic research

Summary: 89 Ranfurly Road, Epsom| "Shelford", "Glengarry"

The house stands on part of just over eight acres of sections 19 and 20 of the Parish of Waitemata owned in 1872 by John and Joseph May,¹ most of the block bounded today by Epsom and Gilles Avenues and Ranfurly and Manukau Roads. Between the early 1870s and the early 1900s, the land was steadily subdivided and sold, until George Edward Gibbons Foote owned around 2 acres at the corner of Gillies and Ranfurly Avenues in 1906, which he further subdivided.²

Auckland architect Alexander Wiseman purchased the reduced site in 1907,³ and appears to have advertised tenders for the house's construction in July that year.⁴ He remained its owner until his death in 1915.⁵ It was known as "Shelford" by 1924.⁶

Alexander Wiseman (1865-1915) was born in Fort Street, Auckland, the son of Auckland saddler and merchant James Wiseman. At the age of 16 he was apprenticed to noted architect Edward Bartley. He left for Australia for a time, but returned in 1904 to take up work as an architect, and designed (among a number of residences and general commercial buildings) the Auckland Ferry Building, J Wiseman & Sons warehouses, the YMCA building in Wellesley Street, George Winstone's house in Symonds Street, "Marinoto" on the corner of Airedale Street, Methodist Church at Greenwoods Corner, and the Wanganui YMCA.⁷ He also designed a Wesleyan Church in Buckland, 1904;⁸ a butter factory at Frankton Junction for Ambury, English & Co,⁹ the Kapai Corn Broom Company building at the corner of Kitchener and Victoria Street East,¹⁰ and the St John's Methodist Church Sunday school, Ponsonby, 1905;¹¹ a foundry at Freeman's Bay,¹² and St John's parish church, Waihi, 1906;¹³ block of shops in Karangahape Road for the trustees of the Baptist Tabernacle,¹⁴ Collins Bros warehouse, an early "skyscraper", Wyndham & Federal Streets,¹⁵ and a school hall for St Stephen's Church, Ponsonby, 1907;¹⁶ four two-storey shops, corner Queen and Turner streets,¹⁷ alterations in brick to the Leys Institute, Ponsonby,¹⁸ and Auckland City Mission Hall in East Street, Newton, 1908.¹⁹

After Alexander Wiseman's death, the property was inherited by Harriet Alexandra Wiseman, who subdivided some of the property in 1923. Hilda Alexandra Wiseman inherited the property in 1949,

¹ NA 4/167, LINZ records

² NA 136/27, LINZ records

³ NA 144/66, LINZ record

⁴ *NZ Herald*, 16 July 1907, p. 8(5)

⁵ NA 144/66, LINZ records

⁶ Valuation field sheet, ACC 213/135a, Auckland Council Archives

⁷ Hilda Wiseman, "Alexander Wiseman (1865-1915), An Auckland Architect", *Auckland-Waikato Historical Journal*, April 1978, No. 32, pp. 31-32; File W814, Shepherd Collection, School of Architecture Library, University of Auckland

⁸ *NZ Herald*, 19 February 1904, p. 8(8)

⁹ *Auckland Star*, 11 July 1905, p. 4

¹⁰ *NZ Herald*, 17 November 1905, p. 4

¹¹ *NZ Herald*, 18 February 1905, p. 4

¹² *Auckland Star*, 14 June 1906, p. 8(8)

¹³ *Waihi Daily Telegraph*, 2 April 1906, p. 2

¹⁴ *NZ Herald*, 2 October 1907, p. 6

¹⁵ *Auckland Star*, 9 October 1907, p. 9

¹⁶ *NZ Herald*, 4 December 1907, p5(1)

¹⁷ *NZ Herald*, 1 February 1908, p5(2)

¹⁸ *NZ Herald*, 24 November 1908, p. 8(5)

¹⁹ *NZ Herald*, 16 March 1908, p. 4

Figure 11: Research Summary – 89 Ranfurly Road, Epsom, Lisa J. Truttman 17 October 2016, p1.

by which time around half of the property owned by Alexander Wiseman was left.²⁰

A wooden studio had been added to the site in 1934,²¹ originally a railway-worker's hut used during the construction of the Orakei tunnel. Windows were added which came originally from the Selwyn-style St Stephen's School, hence the name "Selwyn Studio" for the workshop. From here, Hilda Wiseman (1894-1982) prepared her noted designs for bookplates and other artwork. She had been born in Australia but lived in New Zealand from when her parents returned in 1904. She lived at "Shelford" with her parents, and worked in the studio there from the 1930s. Hilda trained at the Elam School of Art, and commenced designing and cutting blocks, lino cuts and bookplates. During World War II she designed the sticker for the "Churchill" auctions, and over the years designed illuminated address for presentation to dignitaries, including the Queen. Her heraldic designs were included in the coat of arms for Manukau City and Howick (up to amalgamation in 1989.)²²

After Hilda Wiseman's death, the studio building and its contents were bequeathed to the Auckland Historical Society. The building was by that stage in a poor state of repair. The Museum of Transport and Technology were contacted, to see if the building was suitable as part of their collection, but it was found that a move might put the building at risk of collapse. The new owners of the property decided to proceed to demolish the building, and the Selwyn windows are said to have been given to a resident at Piha.²³

The house itself remained in Wiseman family ownership until 1983,²⁴ then by 1997 was known as "Glengarry".²⁵ Internal alterations to the house were made in 1997,²⁶ as well as reblocking of the foundations.²⁷

Lisa J Truttman
17 October 2016

²⁰ NA 144/66, LINZ records

²¹ ACC 213/135a, Auckland Council Archives

²² Webster

²³ Personal communication with John Webster via email, 8 October 2016

²⁴ NA 32A/661, LINZ records

²⁵ Permit No. RC97/9064, Auckland Council property file

²⁶ Permit No. RC97/9064, Auckland Council property file

²⁷ Permit No. RC97/9993, Auckland Council property file

Figure 12: Research Summary – 89 Ranfurly Road, Epsom, Lisa J. Truttman 17 October 2016, p2.

Alexander Wiseman (1865 — 1915 — An Auckland Architect

by Hilda Wiseman

Alexander Wiseman was born in Fort Street, Auckland, in 1865. At the age of sixteen he was apprenticed to Edward Bartley, an architect who had been in Auckland since 1854 and who designed, among other buildings, the Jewish synagogue in Princes Street, the Auckland Savings Bank in Queen Street, and the Opera House that used to be on the corner of Wellesley and Elliott Streets.*

The indenture is an interesting document, beautifully inscribed in ink on thick paper, made on the 19th July 1881 between James Wiseman saddler of Auckland and his son Alexander, and Edward Bartley who, in consideration of a premium of £50, agreed to accept Alexander as an apprentice for the term of four years. Alexander Wiseman was to receive payment only in the third year (seven shillings and sixpence per week) and the fourth year (twenty shillings per week). James and Alexander Wiseman covenanted that Alexander would "truly and faithfully serve Edward Bartley as his apprentice in the said profession, diligently attend to the said business at all times, his secrets keep and his lawful commands willingly obey and shall not nor will absent himself from the service of Edward Bartley without his leave and consent but shall from time to time and at all times conduct himself with all due diligence honesty sobriety and temperance nor shall he do nor knowingly suffer to be done any damage to the books instruments papers writings money or other property which shall be delivered or put into his custody or care and shall not embezzle nor waste them." James Wiseman was also, at his own expense, to "find and provide Alexander Wiseman with good and sufficient meat, drink, lodging and washing, suitable clothing, medicine and medical attendance." A certificate dated 20th July 1885, written on the Indenture with a quill pen and its characteristic broad flourishes, states: "Alexander Wiseman having duly fulfilled all the covenants I now certify that I have always found him a painstaking and careful draughtsman — courteous and willing at all times to serve me to the best of his ability. (Signed) Edward Bartley."

Mr Wiseman's life was given over to architecture and music. His first appointment as an organist was in a small Wesleyan church in Parnell when he was fourteen years of age. In his early twenties he had instruction in playing the pipe organ from Mr Neville Barnett in the old St Matthew's church, now the Sunday school for the present St Matthew's. Following this he left

for Australia where for a while he made music his career. He returned to Auckland in 1904 to become an architect, but continued as an organist at various churches until a few months before his death.



Mr A. Wiseman at his desk

Photo supplied by Hilda Wiseman

From 1904 until his early death in 1915 Mr Wiseman designed many buildings, those in the city being the Ferry building, Collins Bros. and J. Wiseman & Sons' warehouses, the Y.M.C.A. (now occupied by the Auckland Hospital Board), and the Teachers' Training college in Wellesley Street later and until quite recently occupied by the Auckland Education Board. Among the many private residences he designed were Mr George Winstone's house in Symonds Street, just above the cemetery, demolished in recent years to make way for the motorway; Also in Symonds St. on the corner of Airedale St. was the handsome residence of Dr. Parkes, "Marinoto", now taken over by the Health Dept. An unusual feature of this beautiful home was a music room, with a pipe organ, Dr Parkes being an enthusiastic organist; Mr Fred Wilson's house at the corner of Mountain and Clive

Figure 13: 'Alexander Wiseman (1865-1915 – An Auckland Architect' An article from the Historical Journal Auckland – Waikato, No.32, April 1978 by Hilda Wiseman, p1.

Roads, now taken over by the Auckland Grammar school and used as a hostel for boarders; and one built for Mr (later Sir) James Gunson in St. Andrew's Road and later occupied by Queen Salote of Tonga when visiting Auckland. Other buildings designed by Mr. Wiseman were the Methodist church at Greenwood's Corner, Epsom; and the Y.M.C.A. in Wanganui — this was a competitive design, and the building has now been demolished.

Two of Mr Wiseman's buildings have been chosen for preservation: the Ferry building, and his own last home. The contractors for the Ferry building were Philcox & Son, who began construction in 1911 and completed the building the following year. It may be of interest to note that its weather vane does not now register the correct direction of the wind, owing to the draughts caused by highrise buildings in the vicinity.

By a strange coincidence, Mr Wiseman's last architectural office was in Fort Street, the street

in which he was born. The office was in Hobson Building, which was on the site now occupied by the National Bank.



The Ferry Building
Photo from Auckland Institute and Museum

Figure 14: 'Alexander Wiseman (1865-1915 – An Auckland Architect' An article from the Historical Journal Auckland – Waikato, No.32, April 1978 by Hilda Wiseman, p2.



Hilda Wiseman at Selwyn Studio

J.P. WEBSTER

When Hilda Wiseman died in April 1982 the Auckland Historical Society became one of the beneficiaries of her estate. A clause in her will decreed that the Society inherit her studio building and its contents.



Hilda Wiseman in her studio, 1938

Preliminary investigations revealed a substantial collection of Miss Wiseman's well-known lino-cuts (both finished and partial prints) - and hundreds of blocks. It was fortunate that in some cases blocks to match prints were found and that a complete run of blocks (six to one print seems to be the most) also existed. Some labelled envelopes containing a set of proofs for each stage, along with the original watercolour sketch of the final print, proved invaluable in identifying blocks.

Bottles of paint, ink, and ink-roller, frames, a scrap-book of news-clippings and a home-made cardboard easel were included in the bequest. In size, the largest items were eight mounted watercolour paintings (approximately 400 mm. square) of the now demolished St Stephen's School, Parnell, painted in the nineteen-thirties. The school, and the long-ago-demolished Partington's Mill, were favourite subjects of Hilda Wiseman and many former purchasers of her work readily acknowledge their own partiality for the two buildings.

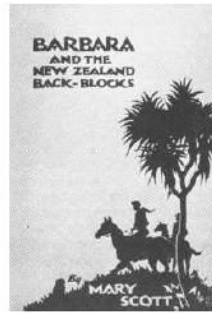


HILDA WISEMAN *Interior of Selwyn Studio*
lino - cut, 78 x 50 mm.

Hilda Wiseman's paintings are pleasant, uncomplicated works which show an effective combination of natural talent and taught skills. Her real forte was printmaking in lino-cut (wood-cuts do not exist in the collection), the most noticeable feature of them being her rendering of New Zealand native flora and fauna. A quick sorting places them into the categories of birds, flowers and others - in that order. News-clippings reporting her exhibitions usually note this predilection for indigenous motifs with critical approval.

It is evident that although a number of the designs were exhibited as prints they were also used, with added lettering, on invitation and Christmas cards. Some prints show a reworking of the designs by reduction or enlargement while others have been made into a metal block. At least two are photogravure blocks.

Figure 15: 'Hilda Wiseman at Selwyn Studio' - An article from Art New Zealand – Originally published in Art New Zealand 30 Autumn 1984, by J.P. Webster, p1.



HILDA WISEMAN *Barbara and the New Zealand Back - blocks*
lino - cut 165 x 122 mm.

Hilda Alexandra Wiseman was born in 1894 in Australia, but while still very young travelled with her parents to New Zealand. Her father was the architect Alexander Wiseman (1865 - 1915) who designed many Auckland buildings, including the familiar Ferry Building at the bottom of Queen Street. He also designed the house in which his daughter lived in Ranfurly Road, Epsom. After leaving school she showed an inclination towards art and it seemed natural that she would turn to it as a profession to earn a living.

She trained at Elam School of Art, attending life classes and doing metal work, with private tuition in her other accomplishment, illuminated address design. She commenced designing and cutting blocks in 1925 and, after she did several bookplates for members of her family, orders came from outside. So began her life as a commercial artist, which continued until her death.



HILDA WISEMAN *Mt Egmont, NZ*
lino - cut, 60 x 65mm

As a working member of the Auckland Society of Arts, Hilda Wiseman exhibited landscapes and flower studies, usually in watercolour, at annual exhibitions. Besides making book-plates she also collected them and several times displayed examples from her collection, one of the most notable being an exhibition at the Auckland Art Gallery in 1930. This exhibition was a formative step toward the establishment of the New Zealand Ex Libris Society. The roll of foundation members includes such august personalities as Lord Bledisloe, Elsdon Best, Pat Lawlor, John Barr, Johannes Andersen and, naturally, Hilda Wiseman, who has been acknowledged as the promoter of the movement after becoming a member of the Australian Society and being encouraged by its secretary, Philip Barnett. In later years she persuaded Barnett to give his vast collection of book-plates to the Auckland Museum and she gave her collection to the Auckland Public Library.

Hilda Wiseman presented works for exhibition throughout New Zealand and sent contributions to Australia, London and Los Angeles, where she won several prizes in an international exhibition of book-plates.

HILDA WISEMAN *NZ Cicada in Grass*
lino - cut, 80 x 52mm.

Figure 16: 'Hilda Wiseman at Selwyn Studio' - An article from Art New Zealand – Originally published in Art New Zealand 30 Autumn 1984, by J.P. Webster, p2.



During the Second World War she designed the sticker for the patriotic 'Churchill' auctions and over the years illuminated addresses for presentation to several visiting dignitaries, including the Queen, and for local councils. Her heraldic designs can be seen in the coat of arms for Manukau City and Howick.

Contemporary artists with whom she shared exhibitions at various times during her life include Ida Eise, Connie Lloyd, Mervyn Taylor, Leo Bensemann, Rona Dyer, John Moore, George Woods, Minnie White and Ella Spicer to name just a few. Ida Eise and Hilda Wiseman were both members of the Auckland Society of Arts Sketch Club, the small square badge, or emblem, being designed by the latter (the block exists within the Historical Society collection).



HILDA WISEMAN *Partington's Mill*
lino - cut, 46 x 35mm.

The small wooden building in which she worked, and which she named 'Selwyn Studio', grew from a railway-worker's hut used during the construction of the Orakei tunnel. Removing it to her property she placed windows in it that she had purchased from the demolition sale of St Stephen's School. The school had been built under the direction of Bishop GA Selwyn and the windows conform to what is regarded as the 'Selwyn Style'. Because of this connection the studio, unfortunately, assumed a historical mystique among interested observers, who wrongly claimed it to be a genuine Selwyn structure of great historical and architectural importance.

The Historical Society has not as yet decided the fate of the collection. There is a possibility that the printed material will be placed in the Auckland Public Library Wiseman collection and the blocks retained by the Society at a committee member's home, as the Society has no property nor a permanent office.

Figure 17: 'Hilda Wiseman at Selwyn Studio' - An article from Art New Zealand – Originally published in Art New Zealand 30 Autumn 1984, by J.P. Webster, p3.

10/8/2016

Art New Zealand



HILDA WISEMAN *Coastline Tree* incomplete lino - cut, 77 x 100 mm.

During Auckland Anniversary weekend, 1984, a small private exhibition of the items inherited from Hilda Wiseman was held for members of the Historical Society.

Originally published in *Art New Zealand* 30 Autumn 1984

<http://www.art-newzealand.com/Issues21to30/wiseman.htm>

4/4

Figure 18: 'Hilda Wiseman at Selwyn Studio' - An article from Art New Zealand – Originally published in Art New Zealand 30 Autumn 1984, by J.P. Webster, p4.

Appendix 2: Supplementary research

T O B U I L D E R S .
10-ROOMED HOUSE IN WOOD,
RANFURLY ROAD.
Tenders for the Erection of the above
will be received up to Noon of **MONDAY,**
29th July.
22, H.M. Arcade. **ALEX. WISEMAN,**
Architect.

Figure 19: Paperspast – Tender for the construction of the house at 89 Ranfurly Road - Page 8
Advertisements Column 5, New Zealand Herald, Volume XLIV, Issue 13491, 16 July 1907.
<http://paperspast.natlib.govt.nz/newspapers/NZH19070716.2.100.5>.

NEW FERRY BUILDINGS.

② Save TENDER ACCEPTED IN FREESTONE AND GRANITE.

The Auckland Harbour Board, meeting in committee yesterday afternoon, came to an agreement on the question of tenders for the new Ferry building, which is to be built at the head of Queen-street wharf.

Mr. Wiseman, the architect, recommended the acceptance of Messrs. W. Philcox and Sons' tender of £53,585, and £1,492 in ferro-concrete floor—total, £55,077—be accepted. The stone in this tender is Sydney freestone, and the architect advised its use, owing to its superiority over the local stone.

Mr. Napier said there was a resolution limiting the expenditure to £50,000. The architect's fees added to the amount of the tender, and the cost of the foundations already put in would amount to about £64,000. He advocated the use of Oamaru stone, which would mean that about £15,000 more would be spent in New Zealand.

Mr. Wiseman remarked that the total amount sent to Sydney for stone would be £2,500, and the fact that it required more labour in dressing than Oamaru stone would mean so much more money being spent in Auckland.

Mr. Smeeton said anyone putting up a large building was always satisfied if the cost was within ten per cent of the estimate.

Mr. Keyes strongly advocated the use of the more durable stone, and said he had never seen a building in Oamaru stone that did not show signs of decay.

Mr. McFarland said it was unfair to include either architect's fees or the cost of foundations, which had been paid.

The architect's recommendation was adopted on the voices.

The other tenders for the work, as specified, were:—W. E. Hutchison, £57,954; J. T. Julian, £59,137; J. D. Jones, £59,800; Guthrie and Colbourne, £60,800; Craig Bros., £67,281.

Messrs. Philcox's tender provides for the construction from the basement to six feet above street level in Coromandel granite, thence to sill of first floor in Sydney freestone, and the remainder in freestone and brick.

Figure 20: Paperspast: NEW FERRY BUILDINGS., Auckland Star, Volume XL, Issue 217, 11 September 1909. <http://paperspast.natlib.govt.nz/newspapers/AS19090911.2.59>.

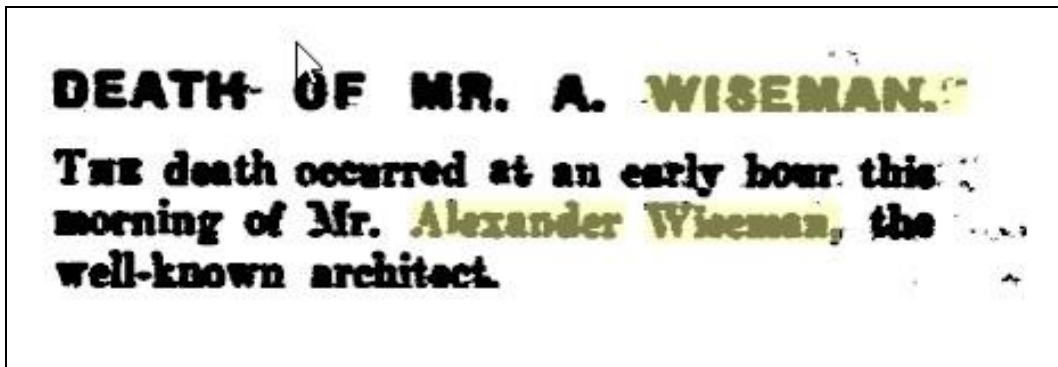


Figure 21: Paperspast: DEATH OF MR. A. WISEMAN.,New Zealand Herald, Volume LII, Issue 16028, 21 September 1915. <http://paperspast.natlib.govt.nz/newspapers/NZH19150921.2.93>

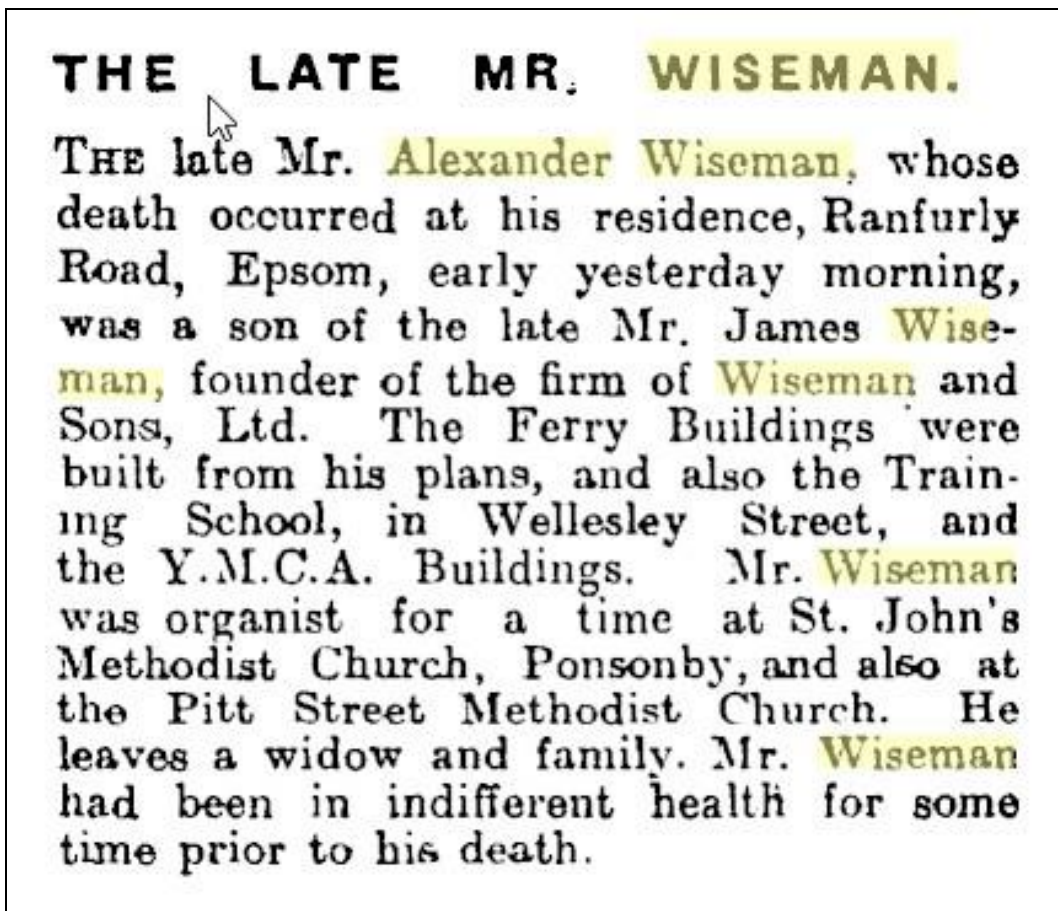



Figure 22: Paperspast: THE LATE MR. WISEMAN. New Zealand Herald, Volume LII, Issue 16029, 22 September 1915. <http://paperspast.natlib.govt.nz/newspapers/NZH19150922.2.31>.

Appendix 3: Deposited Plans and Certificates of Title

NEW ZEALAND.

[Form B]

Reference: Vol. 19, folio 94
Transfer No. 39984




Register-book,
Vol. 136 folio 217

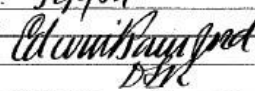
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty fifth day of September, one thousand nine hundred and six, under the land and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that George Edwin Gibbons Foote of Auckland New Zealand Seller

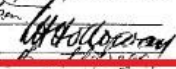
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing two (2) acres and eleven (11) per cent (more or less) comprising part of Allocation 19 (minerals) and 20 (twenty) of Section 10 in the suburbs of Auckland (bounded as appears in or plan deposited in the Land Registry Office at Auckland) under Nº 3782


 District Land Registrar


Covenant respecting fencing contained in Transfer Nº 39984


 D.S.R.

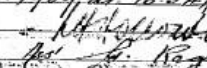
Transfer, no 44276 George Edwin Gibbons Foote to Elizabeth Alice Cook of lots 6, 7 and 8 on plan 3782 produced to the Board 1907 at 2.50pm


 E.A. Cook

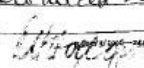
Transfer no 44276 George Edwin Gibbons Foote to Alexander Wiseman of lots 1 and 2 plan 3782 produced the 30th September 1907 at 10.24 p.m.

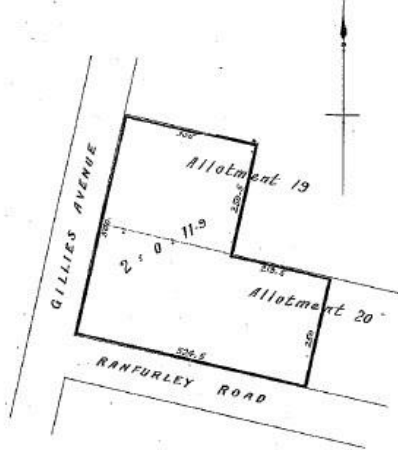

 Alex. Wiseman

Transfer no 44321 by George Edwin Gibbons Foote to Ellen Wiseman of lots plan 3782 produced the 15th December 1907 at 10.24 p.m.


 E. Wiseman

4231 by Charles Edwin against lots 4 and 5 plan 3782 produced the 20th July 1907 at 10.30 am


 C. Edwin



Scale, 2 Chains to an Inch.
A. Arman, Draughtsman

Figure 23: CT NA136/217, showing the transfer from George Edwin Gibbons Foote of lots 1 and 2 to Alexander Wiseman September 1907 (where part of lot 1 is the subject site) under DP3782, Auckland Council October 2016.

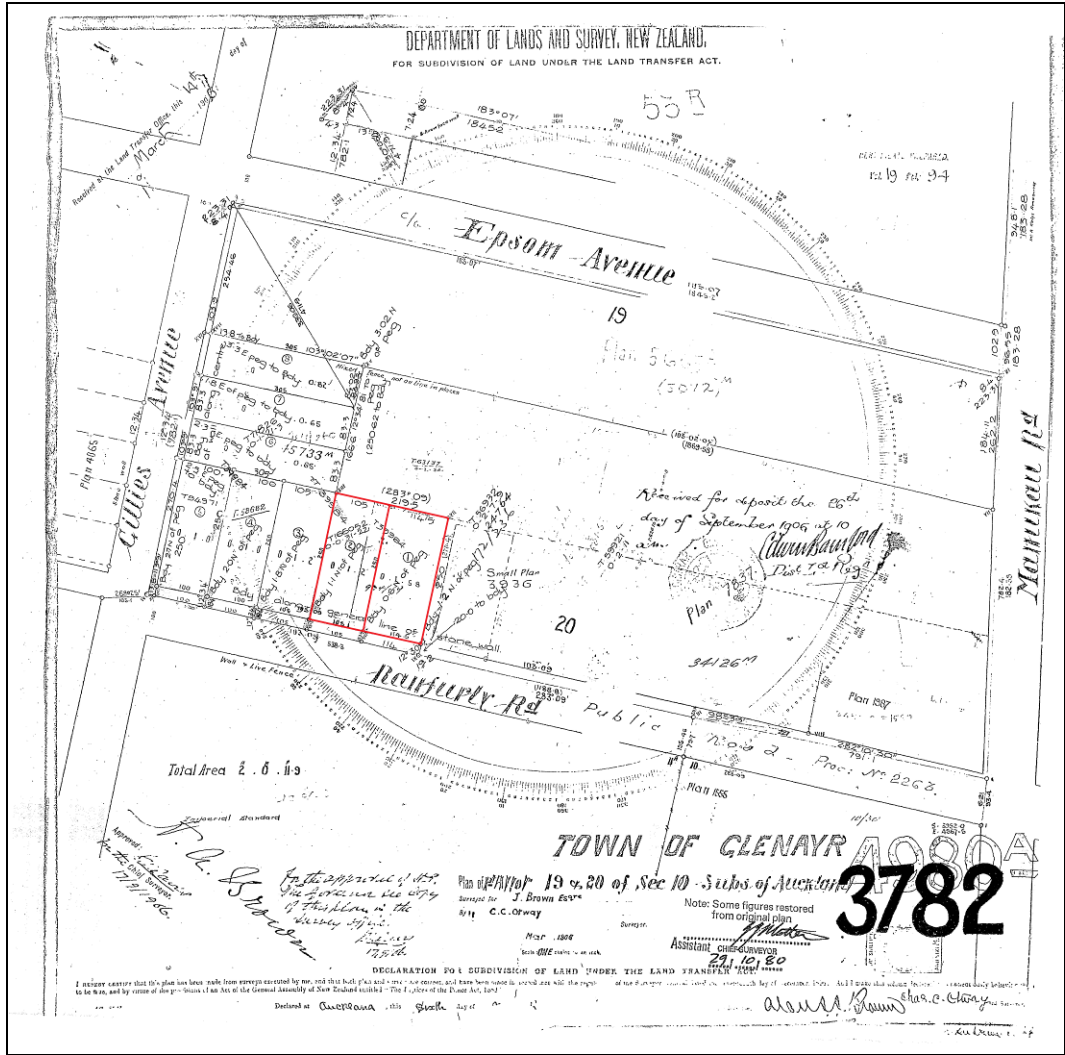


Figure 24: DP3782. Shows lots 1 and 2 (in red) that were transferred to Alexander Wiseman September 1907 under CT NA136/217, Auckland Council October 2016.

NEW ZEALAND.

[Part B]

Reference: Vol. 136, folio 21 / Transfer No. 434/10.



Register-book, Vol. 144 folio 66

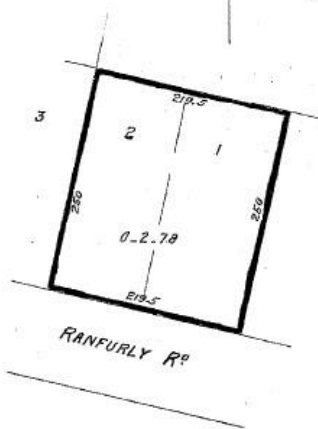
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 14th day of September, one thousand nine hundred and 1915, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesseth that Alexander Wiseman of Auckland in New Zealand, doth hereby

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two (2) rods (and seven) and eight (8) inches (1730) perches more or less comprising lots 1 & 2 (over and 2 (two) on a plan deposited in the Land Registry Office at Auckland under C.O. 3982 which said piece of land is part of Block No. 20 (twenty) of Section 21 No. 10 (Ten) in the Suburbs of Auckland



Edwin Bamford District Land Registrar



Scale - 1 Chain to 1 inch. E.R.F.

Covenant respecting fencing and road in Epsom under No. 477/15, 3984. Mortgages to George Edwin Gibbons dated 30th September 1904 and 1905.

Mortgage No. 3649 Alexander Wiseman to the executor of the estate of Alexander Wiseman deceased the 16th August 1912. Mortgage No. 63471 Alexander Wiseman to the executor of the estate of Alexander Wiseman deceased the 20th November 1914.

CANCELLED.

Figure 25: CT NA144/66, showing (on pg.2 over) the transfer from Alexander Wiseman to his widow Harriet Amanda Wiseman November 1915. Also, under DP3782, the transfer of lot 2 April 1923. Also, the transfer of the residue (lot 1) to Hilda Alexandra Wiseman on her mother's death August 1949 - Auckland Council October 2016.

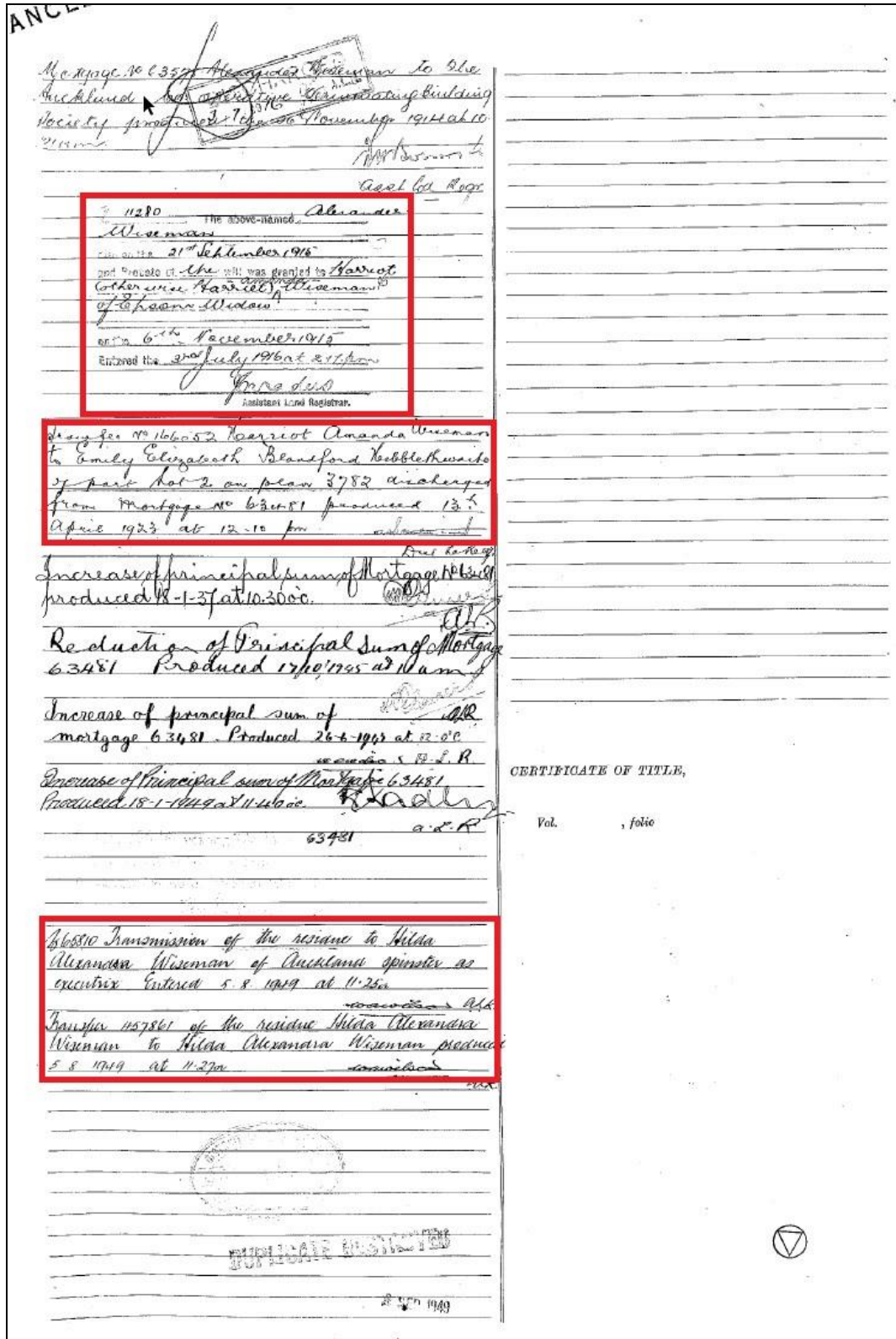



Figure 26: CT NA144/66, showing (above) the transfer from Alexander Wiseman to his widow Harriet Amanda Wiseman November 1915. Also, under DP3782, the transfer of lot 2 April 1923. Also, the transfer of the residue (lot 1) to Hilda Alexandra Wiseman on her mother's death August 1949 - Auckland Council October 2016.

NEW ZEALAND

REGISTER

Reference: { Vol. 144, Folio 66
Transfer No. 457861
Application No.
Order for N/O No.


 Register-book
 Vol. 934, folio 19

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the fifth day of August, one thousand nine hundred and forty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that HILDA ALEXANDRA WISEMAN of Auckland, spinster,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood sixteen decimal five eight perches more or less situated in the City of Auckland being Lot 1 (one) and part Lot 2 (two) Deposited Plan 7584 and being portion Allotment 20 Section 10 Suburbs of Auckland.

W. J. ...
Assistant District Land Registrar.

City of Auckland

Agreement as to fencing contained in Transfer 39984.
Mortgage 63461. *W. J. ...* A. L. R.
20/11/1952. *W. J. ...* Land Savings Bank. Produced
A. L. R.
Variations of Mortgage 63461. Produced 18/1/1937,
17/10/1945, 26/6/1947 and 18/1/1949.
W. J. ... A. L. R.

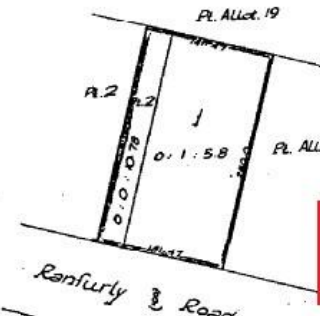
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
H. Wiseman

095545.1 Transfer of the part Lot 1
Plan 75484 to Constance Mabel Hatley
- 26.9.1975 at 2.18 o/c.
W. J. ...
for A.L.R.

095545.2 (Cancelled as to the
O.N.C.T. (part Lot 1 Plan 75484
- 26.9.1975. (and New C.T. issued.
C.T. 32A/660.
W. J. ...
for A.L.R.

095545.3 (Cancelled as to Lot 3
O.N.C.T. (Plan 75484 and New
- 26.9.1975. C.T. issued.
C.T. 32A/661.
W. J. ...
for A.L.R.

**CANCELLED
DUPLICATE DESTROYED**



Total Area: 0. 1. 16.58
Scale: 1 chain = 1 inch
1431m².
METRIC AREA IS 1431 m²
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

Figure 27: CT NA934/19, showing the transfer of part of lot 1 (the subject site) from Hilda Alexandra Wiseman September 1975 - Auckland Council October 2016.

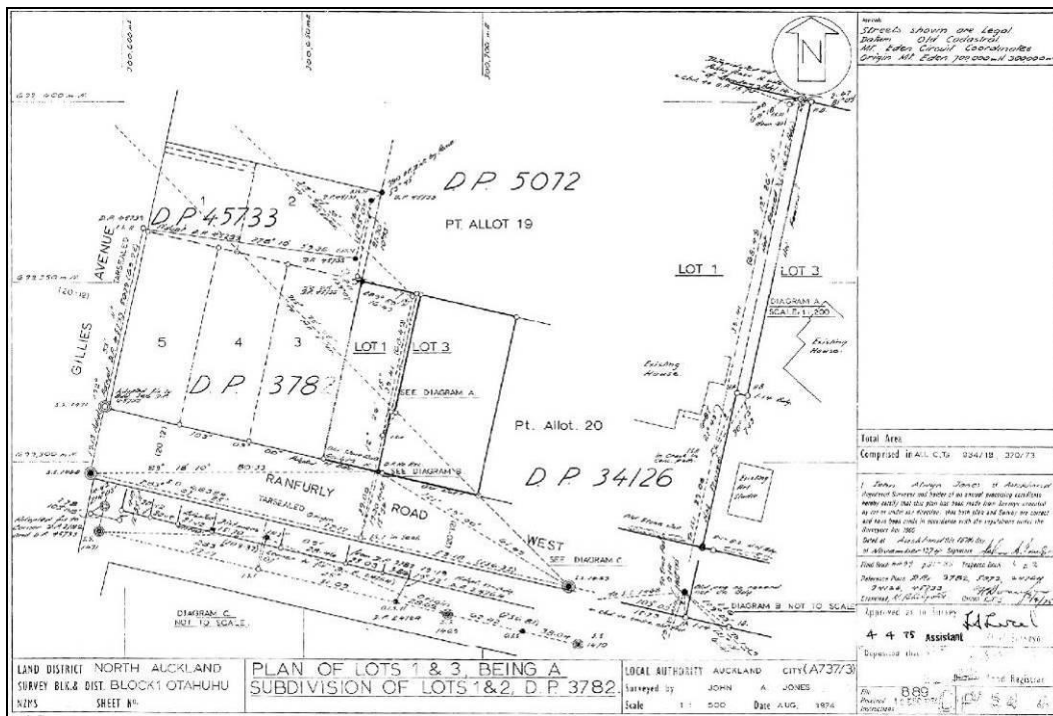



Figure 28: DP75484 establishing lot 3 1975 – the subject site - Auckland Council May 2016.

Land and Deeds 69
REGISTER



References
Prior C/T 934/19

Transfer No.
N/C. Order No. 095545.3


No. 32A/661

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate dated the 26th day of September one thousand nine hundred and seventy-five under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HILDA ALEXANDRA WISEMAN of Auckland spinster

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1394 square metres more or less being Lot 3 Deposited Plan 75484 and being part Allotment 20 Section 10 Suburbs of Auckland.


Assistant Land Registrar

<p>Encing Covenant in Transfer 59984.</p> <p style="text-align: center;"><i>Almoni</i> A.L.R.</p> <div style="border: 1px solid red; padding: 5px;"> <p>B.205154.1 Transmission to Anthony James Alexander Wiseman of Auckland solicitor and The New Zealand Guardian Trust Company Limited as executors - 15.8.1983 at 2.15 o'clock</p> <p style="text-align: center;"><i>[Signature]</i> A.L.R.</p> </div> <p>B.242223.1 Transfer to Christian Care Centre Trust Board at Auckland - 1.12.1983 at 11.39 o'clock</p> <p style="text-align: center;"><i>[Signature]</i> A.L.R.</p> <p>B.261911.1 Mortgage to Bank of New Zealand - 16.2.1984 at 11.55 o'clock</p> <p style="text-align: center;"><i>[Signature]</i> A.L.R.</p>	<p>B.962325.1 Discharge of Mortgage B.261911.1 as to Lot 2 Plan 128020 -2.3.1989 at 10.23oc</p> <p style="text-align: right;"><i>Pharrells</i> A.L.R.</p> <p>B.962325.2 Transfer of Lot 2 Plan 128020 to Constance Mabel Hatley widow and Mary Averil Hatley home science graduate both of Auckland -2.3.1989 at 10.23oc</p> <p style="text-align: right;"><i>Pharrells</i> A.L.R.</p> <p>B.962325.4) Cancelled as to Lot 2 O.N.C.T) Plan 128020 and new 2.3.1989) C.T issued: 75A/606</p> <p style="text-align: right;"><i>Pharrells</i> A.L.R.</p> <p>B.962325.5) Cancelled as to Lot 3 O.N.C.T) Plan 128020 and new 2.3.1989) C.T issued: 74C/884</p> <p style="text-align: right;"><i>Pharrells</i> A.L.R.</p>
--	--

Application under Section 274 Local Government Act 1974 on File A 627517 Date 22-8-88

B.962325.3 Certificate of Compliance under Section 306(1)(E)(i) Local Government Act 1974 (affects Plan 128020) -2.3.1989 at 10.23oc

Pharrells
A.L.R.

Measurements are Metric


CANCELLED
DUPLICATE DESTROYED

32A/661

Figure 29: CT NA32A/661, showing the transfer of lot 3 (the subject site) to Christian Care Centre Trust Board December 1983 on Hilda Alexandra Wiseman's death - Auckland Council October 2016.

Land and Deeds 69

References
 Prior C/T 32A/661


REGISTER

No. 74C/884

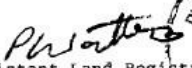
Transfer No.
 N/C. Order No. B.962323.5

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of MARCH one thousand nine hundred and eighty nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that CHRISTIAN CARE CENTRE TRUST BOARD at Auckland is seised of an estate in fee simple

~~subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1375 square metres more or less being Lot 3 Deposited Plan 128020 and being part Allotment 20 Section 10 suburbs of Auckland


 Assistant Land Registrar

Fencing covenant in Transfer 39984

B.261911.1 Mortgage to Bank of New Zealand
 -16.2.1984 at 11.55 oc

A.L.R. *Ph...*

C.836445.2 Transfer to John Alexander Glengarry solicitor, Rosalind Diana Bryan Glengarry banker both of Hong Kong and David Mowat Perry of Auckland solicitor - 28.4.1995 at 10.05 oc

A.L.R.

C.836445.3 Mortgage to National Australia Finance (Asia) Limited - 28.4.1995 at 10.05 oc

A.L.R.

C899286.1 ONCT - Cancelled and a new CT Issued: 103D/636
 22. 9. 1995 at 12.39 oc

ALR *bo*

CANCELLED

Measurements are Metric

74C/884

Figure 30: CT NA74C/884, showing the transfer of lot 3 (the subject site) to John Alexander Glengarry, Rosalind Diana Bryan Glengarry and David Mowat Perry April 1995 - Auckland Council October 2016.

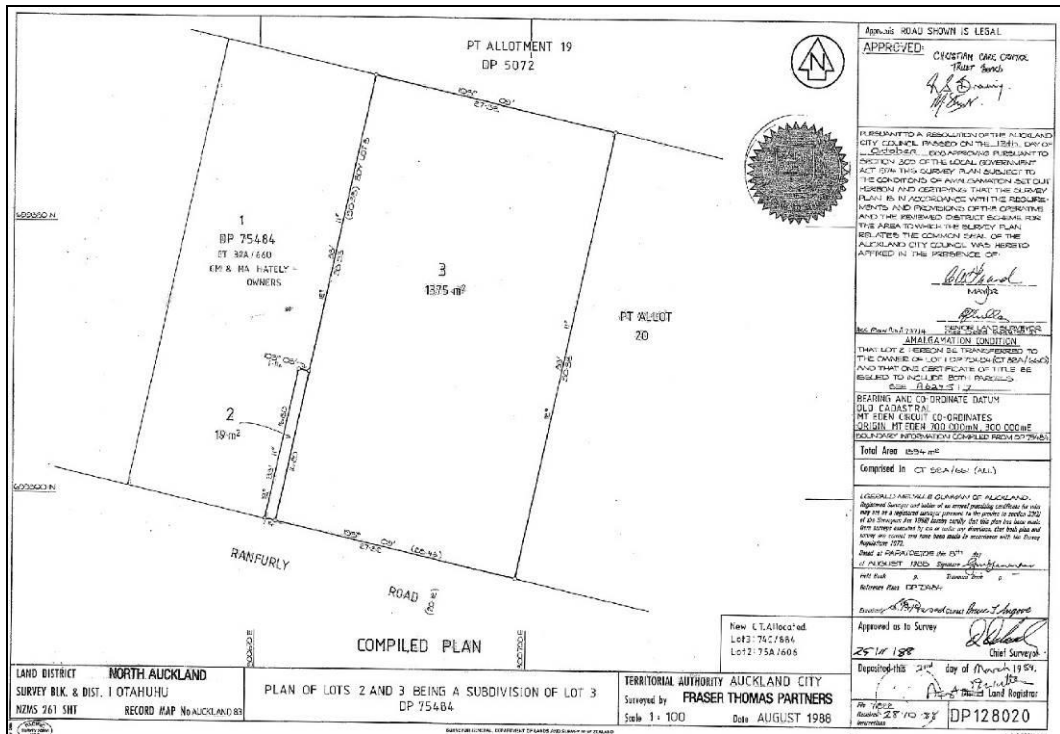


Figure 31: DP128020 - as lot 3 exists October 2016 – the subject site - Auckland Council May 2016.



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



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA103D/636
Land Registration District North Auckland
Date Issued 22 September 1995

Prior References
NA74C/884

Estate Fee Simple
Area 1375 square metres more or less
Legal Description Lot 3 Deposited Plan 128020

Original Proprietors
John Alexander Glengarry, Rosalind Diana Bryan Glengarry and David Mowat Perry

Interests
5714588.1 Mortgage to The National Bank of New Zealand Limited - 3.9.2003 at 9:00 am

Transaction Id
Client Reference rbester001

Historical Search Copy Dated 8/11/16 11:48 am, Page 1 of 3

Figure 32: CT NA103D/36 – the current CT - Auckland Council May 2016.

Appendix 4: Auckland Unitary Plan Operative in Part zoning

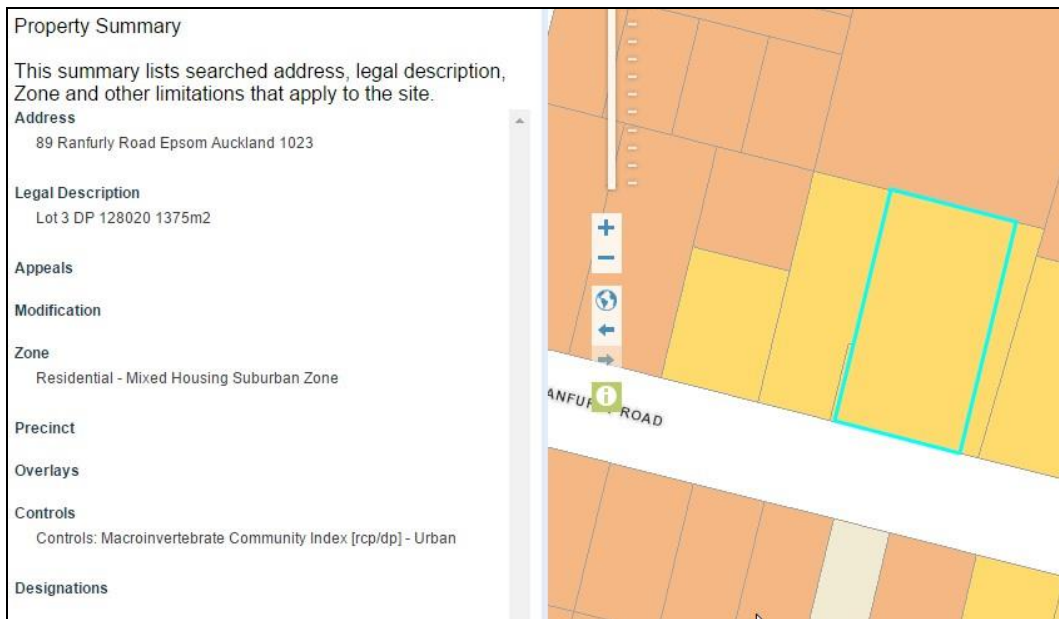


Figure 33: Auckland Unitary Plan Operative in part zoning – Residential – Mixed Housing Suburban - Auckland Council December 2016.

Appendix 5: Historic photographs



Figures 34 (Top) and 35: One Tree Hill Borough Council area with Manukau Road and the suburb of Epsom in foreground with Mount St John Domain and Alexandra Park and Greenlane Hospital, Cornwall Park and One Tree Hill, Auckland City. Whites Aviation Ltd :Photographs. Ref: WA-07625-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30652513>. Full image top, extract bottom



Figures 36 (top) and 37: 1940 aerial photograph of the site – showing Maungawhau (Mt Eden) top left and Alexandra Park bottom right. Full image top, extract bottom. Auckland Council records.



Figure 38: 'Showing house at 89 Ranfurly Road, Epsom' – The front of the house – taken from the south. Photograph taken between 1960 and 1979. 'Sir George Grey Special Collections, Auckland Libraries, 435-D5-27B'.

<http://www.digitalnz.org/records/30054356?search%5Btab%5D=Images&search%5Btext%5D=ranfurly+road&search%5Bview%5D=gallery>.



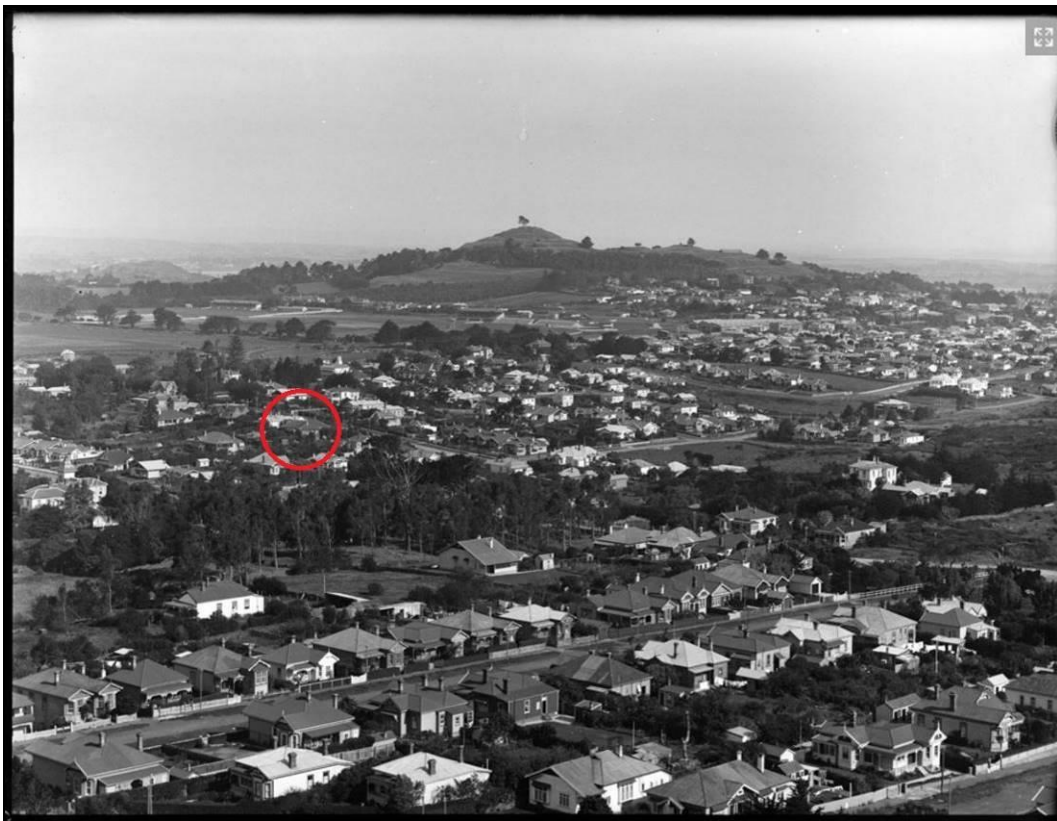
Figure 39: 'Showing house at 89 Ranfurly Road, Epsom' – The rear of the house – taken from the west. Photograph taken between 1960 and 1979. 'Sir George Grey Special Collections, Auckland Libraries, 435-D5-27'.

<http://www.digitalnz.org/records/30054440?search%5Btab%5D=Images&search%5Btext%5D=ranfurly+road&search%5Bview%5D=gallery>.



Figure 40: 'Showing house at 89 Ranfurly Road, Epsom' – The rear of the house – taken from the north-west. Photograph taken between 1960 and 1979. 'Sir George Grey Special Collections, Auckland Libraries, 435-D5-27B'.

<http://www.digitalnz.org/records/30054356?search%5Btab%5D=Images&search%5Btext%5D=ranfurly+road&search%5Bview%5D=gallery>.



Figures 41 (top) and 42: 1 Feb 1921 - 'Looking south east by south from Mount Eden towards One Tree Hill ... showing Ranfurly Road (left of centre)...'

<http://www.digitalnz.org/records/30047624?search%5Bi%5D%5Byear%5D=%5B1900+TO+2000%5D&search%5Bpage%5D=2&search%5Btab%5D=Images&search%5Btext%5D=gillies+avenue&search%5Bview%5D=gallery>.

Appendix 6: Site photographs



Figure 43: Site context – Looking west along Ranfurly Road (towards Manukau Road). The subject site is on the left – with the garage in the foreground. Photo: Google Maps October 2015.



Figure 44: Site context – Looking east along Ranfurly Road (towards Gillies Avenue). The subject site is on the right – and includes the pohutukawa in the foreground. Photo: Google Maps October 2015.



Figure 45: Site context – Looking north at the subject site – the garage in the foreground is at 83 Ranfurly Road. Photo: Google Maps October 2015.



Figure 46: Site context – Looking north north-east at the subject site. Photo: Google Maps October 2015.

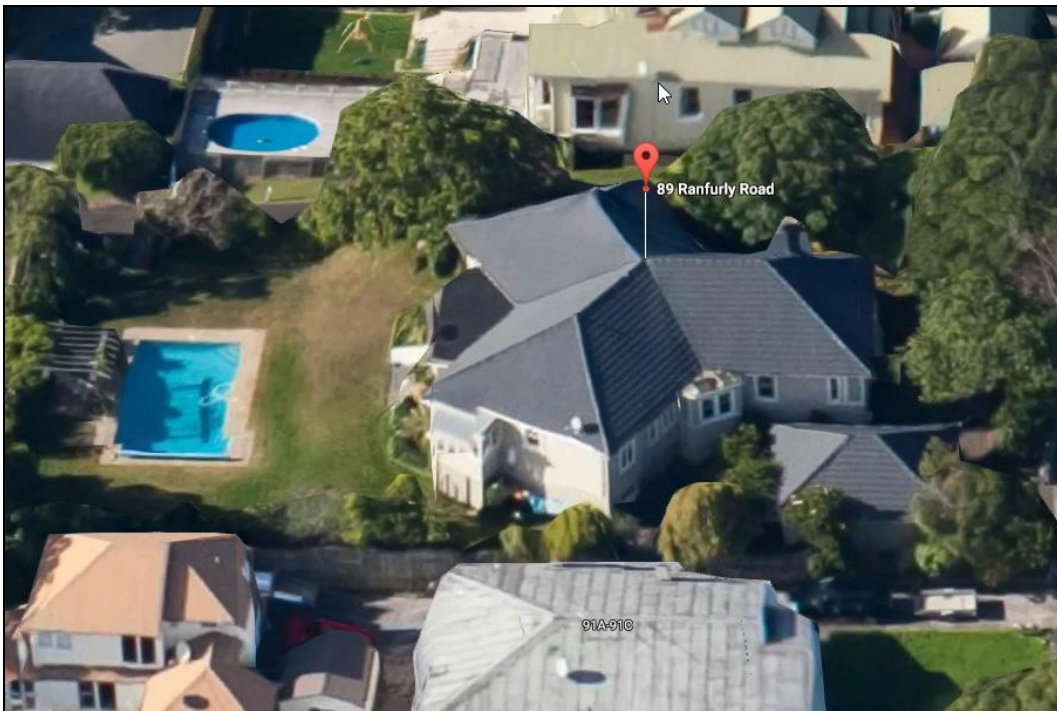


Figure 47: Site context – Looking east at the subject site – utilising the 3-d feature in Google Maps. Photo: Google Maps October 2015.



Figure 48: The site October 2016 – Looking north - at the front elevation of the house. Photograph: Blair Hastings.



Figure 49: The site October 2016 – Looking north - at the front and east elevations of the house. Photograph: Blair Hastings.



Figure 50: The site October 2016 – Looking north – into the front garden of the house. Photograph: Blair Hastings.



Figure 51: The site October 2016 – Looking north - at the front and east elevations of the house, and also the front pedestrian gate with the plaque 'SHELFORD'. Photograph: Blair Hastings.



Figure 52: The site October 2016 – Looking north - at the east elevation of the house – specifically the 'front' or main entrance and also what is presumed to be a bedroom window (referencing the 1997 plans below). Photograph: Blair Hastings.



Figure 53: The site October 2016 – Looking north – at the Roof of the north west wing of the house, also one of the two original chimneys that remain. Photograph: Blair Hastings.



Figure 54: The site October 2016 – Looking north-east – at the main chimney, the Marseille styled tiles and one of the clay ridge finials. Photograph: Blair Hastings.



Figure 55: The site October 2016 – Looking at the front pedestrian gate with the plaque 'SHELFORD'. Photograph: Blair Hastings.



Figure 56: The site October 2016 – Looking north – at the two remaining chimneys, the Marseille styled tiles, the corner privacy and shade screens, and the ventilated timber eaves . Photograph: Blair Hastings.



Figure 57: The site October 2016 – Looking north-west – at the main or front elevation of the house, showing the decorative windows in the timber bay. Photograph: Blair Hastings.



Figure 58: The site October 2016 – Looking north – at the east elevation of the house, showing the flat-roofed porch with the turned timber columns, the timber window awning and both cottage style casement and villa hung windows. Photograph: Blair Hastings.



Figure 59: The site October 2016 – Looking north – into the front and side garden area, either side of the main path leading to the main porched entrance. Photograph: Blair Hastings.



Figure 60: The site October 2016 – Looking at the front nib wall. The corner of the modern garage is seen top left. Photographs below from 2008 show a taller (and probably dry-stone) volcanic stone wall. Photograph: Blair Hastings.



Figure 61: The site October 2016 – Looking north – at part of the west elevation of the house, seen between the vegetation and the modern garage. The chamfered rectangular library (as recorded on the 1997 plans) protrudes at the corner juncture of the southern (front) and northern wings. Both cottage style casement and villa hung windows are evident. Photograph: Blair Hastings.

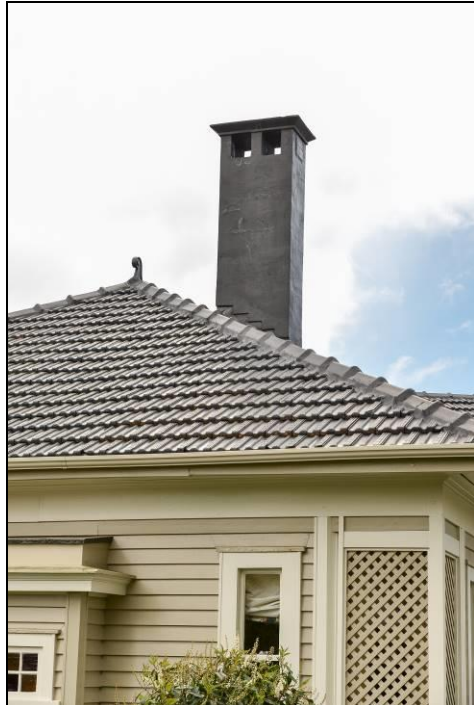


Figure 62: The site October 2016 – Looking north – at the main chimney, the Marseille styled tiles and one of the clay ridge finials. Photograph: Blair Hastings.



Figure 63: The site October 2016 – Looking north-west – at the modern garage (left) and the house beyond. Photograph: Blair Hastings.



Figure 64: The site October 2016 – Looking at the front nib wall. The corner of the pedestrian gate is seen top left. Photographs below from 2008 show a taller (and probably dry-stone) volcanic stone wall. The 'remainder' may or may not early or original. Photograph: Blair Hastings.



Figure 65: The site October 2016 – Looking at the front nib wall. Photographs below from 2008 show a taller, not-stepped (and probably dry-stone) volcanic stone wall. The 'remainder' may or may not early or original. Photograph: Blair Hastings.



Figure 66: Current aerial photograph of the site – Imagery Copyright Google, Map data 2016.



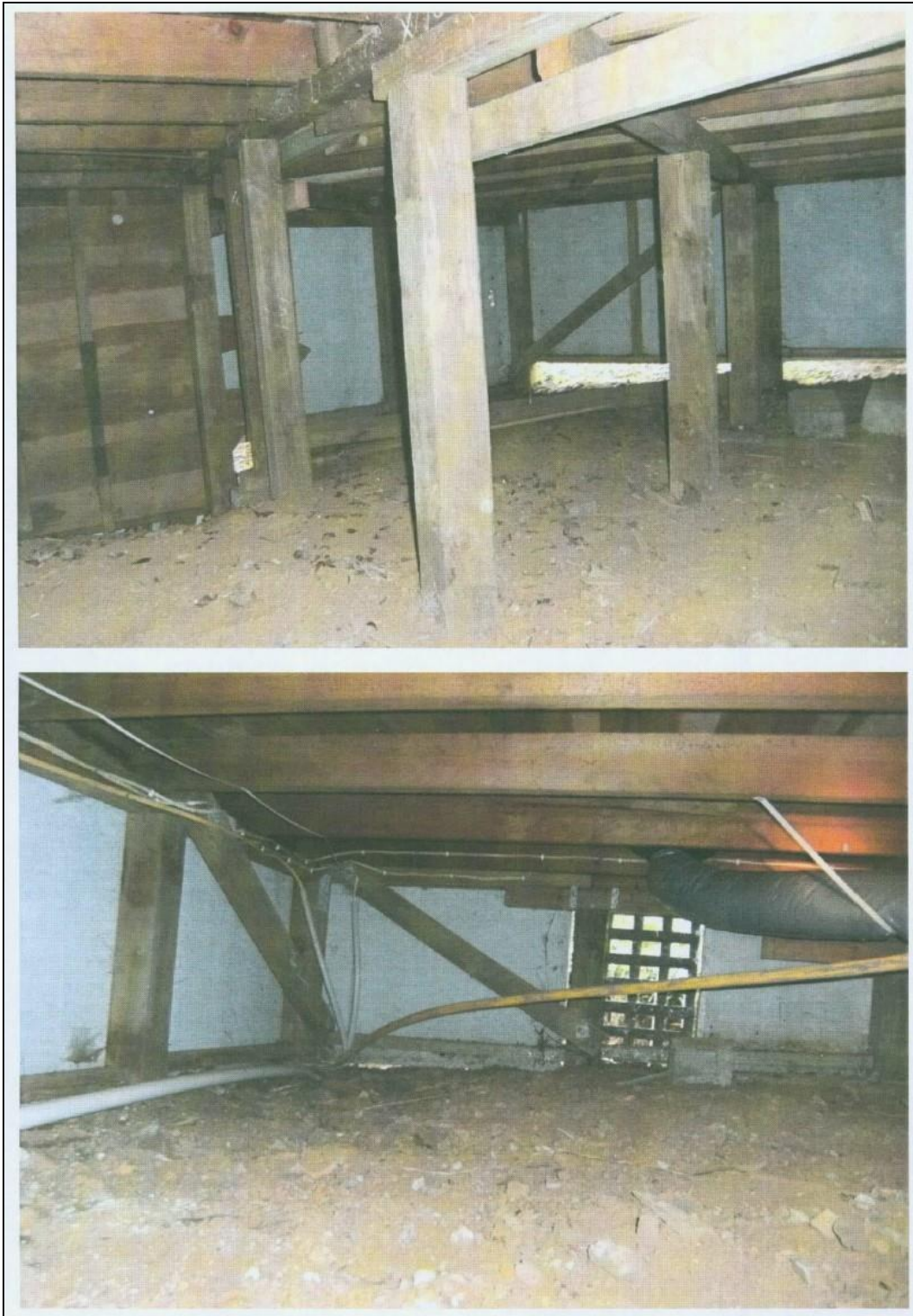
Figures 67 (top) and 68: Auckland City Council Images – 2008. Note the scoria boundary wall now altered or removed. Auckland Council files.



Figures 69 (top) and 70: Auckland City Council Images – 2008. Note the Colour scheme has changed. Auckland Council files.



Figures 71 (top) and 72: Auckland City Council Images – 2008.
Auckland Council files.



Figures 73 (top) and 74: Auckland City Council Images – 2009.
Re-blocking undertaken 1998. Auckland Council files.



Figure 75: Auckland City Council Images – 2009. Presumably taken to check completion of 1997 works. Auckland Council files.

PROJECT	
New or relocated building	<u>garage 42 m²</u> <input checked="" type="checkbox"/>
Internal alteration	<u>Kitchen, Bathroom, shower room</u> <input checked="" type="checkbox"/>
Floor area (new/existing)m ²	<input type="checkbox"/>
Intended use(s) (Description of proposed work in detail)	<u>Kitchen, family room bathroom & shower room internal alterations; new double garage.</u>
Intended life:	
Indefinite but not less than 50 years	<input checked="" type="checkbox"/>
If less than 50 years specify _____ years	<input type="checkbox"/>
Demolition	<input type="checkbox"/>
Being stage _____ of an intended _____ stages	
Estimated value (inclusive of G.S.T.)	<u>\$ 93,000.</u>

UN 618552

Figure 77: 1997 Alterations – showing extract from the application form – detailing works to be undertaken. Auckland Council Filenet. Accessed October 2016.

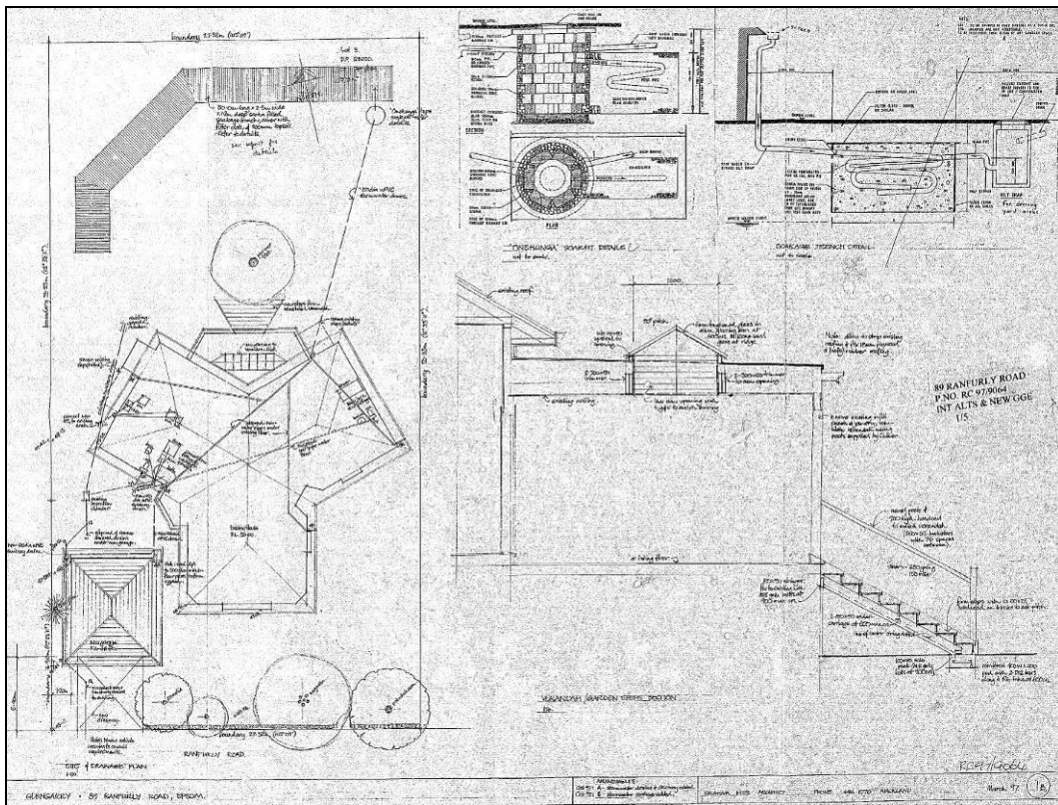
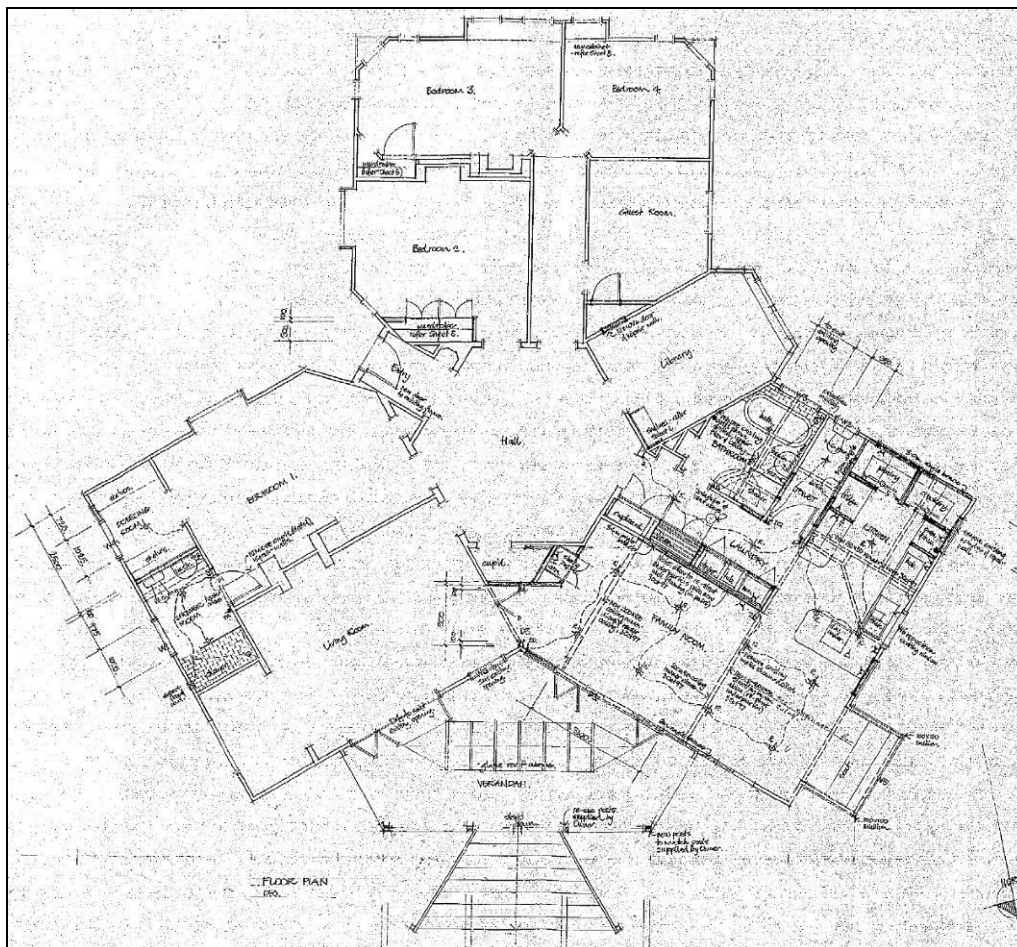
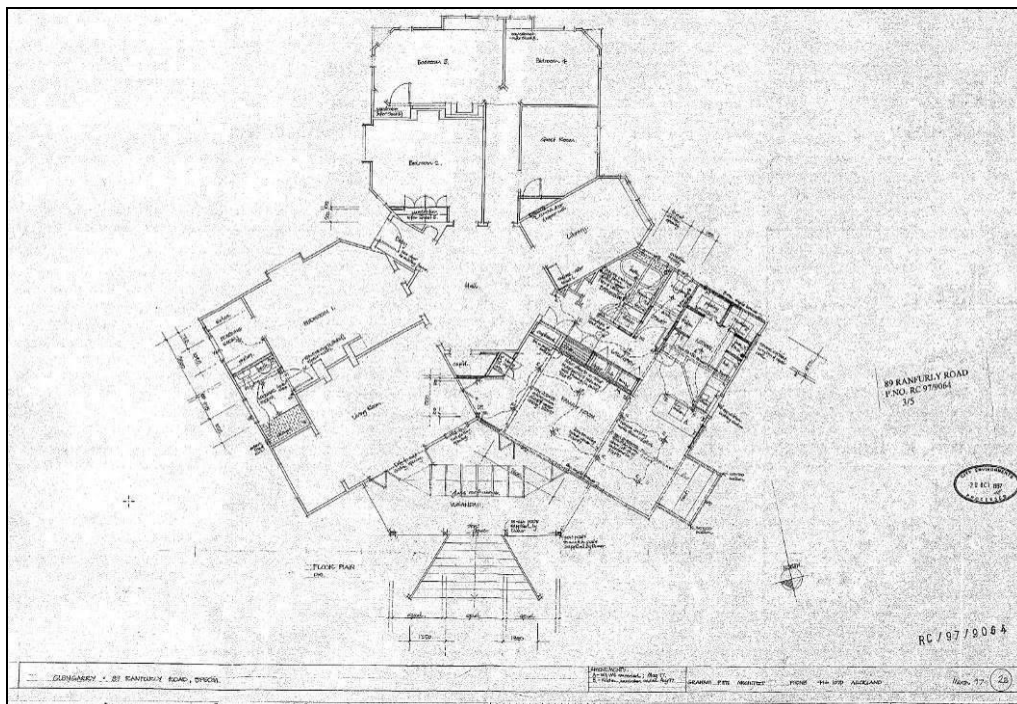


Figure 78: 1997 Alterations – showing steps added to rear enclosed deck – skylight may not have been added. Auckland Council Filenet. Accessed October 2016.



Figures 79 (top) and 80: 1997 Alterations – showing the plan of the house (at a larger scale in fig. 80) - detailing the family room, bathroom and shower room works. Auckland Council Filenet. Accessed October 2016.

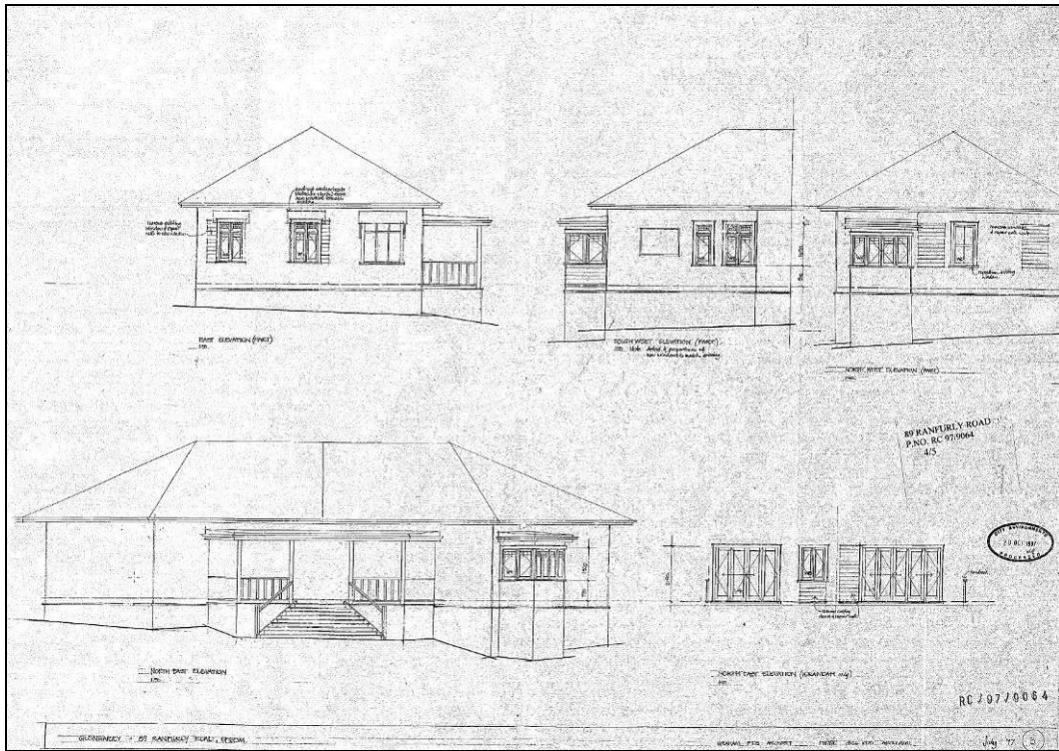


Figure 81: 1997 Alterations – showing the external changes to window and door joinery – largely to accommodate the interior alterations. Auckland Council Filenet. Accessed October 2016.

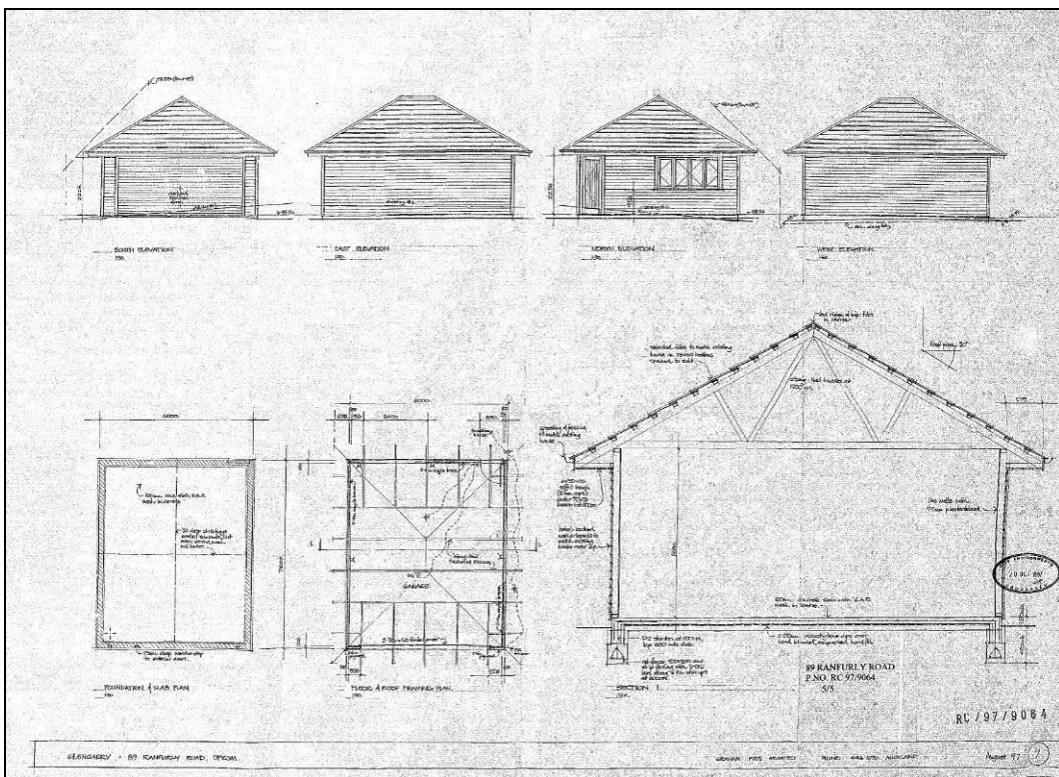


Figure 82: 1997 Alterations – showing the new double garage in the south-eastern corner of the site. Auckland Council Filenet. Accessed October 2016.

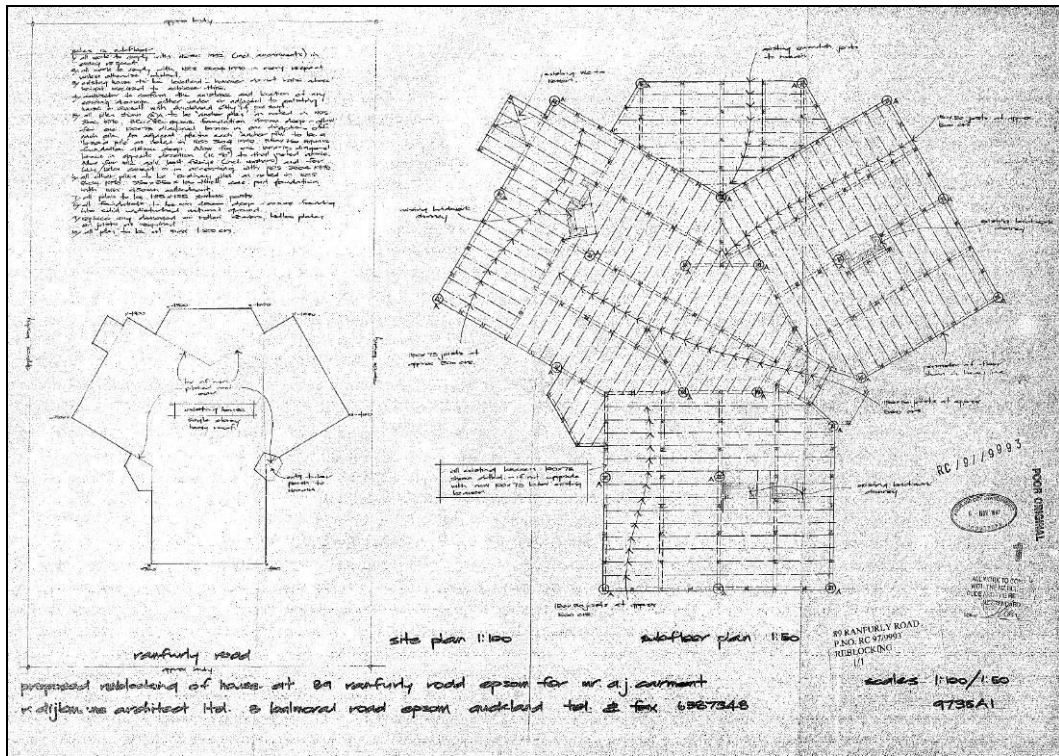


Figure 83: 1997/8 Foundation re-blocking. Auckland Council Filenet. Accessed October 2016.

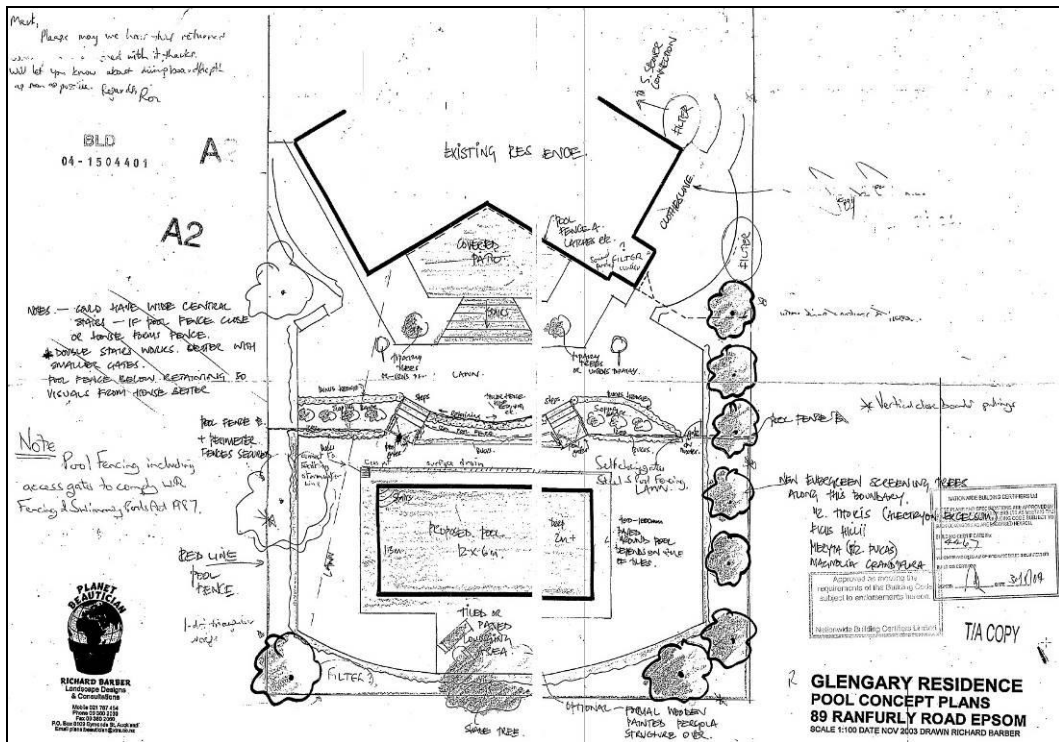


Figure 84: 2004 Pool and Landscaping Plan. Auckland Council Filenet. Accessed October 2016.

Appendix 8: Previous heritage evaluation – Auckland City Council

VERSION E7

Name(s): <i>House 'Shelford'</i>									
Address: <i>Ranfurly Road, 89, Epsom</i>								UID: <i>416</i>	
PHYSICAL									
A. Style	<i>Chk G. Gorgon. Some/signif.</i>	32	16	8	4	2	0	8	
B. Construction	<i>Timber construction & cladding. The roof Comm./mod.</i>	32	16	8	4	2	0	2	
C. Age	<i>Original c 1915. 66-90%</i>	64	32	16	8	4	2	1	0
D. Architect / Designer / Builder	<i>A. Wiseman 66-90%. Rebuilt.</i>	32	16	8	4	2	1	0	4
E. Design	<i>Very unusual plan layout & detailing. Rebuilt/sign.</i>	32	16	8	4	2	0	8	
F. Interior	<i>Unvisited.</i>	32	16	8	4	2	0	0	
HISTORY									
G. Personnel	<i>A. Wiseman's own house design for his family. All died 1915. Wiseman family retained property till 1935. Hilda Wiseman - lived & worked there. local/mod.</i>	64	32	16	8	4	2	4	
H. Events		64	32	16	8	4	2		
I. Social Context	<i>Pattern of Residential or social history. Christian CWC centre (chk period) local/sign.</i>	64	32	16	8	4	2	8	
ENVIRONMENT									
J. Continuity	<i>Accuse. Wlgs adj./sign.</i>	32	16	8	4	2	0	4	
K. Setting	<i>signif./mod.</i>	32	16	8	4	2	0	4	
L. landmark	<i>local./low.</i>	32	16	8	4	2	0	0	
M. Group Significance		32	16	8	4	2	0	—	
INTEGRITY									
N. Location								0	-5
O. Intactness								0	M
		Form:	4	2	1	0	0	4	
		Materials:	4	2	1	0	0	2	
		Design:	4	2	1	0	0	2	
		Interior:	4	2	1	0	0	1	
		Surrounds:	4	2	1	0	0	1	
	<i>Need aerial</i>								
								TOTAL:	<i>54</i>

Figure 86: Draft(?) Heritage Evaluation – under the legacy Auckland City Council scoring system – Undated. Auckland Council Records.