

HISTORIC HERITAGE EVALUATION



Figure 1: 'Greenlee', Richardson Road Street frontage. Source: Burgess Treep & Knight 2016

'GREENLEE' (former)
103 Richardson Road
Owairaka, Auckland

Document Status: Final

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1.0 Purpose

The purpose of this document is to consider the house formerly known as 'Greenlee' located at 103 Richardson Road, Owairaka, Auckland, against the criteria for evaluation of historic heritage in the 'Operative in Part' Auckland Unitary Plan.

The document has been prepared by Burgess Treep + Knight Architects on the specific instructions of our client, Auckland Council 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	103 Richardson Road, Owairaka, Auckland 1025
Legal description and Certificate of Title identifier	Lot 2 DP 52114 CT NA 64B/167
NZTM grid reference	Based on the NZTM details on the GIS viewer this is NZTM 1752839, 5915438.
Ownership	Emerge Aotearoa Housing Trust
Unitary Plan zoning	Residential - Mixed Housing Urban Zone Overlays: Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Auckland Isthmus Volcanic Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A1, Mount Albert, Viewshafts Controls: Macroinvertebrate Community Index [rcp/dp] – Urban
Existing scheduled item(s)	none
Additional controls	none
Heritage New Zealand Pouhere Taonga listing	none
Pre-1900 site (HNZPT Act 2014 Section 6)	Unknown. The place is the site of human activity before 1900 (Part of a farm owned by Thomas Bray in the 1840s) but is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference/s	N/A
NZAA site record number/s	N/A

3.0 Constraints

The evaluation does not address archaeological values or the importance of the place to Mana Whenua. The building is two storey and constructed from unreinforced masonry. The seismic strength / structural integrity of the building has not been evaluated as part of this assessment.

We have not viewed the interior of the building. This assessment is based on the available research material, and what can be seen from the public domain.

The evaluation is based on the availability of information provided by Council, supplemented by the research that we were able to undertake within the time frame. We acknowledge more in depth additional research may yield new information. The evaluation is based on the history summary provided, researched and written by Lisa Truttman, and on the Auckland Council property file information.

We visited Richardson Road and the surrounding area on 16 January 2017.

4.0 Historical summary

BACKGROUND HISTORY OF THE SITE

Source: Primarily taken from Lisa Truttman's historical summary – Refer to Appendix 1

The building is currently sited on part of the 56 acre Allotment 53 of the Parish of Titirangi, originally conveyed by Crown Grant to Clement Partridge in June 1845 in exchange for a land claim totalling 140 acres elsewhere, to the equivalent value of £140.¹ The allotment came to be owned by Thomas Bray in 1855,² as part of a larger landholding along what was to become Richardson Road. The Bray family arrived in Taranaki in 1841, but moved to Auckland by 1844. There, Thomas Bray purchased land, initially near the Three Kings area³ (where he raised cattle),⁴ then he and his sons George and William purchased Allotments 58 (1850), 52 (1852) with 57 (1853) and finally 53 (1855), all in the Parish of Titirangi⁵. In today's terms this farm would have stretched from between the Oakley Creek and New North Road in the north-west then down across New North Road including all the land between Richardson Road and the creek, to approximately where Richardson Road meets Hendon Avenue, and including today's Alan Wood Reserve.

By 1863, Thomas Bray had a business at Newton, selling "boards, scantling and joists",⁶ so it is likely he began to lease at least part of his farm by that stage. It is documented that by 1867, Bray had leased Allotments 52 and 53 to John Fletcher.⁷ Fletcher lived on the combined property at that time.⁸ Bray then leased allotments 52 and 53 to his son George in 1870.⁹ George Bray died in May 1874, along with his father-in-law Walton Pell, when the face of the gravel pit at the summit of Owairaka gave way and buried them.¹⁰ In October 1875, Thomas Bray put both Allotments 52 and 53 up for sale, the advertisements describing them as:

¹ 3G 513, as included in Application file 1917, ABWN A1825 D16741, Archives New Zealand

² 2M 741, as noted in Application file 1917

³ Sarah Jane Laurenson, *The Bray Saga*, 2001

⁴ Advertisement, *New Zealander*, 27 May 1848

⁵ Deeds Index for Parish of Titirangi, LINZ

⁶ Southern Cross, repeated advertisements, 1863

⁷ MAC 104 Item 1 p.4, Mt Albert Highway District rate books, Auckland Council Archives (online database)

⁸ Testimony given in court, *NZ Herald*, 22 October 1868, p.4

⁹ 25D 155, as noted in Application file 1917

¹⁰ Southern Cross 8 May 1874, p. 2

“ ...eight or nine paddocks, all clear of stone and laid down in grass ... There is a GOOD SIX-ROOMED STONE HOUSE, Dairy and Outbuildings ...”.¹¹

Whether this house was on or close to the site of the building at 103 Richardson Road today is not known.

It appears that Elizabeth Bray, George Bray’s widow, surrendered the lease her husband had back to his father Thomas in December 1875.¹² Her son-in-law John Stewart purchased the property around the same time,¹³ and applied for a certificate of title in May 1882.¹⁴ This was finally granted, after a considerable search for missing documents, in August 1895.¹⁵ Richardson Road, from c.1884, was popularly known as Stewart’s Road for a time.¹⁶ By 1891, but likely from before, Stewart’s farm was known as “Green Lee’s farm”,¹⁷ or Greenlee. He died on 23 June 1895, aged 62.¹⁸

John Stewart’s widow Mary Stewart (nee Bray) continued to live on the farm, next to her son David Alexander Stewart.¹⁹ In 1912 she commissioned architect Arthur Henry White to design a two-storey brick residence.²⁰ This appears to have been completed in early 1913; an advertisement placed in the newspapers by building contractors Brookes Brothers for “plastering and painting” tenders for “a brick residence, Richardson’s Road,” may refer to Mrs Stewart’s residence.²¹ Along with this, the rates valuation for her property rose from £6085 in the year 1912-1913²² to £7085 for the year 1913-1914.²³



Figure 2: Looking south, south west from Mount Albert over Owairaka, the Manukau Harbour and Blockhouse Bay and Green Bay (background left) and Waitakere Ranges (background right) with a group of houses (left) a two-storeyed house ‘Green Lee’ (right) and a paddock covered with large rocks in the foreground. Image source: Sir George Grey Special Collections, Auckland Libraries, 4-8424

The house was sold to a charitable organisation ‘the Motherhood of Man’ in 1953. This organisation was founded during the Second World War for the purpose of caring for unwed mothers and their children. As a large domestic building this place was easily

¹¹ NZ Herald, 19 October 1875, p 4 (1)

¹² 21M.8, as noted in Application file 1917

¹³ 21M.8, Deeds Index 16A.737, LINZ records, BAJZ 23662A1660/864a R22764247, Archives New Zealand

¹⁴ Application file 1917, ABWN A1825 D16741, Archives New Zealand

¹⁵ NA 75/132, LINZ records

¹⁶ Report on Mt Albert Road Board meeting, NZ Herald, 8 May 1884, p6

¹⁷ Notice, NZ Herald, 27 June 1891, p. 1(7)

¹⁸ NZ Herald, 24 June 1895, p. 5

¹⁹ Wisers Directory, 1910, p. 124

²⁰ Auckland Council property file. In 1948, the residence was described in a building permit application as being comprised of concrete foundations, brick walls and iron roof (Permit 7152).

²¹ NZ Herald, 18 February 1913, p 12(4)

²² MAC 104 Item 28, p 108, Auckland Council Archives

²³ MAC 104 Item 29, p 110, Auckland Council Archives

adapted to this purpose. The place remained in use as an infant daycare after 1969 when the house was sold to Maureen Ena Holliday and Joan Marie Platt up until 1986 when it was bought for use as a funeral home by Rodney Funeral Home Ltd. The Mt Albert Council declined the 1986 application to convert the place for use as a funeral home. The place was then sold to Thomas and Evelyn Mary Ferguson, rest home proprietors. It was not used as a rest home. The Ferguson's sold the house to the Auckland Hospital Board in 1988. The Hospital Board leased the property to the Richmond Fellowship for use as a 'half-way' house, a hostel for people recovering from mental health issues. At this time the treatment of mental health issues had undergone a substantial philosophical shift away from institutionalisation and towards integration in the community. (This international shift began in Italy with the Basaglia Law of 1978, named after its proponent psychiatrist Franco Basaglia, the man who advocated the closure of Italy's psychiatric asylums).

Ownership of the property was transferred by the Hospital Board to the Richmond Fellowship Trust (now known as Emerge Aotearoa Housing Trust) in 2001. The house remains in use as a residential care facility.

THE ARCHITECT

Arthur Henry White (c.1864-1920) was born in Auckland. His parents were early Wesleyan missionaries. He married Annie Phillips, of the Phillips and Impey oil and colour merchant family. They had four children, two girls and two boys. Their daughter Lois (1903-1984) was an accomplished artist, and her work is held in very high regard. She attended the Elam School of art and design at Auckland University from 1923-27 and went on to teach at Elam, becoming a full-time lecturer in 1948. A retrospective exhibition of her work 'By the Rivers of Babylon' was held at the Auckland City Art Gallery in 1994.²⁴

White is said to have learned his profession from the architect Edmund Bell, and in 1886, he was awarded first certificate and a certificate of merit for architectural drawing and design at the annual exhibition of the Auckland Society of Arts.²⁵ From 1890²⁶ to 1893 he was in partnership with Bell, after which he was in sole practise as an architect and was also working with his brothers in their mining and land estate agency.²⁷

White bought a property at 5 Richardson Road around 1911. The house he designed and built on the property still stands, although the street number is now 17 Richardson Road. This house is a weatherboard, transitional villa, similar in style to 'Greenlee'.

Among other works he designed additions to the Prince Albert College, Upper Queen Street,²⁸ additions to the Mt Albert Wesleyan Sunday School, 1897;²⁹ designed the Wesleyan Church and Sunday school on Mt Eden Road, 1899;³⁰ a brick store in Symonds Street,³¹ and a shop and store at Kohukohu, 1900;³² Forester's Hall, Birkenhead,³³ and two two-storeyed brick shops, Upper Symonds Street, 1903;³⁴ ten brick shops (at the corner of Pitt St and Karangahape Road) for the Pitt Street Methodist Church, 1904;³⁵ a Methodist Church at Rotorua, 1906;³⁶ Kaiapoi Woollen Company

²⁴ p.127 Mt Albert Then and Now, Deborah Dunsford. Pub.Mt Albert Historical Society 2016.

²⁵ NZ Herald, 26 April 1886, p.3 (supp)

²⁶ Auckland Star, 2 December 1890, p.8(6)

²⁷ NZ Herald, 28 July 1893, p. 1(7)

²⁸ NZ Herald, 21 August 1897, p.8(6)

²⁹ NZ Herald, 9 October 1897, p. 8(5)

³⁰ NZ Herald, 23 September 1899, p.8(3)

³¹ Auckland Star, 28 April 1900, p. 2(3)

³² NZ Herald, 18 October 1900, p.8(5)

³³ Auckland Star, 11 August 1903, p.2

³⁴ NZ Herald, 29 January 1903, p.4

³⁵ NZ Herald, 3 February 1904, p.5

³⁶ NZ Herald, 28 July 1906, p.4

building, Wellesley Street West, ³⁷ the King George V Hall at Mt Albert, ³⁸ and a hall at Huntly, 1912; ³⁹ seven brick shops and dwellings, Kingsland, 1913; ⁴⁰ Methodist Church, Dominion Road, 1915. ⁴¹ He was honorary architect for the Green Bay Mission Church (now Blockhouse Bay Baptist Church), 1917. ⁴²

Refer to Appendix 1 for a full list of known buildings design by Arthur White.

Arthur White died, aged 55, at his home in Mt Albert in January 1920. ⁴³ His daughter Lois White continued to live in the family home up until the 1950s.



Figure 3: Showing Arthur Whites own house at 17 (formerly 5) Richardson Road. Image source: Burgess Treep & Knight Architects 2017

5.0 Physical description

SITE CONTEXT



Figure 4: Location plan showing extent of the original (1912) house highlighted. Figure 4: Location plan showing the property highlighted. Source: Auckland Council Geomaps 2016

The house at 103 Richardson Road is on a north facing site close to the intersection of Richardson Road and Owairaka Avenue.

³⁷ Auckland Star, 13 November 1912, p7(4)

³⁸ NZ Herald, 30 July 1912, p. 9

³⁹ Maoriland Worker, 8 March 1912, p. 10

⁴⁰ NZ Herald, 17 October 1913, p.12(4)

⁴¹ Auckland Star, 24 March 1915, p. 6

⁴² Auckland Star, 3 December 1917, p. 7

⁴³ Obituary, Auckland Star, 28 January 1920 p.7

Richardson Road runs across the lower slopes of Owairaka (Mt Albert) from west to east. Owairaka Avenue runs across the eastern side of the maunga, from Mt Albert Road to the angled intersection with Richardson Road. The property is set in line with Owairaka Avenue and the house is a prominent townscape element in the view down Owairaka Avenue towards Richardson Road.

The house site was subdivided off 'Greenlee', a small dairy farm owned by the Stewart family.

In 1912 the house was one of few buildings in the area. At that time the character of the area was at the beginning of the shift from rural to suburban. It is a substantial suburban house, a precursor of the development that was to follow as the small farm holdings were progressively subdivided and incorporated into the fabric of the city.

The house is set in a strong relationship with Richardson Road, with a generous front yard. The property is the focus of the view down Owairaka Avenue to the intersection with Richardson Road.



Figure 5: Showing 'Greenlee' in 1950s. Image source: White Aviation Collection Alexander Turnbull Library

By 1954 (White's Aviation photograph of the area above) the house stands out in a still semi-rural environment. The property was larger at that time, incorporating the land now occupied by 105A Richardson Road.

The property immediately to the south at this time, at 107A Richardson Road, was developed, with a single storied bungalow house, similarly sited to the subject house. The form and finishing details remain relatively intact, however the joinery has all been replaced. The house features a substantial entry porch with a single concrete Tuscan column.

The brick bungalow dairy at 109 Richardson Road was also present at that time, and the Owairaka School, and the first houses in the state house development on Dunkirk Avenue.

South of the dairy on Richardson Road is the Owairaka School. The school was established by 1940. The original school buildings, that ran parallel to Richardson Road in a block, have been replaced. A section of the northernmost block, the section angled more to the north, has been retained with additions.

Behind the houses are the beginnings of the state housing development on Dunkirk Avenue begun by 1940. Since 1954 further development has occurred and new houses have been constructed between the properties on Richardson Road and the state houses on Dunkirk Avenue.

The property at 105A Richardson Road, subdivided off the subject site, has been developed since 1950. The building on the property is a two storied, very plain gabled 1960s building, weatherboard clad on the upper floor set on a concrete block base. It is set close to the road, well in front of the subject house. The front yard is bare, predominantly driveway. The street frontage, and both side boundaries are defined by plain vertical board fences. This building is divided into flats.

DESCRIPTION OF THE SUBJECT BUILDING

Exterior: The house is a grand, architecturally designed, Edwardian transitional villa. The form of the house is a variation on the corner bay form, a pyramidal hipped roof with projecting gabled bays; it is a two-storied building with a wrapped around verandah between the bays on the lower level and covered porches at the upper level. The covered porches were intended to be outdoor sleeping porches. The entry at the lower level is emphasized by a gabled porch.

The service areas are within a hip-roofed single storied side-wing at the south-east corner of the building. The exterior walls are plastered brick-masonry, the gable ends are finished in Queen Anne half-timbered panels set on a pediment moulding on dentil brackets. Each of the upper gable ends features a horizontal multi-pane timber window. The primary joinery elements are double hung windows set in pairs. The upper sashes are divided into six lights, the lower sash is plain.

The verandah and entry porch feature solid fretted post brackets beneath a fine ladder rail valence. The balustrade of the verandah is finished in weatherboard. The rafter ends are expressed.

A discrete feature of the building, not obvious from the street, is the recessed secondary porch on the eastern side of the building, adjoining the stair lobby. Here the wall of the building steps in plan to create the porch. The roof over, at full height, is supported by an arched opening.

The main form of the roof is a pyramidal hip, with gabled roofs out over the 'bay' elements at the north east and the south west corners. The roof is finished in concrete tiles. The roof forms of 'porch' elements to the side of the corner bays at the upper level have been treated differently. The porch at the front of the house (beside the north-eastern bay) is a hybrid of a low hip with a raked skillion roof sprung out of the main roof above eaves level; the roof of the side porch (beside the southwest bay) is a smoother form, a hip belled out from the main roof.

The chimneys are plain plastered, embellished only by simple banding and terracotta flue caps.

Interior: The interior has not been inspected.

In plan the building, follows the villa typology, with a central hallway running in direct line from the entry door at the front of the house. The main rooms of the house on the ground floor are each side of the hallway within the main body of the building. The service wing, off the south-eastern corner of the house was connected to the former kitchen, and comprised, a walk-through scullery, with pantry to the side, an open porch with access to a laundry, with a wood and coal store-room and a toilet at the southern end.

The main hallway was open to the grand stair to the upper floor. This wrap-around stair is set back from the outside wall of the house, creating the recessed side entry porch. The upper floor was divided to form four bedrooms off a central hall set off the stair, and a single bathroom. The stair and hall are a single space.

The Council property file provides some record of the changes made to the interior. Without viewing the interior it is not possible to determine the effects of these changes. From the plans the changes do not appear to have significantly altered the interior. Most changes involve the introduction of partitions within existing rooms and, in some instances on the ground floor, the removal of walls to enlarge existing spaces.

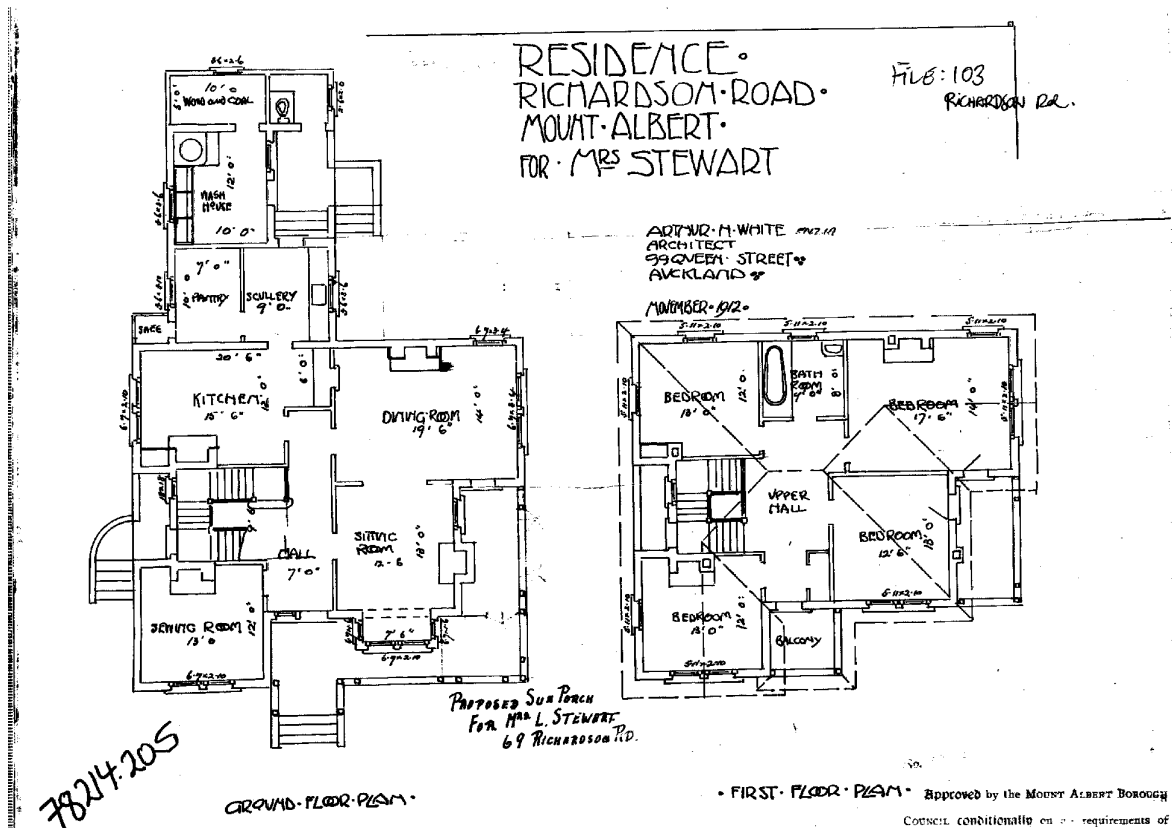


Figure 6: Original Plans of 'Green Lee' by A H White. Image source: Auckland Council Archives

MODIFICATIONS TO THE BUILDING

Exterior modifications

The original form and finishes of the house remain largely intact.

- The upper floor porches have been carefully infilled with casement windows. The front porch was infilled in the 1940s.
- A large addition was constructed (1972) at the south west corner of the building, to the side of the original service wing, out to the line of the face of the corner bay.
- A number of shed buildings have been constructed in the rear yard.

Interior modifications

The following description of modifications is based on plans on the Council property file submitted in 1990.

Lower Floor:

- Room names changed and functions shifted.
- Partition between the lobby and the stair for fire separation.
- A large opening between the 'Living' room and the 'Sitting' room (former Dining Room).
- Hall shortened and incorporated into the 'Dining' room (former Kitchen).

- A skylight over the Kitchen (former Scullery/Pantry).
- Partition in the lobby outside the Laundry to form a shower cubicle.

Upper Floor:

- Bathroom subdivided to form a separate toilet.
- South-west bedroom partitioned to form a bathroom space.

CHRONOLOGY OF CHANGE

Source: Auckland Council Property File

1912/13	Construction of the house for Mrs Stewart.
1941	Garage rebuilt following a fire.
1942/43	Construction of a Dairy in the rear yard.
1942	Upper Floor: 'kitchenette' fitted into north-east porch.
1945	Alterations to the laundry/lobby area in the rear wing to form a 'kitchenette'.
1948	Application by Mrs Leah Stewart to convert the building into two flats (address at that time 29 Richardson Road).
1950	Application by Mrs Leah Stewart to 'glass-in verandah'.
1954	Bath removed.
1961	Application by Motherhood of Man to use the lower floor as a daycare and the upper floor as an independent flat.
1962	Application by Motherhood of Man to construct a fire escape from the upper floor, and to 'remove internal partitions to enlarge the play area of the day nursery'.
1962	Subdivision of the property reducing the overall area of the property, creating the property at 105 Richardson Road.
1971/72	Extension to the side of the rear wing for Motherhood of Man, to form a 'cot room'.
1974	Skyline garage constructed in the rear yard.
1990	Fire wall on the lower floor to separate the stair from the hall. Skylight fitted into the 'Kitchen' (former Pantry/Scullery). Plans show; Lower Floor: hall shortened, the kitchen area changed to become the dining room, subdivision of the lobby outside the laundry to fit a shower. Upper Floor: Bathroom subdivided to form a separate toilet, south west bathroom subdivided to form a bathroom within the space.
1990	Two-bedroom relocatable house constructed at the south-east corner of the site.
2001	Wood-burning stove installed.
2006	Plans submitted to Council showing the internal subdivision of the building including division of the bedrooms to increase the number of beds and to provide additional bathroom facilities. The plan also shows a partition within the north-west bedroom upstairs to create an angled corridor to access the enclosed porch.

KEY FEATURES

- The original form and finishes of the building.
- The visual relationship of the building to Richardson Road.

6.0 Comparative analysis

Many of the grand architectural homes of this period, 1905-1919, in New Zealand are in the 'transitional style', a style that generally retained the forms and scale of the Victorian villa, with plainer decorative features, influenced by the bungalow style and the increasingly popular Arts and Crafts style. It was the dominant architectural style of the period leading up to the First World War.

This was the end period of the villa style⁴⁴. By the following decade after the First World War almost all architectural grand homes, particularly the two storied homes, were Arts and Crafts style (English Cottage style) with a few in Spanish Mission or plain Italianate Palazzo style. The common housing style of this period, the bungalow style, was also used by architects. This style did not easily lend itself to two storied structures, and hence was not a style used for showcase homes.

The villa style, of which the transitional phase (c.1905-1914) is considered to be the end of that typology of house, underwent many stylistic and fashion changes through its period as the dominant house typology in New Zealand (c.1860-1914). These stylistic shifts are well expressed by the range of surviving grand homes in Mt Albert.

The house at 103 Richardson Road represents the shift from the formal grand Victorian villa houses to the less formal large Arts and Crafts style homes that followed. The house has elements of both these architectural styles and represents the evolution of design of grand homes in the early part of the 20th century.

GRAND HOUSES IN MT ALBERT

The first of the grand homes in Mt Albert, Alberton, 100 Mt Albert Road, Mt Albert constructed in 1863 (ID 01736), Ferndale, 1865, 830 New North Road, Mt Albert (item 01762) and Allendale, 1 Mt Albert Road, (item 01734) were built in the 1860s. These buildings retain steeply pitched original forms, overlaid by later additions and embellishments. Alberton, the most significant surviving grand home of the area, was transformed in 1873 by the addition of an elaborate arcaded verandah with turret pavilions at each end, designed by architect Matthew Henderson.⁴⁵

The grand Mt Albert homes of the 1880's and 1890's are more classical in style, clearer in mass and form. These include the Winstone house, 29 Stilwell Road, Mt Albert (item 01874), Oakfield 1880, 9 Oakfield Ave, Mt Albert (item 01772), 'Epworth' 1878, 4 Alexis Avenue, Mt Albert (01597). These houses are very formal and were built as showpiece homes on the large residential estates created at that time.

THE TRANSITIONAL VILLA

By 1912, when the house at 103 Richardson Road was designed by White, the villa style had morphed from the Italianate into the less embellished transitional style, going through different phases of fashion as it evolved. The overall forms of transitional villas and the plan arrangements employed tend to follow the earlier villa style; the details and finishes are more frequently taken from the bungalow typology and to an extent are also influenced by the emerging Arts and Crafts style. The defining elements are the exposed rafter ends, the shaped boards (not fretted) as verandah post brackets, and a general simplification of detail.

Jeremy Salmond in his book 'Old New Zealand Houses' refers to the effects of these changes on the villa style as 'more the thickening of age than adornment'. The transitional form of the villa is nevertheless of great interest in itself.

⁴⁴ P.182 Salmond, Jeremy: Old New Zealand Houses 1800-1940, pub: Reed Methuen 1986

⁴⁵ Auckland Council Research Summary for 'Alberton', Lisa Truttman, 14 April 2008

As described by Tony Barnes in his paper 'Translation in the Transitional: Examining Innovations in the Design of Auckland's "Transitional Houses"' published by SAHANZ in 2014, the transitional style was the style of choice in this period, not only a builders' style but, as demonstrated by this house, also a style used by experienced architects. These buildings represent the fluidity of the period and the ready adaptation of new ideas to suit the changing lifestyle at that time. This is particularly evident in the incorporation of the sleeping porches at the upper floor level as 'sleeping out' had become very common as a healthy lifestyle choice, throughout the western world, in the early years of the 20th century.⁴⁶

Barnes also notes the parallel between the transitional style and the Australian Federation Style, a very valid comparison as this highlights the variety of approaches to design covered by the term 'transitional', very closely related to the variety of style encompassed by the term 'Federation' in Australia. Barnes notes that: 'Federation includes 'Federation Queen Anne', 'Federation Bungalow', 'Federation Arts and Crafts' and 'Federation Arts and Crafts'.

GRAND ARTS AND CRAFTS STYLED HOUSES

The parallel styles, the bungalow and arts and crafts styles were introduced to New Zealand in the late nineteenth and early twentieth century. In the first years of the twentieth century architects such as Samuel Hurst Seagar, James Chapman-Taylor, Gerald Jones were introducing the less formal Bungalow & Arts and Crafts styles to New Zealand.⁴⁷ The arts and craft style enabled a far greater range of individuality than the more formal villa style, hence buildings of this type have a greater range of forms and architectural character. This had a substantial influence on the architecture of the period, including an influence on the 'transitional' style.

The Arts and Crafts style, also called the English Cottage style, became the preferred style used by most architects for grand homes following the First World War. Many fine examples of the style had been constructed before 1914. Auckland architects Bamford and Pierce, Geo Goldsboro, Roy Binney and Wellington architect James Chapman Taylor, all inspired by the work of English architects such as Philip Webb and Edwin Lutyens, had a number of Arts and Crafts styled houses built in Auckland by 1914.⁴⁸ Some of these projects were published in "New Zealand Building Progress" magazine and would have been familiar to the architects of the day.

Examples are:

- Waione, 'The Butterfly House', 22 Domett Ave Epsom, Bamford and Pierce (1907/8).
- Ngahere, 74 Mountain Road, Epsom. Bamford + Pierce (1908).
- Bishopscourt (Nelligan House), 12 St Stephens Ave, Bamford + Pierce (1909).
- Kinder House, 1 St Georges Bay Road, Bamford + Pierce (1910).
- Coolangatta 464 Remuera Road, Bamford + Pierce (1912).
- Stansfield House 30 Arney Road Bamford + Pierce (1912).
- Goldsboro House 66 Gillies Ave (1913).
- Spicer House 24 Mainstone Road (1913/14).
- Guines Court, 532 Remuera Road, Binney (1914).

⁴⁶ p.18-19 'the Californian Bungalow in Australia', Graeme Butler, pub Thomas C. Lothian, Melbourne 1992

⁴⁷ P.12 'the Bungalow in New Zealand' Jeremy Ashford, pub. Penguin Books NZ, 1994

⁴⁸ p.49 'Coolangatta – a Homage', Peter Macky with Paul Waite, Livadia publishers, 2010

EXAMPLES OF SIMILAR BUILDINGS ON THE SCHEDULE

The following houses are grand scaled, two storied, dwellings. The examples cover a range of periods and hence styles and provide the architectural context for the building at 103 Richardson Road. (Refer to Appendix 2 – Supplementary Research for further information).

Former Caughey Home ‘Rahiri’. 15 McLean St, Mt Albert. Constructed 1888, additions c.1900 (SCHEDULE ID 01728)

This house represents a high point in the development of the large residential estates on and around Mt Albert.

The Caughey home ‘Rahiri’ was most likely constructed for Andrew Caughey following his purchase of the site in 1888. This building is of particular interest as the additions and alterations to the building that gave it its remarkable Queen Anne tower and verandahs were designed by Arthur White, around 1900, for the Caughey family. The house demonstrates the less constrained approach of the late nineteenth and early twentieth century, as taken by White a decade before designing 103 Richardson Road. The design has similarities to the Stewart House (‘Greenlee’); both utilise the corner bay form, both are two storied, both have an underlying villa typology.

White designed the additions to this house ten years before he designed the Stewart house. When compared the two houses clearly share design elements and, in comparison, they express the shifts in architectural style that occurred over that time, in particular the changing approach of White to the design of this type of residence.

Former Sergeant’s Cottage: Newmarket Police Station. 3 Middleton Road, Newmarket. Constructed 1909 (PROPOSAL 1222)

The Sergeant’s Cottage at 1 Middleton Road is a two-storied transitional styled house, most likely designed by the architectural division of the Public Works Department, headed at that time by architect John Campbell. The building has a simple rectilinear form capped by a pyramidal hipped roof, enlivened by the projecting front room bay finished in a gabled roof, and the smaller gable over the upper floor window within the main roof. The large gable end features hit and miss boards at the face of the barge, and fretted brackets. The wall is recessed at the entry door and covered by a small sloping porch roof. Many public buildings of this period are described as Edwardian Baroque, a reference to the mannerist decorative treatment favoured by Campbell. On the Sergeant’s Cottage this is an undernote rather than a dominant aspect of the design, subtly expressed through the bound column detail on the plastered window facings.

Former Hannah House, 11 Arney Road, Remuera. Constructed 1915 (SCHEDULE ID 01601)

Designed by the architect Gerald Jones for Mrs Hanna a member of the Nicols family, who owned the land including the adjoining property at 9 Arney Road. It is an early and very fine example of Gerald Jones’ use of the Arts and Crafts style, with its elegant bell-form sweeping roof falling away from the two-storied central gable.

This building demonstrates the shift towards highly designed and crafted individual homes, that became the dominant style of building for the wealthy from this time through until the second world war. This early example represents a high point of this approach to design.

This house demonstrates the new direction for this type of house in Auckland from that time, and fits with similar Arts and Crafts styled houses of that period, in particular the

forerunners designed by Bamford and Pierce and built before 1912. (Refer to the previous list).

Formerly 'Bromsgrove' 15 Bassett Road, Remuera. Constructed 1926 (SCHEDULE ID 01606)

This house, designed by architect H. Clinton Savage for Mrs Alice Court (widow of the Auckland merchant George Court), is a large stucco finished grand home that, whilst largely arts and crafts in style retains some of the characteristics of the transitional style. The house has a clear differentiation between the lower and the upper floor, whereas most arts and crafts style buildings blur the shifts in levels by use of cascading roof forms and the incorporation of upper floor space within the main roof. The formal frontage to the street with its hipped roof mass enlivened by projecting gables has much in common with the Stewart house, however this house is grander in scale and in plan has shifted away from the villa typology.

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 represents the shift between rural and urban use in the Mt Albert area and was among the first of the suburban developments on Richardson Road. The property was formed by subdivision of the small farm; Allotment 53 of the suburbs of Titirangi. Initially the place retained a relationship with the farm as Mrs Stewart's son continued to farm on the original property.

The place is directly linked to the Stewart and Bray families, both prominent families in the Mt Albert area from the mid-nineteenth century. The Bray family first purchased the property in 1855. John Stewart, married to Mary, daughter of George and Elizabeth Bray, purchased the property around 1875, to add to his landholdings along Richardson Road. The change of ownership followed the unfortunate death of George Bray and another of his son-in-laws, Walton Pell, in a quarry incident on Mt Albert.⁴⁹

This area was closely associated at that time with the Stewart family and for a period around 1880 Richardson Road was known as Stewart's Road.⁵⁰ (The Stewart Road that comes off Richardson Road to the west of the property, was formed by later subdivision of the Stewart farm.)

'Greenlee' was built for Mrs Mary Stewart, the widow of John Stewart.

Following her death in 1914, the property became co-owned by her sons John and David. David married Leah Hodgson in 1916. In 1927 David and Leah were granted tenancy for life. David died in 1930. In 1936 lots 8 + 9 of the subdivision of Allotment 53 were conveyed to Leah Stewart. The house remained in the Stewart family until her death in 1953.

The house represents the grand style of home favoured by the settler families of Mt Albert, and relates to the grand homes of the area, in particular the Victorian estates such as 'Alberton' and 'Rahiri'.

⁴⁹ Lisa Truttman summary: Southern Cross newspaper, 8 May 1874, p.2

⁵⁰ Lisa Truttman summary: 103 Richardson. Report on the Mt Albert road Board meeting, NZHerald May 1884, p.6

In the mid 20th century sections and access-ways were subdivided off the property to enable further residential development.

The place demonstrates the cultural and economic changes in the area from early settlement through to the present day. It has had many uses, all residential; it has been subdivided to form two flats, it has been used as a facility for young mothers and their babies, and, most recently, has been a mental healthcare facility.

Overall the place is of **considerable local** historical significance as a place associated with the early stages of European settlement of the area.

The place is of **moderate** historical significance at a **regional** level through its association with the Motherhood of Man organisation, 1953 -1986, and as one of the first places in Auckland to be used to house mental health patients within the community from the mid 1980s to the present day.

(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 would appear that 'Greenlee' is a marker in the local environment, that the community identifies with. This is most likely due to the fact that the house is highly visible from the streetscape.

The place helps to define community identity in the Mt Albert area as it is one of the anchor-stones of early suburban development in the area. The place fits within the scattered group of large houses in the area that represent the early stages of residential growth around Mt Albert.

The place has **moderate** social significance at a **local** level.

(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.

This assessment does not address the significance of this place to Mana whenua.

(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.

As a property developed after 1900, the place is unlikely to provide substantial information on past human activity through archaeological or other scientific investigation. This is compounded by the changes made on the grounds of the property, the creation of carparks and the building of ancillary buildings in the yard.

The place is an important local benchmark, as it represents the development of grand houses in the area in the second decade of the twentieth century, and provides a reference point of comparison when considering the remaining early grand homes of the area as a group. It is a locally rare example of its type.

The place has limited value as a research or teaching site.

The place has considerable local potential to educate the public through publication and promotion as a place associated with the growth and consolidation of Mt Albert as a suburb.

The place is one of very few grand transitional houses in the area, and as such is locally rare, unique and possibly endangered.

Over all the place has **moderate local** knowledge significance

(e) Technological

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

The house is well built but not technologically innovative.

Over all the place has **little** technological significance

(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.

'Greenlee' was designed in 1912 by Arthur Herbert White. White was very active as an architect in Auckland and had a particularly strong relationship with the Mt Albert community as he was a member of the Wesleyan Church. White designed many of the church buildings in the area, as well as commercial buildings for the Wesleyan community elsewhere in Auckland. White also carried out the Queen Anne style additions and alterations to the Caughey family home 'Rahiri'. The house designed by White for his family at 5 Richardson Road (now #17) has a strong resemblance to 'Greenlee'. It is a relatively intact two-storied Edwardian villa.

The place is an excellent example of the work of Arthur White, an architect closely associated with the Mt Albert area and with the Wesleyan Church, and a regionally important architectural practitioner. It demonstrates his approach to domestic design at that time, and is a rare example of his residential work.

'Greenlee' is one of the grand historic homes of Mt Albert. It is a good example of an architecturally designed grand home of the early 20th century period. The house represents the 'transitional' villa period, and embodies design features that express the design approach, and construction methods of that period, including the 'sleeping porch' elements on the upper floor. These are a form of outdoor room popular at the beginning of the twentieth century when outdoor sleeping was considered to be healthy. The porches have been infilled but remain recognisable.

The place represents the last form of the villa style as it adapted to the influence of the bungalow and arts and crafts style.

The place is notable in the area as a building that established the pattern of development of Richardson Road.

The slopes of Owairaka/Mt Albert are a definable geographical area. The surviving grand houses on the slopes of Owairaka/Mt Albert represent the pattern of development of the area, the shift from large estates of the 1870s-1890s through to the suburban subdivision that followed in the first half of the twentieth century. Where they remain visible these places stand out.

'Greenlee' has **considerable local** significance for its physical attributes

(g) Aesthetic

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

'Greenlee' is set at the intersection of Richardson Road and Owairaka Avenue, opposite Owairaka Avenue. The end of Owairaka Avenue frames the house in the view down the street. The house has a considerable presence on Richardson Road as it is the largest house on the street, formal in appearance and clearly set in relation to the road. That relationship is enhanced by the undeveloped front yard. A screen of trees on the front boundary has recently been removed.

The place is a local visual landmark.

The place is set in line with Owairaka Avenue and is seen down the street as part of a framed view. The view towards the place down Owairaka Avenue is an important local view.

The original house is largely unchanged as seen from the street. It has notable aesthetic appeal as seen from the street as the house has an open front yard, this openness reinforces the overall aesthetic relationship of the building with its site and setting as seen from the street.

The place exemplifies the aesthetic taste of the mid Edwardian period. It is an excellent example of that aesthetic taste.

The place has strong visual appeal in the immediate neighbourhood. The place has **considerable local** aesthetic significance.

(h) Context

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

The place represents the early twentieth century phase of the development of residential estates around Owairaka/Mt Albert. Together with the remaining larger houses on the slopes of Owairaka this place provides physical evidence of that pattern of historic development.

The place has collective value as it is one of the few surviving grand houses in the area, and a rare Edwardian example of that type of development. Many of these places are scheduled heritage items.

The original site, setting and context remains open as viewed from the street. The original landscaping and garden features have been changed to form carparking areas.

The openness of the front yard and the western side yard contributes to the meaning and value of the place as the original form and appearance of the building remain visible from the public domain.

The house has contextual value as it is one of very few remaining early houses on the street and was a key building in the early subdivision of Richardson Road from farm to suburb, defining the pattern of development that was to follow.

The place contributes to the character and sense of place of the local area.

The house at 103 Richardson Road is part of the disparate group of grand houses on the slopes of Owairaka/Mt Albert. These places together demonstrate the early period of grand residential development in the area. As a group these houses exemplify the shifts in the cultural life of this very important area.

The place has **considerable local** significance in this context.

8.0 Statement of significance

'Greenlee' has considerable local historical significance as a place that is directly associated with the Bray and Stewart families, early settler families in the area. The house, constructed in 1912/13 has further historical value as it represents the beginnings of suburban growth in the area, and the role played by the larger landholders in the area in that change. 'Greenlee' has moderate local social significance as it is, as stated, one of the anchor-stones of early suburban development in Owairaka/Mt Albert and as such is a marker in the local environment that the local community identifies with.

The house demonstrates the domestic lifestyle of its time, including the once popular domestic practise of 'sleeping out' as the house was designed with sleeping porches on the upper floor. 'Greenlee' has considerable knowledge significance at a local level and the study of this place has the potential to add significantly to the understanding of the development of this area. 'Greenlee' has some knowledge significance as a place that represents the transitional villa period, and has design elements that express domestic spatial design and lifestyle of that period.

'Greenlee' has considerable regional significance as a notable, and rare, example of the domestic design-work of Arthur White, a regionally significant architect who practised from 1890 until his death in 1920. White was a neighbour at the time the house was designed; he lived at 5 Richardson Road with his family from 1911. 'Greenlee' has considerable local aesthetic appeal. The building, barely changed on its public frontage and clearly visible from the public domain as the front yard remains open, contributes significantly to the local area. It typifies the aesthetic taste of the mid Edwardian period and is a good example of its type regionally.

'Greenlee' is a local landmark, through its scale and location, and it is framed by the end of Owairaka Avenue in the view down that street. 'Greenlee' contributes considerably to the local context as it is an important element in the historic development of the area, and retains its relationship to the surrounding context. The Stewart family to an extent created the local context through subdivision of the original allotment and other surrounding properties that they once owned.

'Greenlee' still stands out in the local context. The house is part of the wider context as it is one of the historic grand homes of the area and fits within the diverse grouping of grand homes on the slopes of Owairaka/Mt Albert. These places range from the remnant houses of the large estates; 'Alberston' 1873 (01736) , 'Ferndale' 1876 (01762) and 'Rahiri' (01728) through to the interwar properties on suburban sites. 'Greenlee' represents the mid-Edwardian period and the shift from the villa typology through to the later Arts and Crafts styled houses exemplified in the area by the Chapman Taylor designed 'Valhalla' 1926 (01905) at 10 Woodward Road.

9.0 Extent of the place for scheduling



Figure 7: Aerial view indicating the extent of place recommended for scheduling, cross hatched. The original 1912 house is shaded purple. Exclusions are shaded yellow.

Extent of Place

The identified extent of the place for scheduling is ‘the area that is integral to the ‘function, meaning and relationships of the place’. The identified extent of the place for scheduling includes the building (as identified in Figure 7) and surrounds on Lot 2 DP 52114.

The area forward of the house in particular, is important for views of the ornate front elevation and one of the side elevations of the residence (as seen from the streetscape). The land forms part of what was the sites original setting. Areas to the western side and southern rear form part of its wider setting. It is a sensitive interface where future changes and/or development needs carefully consider its relationship with the historic residence.

Exclusions: It is recommended that the following elements are identified as formal exclusions:

- The interior of the building
- The addition at the north west corner of the house
- All accessory buildings on the property.
-

10.0 Recommendations

Based on the preceding evaluation, it is considered that the house formerly known as ‘Green Lee’ at 103 Richardson Road, Mount Albert, Auckland, meets the threshold for scheduling as a Historic Heritage Place: Category B.

The place is considered to be of *considerable local heritage significance* in relation to the following values: (a) Historical, (f) Physical attributes, (g) Aesthetic value, (h) Context.

Overall the house at 5 Richardson Road, Owairaka is considered to be of **considerable local** heritage value.

Section 9.0 above describes the extent of the place for scheduling.

11.0 Table of Historic Heritage Values

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

*Levels of significance or value:

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

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

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

Little: of limited importance and interest.

None or n/a: none identified

12.0 Overall Significance

Place Name and/or Description	'Greelee' (former) 103 Richardson Road Owairaka, Auckland
Verified Location	Based on the NZTM details on the GIS viewer this is NZTM 1752839, 5915438.
Verified Legal Description	Lot 2 DP 52114
Category	B
Primary Feature	The original 1912 house – refer to Figure 7
Known Heritage Values	A, F, G, H
Extent of Place	Refer to planning maps
Exclusions	Interior of the building, addition at the north west corner of the house, accessory buildings.
Additional Controls for Archaeological Sites or Features	-
Place of Maori Interest or Significance	-

13.0 Other Matters

During the course of this evaluation Arthur White's own house at 17 Richardson Road, Owairaka was identified. We consider that this building may have significant heritage value and warrants being added to the places of interest list held by the Auckland Council Heritage Unit. The house may warrant additional research and evaluation at a future date.

Authors: Graeme Burgess & Lilli Knight.

Date: 23 February 2016.

Reviewer: Cara Francesco (Principal Specialist Built Heritage Policy, Auckland Council).

Date: 17 February 2017.

Appendix 1: Supporting Historical Research

THE SITE



Figure 8: Map of the area from 1863. Shows allotments in an area from Westmere to Whau Creek to Manukau Harbour. Priestly was the first known publican of the Whau Hotel, and was only there from April to October of 1863, also Greytown was for sale in that year. Source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 4178

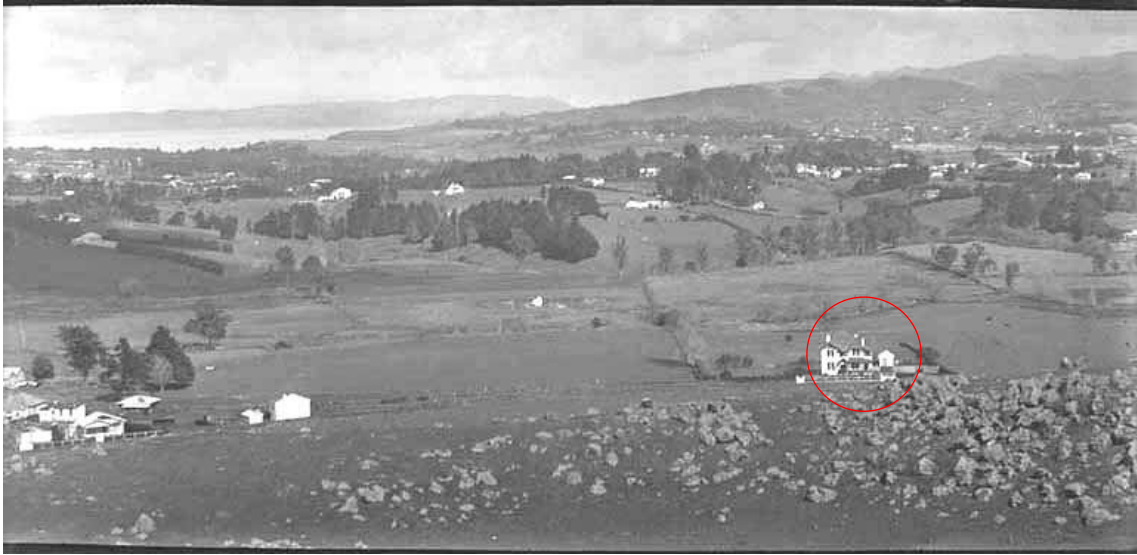


Figure 9: 3 Sep 1920. Looking south, south west from Mount Albert over Owairaka, the Manukau Harbour and Blockhouse Bay and Green Bay (background left) and Waitakere Ranges (background right) with a group of houses (left) a two-storeyed house (right) and a paddock covered with large rocks in the foreground. Image source: Sir George Grey Special Collections, Auckland Libraries, 4-8424



Figure 10: 3 Sep 1920. Panoramic view looking west south west from Mount Albert showing Owairaka in the background. Image source: Sir George Grey Special Collections, Auckland Libraries, 4-4421



Figure 11: Aerial photograph taken by Whites Aviation 24 March 1950. Image source: Owairaka, Auckland. Whites Aviation Ltd: Photographs. Ref: WA-24195-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23082698>



Figure 12: View of the house in 1988. Image source: Auckland Sun Saturday 23 04 1988



Figure 13: 1940 aerial photograph of the property. Image source: Auckland Council GIS Viewer 2016



Figure 14: 1959 aerial photograph of the property. Image source: Auckland Council GIS Viewer 2016



Figure 15: 2006 aerial photograph of the property. Image source: Auckland Council GIS Viewer 2016

NEWSPAPER ARCHIVES

NOTE: (ORIGINAL) papers please copy.

STEWART On September 5, at her residence, **Greenlee, Richardson Road, Mount Albert, Mary**, the dearly-beloved wife of the late John Stewart; age 79.

The funeral will leave the above residence for Waikumete to-morrow (Tuesday), at 2.30 p.m.

DEATHS. *New Zealand Herald, Volume LI, Issue 15707, 7 September 1914*

Mrs. **Mary Stewart**, widow of the late Mr. **John Stewart**, of **Greenlees Farm, Mt Albert**, has died at the advanced age of 79 years

Auckland Star, Volume XLV, Issue 222, 17 September 1914

US, Victoria St. . W
HOUSE 6 rooms to Let, No. 29, Grafton Rd.; rent, 25/.—Apply by letter or otherwise to J. Johnson, "Greenlee," Richardson Rd., Mt. Albert. 88

Page 2 Advertisements Column 5 *Auckland Star, Volume XLV, Issue 234, 1 October 1914*

STEWART.—On December 16, 1930, at his residence, **Greenlee, 55, Richardson Road, Mount Albert**. David Alexander, dearly beloved husband of Leah Stewart and youngest son of the late John and Mary Stewart, and son-in-law of Mr. A. Hodgson, Selwyn Street, Onehunga; aged 50 years. Funeral will leave his late residence at 3 p.m. to-morrow (Wednesday), for Waikumete Cemetery. Friends please accept this intimation.

DEATHS *Auckland Star, Volume LXI, Issue 297, 16 December 1930*

STEWART.—On December 16, 1930, at his residence, **Greenlee, 55, Richardson Road, Mount Albert**. David Alexander, dearly beloved husband of Leah Stewart and youngest son of the late John and Mary Stewart, and son-in-law of Mr. A. Hodgson, Selwyn Street, Onehunga; aged 50 years. Funeral will leave his late residence at 3 p.m. to-morrow (Wednesday), for Waikumete Cemetery. Friends please accept this intimation.

DEATHS *Auckland Star, Volume LXI, Issue 297, 16 December 1930*

HEIFERS (2), 1 light red and 1 yellow, strayed from Richardson Rd., Mt. Roskill; reward.—Apply Stewart, **Greenlees Dairy Farm, Richardson Rd., Mt. Albert**.

Page 1 Advertisements Column 2 *New Zealand Herald, Volume LXIX, Issue 21072, 5 January 1932*

LIVESTOCK FOR SALE.

GOOD House Cow, just calved; £4.—
Apply **Greenlee Farm, Richardson Rd.,
Mt. Albert.** 18

Page 1 Advertisements Column 8 Auckland Star, Volume LXIII, Issue 195, 18 August 1932

Wellington St.
TENDERS for Ploughing and Discing ap-
proximately 5 Acres of Gorse, roots to
be heaped and burned.—Apply **Greenlee
Dairy Farm, Richardson Rd.; Mt. Albert.**

TO HOME BUILDERS!

Page 20 Advertisements Column 2 New Zealand Herald, Volume LXXI, Issue 21719, 7 February 1934

FARM HAND WANTED IMMEDIATELY
Experienced with Machines.
Driver's Licence Essential.
Good Home and Conditions.
Apply,
**GLASGOW,
C/o Greenlee Farm,
59 Richardson Rd., Mt. Albert.**

Page 1 Advertisements Column 5 New Zealand Herald, Volume LXXVI, Issue 23251, 21 January 1939

MACHINE Milker wanted urgently; must
be able to drive truck.—Apply **Glasgow,
Greenlee Dairy Farm, 59 Richardson Rd.,
Mt. Albert.**

Page 1 Advertisements Column 6 New Zealand Herald, Volume LXXVI, Issue 23307, 28 March 1939

WARNING. — Shooting Definitely not
allowed on **Greenlee Estate, Richardson
Rd., Mt. Albert** Persons caught trespass-
ing will be prosecuted.
4 (Signed) **LEAH STEWART.**

Auckland Star, Volume LXX, Issue 103, 4 May 1939

HOUSES (UNFURNISHED) TO LET

FREE HOUSE, milk, also liberal remunera-
tion, to Couple, willing to look after 2
Farm Hands; close City.—Apply
**55 RICHARDSON ROAD,
MT. ALBERT.**

Page 1 Advertisements Column 5 New Zealand Herald, Volume LXXVI, Issue 23438, 30 August 1939

Slight damage to two garages, a
horse box and a dairy on a property
at **55 Richardson Road, Mount Albert,**
owned and occupied by Mrs. L. Stewart,
was caused by a fire which broke out
just after two o'clock in the after-
noon. Flames from a rubbish fire
spread to the surrounding grass and
to the buildings. The fire was attended
by engines from the Mount Eden and
Mount Roskill stations, and no diffi-
culty was experienced in extinguishing
it.

GRASS FIRES CONTINUE New Zealand Herald, Volume LXXVIII, Issue 23861, 11 January 1941

MILK ROUNDSMAN WANTED — Experience pre-
ferred Start immediately Essential service.
Apply mornings
55, RICHARDSON ROAD, MT. ALBERT.
Phone 41-711

Page 1 Advertisements Column 8 Auckland Star, Volume LXXIII, Issue 217, 14 September 1942

HISTORICAL SUMMARY

**Summary: 103 Richardson Road, Mt Albert
Formerly “Greenlee.”**

Author: Lisa J Truttman, 12 October 2016

The building is currently sited on part of the 56 acre Allotment 53 of the Parish of Titirangi, originally conveyed by Crown Grant to Clement Partridge in June 1845 in exchange for a land claim totalling 140 acres elsewhere, to the equivalent value of £140.⁵¹ The allotment came to be owned by Thomas Bray in 1855,⁵² as part of a larger landholding along what was to become Richardson Road. The Bray family arrived in Taranaki in 1841, but moved to Auckland by 1844. There, Thomas Bray purchased land, initially near the Three Kings area⁵³ (where he raised cattle),⁵⁴ then he and his sons George and William purchased Allotments 58 (1850), 52 (1852) with 57 (1853) and finally 53 (1855), all in the Parish of Titirangi⁵⁵. In today's terms this farm would have stretched from between the Oakley Creek and New North Road in the north-west then down across New North Road to all the land between Richardson Road and the creek, to approximately where Richardson Road meets Hendon Avenue, and including today's Alan Wood Reserve.

By 1863, Thomas Bray had a business at Newton, selling “boards, scantling and joists”,⁵⁶ so it is likely he began to lease at least part of his farm by that stage. It is documented that by 1867, Bray had leased Allotments 52 and 53 to John Fletcher.⁵⁷ Fletcher lived on the combined property at that time.⁵⁸ Bray then leased allotments 52 and 53 to his son George in 1870.⁵⁹ George Bray died in May 1874, along with his father-in-law Walton Pell, when the face of the gravel pit at the summit of Owairaka gave way and buried them.⁶⁰ In October 1875, Thomas Bray put both Allotments 52 and 53 up for sale, the advertisements describing them as:

“ ... eight or nine paddocks, all clear of stone and laid down in grass ... There is a GOOD SIX-ROOMED STONE HOUSE, Dairy and Outbuildings ... ”⁶¹

Whether this house was on or close to the site of the building at 103 Richardson Road today is not known.

It appears that Elizabeth Bray, George Bray's widow, surrendered the lease her husband had back to his father Thomas in December 1875.⁶² Her son-in-law John Stewart purchased the property around the same time,⁶³ and applied for a certificate of title in May 1882.⁶⁴ This was finally granted, after a considerable search for missing documents, in August 1895.⁶⁵ Richardson Road, from c.1884, was popularly known as Stewart's Road for a time.⁶⁶ By 1891, but likely from before, Stewart's farm was known as “Green Lee's farm”,⁶⁷ or Greenlee. He died on 23 June 1895, aged 62.⁶⁸

His widow Mary Stewart continued to live on the farm, next to her son David Alexander Stewart.⁶⁹ In 1912 she commissioned architect Arthur Henry White to design a two-storey brick residence.⁷⁰ This appears to have been completed in early 1913; an advertisement placed in the newspapers by building contractors Brookes Brothers for “plastering and painting” tenders for “a

⁵¹ 3G 513, as included in Application file 1917, ABWN A1825 D16741, Archives New Zealand

⁵² 2M 741, as noted in Application file 1917

⁵³ Sarah Jane Laurenson, *The Bray Saga*, 2001

⁵⁴ Advertisement, *New Zealander*, 27 May 1848

⁵⁵ Deeds Index for Parish of Titirangi, LINZ

⁵⁶ *Southern Cross*, repeated advertisements, 1863

⁵⁷ MAC 104 Item 1 p.4, Mt Albert Highway District rate books, Auckland Council Archives (online database)

⁵⁸ Testimony given in court, *NZ Herald*, 22 October 1868, p.4

⁵⁹ 25D 155, as noted in Application file 1917

⁶⁰ *Southern Cross* 8 May 1874, p. 2

⁶¹ *NZ Herald*, 19 October 1875, p 4 (1)

⁶² 21M.8, as noted in Application file 1917

⁶³ 21M.8, Deeds Index 16A.737, LINZ records, BAJZ 23662A1660/864a R22764247, Archives New Zealand

⁶⁴ Application file 1917, ABWN A1825 D16741, Archives New Zealand

⁶⁵ NA 75/132, LINZ records

⁶⁶ Report on Mt Albert Road Board meeting, *NZ Herald*, 8 May 1884, p6

⁶⁷ Notice, *NZ Herald*, 27 June 1891, p. 1(7)

⁶⁸ *NZ Herald*, 24 June 1895, p. 5

⁶⁹ *Wises Directory*, 1910, p. 124

⁷⁰ Auckland Council property file. In 1948, the residence was described in a building permit application as being comprised of concrete foundations, brick walls and iron roof (Permit 7152).

brick residence, Richardson's Road," may refer to Mrs Stewart's residence. ⁷¹ Along with this, the rates valuation for her property rose from £6085 in the year 1912-1913 ⁷² to £7085 for the year 1913-1914. ⁷³

Arthur Henry White (c.1864-1920) was born in Auckland. He is said to have learned his profession from the architect Edmund Bell, and in 1886 was awarded first certificate and a certificate of merit for architectural drawing and design at the annual exhibition of the Auckland Society of Arts. ⁷⁴ From 1890 ⁷⁵ to 1893 he was in partnership with Bell, after which he was an architect working with his brothers' mining and land estate agency. ⁷⁶ He designed additions to the Prince Albert College, Upper Queen Street, ⁷⁷ and to the Mt Albert Wesleyan Sunday school, 1897; ⁷⁸ designed the Wesleyan Church and Sunday school on Mt Eden Road, 1899; ⁷⁹ a brick store in Symond Street, ⁸⁰ and a shop and store at Kohukohu, 1900; ⁸¹ Forester's hall, Birkenhead, ⁸² and two two-storeyed brick shops, Upper Symonds Street, 1903; ⁸³ ten brick shops for the Pitt Street Methodist Church, 1904; ⁸⁴ a Methodist Church at Rotorua, 1906; ⁸⁵ Kaiapoi Woollen Company building, Wellesley Street West, ⁸⁶ the King George V Hall at Mt Albert, ⁸⁷ and a hall at Huntly, 1912; ⁸⁸ seven brick shops and dwellings, Kingsland, 1913; ⁸⁹ Methodist Church, Dominion Road, 1915; ⁹⁰ and he was honorary architect for the Green Bay Mission Church (now Blockhouse Bay Baptist Church), 1917. ⁹¹ He died, aged 55, at his home in Mt Albert in January 1920. ⁹²

Mary Stewart died 5 September 1914 at her home, Greenlee, aged 79. ⁹³ Her son John was a co-owner, in accordance with his father's will, and remained so until he subdivided the property in the 1930s. ⁹⁴ His brother David Alexander Stewart married Leah Hodgson in 1916, ⁹⁵ and was granted tenancy for life on the property in 1927, living at Greenlee. He died in 1930, ⁹⁶ and lots 8 and 9 of the subdivision of Allotment 53, which included the house, were conveyed to his widow, Leah Stewart, in 1936. ⁹⁷

In 1942, Leah Stewart applied for a permit to convert a bathroom in the house. ⁹⁸ At this point, the address was 55 Richardson Road. In 1948, she applied for a permit to convert the dwelling into two flats. The address was now 69 Richardson Road. ⁹⁹ The work does not appear to have gone ahead; ¹⁰⁰ instead Mrs Stewart applied for a permit in 1950 to glass-in a verandah, described as being of weatherboard construction. ¹⁰¹ Leah Mabel Stewart died in 1953, and the Guardian Trust as her will's executors sold the house to the Motherhood of Man Movement that year. ¹⁰²

Motherhood of Man was started during the Second World War to support unwed mothers and their children. The organisation arranged for medical care and both temporary residential and hospital accommodation, and provided board in the organisation's hostel for mother and child, with the organisation providing a day care nursery while the mother was out working. They also,

⁷¹ *NZ Herald*, 18 February 1913, p 12(4)

⁷² MAC 104 Item 28, p 108, Auckland Council Archives

⁷³ MAC 104 Item 29, p 110, Auckland Council Archives

⁷⁴ *NZ Herald*, 26 April 1886, p.3 (supp)

⁷⁵ *Auckland Star*, 2 December 1890, p.8(6)

⁷⁶ *NZ Herald*, 28 July 1893, p. 1(7)

⁷⁷ *NZ Herald*, 21 August 1897, p.8(6)

⁷⁸ *NZ Herald*, 9 October 1897, p. 8(5)

⁷⁹ *NZ Herald*, 23 September 1899, p.8(3)

⁸⁰ *Auckland Star*, 28 April 1900, p. 2(3)

⁸¹ *NZ Herald*, 18 October 1900, p.8(5)

⁸² *Auckland Star*, 11 August 1903, p.2

⁸³ *NZ Herald*, 29 January 1903, p.4

⁸⁴ *NZ Herald*, 3 February 1904, p.5

⁸⁵ *NZ Herald*, 28 July 1906, p.4

⁸⁶ *Auckland Star*, 13 November 1912, p7(4)

⁸⁷ *NZ Herald*, 30 July 1912, p. 9

⁸⁸ *Maoriland Worker*, 8 March 1912, p. 10

⁸⁹ *NZ Herald*, 17 October 1913, p.12(4)

⁹⁰ *Auckland Star*, 24 March 1915, p. 6

⁹¹ *Auckland Star*, 3 December 1917, p. 7

⁹² Obituary, *Auckland Star*, 28 January 1920 p.7

⁹³ Death notice, *NZ Herald*, 7 September 1914, p1

⁹⁴ NA 97/143, LINZ records.

⁹⁵ Marriage notice, *NZ Herald*, 19 August 1916, p. 1

⁹⁶ Death notice, *Auckland Star*, 16 December 1930, p. 1

⁹⁷ NA 97/143, LINZ records

⁹⁸ Permit no. 214, Auckland Council property file

⁹⁹ Permit no. 7152, Auckland Council property file

¹⁰⁰ Letter from Ministry of Works to Mt Albert Borough Council, 9 November 1949, Auckland Council property file

¹⁰¹ Permit no. 7118, Auckland Council property file

¹⁰² NA 967/71, LINZ records

if requested by the mother, arranged for the babies to be adopted, or placed in foster homes. ¹⁰³
The house at 103 Richardson Road was used as a day nursery for the organisation. ¹⁰⁴

A fire escape was built, along with internal alterations in 1962-1963. ¹⁰⁵ The house was transferred to Maureen Ena Holliday and Joan Marie Pratt in 1969, ¹⁰⁶ and still used as a day nursery; an extension in timber sheathed with fibrolite was planned at the right rear of the building, for a cot room, in 1971-1972. ¹⁰⁷ Then in 1986, Rodney Funeral Home Limited took over the house, ¹⁰⁸ with the intention of altering it to become a funeral home. However, this was declined by the Mt Albert Borough Council, ¹⁰⁹ so the property was sold once again, this time Thomas and Evelyn Mary Ferguson, rest home proprietors, in 1987. ¹¹⁰ The following year, it was transferred to the Auckland Hospital Board, who decided to lease it to the Richmond Fellowship as a hostel for people who had suffered from mental illness, as additional halfway-house accommodation to that provided at the Auckland Mental Hospital at Pt Chevalier. There was considerable local community opposition to this, but the Mt Albert Borough Council allowed the house to be used in that way, with conditions. ¹¹¹ The Hospital Board transferred title to the Trust in 2001, with the Trust now known as Emerge Aotearoa Housing Trust from March 2016. They are the current owners. ¹¹²

¹⁰³ *Weekly News*, 8 December 1969, pp. 16-17

¹⁰⁴ Auckland Council property files

¹⁰⁵ Permit no 12894, Auckland Council property files

¹⁰⁶ NA 2B/543, LINZ records

¹⁰⁷ Auckland Council property files

¹⁰⁸ NA 2B/543, LINZ records

¹⁰⁹ See correspondence and reports on Auckland Council property file




¹¹⁰ NA 64B/17, LINZ records






¹¹¹ See correspondence and reports on Auckland Council property file





¹¹² NA 64B/17, LINZ records

Appendix 2: Supplementary research

KNOWN BUILDINGS DESIGNED BY THE ARCHITECT ARTHUR HENRY WHITE

BUILDING / ADDRESS	PHOTOGRAPH	HERITAGE
<p>RAHIRI / CAUGHEY HOUSE (in Hebron Christian School)</p> <p>15 McLean Street, Mount Albert</p> <p>Constructed: 1888</p>	 <p>Image source: Sir George Grey Special Collections Auckland Libraries</p>	<p>PUAP Schedule ID: 01728, Category B</p>
<p>THE PRINCE ALBERT COLLEGE</p> <p>Upper Queen Street Newton</p> <p>Constructed: 1896</p> <p>Demolished: ??</p>	 <p>Image source: Sir George Grey Special Collections, Auckland Libraries, 4-2603'</p>	<p>N/A</p>
<p>MT ALBERT WESLEYAN SUNDAY SCHOOL</p> <p>837 New North Road, Mount Albert</p> <p>Constructed 1897</p>	 <p>Image source: Sir George Grey Special Collections Auckland Libraries</p>	<p>PUAP Schedule ID: 01763, Category B</p>

<p>PITT STREET BUILDINGS</p> <p>211-235 Karangahape Road, Newton</p> <p>Constructed: 1904</p>	 <p>Image source: Sir George Grey Special Collections Auckland Libraries, 1-W883</p>	<p>PUAP Schedule ID: 01978, Category B</p> <p>Heritage New Zealand Historic Place Category 2 List Number 624</p>
<p>ST JUDES ANGLICAN CHURCH SUNDAY SCHOOL HALL</p> <p>27 St Jude Street, Avondale</p> <p>Constructed: 1907</p>	 <p>Image source: Sir George Grey Special Collections Auckland Libraries</p>	<p>PUAP Schedule ID: 01860, Category B</p> <p>Heritage New Zealand Historic Place Category 2 List Number 644</p>
<p>WESLEYAN CHURCH AND SUNDAY SCHOOL</p> <p>449 Mt Eden Road Mount Eden</p> <p>Church constructed: 1899 Hall constructed: 1910</p>	 <p>Image source: Sir George Grey Special Collections Auckland Libraries</p>	<p>Not scheduled</p>
<p>FORESTER'S HALL</p> <p>Hinemoa Street, Birkenhead</p> <p>Constructed: 1911</p> <p>Demolished: 1970s</p>	 <p>Image source: www.historicbirkenhead.com</p>	<p>N/A</p>
<p>PRIVATE RESIDENCE, ARTHUR WHITES OWN HOUSE</p> <p>17 (formerly 5) Richardson Road, Owairaka</p> <p>Constructed: 1911</p>	 <p>Image source: Burgess Treep & Knight Architects 2017</p>	<p>Not scheduled</p>

<p>KING GEORGE V HALL</p> <p>Mt Albert</p> <p>Constructed: 1912</p> <p>Demolished 1968</p>	 <p>Image source: Hyde Family Collection</p>	<p>N/A</p>
<p>KAIAPOI WOOLLEN COMPANY BUILDING</p> <p>Wellesley Street West Auckland CBD</p> <p>Constructed: 1913</p> <p>Demolished: ?</p>	 <p>Image Source: Sir George Grey Special Collections, Auckland Libraries 7_A926. 1964.</p>	<p>N/A</p>
<p>'GREENLEE' PRIVATE RESIDENCE</p> <p>103 Richardson Road Owairaka</p> <p>Constructed: 1913</p>	 <p>Image source: Burgess Treep & Knight Architects 2017</p>	<p>Not scheduled</p>
<p>PORTLAND BUILDING</p> <p>463-475 New North Road, Kingsland</p> <p>Constructed: 1914</p>	 <p>Image source Lisa Truttman, Timespanner</p>	<p>PUAP Schedule ID: 01758, Category B</p> <p>Heritage New Zealand Historic Place Category 2 List Number 2653</p>

**DOMINION ROAD
METHODIST CHURCH**

426 Dominion Road,
Mount Eden

Constructed: 1915







Image source: Sir George Grey Special
Collections, Auckland Libraries, 1052-K8-2

PUAP Schedule ID:
01642, Category B

Heritage New
Zealand Historic
Place Category 2
List Number 2607

COMPARATIVE ANALYSIS: OTHER BUILDINGS OF A SIMILAR STYLE

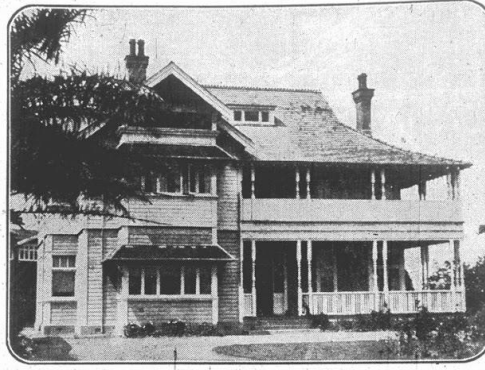
BUILDING / ADDRESS	PHOTOGRAPH	HERITAGE
<p>PRIVATE RESIDENCE</p> <p>15 Bassett Road, Remuera, Auckland</p> <p>Architect: H Clinton Savage</p> <p>Constructed:</p>	 <p>Image source: Sir George Grey Special Collections, Auckland Libraries. Record ID 1052-M1-2.</p>	<p>PUAP schedule ID: 01606 Category B</p> <p>Heritage New Zealand Historic Place Category 2 List Number 597</p>
<p>PRIVATE RESIDENCE</p> <p>53 Carlton Gore Road Grafton, Auckland</p> <p>Architect: unknown</p> <p>Constructed:</p>	 <p>Image source: Google street view 2016</p>	<p>None</p>
<p>HANNA HOUSE</p> <p>11 Arney Road, Remuera, Auckland</p> <p>Architect: Gerald Jones</p> <p>Constructed: 1915</p>	 <p>'Sir George Grey Special Collections, Auckland Libraries' 435-C5-49</p>	<p>Historic Place Category 1 List Number 107</p> <p>PUAP schedule ID: 01601 Category B</p>
<p>PATTERSON HOUSE</p> <p>85 Arney Road, Remuera Auckland</p>	 <p>Image source: www.maps.google.co.nz. Copyright: Google Maps 2011.</p>	<p>PUAP Schedule ID 02775 Category B</p> <p>Historic Place Category 2 List Number 2633</p>

**'PENMAN HOUSE'
FORMER DOCTORS
RESIDENCE**

145 Carrington Road,
Mount Albert, Auckland

Architect: unknown

Constructed: 1909



SUGGESTED ADDITIONAL WARD FOR MENTAL HOSPITAL, at the corner of Woodward Street and Gladstone Road. Ratepayers have protested to the Mount Albert Borough Council against the extension of the Mental Hospital in this district.



Image source: Timespanner blog, Lisa Truttman

None

Appendix 3: Certificate(s) of Title

Reference:
Prior C/T: 967/70, 71

Transfer No. 708595
N/C. Order No.



Land and Deeds 69

No. 2B/543

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of October one thousand nine hundred and sixty-three under the seal of the District Land Registrar of the Land Registration District of North Auckland

WITNESSETH that MOTHERHOOD OF MAN MOVEMENT INCORPORATED at Auckland

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 2 ROODS 3.9 PERCHES more or less being Lot 2 Deposited Plan 52114 and being part Allotment 53 Parish of Titirangi.



K. W. Wragge
Assistant Land Registrar

Agreement as to fencing contained in Transfer 475141.

METRIC AREAS *0.222m*
2122m
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres

K. W. Wragge A.L.R.
DISCHARGE
A.158390 Mortgage to the order of New South Wales Productive Finance Corporation 1966 at 9.44 o.c.
[Signature]
A.L.R.

A.407182 Transfer to Maureen Ena Holliday and Joan Marie Pratt both of Auckland femes sole - 5.8.1969 at 2.10.o.c.
[Signature]
A.L.R.

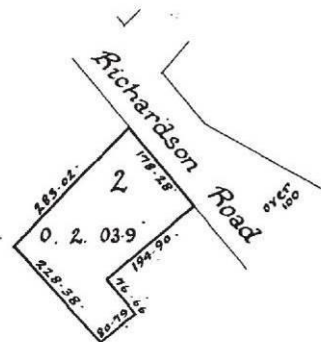
A.407183 Mortgage to The Auckland Co-operative Housing Building Society - 5.8.1969 at 2.10.o.c.
[Signature]
A.L.R.

A.407184 Mortgage to the Motherhood of Man Movement Incorporated - 5.8.1969 at 2.10.o.c.
[Signature]
A.L.R.

304264.1 Variation of Mortgage A407183 - 29.7.1974 at 2.21 oc.

B.251328.1 Mortgage to ANZ Banking Group (New Zealand) Limited 20.1.1984 at 12.16 oc.
[Signature]
A.L.R.

Mt Albert Borough



Scale: 1 inch = 2 chains
Dist. 9.11.1.

No. 2B/543

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

2B/543

B.508804.2 Transfer to Rodney Funeral Home Limited at Auckland - 21.2.1986 at 10.06 o'clock

A.L.R.

B.566896.1 The outstanding duplicate hereof having been declared lost, this certificate of title is cancelled and a new certificate of title Vol.64B Folio 17 is issued in lieu thereof produced 11.8.1986 at 9.33 oc. entered 5.9.1986 at 9.00 oc.


CANCELLED

A.L.R.



CERTIFICATE OF TITLE NA64B.17

Issued 5 September 1986



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

Identifier NA64B/17
Land Registration District North Auckland
Date Issued 05 September 1986

Prior References

NA2B/543

Estate Fee Simple
Area 2122 square metres more or less
Legal Description Lot 2 Deposited Plan 52114

Original Proprietors

Richmond Fellowship New Zealand Incorporated

Interests

Fencing Agreement in Transfer 475141
D644882.1 Mortgage to Her Majesty the Queen - 2.10.2001 at 9:00 am
8614113.9 Discharge of Mortgage D644882.1 - 1.11.2010 at 3:45 pm
8614113.14 Transfer to Richmond New Zealand Trust - 1.11.2010 at 3:45 pm
10124946.1 Change of Name of Richmond New Zealand Trust to Emerge Aotearoa Trust - 24.3.2016 at 3:13 pm
10124946.2 Transfer to Emerge Aotearoa Housing Trust - 24.3.2016 at 3:13 pm

Transaction Id 48154860
Client Reference etrutman001

Historical Search Copy Dated 13/09/16 2:04 pm, Page 1 of 1

CERTIFICATE OF TITLE NA64B.17b

Issued 5 September 1986 to Rodney Funeral Home Ltd, Auckland

References

Prior C/T 2B/543
Declaration of Loss: B.566896.1
Transfer No.
N/C. Order No.

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of September one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RODNEY FUNERAL HOME LIMITED 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) 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 2122 square metres more or less being Lot 2 Deposited Plan 52114 and being part Allotment 53 Parish of Titirangi.



Fencing Agreement in Transfer 475141.

B.566896.2 Mortgage to National Bank of New Zealand Limited produced 11.8.1986 at 9.13 oc. and entered 19.7.1986 at C9400 pc.

B671038.2 Transfer to Thomas Ferguson of Auckland, Rest Home Proprietor and Evelyn Mary Ferguson his wife - 3.6.1987 at 1.54 p.m.

B671038.3 Mortgage to The Auckland Baptist Tabernacle Trust Board - 3.6.1987 at 1.54 p.m.

B671038.4 Mortgage to Maxwell Allen and Heather Ruth Allen - 3.6.1987 at 1.54 p.m.

B671038F.5 Mortgage to Bank of New Zealand - 3.6.1987 at 1.54 p.m.

B.819374.1 Transfer to The Auckland Hospital Board at Auckland - 26.4.1988 at 2.38 o'clock

Measurements are Metric



DP52114
MVC Exd JH

No. 64B/17

No. 64B/17

AC

CERTIFICATE OF TITLE No. 248/17

C.561107.1 Application to register Auckland Healthcare Services Limited on the registered proprietor pursuant to Clause 9 (1) of the Health Reforms (Transitional Provisions) Act 1993 - 25.1.1994 at 2.26 o/c

[Signature]
A.L.R.

~~C.571889.1 CAVENDISH AUCKLAND HEALTHCARE SERVICES LIMITED~~ 27.25.1994 at 1.43 O'C

D622047.1 Transmission to Auckland DHB

~~D622047.4 CAVENDISH AUCKLAND DHB~~

Both 13.7.2001 at *[Signature]*

for RGL

D639063.2 Transfer to Richmond Fellowship New Zealand Incorporated
11.9.2001 at 11.44

[Signature]
for RGL

D644882.1 Mortgage to Her Majesty the Queen
2.10.2001 at 9.00

[Signature]
for RGL

36797C-50,000/5/85MK



NEW ZEALAND.

[Form B.]

Reference: *Vol. Application No. 1917*
Folio
Transfer No.

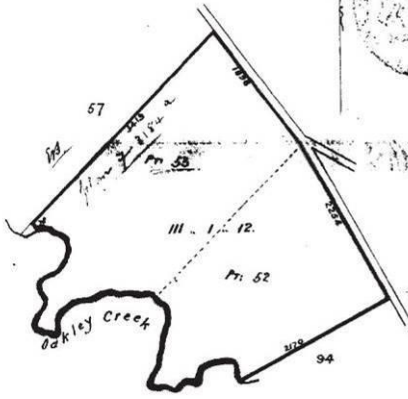


Register-book,
 Vol. *75*, folio *132*.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the *fifth* day of *August*, one thousand eight hundred and ninety-five, under the hand and seal of the District Land Registrar of the Land Registration District of *Auckland* witnesseth that *John Stewart of Mount Albert near Auckland Farmer*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under 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 hundred and eleven (111) 5/8* acres one (1) rood and twelve (12) perches more or less bounded as appears in a plan deposited in the Land Registry Office at Auckland as *N. 11152* which said piece of land comprises *Parts Allotments 52 (fifty two) and 53 (fifty three) of the Block of Wharangi*



Scale - 10 chains to an inch.
G. Stewart
Drafterman



Edwin Bamford
 District Land Registrar

Mortgage registered in the District Registrar Office at Auckland as N. 75/161
Richardson's Deed dated 19th May 1882

Edwin Bamford
 Dist. Land Regr.

Mortgage registered in the District Registrar Office at Auckland as N. 11170 from John Stewart to Thomas Robertson Watson dated 20th June 1890

Edwin Bamford
 Dist. Land Regr.

L. 21150 The above named John Stewart died on the 23rd June 1895 and Probate of his Will was granted to Mary Stewart, Widow and John Stewart, Son, both of Mount Albert on the 19th July 1895. Entered the 1st March 1900 at 2.11 p.m.

Edwin Bamford
 Dist. Land Regr.

Transfer No 211185 from Mary Stewart and John Stewart to Thomas John Bray Stewart of part of within land on Plan 2192 produced the 1st March 1900 at 2.11 p.m.

Edwin Bamford
 Dist. Land Regr.

APPEARED
 Vol. *75* p. *132*

Mortgage No. 10283 from Mary
Stewart and John Stewart to
The Government Advances to Settlers
Office, Superintendent produced
the 1st March 1900 at 2.50 p.m.
of the residue of withing land.

Alvin Sampson
Dist. Reg.

X1870. Canceled by District Land
Registrar. Entered the 1st March
1900 at 2.52 p.m.

Alvin Sampson
Dist. Reg.

CERTIFICATE OF TITLE,

Vol. , folio


CERTIFICATE OF TITLE NA97.143

Issued 7 April 1900 to Mary Stewart and John Stewart of Auckland


NEW ZEALAND.

Form B.

Reference: Vol. 75, folio 132
Transfer No.



Register-book
Vol. 117, folio 113

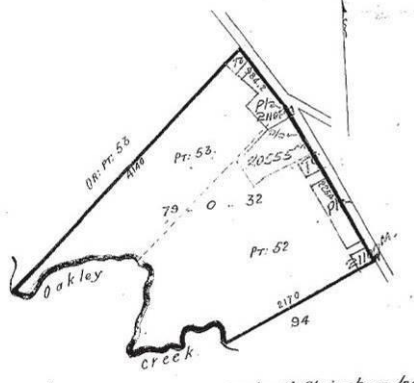


CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of April, one thousand ¹⁹⁰⁰ hundred and ninety, under 10
the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that
Mary Stewart Widow and John Stewart Her Coi of Auckland
Albert near Auckland

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 four, be the several admeasurements a little more or less, that is to say: All that parcel of land containing seventy nine (79) acres and thirty two (32) furlongs more or less being part of allotment 52 (thirty two) and 33 (thirty three) in the Parish of Teitangi

Edwin Bamford
District Land Registrar



Scale 10 Chains to an Inch

Mortgage of K.S.S. from Mary Stewart and John Stewart to the Auckland District Land Registrar 1st March 1900
indorsed 1st March 1900 at 2.30 p.m.

Edwin Bamford
District Land Registrar

X 1370. Granted by Robert Baird Bamford District Land Registrar 1st March 1900 at 2.30 p.m.

Edwin Bamford
District Land Registrar

Memorial No 2020. Filed and no other memorial registered 14/9/24 at 2.30

Order No 2343 giving David Alexander Stewart of Belmont Albert for ever the tenant for life of the above land leave to sell the same. Entered 23/10/24 at 11.30

Transfer No 2343 giving David Alexander Stewart to the Education Board of the District of Auckland of the land on plan 2055 purchased with a fee at 11.30

CANCELLED.

CANCELLED

7 P. 30170 Evidence of death of the above named
David Alexander Stewart Certified 8/11/1935
at 12.20 pm. affide R. Radner

Transfer P. 413136 of 3/10 plan 2108
Stewart to John Stewart - produced 8/11/1935
at 12.20 pm. affide R. Radner

Memoranda 276212 of 8 and 9 plan 21108
John Stewart to John Stewart, produced
8/11/1935 at 11.16 am

Transfer No. 284126 of the residue John
Stewart to Walter Weaver and John
Stewart produced 9/27/1934 at 11.47 am
affide R. Radner



CERTIFICATE OF TITLE,

Vol. , folio



CERTIFICATE OF TITLE NA669.241

Issued 8 November 1935 to Leah Stewart of Auckland, Widow

(Land and Deeds—A
Form B.

NEW ZEALAND.



Reference: Vol. 97, Folio 143
Transfer No. 273136
Application No.
Order for N/G No.

Register-book,
Vol. 669, folio 241

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eight day of November one thousand nine hundred and thirty five under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that LEAH STEWART of Auckland, Widow

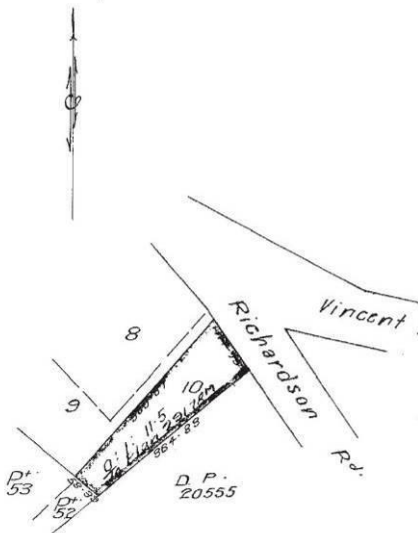
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly 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 eleven perches and five tenths of a perch more or less situated in the Borough of Mount Albert being Lot Ten (10) on a plan deposited in the Land Registry Office at Auckland as No. 21108 and being part of Allotments 52 and 53 of the Parish of Titirangi.



W. Williams

Assistant District Land Registrar.

Agreement as to fencing contained in Transfer No. 273136.



Williams
Asst. Land Regr.
C 17999 cancelled as to lot 4 plan 16.11.1939 } 29178 and new certificate of title Vol. 721 Folio 22 issued therefore *Williams*
Transfer 16288 of the part of lot 2 plan 29178 comprised herein Leah Stewart to David Arthur Stewart. Produced 28.11.1939 at 10.23 am *Williams*
C 21485 cancelled as to name of land 16.11.1939 *Williams*

Scale: 1 1/2 Chains to an inch.


CANCELLED.

CERTIFICATE OF TITLE NA673.137

Issued 21 April 1936 to Leah Stewart of Mount Albert, Widow

[Land and Deeds-4.
[Point B.

NEW ZEALAND.




Register-book,
Vol. 673, folio 137

Reference: Vol. 97, Folio 143
Transfer No. 276212
Application No.
Order for N/O No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty first day of April, one thousand nine hundred and thirty six
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesses that
LEAH STEWART of Mount Albert City

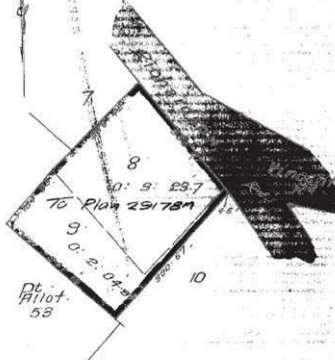
is seized of an estate in fee-simple (subject to such reservations, conditions, easements, liens, and incumbrances as are specified by memorial under which or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is bounded 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 acre and one rood twenty eight perches and seven tenths of a perch more or less situated in the Parish of Mount Albert being lots eight (8) and nine (9) on a plan deposited in the Land Registry Office at Auckland and being part of Allotments 52 and 53 of the Parish of Titirangi.

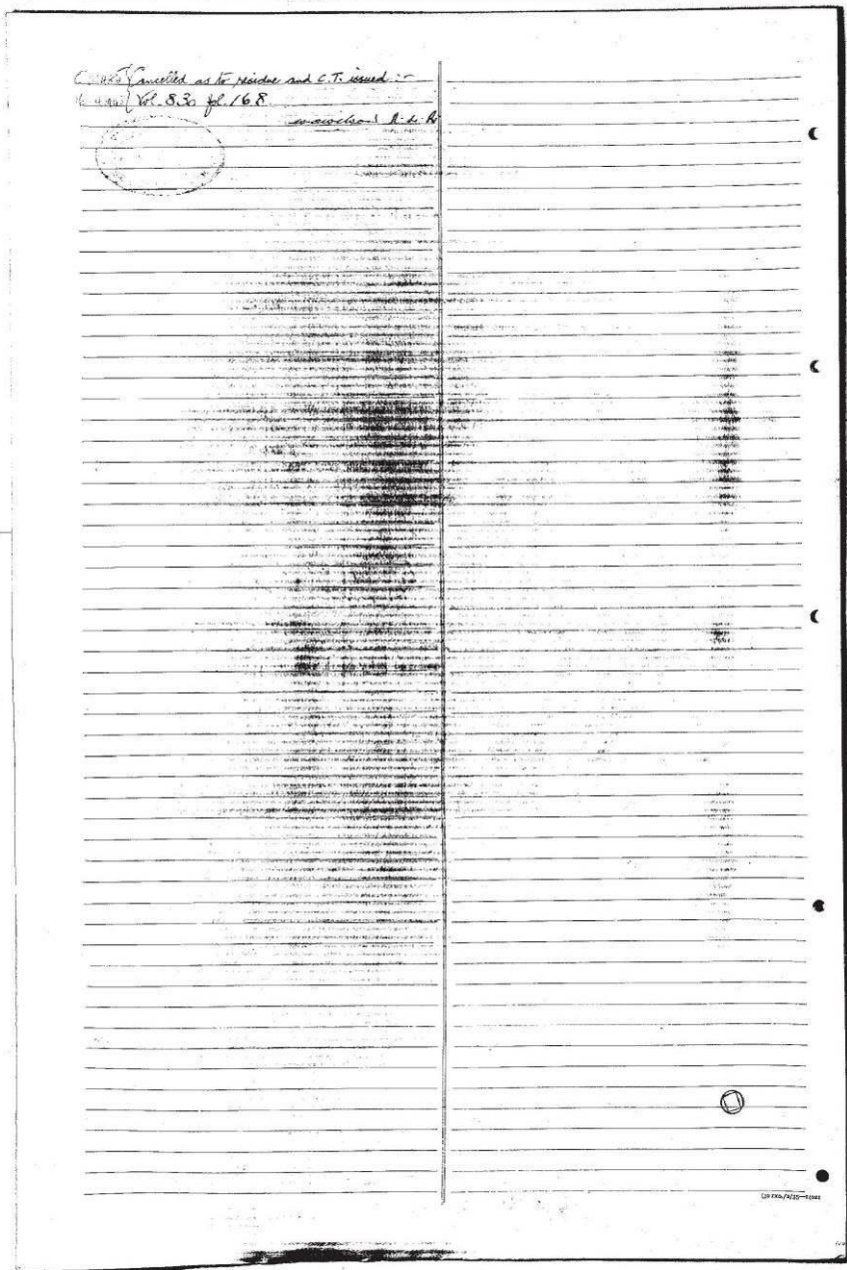

W. Williams
Assistant - District Land Registrar.

Mortgage No. 234504 Leah Stewart to John Stewart
Produced 21st April 1936 at 10.15 am
Produced 16/11/1935
W. Williams Asst. Land Regr.
Charged with Leah Stewart to John Stewart and Walter Stewart hereon produced 21/4/1936 at 10.15 am
Transfer No. 22522 of Mortgage No. 234504, John Stewart to the said John Stewart and Walter Stewart of Auckland, building inspector, produced 9/1/1934 at 11.47 am
Discharge of Mortgage No. 22900 as to the part of lot 2 plan 29178 comprised hereon produced 28.11.1933 at 10.30 am
Discharge of Mortgage No. 24022 as to the part of lot 2 plan 29178 comprised hereon produced 28.11.1933 at 10.30 am
Transfer 316288 of the part of lot 2 plan 29178 hereon Leah Stewart to David Arthur Stewart produced 28.11.1933 at 10.23 am

CANCELLED

Total Area: 1 1 28.7
Scale: 150 Links to an inch





Checked cancelled as F. H. H. and C. T. issued
H. H. H. 18.8.30 for 16.8



CERTIFICATE OF TITLE NA830.168

Issued 16 April 1945 to Leah Stewart of Mount Albert, Auckland, Widow.

NEW ZEALAND



[Land and Deeds - 4.

Form B.

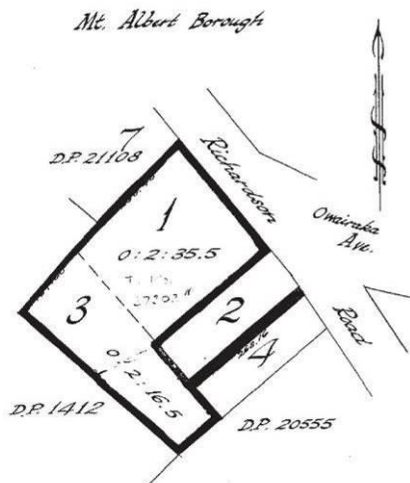
Register-book,
Vol. 830, folio 168.

Reference: Vol. 673, Folio 137, 669/241.
Transfer No.
Application No.
Order for N/O No. C.21485

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the sixteenth day of April, one thousand nine hundred and forty-five under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesses that LEAH STEWART of Mount Albert, Auckland, Widow,

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 acre one rood and twelve perches more or less situated in the Borough of Mount Albert being Lots one (1) and three (3) on a plan deposited in the Land Registry Office at Auckland as No.29178 and being portion of Allotments 52 and 53 of the Parish of Titirangi.



Total Area:- 1:1:12
Scale:- 150 links to an inch.



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

Agreement as to fencing affecting Lot 3 above described contained in Transfer No.273136.

W. W. W. W.
Asst. L.R.
Transfer 458692 of part Lot 3 plan 29178 Leah Stewart to Rowland Nevil Churchill produced 19.8.1949 at 10.50/-
Transfer 475141 of Lot 2 plan 37303 Leah Stewart to Noel Barretto & Joan Barretto. Produced 27.6.1950 at 2.50/-
W. W. W. W.
L.R.



CANCELLED.

CERTIFICATE OF TITLE NA967.70

Issued 27 June 1950 to Noel Barrett of Auckland, drainage contractor and Joan Barrett, his wife.

[Land and Deeds 4.]

NEW ZEALAND

Form B.

Reference: Vol. 830, Folio 168
 Transfer No. 475141
 Application No.
 Order for N/C No.



Register-book.
 Vol. 967, folio 70

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-seventh day of June, one thousand nine hundred and fifty under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that NOEL BARRETT of Auckland, Drainage Contractor, and JOAN BARRETT his wife are

the 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 perches more or less situated in the Borough of Mount Albert, being Lot 2 Deposited Plan 37303 and being part of Allotment 53 Parish of Titirangi

E. W. Northrup
 Assistant District Land Registrar.

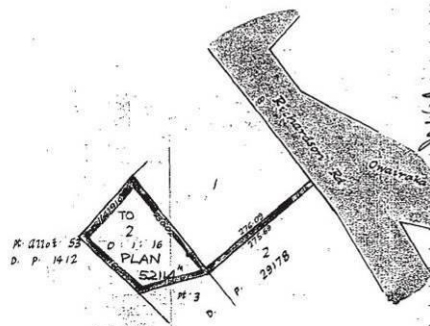
Agreement as to fencing contained in Transfer 475141.

E. W. Northrup
 Transfer 575780 of the District
 Noel Barrett & Joan Barrett
 abovenamed & produced 11.7.1950
 at 2/44/6

Mt. Albert Borough

H. 99885 Agency of the marriage of Joan Barrett to John Robinson the field of Auckland civil servant. Produced 15.3.1942 at 9/17/0

Transfer 708595 of the part of 2 and 3 of plan 52114 generally by the hood of Joan Movement incorporated. Produced 2.10.1963 at 8/48/6



Lot 2 2B/543
 Lot 3 2B/544
 (708595) Cancelled as to lot 1
 2.10.1963, Plan 52114 and
 new L.T. 155 and
 Vol 2B Fol 542
 sawmills H.R.

Scale: 1/40000
 at 1/25

Cancelled

CANCELLED.

CERTIFICATE OF TITLE NA967.71
 Issued 27 June 1950 to Leah Stewart, Mount Albert, Widow

[Land and Deeds Act]

NEW ZEALAND

Register-book.

Form B.

Reference: Vol. 830, Folio 168
 Transfer No. 3.1.1948
 Application No.
 Order for N/O N^o. 27249.



Vol. 967, folio 71

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

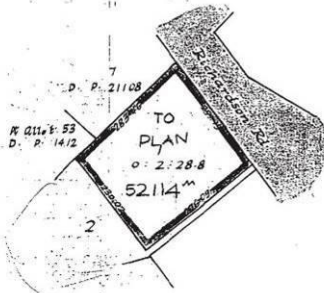
This Certificate, dated the twenty-seventh day of June, one thousand nine hundred and fifty
 under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
LEAH STEWART of Mount Albert, Widow

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 two roods twenty-eight decimal eight perches more or less situated in the Borough of Mount Albert being Lot 1 Deposited Plan 37303 and being part of Allotment 53 Parish of Titirangi

Handwritten initials

E. W. O'Connell
 Assistant District Land Registrar.

Mt. Albert Borough.



Scale: 1/2 chain: 1 inch

Transmission 74792 to The Guardian Trust and Executors Company of New Zealand Limited on 11/12/45 at 11/42 1/2
Transfer 53374 The Guardian Trust and Executors Company of New Zealand Limited, 13, Maitland Street, Auckland incorporated 3/12/45 at 11/42 1/2
Mortgage 390722 Maitland Street, Auckland incorporated 3/12/45 at 11/42 1/2
Transfer 579380 of Mortgage 390722 to Joy Elaine Bennett produced 10/10/50 at 1/45 1/2
Transfer 708595 of the part of Plan 52114 being 2 to Jean Nezfeld produced 2/10/1963 at 1/49 1/2
1708595 } Cancelled as to
2/10/1963 } Lots 2a 3 and 2
and c/s. 125 and
Vol 26 fol 543
544
1000/1000
ALR

CANCELLED.



Appendix 4: Photographs



Figure 16: Showing the street (east) façade of the house at 103 Richardson road. Image source: Burgess Treep & Knight 2016



Figure 17: Showing the north-east corner of the house at 103 Richardson road. Image source: Burgess Treep & Knight 2016



Figure 18: Showing the north-east corner of the house at 103 Richardson road. Image source: Burgess Treep & Knight 2016



Figure 19: Showing the gable end detail on the north facade of the house at 103 Richardson road. Image source: Burgess Treep & Knight 2016



Figure 20: Showing the gable end detail on the east (street) façade of the house at 103 Richardson road. Image source: Burgess Treep & Knight 2016



Figure 21 Showing the posts marking the entrance to the property at 103 Richardson road. Image source: Burgess Treep & Knight 2016

Appendix 5: Architectural Drawings

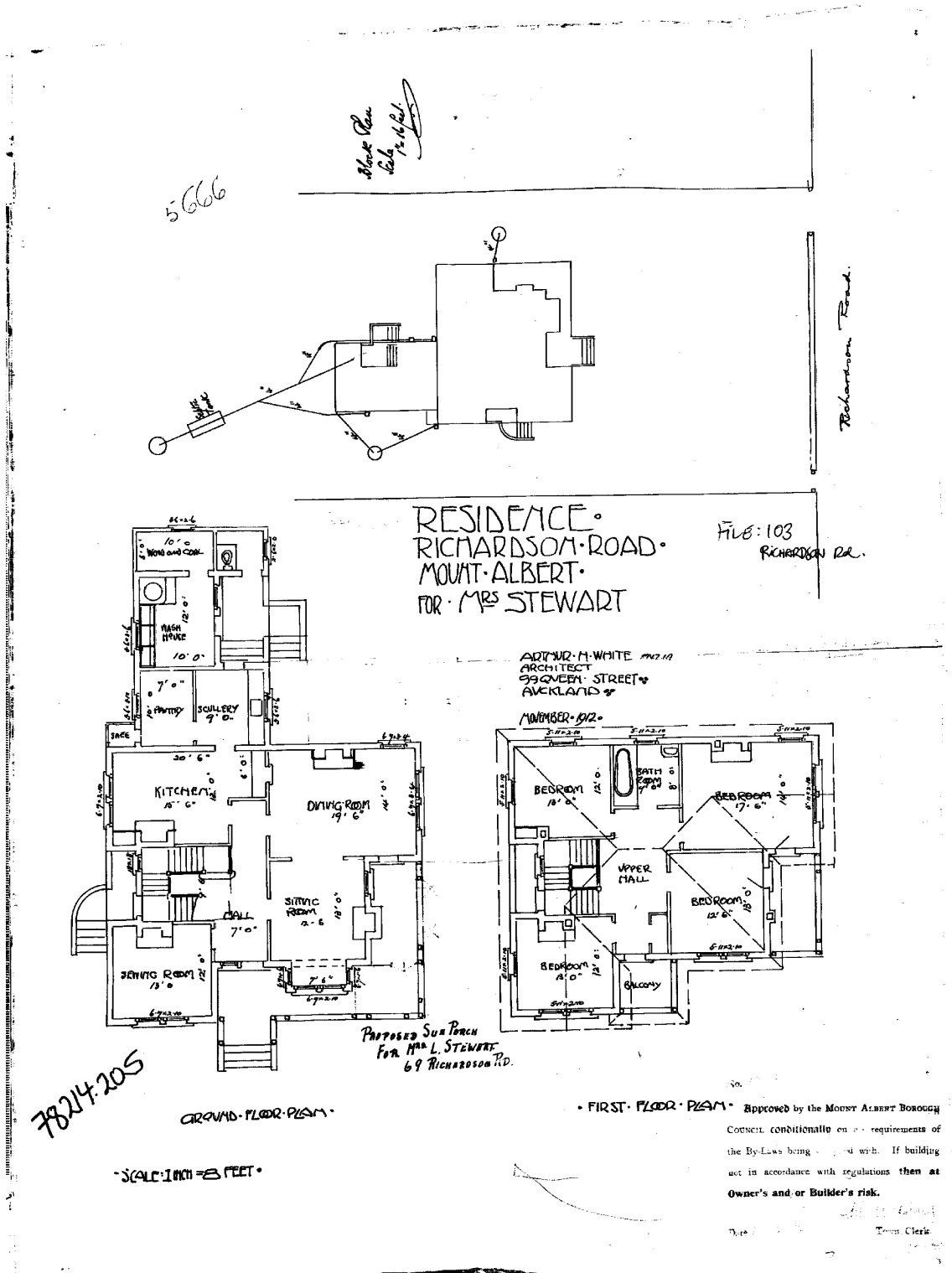


Figure 22: Architectural drawings of 'Greenlee' by A. H. White. Image source: Auckland Council Archives