

Heritage Evaluation

Rugby Buildings 61-65 Sandringham Road, Kingsland, Auckland



Prepared by Reynolds & Associates for Auckland Council
Heritage Unit

February 2017

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Cover image: Rugby Buildings 61- 65 Sandringham Road, Kingsland November 2016

Photograph: David Reynolds

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1.0 Purpose

The purpose of this document is to consider the Rugby Buildings located at 61-65 Sandringham Road, Kingsland, Auckland against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by David Reynolds of Reynolds & Associates, on the specific instructions of our client, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	61-65 Sandringham Road, Kingsland, Auckland
Legal description and Certificate of Title identifier	Lot 77-78 Deposited Plan 17712; CT NA482/240 Lot 79-81 Deposited Plan 17712; CT NA447/273
NZTM grid reference	NZTM: Easting: 1755210.88 Northing: 5917606.89; WGS84: Longitude: 174.741483 Latitude: -36.874744
Ownership	Graeme Bruce Trim
District/regional plan & zoning	Business Activity Zone
Proposed Unitary Plan zoning	Business - Neighbourhood Centre Zone
Existing scheduled item(s)	None
Additional controls	Macroinvertebrate Community Index [rcp/dp] - Urban Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Western Springs Volcanic Aquifer
Heritage New Zealand Listing details	None
Pre-1900 site (HNZ Section 6a (i) and (ii) (b))	The place does not predate 1900 and has no identified archaeological values
CHI reference/s	None
NZAA site record number/s	None

3.0 Constraints

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

The site visit was made on 1 November 2016 and the building was inspected from its surrounds on the road reserve.

This evaluation also does not include a structural evaluation or condition report or archaeological values of the place; all comments on the structural integrity or the condition of the building are based on visual inspection only.

4.0 Historical summary

* Please see Appendix 1 for a detailed historical overview

The interwar commercial style building at 61-63 Sandringham Road was designed in 1929 by architect Atkinson Crocket Jeffries for builder Charles Benjamin Short.

The 1929 drawings show a double course brick masonry building consisting of two 23m² street level shops facing onto Sandringham Road with one having a 45-degree entry facing onto both Sandringham Road and Rossmay Terrace. A verandah wrapped round the east and part of the north elevations.

The corner and southernmost shops had access to a basement, and had living room, kitchenette and WC on the ground floor, with three bedrooms, and a bathroom with WC on the first floor. The centre shop also 23m², had only a modest store room, WC and a small yard.

The Rugby Buildings were built to service the Rugby Estate, a subdivision that had been developed by solicitor James Armstead in 1925, the year the tram service reached the location, but which had to wait for drainage work to be completed in 1929 before the low-lying area, previously known as Cabbage Tree Swamp, was flood free.

The Rugby Buildings became a home to small businesses such as dairies, fruiterers and grocers servicing the subdivision and capitalized on its convenient proximity to Eden Park, serving the huge crowds delivered in their thousands to the park's tramway loop directly opposite.

The buildings reflect the growth of one of the last undeveloped areas of Kingsland, and the time when foot and tram transport were common.

The buildings also have an important association in the late 20th Century as the electorate office of Labour MP and later Prime Minister Helen Clark, member for Mt Albert over 28 years from 1982-2010.



Figure 1: The Rugby Buildings showing extent of the place.

5.0 Physical description

The Rugby Buildings, 61-65 Sandringham Road is a two-storied rendered brick building with corrugated iron roof, divided into three shops located on the corner of Rossmay Terrace and Sandringham Road, Kingsland, opposite Eden Park. Two of the shops have basement access and 61 and 65 originally had residential accommodation above.

The building is identified by two large elliptical sunk panels containing the words 'Rugby' and 'Bldgs'. Above the verandah level decoration is generally restrained and limited to a series of sunk panels packed with river pebbles.

A notable decorative element is the rugby player (possibly George Nepia (25 April 1905 – 27 June 1986) the outstanding Māori rugby player and All Black 1924 -1930), as a bas-relief dated 1929 above the angled entry on the Rossmay Terrace/Sandringham Road corner.

Above verandah level the building is little changed.

Modifications

Exterior modifications have largely left the upper part of the building unchanged, though two of the three shops in restaurant use, have replaced plate glass windows with timber framed bifold windows.

Original window display areas have been replaced in all three shops and a tile cladding appears to have replaced render. In two shops, the lattice leadlights above the main windows have been penetrated by exhaust fan outlets. The corner shop has been extensively re-painted in line with its role as a pizzeria. Front doors have been replaced. The verandah was rebuilt, following its original form and re-using its original stays in 1998.

Additions

Both restaurants have erected signs above and below the verandah. The rear yard to No 61 has been fenced off and a timber-framed accessible toilet and new access steps were added to 65 Sandringham Road in 2011.

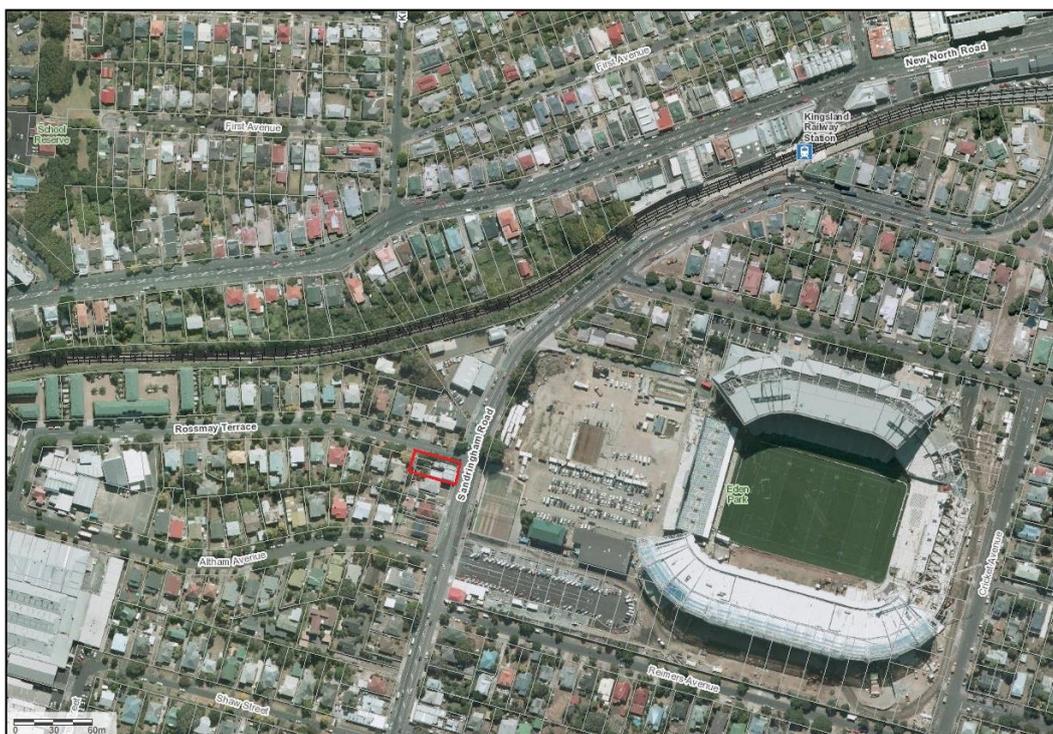


Figure 2: The Rugby Buildings outlined in red showing the wider context of the place.

Current condition

The building appears generally sound and rendering and joinery are in good repair. Some recent plaster repairs are visible on the parapet. Historical losses of river pebbles in the decorative sunk panels are evident.

Summary of key features

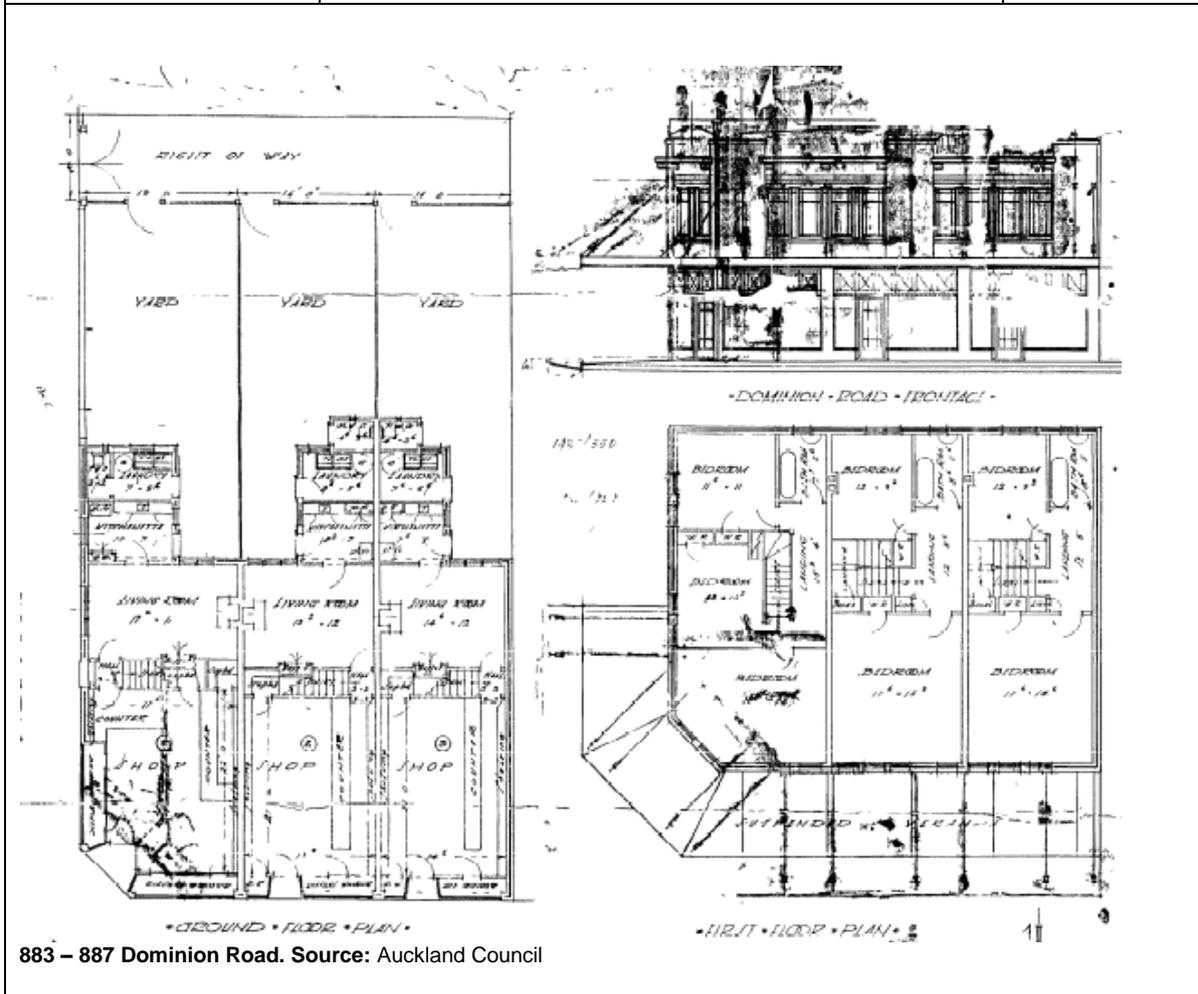
- Two storey rendered brick Inter-War commercial style retail block with prominent parapets, verandah on two sides, timber joinery and decorative leaded glass, containing three shops with basements.
- Building is identified by sunk panels with the words 'Rugby Bldgs' in relief plaster lettering.
- Surface decoration features sunk panels with river pebbles at first floor level, the date 1929 and a bas relief figure of a rugby player, possibly Māori All Black, George Nepia above the corner entry.
- Residential accommodation above two tenancies.
- The building is little changed above verandah level.

6.0 Comparative analysis [other similar or related places]

The Rugby Buildings can be compared with other inter-war commercial buildings in the Eden Epsom Local Board area. Four buildings by architect Atkinson Jeffries are particularly relevant and the Dominion Road example has a similar floor plan.

Location	Details	Heritage status
<p>Un-named Commercial Building 1224 – 1228 Great North Road, Point Chevalier. Construction date 1929 Architect: Atkinson Jeffries Builder:</p>	 <p>Originally three shops built immediately to the west of the Ambassador Theatre in Point Chevalier Town Centre, after May 1929 for Amy De Luen.</p>	<p>Not Scheduled or Listed</p> <p>Evaluated by AC, May 2014</p>
<p>Pasadena Buildings, 1041-1049 Great North Road, Point Chevalier. Construction date 1930 Architect: Atkinson Jeffries Builder: C B Short.</p>	 <p>Located on the corner of Great North Road and Premier Avenue, Point Chevalier.</p>	<p>Not Scheduled or Listed</p> <p>Evaluated by AC, June 2014</p>
<p>Un-named Commercial Building 1043-1047 Great North Road, Point Chevalier. Construction date 1930 Architect: Atkinson Jeffries Builder: R. Thomas.</p>	 <p>Four shops built immediately west of Pasadena buildings</p>	<p>Not Scheduled Or listed</p> <p><i>Continued</i> ↓</p>

Location	Details	Heritage status
<p>Un-named Commercial Building 883 – 887 Dominion Road, Mt Roskill.</p> <p>Construction date c.1926</p> <p>Architect: Atkinson Jeffries. Contractor W. Thomas.</p>	 <p>Three shops with suspended verandah, angled entry and first floor residential accommodation on the corner of Foch Avenue and Dominion Road. The plan (below) has many features in common with the Rugby Buildings. [Image: Google Street View]</p>	<p>Not Scheduled Or listed</p>



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 Rugby Buildings at 61-65 Sandringham Road have **considerable** historical value for their association with the suburban development of the northern section of Sandringham Road in Kingsland following extensive drainage of the area. The Rugby Buildings served the area known as the Rugby Estate, developed by solicitor James Armstead in 1925, establishing residential lots on New North Road, Rossmay Terrace, Eltham Avenue and Sandringham Road, opposite Eden Park.

The Rugby Buildings also reflect the reliance local people had on local shops in the days when trams and foot transport were common, and domestic refrigeration was uncommon. The Rugby Buildings provided services such as fruiter, dairy, grocery, even polling stations in the first decade following their establishment serviced by a tram stop outside.

The development also served Eden Park, which was experiencing large crowds of up to 35,000 at major engagements, many of whom were delivered by tram to a loop line opposite Rugby Buildings.

The buildings have an important association in the late 20th Century as the electorate office of Labour MP and later Prime Minister Helen Clark, member for Mt Albert over 28 years from 1982-2010. Sandringham locals have a long-standing association with the corner store occupied by Papas Pizzas over the past 33 years.

(b) Social

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

The Rugby Buildings have **moderate** social value under this criterion. While current residents value the local pizza outlet, no other groups exhibit any strong symbolic, spiritual, commemorative, traditional or other cultural association with the place.

The buildings past role is better expressed under criterion (a).

(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.

No assessment of the place's value to mana whenua has been undertaken as part of this evaluation.

(d) Knowledge

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

The Rugby Buildings make a small contribution to our understanding of the development of this part of Kingsland during the interwar period over and above the well documented information derived particularly from local histories and newspapers.

The ability of the place to contribute to an understanding of the cultural or natural history of the nation, region or locality is considered to be of **little** significance.

(e) Technological

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

The 1929 permit drawings for the Rugby Buildings show a conventional unreinforced double skin brick masonry building common before the New Zealand Standard Model Building Bylaw of 1935. There is therefore little potential for the building to demonstrate structural innovation or achievement.

(f) Physical attributes

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

The Rugby Buildings have **considerable** value as a representative example of inter-war commercial architecture in the Kingsland-Sandringham area where many of the commercial buildings are brick masonry shops with associated residential used above.

While the building exhibits many of the features of stripped classical interwar commercial buildings, its high looming battlement-like parapets, surface decoration, leaded glass fenestration and leaded glass shop window detailing make this building stand out against other buildings of this period in the Albert-Eden Local Board area. The angled entry to the corner shop, and the bas-relief rugby player modelled upon it, adds to the building's appeal to a wider audience.

The Rugby Buildings are also notable as an example of the work of architect Atkinson Crockett Jeffries, (4 Jun 1894 – 20 Jul 1977). While Jeffries was a prolific designer of houses, 20% of his work was commercial buildings, many being brick masonry shops. He was the architect for Point Chevalier's striking Pasadena Buildings 1041-1049 Great North Road and the block of shops at 1224 – 1228 Great North Road, Point Chevalier. None of his buildings currently identified is either Scheduled by Auckland Council or Listed by Heritage New Zealand.

(g) Aesthetic

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

The Rugby Buildings have **considerable** aesthetic value as a conspicuous landmark building in Kingsland. Being located on a corner site at the intersection of Rossmay Terrace and Sandringham road, opposite the open space of the Eden Park cricket ground and practice areas, the building stands out when approached from the north.

The tall battlement-like parapet, 45-degree angled corner, river pebble sunk panel decoration, the decorative use of leaded glass and bas relief rugby player motif above verandah level, make a strong contribution to the building's street presence. Having no commercial neighbours establishes the building as a distinctive landmark.

(h) Context

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

The Rugby Buildings make a **considerable** contribution to the character of the surrounding area of the original Rugby Estate. They also make a strong contribution to the eclectic stylistic mix of single-storey bungalows along Sandringham Road and in the adjoining sections of the Rugby Estate in Rossmay Terrace and Eltham Avenue.

8.0 Statement of significance

The Rugby Buildings at 61-65 Sandringham Road have considerable local historical and context significance to the locality for their association with the suburban development and growth of Kingsland in the late 1920s and 1930s following successful drainage of the area. The place also has considerable historical value both as local commercial property serving the immediate area of housing as well as the huge crowds attending games at Eden Park, arriving at the Tram Loop immediately opposite.

The building has considerable physical and aesthetic value as an example of 1920s inter-war commercial architecture and as the work of prolific Auckland architect Atkinson Crockett Jeffries. The building occupies a very visible corner location and makes use of sunk panel decoration, rugby branding, angled entry and bas-relief depiction of a possible All Black hero, to create a distinctive landmark presence in the location.

9.0 Extent of the place for scheduling

The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place. In the case of the Rugby Buildings, the identified extent of place includes the land identified on the diagram below. Note that it includes the entire footprint of the buildings, the portion of the rear yard that directly services the three shops and extends to the kerb in order to protect the landmark qualities of the place.



Figure 3: Extent of the place for scheduling

10.0 Recommendations

Based on the preceding evaluation, it is recommended that the Rugby Buildings at 61-65 Sandringham Road meets the threshold for scheduling as a Historic Heritage Place: Category B. The place has considerable significance for its historical, physical attributes, aesthetic, and context values.

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	Little	Local
E- Technological	Little	Local
F- Physical Attributes	Considerable	
G- Aesthetic	Considerable	
H- Context	Considerable	

***Levels of significance or value:**

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

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

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

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Rugby Buildings
Verified Location	61- 65 Sandringham Road, Kingsland, Auckland
Verified Legal Description	Lot 77-78 Deposited Plan 17712: CT NA482/240 Lot 79-81 Deposited Plan 17712; CT NA447/273
Category	B
Primary Feature	The Rugby Buildings
Known Heritage Values	A, F, G, H
Extent of Place	Refer to Figure 3: includes footpath to kerb line and service lane behind
Exclusions	Interior of building, sun sails at rear
Additional Controls for Archaeological Sites or Features	-
Place of Maori Interest or Significance	-

Author: David Reynolds, Reynolds & Associates

Date: 20 February 2017

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

Date: March 2017

Appendices

Appendix 1 Historic research

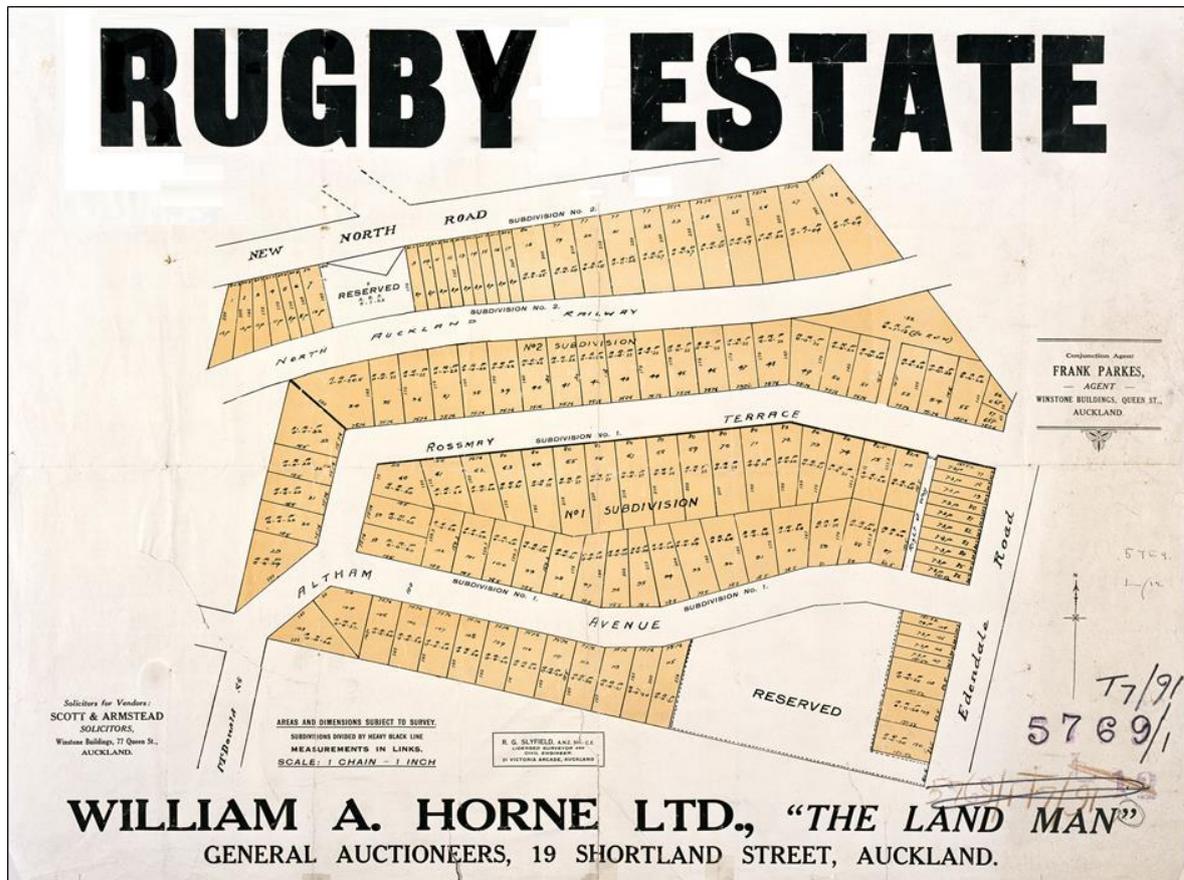


Figure 4: The 1923 layout plan for the Rugby Estate.
Sir George Grey Special Collections, Auckland Libraries, NZ Map 2420

Historical research

The area occupied by the Rugby Buildings is underlain by the northward flowing lava field originating from Ōwairaka/Mt. Albert. The later westward flow of lava from Maungawhau/Mt Eden resulted in elevated outcrops of basalt adjacent areas of widespread ponding that occurred at the site of Eden Park ¹ and extended southward to include the site of Gribblehurst Park and some low-lying adjacent areas to the east. Known to tangata whenua as Ngā Ana Wai (The Watery Caves) the area was underlain by collapse trenches and collapse pits left behind by retreating lava, some of which would later prove useful in the drainage of the area. Freshwater springs in the area provided clean water and food resources such as freshwater crayfish, eels and weka, cabbage tree for food, fibre and medicine as well as reeds and flax for house building, weaving and the manufacture of clothing.

Following European settlement in 1840 the locality initially became known as 'Cabbage Tree Swamp' and its principal road Cabbage Tree Swamp Road, later changed to Kingsland Road in 1877. It became New Edendale Road in 1912, Edendale Road in 1916 and Sandringham Road from 1929.

Early residential development initially occupied the elevated areas, and development of the low-lying areas including Eden Park and the Rugby Estate had to wait for the completion of drainage works undertaken by both the Eden Park Trust and Mt Albert Borough Council, completed in 1929.

The Rugby Buildings are located on part of Allotments 13 and 152 of Section 10, Suburbs of Auckland. The 9.09-hectare site was earlier owned by Auckland Mariner James Braund, an Auckland mariner who died on 9 February 1897.² Part of his land was purchased by Woolsey Allen in October 1923 and the larger balance was purchased by solicitor James Armstead in August 1924.³ The following year Armstead initiated a residential subdivision, the Rugby Estate. This created residential sections on the south side of New North Road, (Part Allotment 13). Further the south (Allotment 153), the estate included Rossmay Terrace and part of Altham Avenue and 17 lots fronting on to the former Edendale Road, now Sandringham Road, opposite Eden Park. The Rugby Buildings occupies three of these lots, numbers 77 – 79 on DP 17712, running southwards along Sandringham Road from the corner of Rossmay Terrace.

Sarah Elizabeth Johnson purchased lots 77 and 78 from James Armstead in October 1928 31/10/28 and they were transferred a month later to Joanna Dixon who held them until July 1929 when they were sold to builder Charles Benjamin Short, three months after Short's discharge from bankruptcy. Short, a speculative builder who also owned residential sections at 1 to 5 Eltham Avenue, transferred the property to real estate agent Norman Pike on 4 November 1929 and Pike sold to Cleaves Buildings Limited the same day.

Cleaves Buildings Limited was the property arm of Arthur Cleave, a prominent figure in Auckland printing and publishing and publisher of *Cleave's Auckland Provincial, Commercial, Municipal and General Directory* from 1906-1929 and the *New Zealand Illustrated Magazine* 1899-1905; the latter promoted the work of New Zealand writers and illustrators aimed at fostering a sense of nationhood.⁴

The next owner, Dorothy Niven held the property from April 1934 till its sale in 1980 to Graeme Trim and Robert Bell. Trim acquired Bell's share nine years later and is the current owner.

Locating shops in new subdivisions followed a well-established development pattern in the Auckland 'tram suburbs' that extended southward across the isthmus, and was well-illustrated by the commercial hubs located along Mt Eden and Dominion Roads as the tramways progressed towards their southern termini between 1908 and 1931.

Development along Sandringham Road was less intensive, its Balmoral shops being initiated following the building of the Kingsland railway overbridge, that enabled the tramway to extend along Edendale Road in 1925.

Building the Rugby Buildings between the Kingsland and Burnley Terrace shops made sound commercial sense because of potential trade from the crowds that were massing round Eden Park for major international fixtures. In July 1930 for example, 35,000 spectators queued outside the park for the All Blacks-British Lions match. Over the years, the building has been the site of a number of small businesses, two of which had first floor residential accommodation. Uses have included a dairy, fruiterer, confectionery, grocery, local body polling station, dental technician clinic, laundry, hairdresser, café, restaurant, pizzeria and electorate office.

Perhaps the best-known tenant of the property was MP Helen Clark whose electoral office was located at 65 Sandringham Road for 28 years following her election to Parliament in 1981. In 1981 Ms Clark was elected the Member of Parliament for Mt Albert and continued in that role until 2008. Helen Clark was the Prime Minister of New Zealand for nine years following her election on 27 November 1999.⁵ The Labour Party relinquished the lease in January 2010 and a short-term café operated here during the Rugby World Cup in 2011. This tenancy is currently held by the Mangal Indian Restaurant which opened 2014.

In 1984 Papa's Pizzas opened in the corner tenancy at 61 Sandringham Road and remains operating at that address.⁶
Eden Park Dental Laboratory currently occupies the shop at 63 Sandringham Road.

Design and construction

The Inter-War commercial style building at 61- 65 Sandringham Road was designed by architect A.C. Jeffries for builder C.B. Short and presumably built by Short. Plans were approved in June 1929 and the building was probably completed by November that year when it was sold to Cleaves Buildings Limited. The drawings show a two storey building with basement, constructed in double course brick with a cement rendered finish. Surface decoration featured sunk panels below parapet level decorated with worn river pebbles of which about 25% survive. The main glazing is surmounted by lattice leadlights. A pair of elliptical sunk panels at opposite ends of the Sandringham Road façade record the name 'Rugby' and 'Bldgs' in painted relief lettering. Above the angled corner entry corner to Shop 1 at parapet level, the plasterwork records the date '1929' in painted relief lettering, below which is a painted plaster bas-relief rugby player (possibly All Black George Nepia) addressing a ball, modelled in plaster.

First floor level bedroom windows on the Sandringham Road facade are lit by three sets of two-light side-hung casements with fanlights and a pair of single leadlights set into pebbled panels surrounded by pale buff cement render. The Rossmay Terrace facade has two sets of two-light side-hung casements with fanlights with a margin of buff cement render flanked by pebbled panels. Below at the ground floor level are a recessed multipane glass entry door and one three-light and one two-light side-hung casements with fanlights.

A timber framed verandah hung on steel stays extends along Sandringham Road and wraps around the Rossmay Terrace facade terminating in line with the shop window opening.

The building has three shops at street level, all with display windows and recessed doors, facing onto Sandringham Road; the one on the corner having a 45-degree entry. Two shops originally had first-floor residential accommodation. As built, 61 Sandringham Road, Shop No.1, had a 23.5m² retail floor with ground floor living room, kitchenette, WC and laundry and basement access. On the first floor were three bedrooms and a bathroom with WC. 63 Sandringham Road, Shop No. 2, had a 23 m² retail floor, a modest store room WC and a small yard. 65 Sandringham Road, Shop No.3 had a 23.3 m² retail floor with ground floor living room, kitchenette, laundry and basement access. On the first floor were three bedrooms and a bathroom with WC.

Modifications

Apart from one non-matching plaster repair on the parapet and possibly the addition of paint to the lettering, and re-painting the bas-relief figure ⁷, there has been little change at the first-floor level.

At ground floor level, the most significant change has been the conversion of the large plate glass shop windows into timber framed bi-folds, change to the surface decoration of the walls, and the addition of signs as summarised below.

Shop 1: Papa's Pizza

Sandringham Road elevation:

Render painted red

Entry door replaced with eight-panel timber door

Window box added

Rossmay Terrace elevation:

Timber bi-fold windows replace original glass.

Louvred vent installed above window

Plastic and metal hood over side door
Green and red paintwork over render below first floor window sill level.
Steele grille on window.
Vent installed over central leadlight above bifold window
General:
Display window space removed
Illuminated signs above and below verandah
1998 Verandah demolished and rebuilt, hung on existing stays

Shop 2: Eden Park Dental Laboratory

Sandringham Road elevation:

Render painted navy blue
Entry door replaced with eight-panel timber door
Exhaust fan vent installed in central leadlight above window

General:

Display window space removed

Shop 3: Mangal Indian Restaurant

Sandringham Road elevation:

Render painted navy blue
Entry door replaced with single-glazed timber door
Timber bi-fold windows set into original opening replace glazing.
Painted sign above verandah, illuminated sign and relief letter sign suspended below verandah.

Margin around main window and door replaced
Note: Leadlighting obscured by lunch menu sign.

General:

Display window space removed

Construction professionals

Architect, Atkinson Crockett Jeffries

The architect of 1224 – 1228 Great North Road A.C. Jeffries entered Auckland Technical College in 1909 studying carpentry & joinery, trade drawing, building construction graduating in 1913.⁸ His name first appears in architectural tender advertisements when he worked in partnership with Alfred Bernard Crocombe (1894 - 1969) between 1924 and 1927. This practice was mainly involved with residential work but did undertake a small number of shops and offices and designed one (as yet) unidentified theatre and shop complex.

When Jeffries established his own practice, he continued in a similar vein, the majority of his work between 1927 and 1937 being residential, with less than 20% of his output commercial buildings, mostly brick shops.⁹

Jeffries designed the shops at 1224-1228 Great North Road, Pt Chevalier (1928) the Pasadena Building 1041 Great North Road (1930), four shops at 1043-1047 Great North Road, Buckland Hall, Pukekohe (1932); 21 and 11 Canterbury Place, Parnell (1936).¹⁰

Builder, Charles Benjamin Short

Auckland carpenter, joiner and developer Charles Benjamin Short started his building career in Auckland in 1908, largely involved in speculative house-building in suburban Auckland and in Otahuhu.

Various setbacks, including a fire in his poorly insured joinery factory, and the First World War downturn in business made Short's approach to house-building an unreliable source of income and in 1916 led him into an unsuccessful farming venture

in Mangatangi and Maramarua, combined with building. He filed for bankruptcy in 1928. At his bankruptcy hearing Short attributed his financial difficulties to the slow turnover of his properties and his mounting indebtedness to creditors.^{11 12} He was discharged from bankruptcy in May 1929 and went on to build the Rugby Buildings soon afterwards. He may well have planned to recommence house building as he had acquired five sections close-by in Eltham Avenue. Short went on to build the Pasadena Buildings in 1930, also designed by Atkinson Jeffries, and by 1946 had left Auckland for Frankton where he continued working as a carpenter.¹³

Appendix 2: Supplementary research

The following excerpt from the 2014 Albert-Eden Historic Context Statement is included to provide background to suburban expansion towards the south and west, facilitated by the extension of the tramway to Sandringham. It discusses the reasons behind the rapid development of the area and documents the styles of mid-century commercial architecture common in the location in the mid-1920s.

Albert-Eden Heritage Survey HCS

Additional Resources

For additional information about the history of New Zealand's architectural styles, see the following books:

- Jeremy Salmond, *Old New Zealand Houses, 1800-1940* (Auckland, Reed Publishing: 1986, reprint 1998).
- Jeremy Ashford, *The Bungalow in New Zealand* (Auckland, Viking: 1994).
- Ben Schrader, *We Call it Home: A History of State Housing in New Zealand* (Auckland, Reed Publishing: 2005).

4.3 Commercial Development

Town centres represent the primary type of commercial development in the Albert-Eden Local Board area. Town centres were small commercial shopping precincts that developed along the main transport routes towards the end of the nineteenth century, usually corresponding to the emergence of residential suburbs.²⁴³ Given the limited transport available to the majority of people at that time, it was necessary to have supplies close to areas of settlement. These local commercial corridors were sources of basic provisions and equipment, carrying food items along with service providers such as a local blacksmith.²⁴⁴ In the 1920s and 30s, the town centres expanded as settlement increased along the electric tram routes. New businesses such as movie theatres and automotive uses were introduced at this time, reflecting technological advancements and the changing social needs of the residents. These town centres remain bustling centres of commercial activity in the present day Albert-Eden Local Board area.



Figure 60. Page's Store on New North Road in Kingsland, 1904

Auckland Weekly News (3 November 1904). Sir George Grey Special Collections, Auckland Libraries, AWNS-19041103-6-1

²⁴³ Matthews & Matthews Architects Ltd. et al., *Sandringham Shopping Centre: Character Heritage Study* (prepared for Auckland City Council, November 2008).

²⁴⁴ *Ibid.*

The following summarises the Local Board's key town centres. Heritage studies have previously been prepared for most of these corridors, so please refer to those documents for additional detail:

- **Kingsland:** Kingsland's shopping centre is one of the oldest in the Albert-Eden Local Board area, as it developed around the railway station. At the heart of the Kingsland shopping centre was A.W. Page's Store, which opened in 1885 at the corner of New North Road and Kingsland Road. Page's Store was incredibly successful: by 1898 it had become one of the city's largest stores with a horse and cart delivery service that reached as far as Huia, by 1903 it was serving as a tram terminus, and by 1910 their range of goods was extensive enough to fill a 146 page catalogue.²⁴⁵
- **Mount Eden Village:** As residential settlement in Mount Eden grew, so did the services provided by the shops, as seen by the rapid growth of the shopping centre on Mount Eden Road, and the increased variety in services. Cucksey's Store opened at the corner of Stokes Road and Mount Eden Road in 1873 as the first shop in the precinct (replaced with the present Cucksey's Store in 1905). In 1885, Till & Sons Bakery was formed, and the present building diagonally opposite from Cucksey's Store dates from around 1905. Several blocks of shops had been established by the 1920s, and many buildings retain their original features and storefronts today.^{246 247}
- **Manukau Road:** Manukau Road was the main commercial corridor for Epsom and One Tree Hill, and also served travellers on the busy route from Auckland to Onehunga. Greenwood's Corner, Greenlane Road, and Ranfurly Road were the three main town centres that developed along Manukau Road. Greenlane Road was the first shopping precinct on Manukau Road, with half a dozen shops in place by about 1910. Greenwoods Corner developed shortly after, with post office and bank lending more of a community focus. Ranfurly Road developed in the 1920s, boosted by the construction of the One Tree Hill Road Board offices and the proliferation of nearby bungalows.²⁴⁸
- **Mount Albert:** The shopping centre at the corner of New North Road and Mount Albert Road had its beginnings in 1880 with a general store and post office run by Joseph Hibbs. By 1910, there were a few shops at the corner, but commercial uses really flourished in 1915 when the electric trams arrived. The booming town centre was known simply as "the terminus," with construction of two-storey commercial buildings continuing through the 1920s. Another block of shops was built on New North Road between Kitenui Street and Alberton Avenue in 1922 to serve Mount Albert's growing population.²⁴⁹
- **Dominion Road:** According to the *Dominion Road Heritage Study* (2007): "As the mainstreet, [Dominion Road] has been the focus for commercial development in this part of what was formerly Mount Eden and Mount Roskill Boroughs. Shopping centres along Dominion Road have formed at the intersections with other main roads including View Road, Valley Road, Balmoral Road and Mount Albert Road. Each of

²⁴⁵ Matthews and Matthews Architects Ltd. et al., *Morningside Heritage Study*, 25.

²⁴⁶ Boffa Miskell Ltd. et al., *Character & Heritage Study: Mt Eden Village*.

²⁴⁷ Auckland City Council et al., *Maungawhau Heritage Walks*.

²⁴⁸ Bush, *The History of Epsom*, 287-291.

²⁴⁹ Matthews and Matthews Architects Ltd. et al., *Mount Albert Heritage Study*, 55-57.

these centres has a distinctive character and retains intact groups of buildings from significant periods in their development. These established mainstreet shopping centres present good examples of the building types and architectural styles being used throughout New Zealand, particularly in the 1920s and 30s. Some of these places are of great significance and have been recognised by their inclusion in the District Plan schedule or registration by the New Zealand Historic Places Trust. The collective heritage character of the Eden Valley shopping centre has also been recognised by the recent plan change introducing Heritage Character Overlay zones to some of Auckland's town centres. Balmoral shopping centre and the Mount Roskill shopping centre represent similar collective values.²⁵⁰



Figure 61. Dominion Road in Balmoral, 1920s

Sir George Grey Special Collections,
Auckland Libraries, 7-A10950



Figure 62. Mount Albert General Store, circa 1900

Sir George Grey Special Collections,
Auckland Libraries, 7-A11894

- **Sandringham:** According to the *Sandringham Shopping Centre Character Heritage Study (2008)*, "Sandringham Shopping Centre was established around 1915 when the first shops were built at Warings corner at the intersection of Sandringham Road with Kitchener Road. This initial commercial block was followed by rapid development in the 1920s when the majority of buildings in the centre were built. In other centres, such as Mount Eden Village or Kingsland, development has sometimes occurred in stages with early residential development on the main road being progressively replaced by commercial buildings. In Sandringham, however, problems with flooding mean that built development in the centre occurred in a concentrated period around the same time that drainage was improved and the tram lines were extended down Sandringham Road in the mid 1920s. Between 1920 and 1930 the centre had been substantially built and therefore comparative to other established commercial centres, buildings in Sandringham are quite consistent in their typically two storied scale, architectural style and type."²⁵¹
- **Point Chevalier:** The corner of Great North Road and Point Chevalier Road has always been an important intersection. It was once known as "Hall Corner," so named for the hall constructed there in the late nineteenth century. The current group of buildings in the Point Chevalier town centre was associated with the growth of Point Chevalier during the late 1920s and early 1930s, primarily in response to the

²⁵⁰ Matthews & Matthews Architects Ltd. et al., *Dominion Road Heritage Study* (prepared for Auckland City Council, October 2007).

²⁵¹ Matthews and Matthews Architects Ltd. et al., *Sandringham Shopping Centre: Character Heritage Study*, iv.

arrival of the tram in 1930. Comprising a series of single and multi-storey structures, of predominantly plastered brick construction, the buildings include the prominent Ambassador Cinema, the ASB Bank and the former Fisheries Building. These buildings are the designs of prominent Auckland architects A. Sinclair O'Connor and D. B. Patterson.

Town centres are likely to be significant as examples of local commercial development and settlement patterns. As collections of a particular type and period of architecture, town centres often possess strong physical and contextual values.

Commercial properties also exist outside the town centres, though, namely in the form of local dairies. Many of these began as general stores or hotels to support early farming uses. These shops often survived longer than the surrounding farms, and may represent the earliest periods in the development of the Albert-Eden Local Board area. Several such independent shops are located along Point Chevalier Road, for example.

4.3.1 Commercial Architecture

As with residential architecture, commercial architecture in the Albert-Eden Local Board area follows general Auckland and New Zealand trends, and the existing scholarship on commercial architectural styles applies.

Historic commercial buildings in the Albert-Eden Local Board area are typically two storey masonry buildings with retail uses on the ground floor and residences above. In the late nineteenth century, the Italianate style was often applied to commercial buildings—such as at Page's Store in Kingsland. Variations on classical themes continued into the early twentieth century. In the 1920s, examples of "stripped Classical" and Spanish Mission derived styles were common, giving way to the Streamline Moderne style in the early 1940s. Banks were typically designed in a Classical Revival style, often appearing as a standalone "temple" with prominent columns and ornamentation.

Individual commercial buildings, either located alone or within a town centre, may be significant for their architecture or for their association with local businesses. These buildings may also represent the work of a notable architect. Some level of change to commercial buildings is expected as tenants changed over time, but properties with intact original storefronts (with features such as angled entries, leaded glass transoms, terrazzo bases) are considered to have especially high integrity.

An excellent example of commercial architecture in the Albert-Eden Local Board area is the pair of Cheapside Buildings located at 727-731 Dominion Road in Balmoral. These buildings were designed by prominent local architect A. Sinclair O'Connor circa 1926 to service the surrounding residential communities. The Cheapside Buildings were an integral part of the "Devon Estate," a speculative property development by the Victoria Estate Syndicate, and reflect the important link between commercial and residential development patterns.



Cheapside Buildings, 727-731 Dominion Road



Balmoral Town Centre, Dominion Road



Mount Eden Road



Kingsland Town Centre, New North Road



Point Chevalier Town Centre, Great North Road



Dairy on Point Chevalier Road

Figure 63. Examples of Commercial Architecture

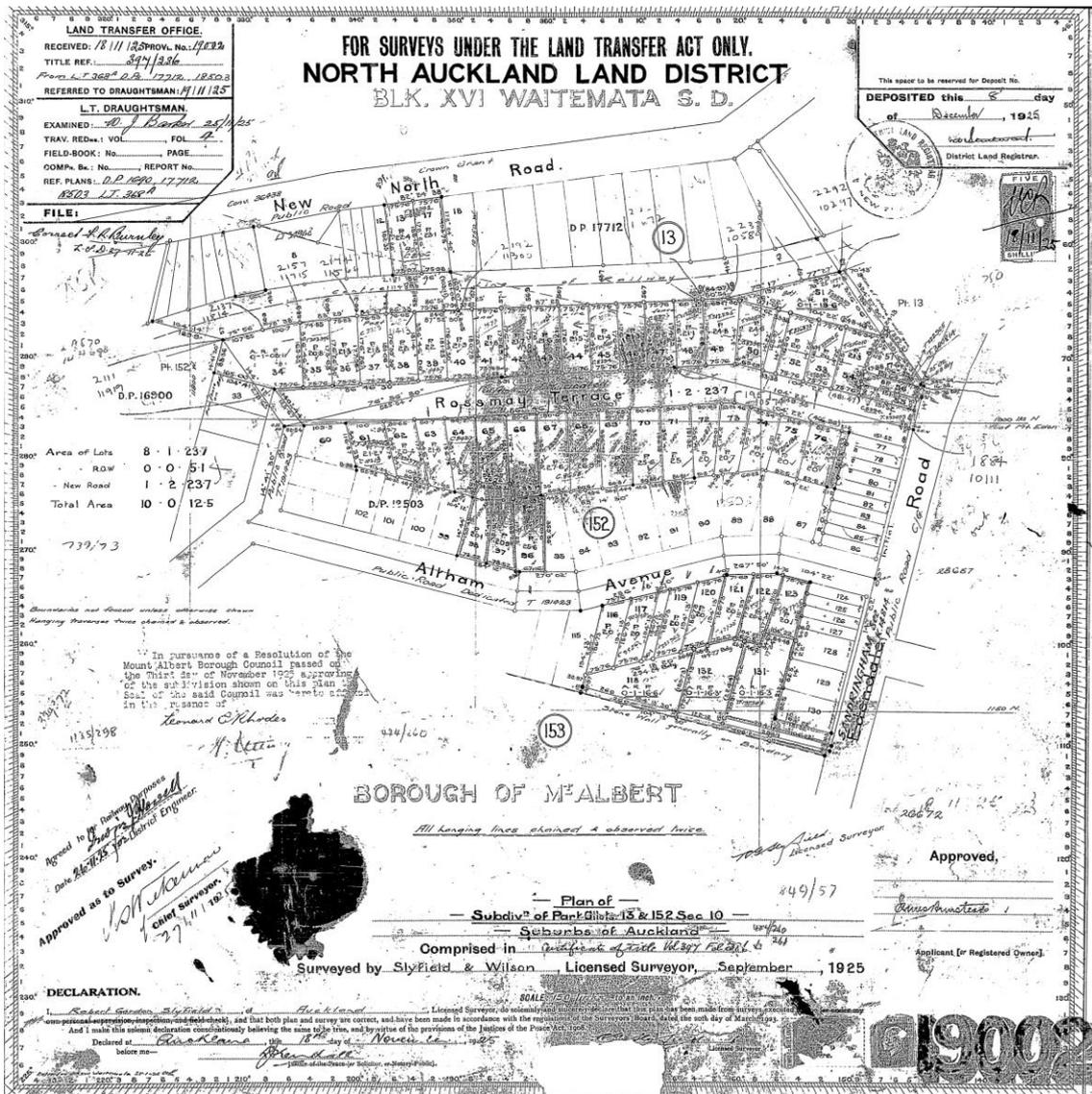


Figure 6: DP 19002 The 1925 survey which established the current street pattern.
 Source: Land Information New Zealand (LINZ)

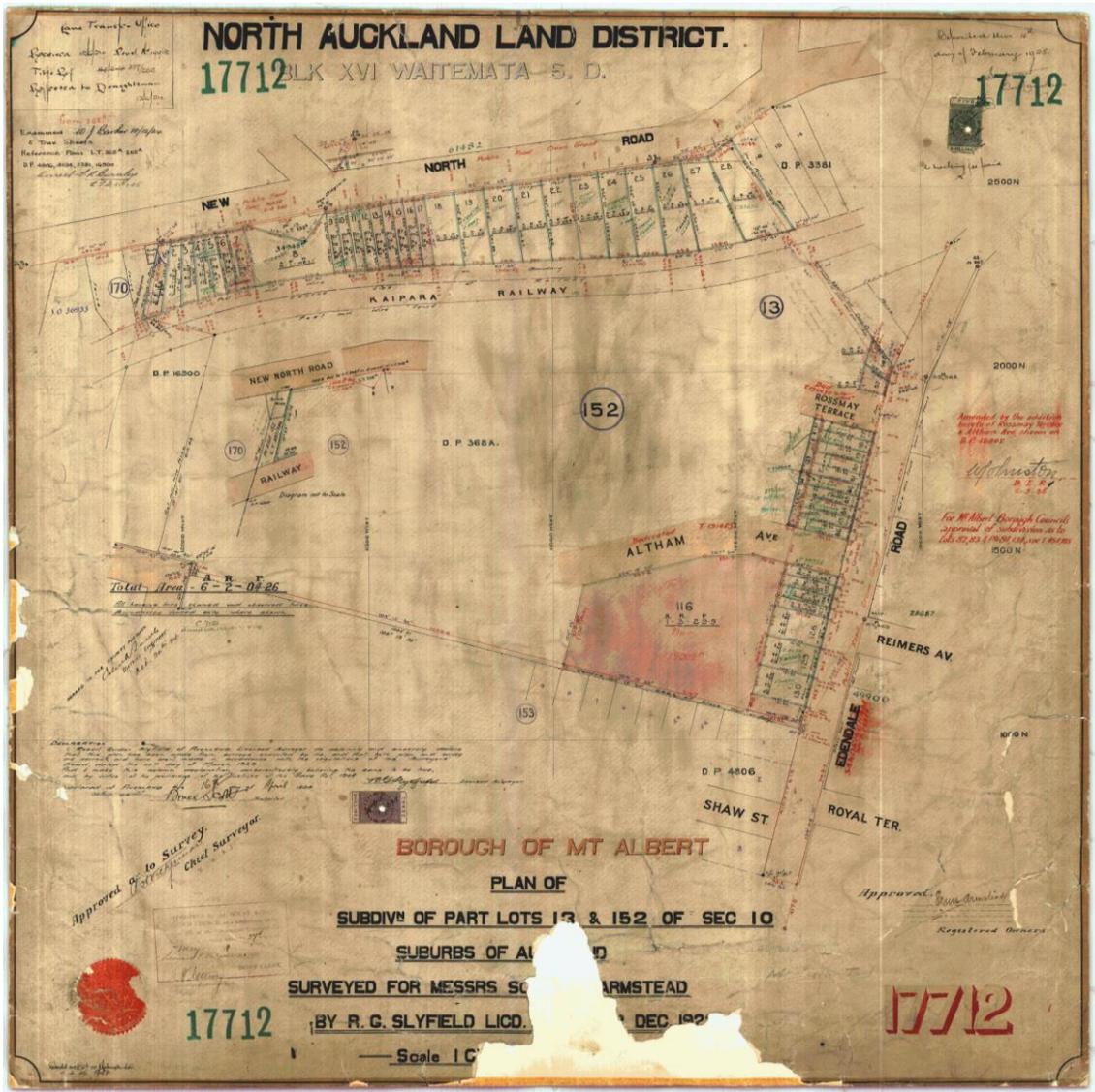


Figure 7: DP 17712 Subdivision for James Armstead, deposited 1925; showing extent of the estate north on New North Road. The site of Rugby Buildings, lots 79-77 is on the corner of Rossmay Terrace and the then Edendale Road. (See detail below.)
 Source: Land Information New Zealand (LINZ)



NEW ZEALAND.



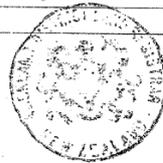
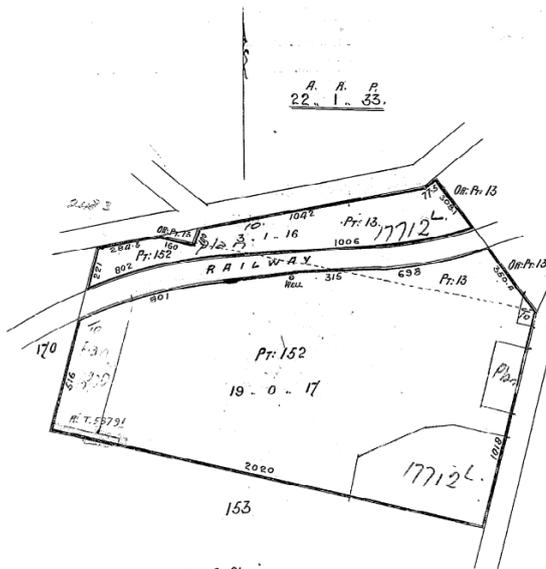
Register-book,
Vol. 45, folio 275

Reference: Vol. 21, folio 151
Transfer No.

1117

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty third day of February, one thousand eight hundred and eighty two, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland witnesses that James Braund of Auckland in the Provincial District of Auckland has been 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 Twenty two acres one rood and thirty three perches ~~more~~ being parts of Allotments thirteen and one hundred and fifty two of the Parish of Waiatapu in the County of Eden in the said Provincial District.



District Land Registrar

22091. The abovenamed James Braund died on the 9th day of February 1897 and Probate of his Will was granted to Phoebe Elizabeth Warner of Auckland on the 1st day of March 1897. Entered the 22nd November 1898 at 11 am.

Mortgage N° 14919 from Phoebe Elizabeth Warner to the Vice President of the Auckland Savings Bank produced the 15th December 1898 at 12.45 pm.

Transferred no. 53791. Phoebe Elizabeth Warner to His Majesty the King of part of a certain Card for a road do charged from Mortgage no. 14919 produced the 15th April 1910 at 3.28 pm.

NEW ZEALAND.



Office

Register-book,

Vol. 357, folio 286

Reference: Vol. 45, Folio 275
Transfer No. 180881
Application No.
Order for N/O No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.



This Certificate, dated the first day of August one thousand nine hundred and twenty-four under the hand and seal of the District Land Registrar of the Land Registration District of Auckland

JAMES ARMSTEAD of Auckland solicitor

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 those parcels of land containing together twenty-one acres and twenty-eight perches more or less situated in the Borough of Mt. Albert being parts of Allotments 13 and 152 of Section 10 of the Suburbs of Auckland



District Land Registrar.

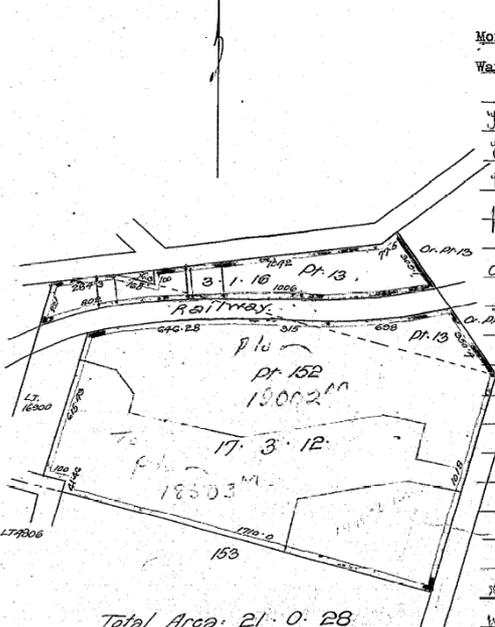
Mortgage No. 144230 James Armstead to Phoebe Elizabeth Warner produced 1 August 1924 at 12.24 p.m.

Transfer No. 181584 of mortgage No. 144230 Phoebe Elizabeth Warner to James Braund, Albert Edwin Braund and the said Phoebe Elizabeth Warner produced 24th August 1924 at 10 a.m.

Transfer No. 185122 James Armstead to James Braund of part above land discharged from mortgage No. 144230 produced 13th Oct at 11 a.m.

K 4317 Notice of application to claims heard under provisions of the Disputes and Contractors' Act between W. G. Brown & Sons Limited Plaintiff and Stewart Dawson Defendant agreed and above land subject 22nd December 1924 at 12.23 p.m.

K 5910 caveat by Stewart Dawson against part of the above land subject of 4/25 at 12.23 p.m.



Total Area 21.0.28

Scale: 4 chains to an inch

CANCELLED

REGISTER

(Land and Deeds—1.
(Form B.

NEW ZEALAND.

Vol. 424, Folio 260 and 261.
Transfer No.
Application No.
Order for N/C No. 08106



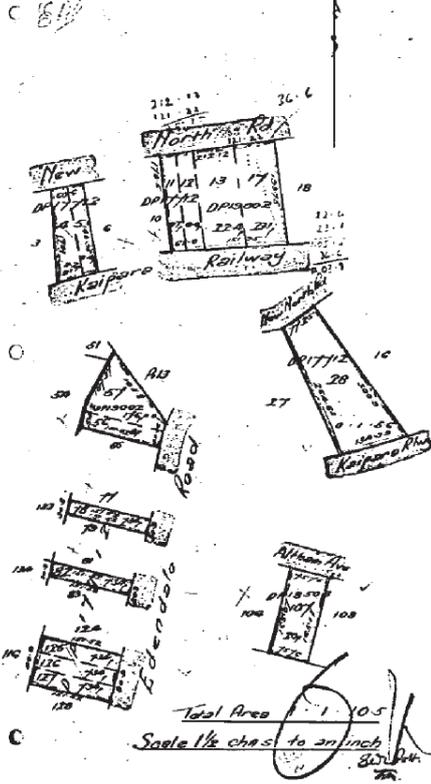
OFFICE DUPLICATE DESTROYED
Register-book,
Vol. 446, folio 175

446/175

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourteenth day of October one thousand nine hundred and twenty six
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witness that
JAMES ARNSTEAD of Auckland solicitor

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to be the several admeasurements a little more or less, that is to say: All ^{those} parcels of land containing together one acre one rood ten perches and five tenths of a perch more or less situated in the Borough of Mount Albert being Lots Four (4) Five (5) Eleven (11) Twelve (12) Twenty-eight (28) Seventy-eight (78) Eighty-two (82) One hundred and twenty-five (125) One hundred and twenty-six (126) and One hundred and twenty-seven (127) on a plan deposited in the Land Registry Office at Auckland as No. 17712 Lot One hundred and seven (107) on a plan deposited as aforesaid as No. 16503 and Lots Thirteen (13) Seventeen (17) Fifty-six (56) and Fifty-seven (57) on a plan deposited as aforesaid as No. 19002 and being portions of Allotments 13 and 152 of Section 10 Suburbs of Auckland.



Assistant District Land Registrar.
James Arnstead
to James Arnstead of Lot 4, 5, 11, 12, 28, 78, 82, 125, 126, 127 plan 17712 and lots 13, 17, 56, 57 plan 19002 produced 29.6.28 at 2.55 p.m. and entered 22.8.28 at 3 p.m.
455/196

Transfer 222965 James Arnstead to Bruce Scott of lots 4, 5, 11, 12, 28, 78, 82, 125, 126, 127 plan 17712 and lots 13, 17, 56, 57 plan 19002 produced 29.6.28 at 2.55 p.m. and entered 22.8.28 at 3 p.m.
480/265

Transfer 226229 James Arnstead to Sarah Elizabeth Johnson of lot 12 plan 17712 produced 21/10/28 at 11.22 a.m. and entered 11/11/28 at 12.22 p.m.
482/240

Transfer 228604 of lot 52 plan 17712 James Arnstead to the Mayor, Councillors and Burgesses of the Borough of Mount Albert - Produced 22.2.1926 at 1.42 p.m.
849/57

622696 { cancelled as 70° lot 28 plan 17712 and new CT issued Vol. 359 Pl. 20
31.7.1926

METRIC AREA IS 5324 m²
5324 m²

REGISTER

*Transfer 473147 of lots 11 and 12 plan
1772 and plot lot 13 plan 1902
James Woodhead to Ellwell Thomas
produced 23-5-1930 at 2 No.
962/275*

446/175
446/175

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

NEW ZEALAND.

Reference: Vol. 424, Folios 260 and 261
 Transfer No.
 Application No.
 Order for N/C No. C.8393

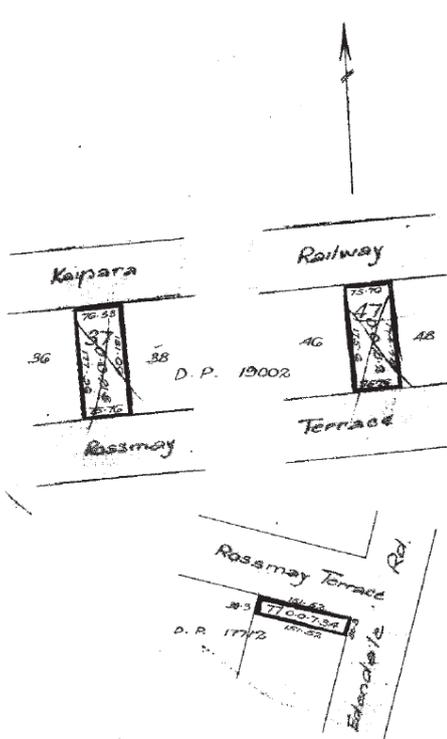


Register-book,
 Vol. 451, folio 255

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the second day of February one thousand nine hundred and twenty seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that JAMES ARMSTEAD of Auckland, solicitor

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, by the several ed measurements those a little more or less, that is to say: All that parcel of land containing together one rood ten perches and three tenths of a perch more or less situated in the Borough of Mount Albert being Lot Seventy seven (77) on a plan deposited in the Land Registry Office at Auckland as No. 17712 and Lots Thirty seven (37) and Forty seven (47) on a plan deposited as aforesaid as No. 19002 and being portions of Allotments 13 and 152 of Section 10 of the Suburbs of Auckland.



[Signature]
 Assistant District Land Registrar.

X 9625 Caveat by Sarah Elizabeth Johnson Produced
 1st December 1926 at 11:13 a.m.
[Signature]
 Asst. Land Regr.

Withdrawal of caveat No. 9625 as to
 Lot 37 plan 19002 produced 15/6/27 at
 11:50 a.m.
[Signature]

Transfer No. 213036 James Armstead to
 Woolsey Allen Limited of Lot 37 plan
 19002 produced 15/6/27 at 11:51 a.m.
 459/13
[Signature]
 Dist. Regr.

Withdrawal of caveat No. 9625 as to Lot 47
 plan 19002 produced 23/2/28 at 11:44
[Signature]

Transfer No. 219459 James Armstead to Herbert
 Charles Dornier of Lot 47 plan 19002
 produced 23/2/28 at 11:44
 471/22
[Signature]
 Asst.

Transfer No. 226228 James Armstead to Sarah
 Elizabeth Johnson of Lot 77 plan 17712 being
 the balance produced 24/10/22 at 10:22 a.m.
 and entered 1/11/22 at 11:45 a.m.
[Signature]
 Asst. Land Regr.

Total Area . 0 1 103

Scale 150 links to an Inch
 A.M. 10th 1927

CANCELLED.

REGISTER

[Land and Deeds—A
(FORM B.)

NEW ZEALAND.

Reference: Vol. 446, Folio 175, 451/255
Transfer Nos. 226228
226229 (amalgamation)
Application No.
Order for N/C No.



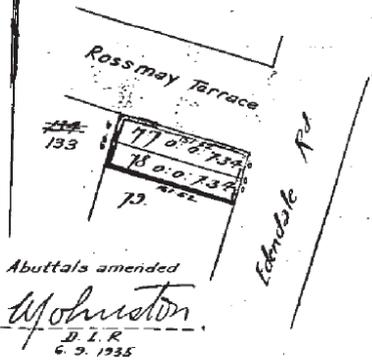
Register-book,
Vol. 482, folio 240

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the first day of November one thousand nine hundred and twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that SARAH ELIZABETH JOHNSON of Auckland Married Woman

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 fourteen perches and seven tenths of a perch more or less situated in the Borough of Mount Albert being Lots seventy-seven (77) seventy-eight (78) on a plan deposited in the Land Registry Office at Auckland as No. 17712 and being portion of Allotment 152 of Section 10 of the Suburbs of Auckland.

METRIC AREA IS 371m²
371 m²



W Johnston
Assistant District Land Registrar.

Agreements as to fencing contained in Transfers Nos. 226228 and 226229 effecting Lots 77 and 78 plan 17712 respectively.

Transfer No 227053 Sarah Elizabeth Johnson to Joanna Dickson of Auckland widow, produced 30/11/1928 at 12.30 P.M.

Transfer No 232620 Joanna Dickson to Charles Benjamin Short of Auckland builder, produced 9/7/1929 at 11.6.

Mortgage No 194523 Charles Benjamin Short to Lucas Sherlock & Co Ltd Maxwell or company limited, produced 9/7/1929 at 11.7.

Mortgage No 197546 Charles Benjamin Short to Joanna Dickson, produced 9/7/29 at 2.50 P.M.

Transfer No 236083 Charles Benjamin Short to Norman Hector Pike of Auckland, estate agent, produced 14/11/1929 at 11.7.

over

one/240

REGISTER

482/240

Transfer to 236056 Norman Heaton Park to
Oliver's Buildings Limited, produced 11/1/1920
at 11.3

Lawrie
A.L.R.

Mortgage to 201542 Oliver's Buildings
Limited to ~~POWER OF SALE~~ produced 11/1/1920
at 11.3

~~TRANSFER TO~~

Lawrie
A.L.R.

K No. 13679 Certificate of Title
Tax Abatement 1/15/1920 at 2.50

DISCHARGE
Produced 1/15/1920

No. 1225 Certificate of Title
Tax Amendment Act 1913 produced 1/15/1920

DISCHARGE
Produced 1/15/1920

Transfer 262765 in exercise of power of sale
contained in mortgage 201542 Oliver's
to Dorothy Rose Nixon of Auckland married
woman produced 23.4.1934 at 12.10 oc and
entered 9.5.1934 at 10.0

Wainwright
A.L.R.

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

L. G. Gorman D.L.R.

773096.1 Transfer to Graeme Bruce Trim
engineer and Robert John Bell, company
director both of Auckland as tenants in
common in equal shares - 20.8.1980 at
2.35 o'c v

M. H. Mahon
A.L.R.

773096.2 Mortgage to The National Bank of
New Zealand Limited - 24.1.1980 at 2.35 o'c

DISCHARGE
Produced 24.1.1980
L. G. Gorman
A.L.R.

B.944151.2 Transfer of the share of Robert
John Bell to Graeme Bruce Trim of Auckland
engineer - 24.1.1989 at 12.10 oc.

[Signature]
A.L.R.

482/240

REGISTRE

Land and Deeds—1.
[Form B.]

NEW ZEALAND.

Reference: Vol. 424, Folio 261
Transfer No. 207451
Application No.
Order for N/C No.


 Register-book,
Vol. 447, folio 273

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the nineteenth day of November one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesses that FRANCES OTILLO BRIDSON of Auckland married woman

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 twenty two perches more or less situated in the Borough of Mount Albert being Lots Seventy nine (79), Eighty (80) and Eighty one (81) on a plan deposited in the Land Registry Office at Auckland as No. 17712 and being portion of Allotment 152 of Section 10 of the Suburbs of Auckland.


 Assistant District Land Registrar.

METRIC AREA IS 556 m²
556 m²

Agreement as to fencing contained in Transfer No. 207451.

Mortgage No. 144222 Frances Otillo Bridson to Harry Johnson
Produced 19th November 1926 at 10.14 a.m.
Asst. Land Regr.

Mortgage No. 144223 Frances Otillo Bridson to Bruce Scott and Charles Norman Lead
Produced 24/5/26 at 10.30 a.m.
Asst. Land Regr.

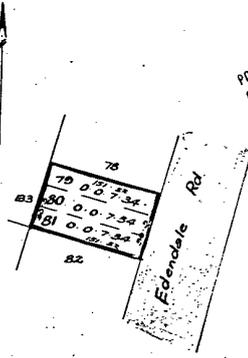
Mortgage No. 187461 Frances Otillo Bridson to Bruce Scott produced 20/6/22 at 11.2 a.m.
Asst. Land Regr.

Mortgage No. 20711 of Mortgage No. 187461 Bruce Scott to the Commercial Bank of Australia Limited Produced 13/11/30 at 10.30 a.m.
Asst. Land Regr.

Transfer 301290 In exercise of the power of sale in mortgage No. 172022 Harry Johnson to Isaac Edwin Horton of Auckland Gentleman produced 22-9-1938 at 10.55 a.m.
Asst. Land Regr.

Total Area = 0.0.22

Scale 1 Chain to an Inch



Over

447/273

C.200394.1 Transfer to Harold Leslie Edmonds carpet contractor and Margaret Isabella Edmonds married woman both of Auckland - 11.10.1990 at 9.02 o'c

A.L.R.

C.200394.2 Mortgage to ASB Bank Limited - 11.10.1990 at 11.11 o'c

A.L.R.

C.339178.2 Transfer to Aseloka Foifua labourer and Meleane Poifua sterile supply assistant both of Auckland - 16.1.1992 at 11.11 o'c

A.L.R.

C.339178.3 Mortgage to ASB Bank Limited - 16.1.1992 at 11.11 o'c

A.L.R.



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



Historical Search Copy

Identifier NA447/273
Land Registration District North Auckland
Date Issued 19 November 1926

Prior References

NA424/261

Estate Fee Simple
Area 556 square metres more or less
Legal Description Lot 79-81 Deposited Plan 17712

Original Proprietors

Aseloka Foifua and Meleane Foifua

Interests

Fencing Agreement in Transfer 207451 - 19.11.1926
C339178.3 Mortgage to ASB Bank Limited - 16.1.1992 at 11:11 am
9370102.1 Discharge of Mortgage C339178.3 - 3.5.2013 at 11:24 am
9370102.2 Transfer to Graeme Bruce Trim - 3.5.2013 at 11:24 am

Transaction Id 49571086
Client Reference QuickMap

Historical Search Copy Dated 15/02/17 11:35 am, Page 1 of 1



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA482/240
Land Registration District North Auckland
Date Issued 01 November 1928

Prior References

NA446/175 NA451/255

Estate Fee Simple
Area 372 square metres more or less
Legal Description Lot 77-78 Deposited Plan 17712

Original Proprietors
Graeme Bruce Trim

Interests

Fencing Agreement in Transfer 226228 (affects Lot 77 DP 17712)
Fencing Agreement in Transfer 226229 (affects Lot 78 DP 17712)

Clippings

DISSOLUTION OF PARTNERSHIPS

MESSRS. CROCOMBE AND JEFFRIES.
Architects, 54, Regal Chambers,
High Street.

Be to Announce that they have by mutual consent Dissolved Partnership from this date and the business will in future be carried on by Mr. A. B. Crocombe, at the above address, where all accounts outstanding due to the late partnership are to be paid.

(Signed) A. B. CROCOMBE,
A. C. JEFFRIES.

New Zealand Herald, Volume LXIV, Issue 19660, 11
June 1927

SANDRINGHAM ROAD

(Late Edendale Road),
RUGBY BUILDINGS,
Corner of Rosemary Terrace.

SHOP FITTINGS AND STOCK OF
CIGARETTES, TOBACCO, SWEETS
HOUSEHOLD FURNISHINGS.

Acting under instructions from J. Delves,
who is leaving Auckland,

GEORGE WALKER, LTD.,

WILL SELL, ON THE PREMISES,

THURSDAY, APRIL 10,

AT 12 O'CLOCK.

SHOP COUNTER, Shop and Tearoom
Chairs, Tearoom Tables, Large Quantity
Paper Bags, Shop Scales, FITTINGS,
HANDSOME RIMU DINING SUITE,
RIMU OTTOMAN SETTEE, Seagrass
Chairs, Silverdown Mattresses, Vieux
Rose Curtains, Twin Rimu Full-panel
Bed and Duchess Chest, HANDSOME
DOUBLE RIMU BEDROOM SUITE,
Wilton Carpet and Rugs, Morris Chairs,
Meat Safe, and the Complete Furnish-
ings of 4 Rooms. Everything like new
and in spotless condition.

NO RESERVES.

GEORGE WALKER, LTD.,

THE SPECIALTY AUCTIONEERS.
Leonard Oakley, W. J. Cuttle, Auctioneers.

Page 5 Advertisements Column 4, Auckland Star,

A call was received by the Mount
Albert fire brigade at 2.50 this morning
to a fire in Rugby Buildings, Sandring-
ham Road. It was in premises occupied
by Mrs. L. Savage, who conducts a small
general store. Little damage was done.
The building is owned by Arthur Cleave
and Co., Limited. The stock is insured
for £40 in the Yorkshire Insurance.
Volume LXI, Issue 81, 5 April 1930

Auckland Star, Volume LXI, Issue 184, 6 August 1930

THEFT FROM SHOP TILL

Two young men entered a fruit shop
in Rugby Buildings, Sandringham
Road, on Wednesday afternoon and
stole over 30s from the till. The pro-
prietress, Miss C. Edwards, was at the
back of the premises at the time and
her first intimation of the presence of
intruders was the slamming of the door
of the shop as they went out. After
walking a short distance down Ramsay
Terrace the men ran away.

New Zealand Herald, Volume LXX, Issue 21513, 9
June 1933

BY AUCTION!
BY AUCTION!

BY ORDER OF THE MORTGAGEE!

PERCY LANDELLS, AUCTIONEER.

In conjunction with William A. Horne,
Limited, will Sell at their Rooms, Horne's
Buildings, Vulcan Lane, on

FRIDAY, MARCH 23,

AT 12 NOON.

ALL THAT PIECE OF LAND being
Lots 77 and 78 of Allot. 152, Section 10,
Suburb of Auckland, with Block of Shops
erected thereon, and known as "RUGBY
BUILDINGS," Sandringham Road.

Conditions of Sale may be inspected at
the Offices of the Auctioneer.

Page 3 Advertisements Column 5, New Zealand
Herald, Volume LXXI, Issue 21749, 14 March 1934
Sale

Percy Landells, in conjunction with
Messrs. William A. Horne, Limited, sold
by auction this day the property known as
Rugby Buildings, Sandringham, for the
sum of £1500.

Property Sales, Auckland Star, Volume LXV, Issue 70,
23 March 1934

Builder Charles Benjamin Short

BUILDER'S FAILURE.

UNSUCCESSFUL LAND DEALS.

CREDITORS' SYMPATHY

Unsuccessful dealings in land were stated to have been the chief cause of the failure of Charles Benjamin Short, builder, of Mount Roskill, whose creditors met to-day before the Official Assignee (Mr. G. N. Morris). Unsecured creditors' claim amounted to £847 3/, those of secured creditors to £5675 11/5, and the value of securities on farm properties was returned at £7380, leaving a nominal surplus of £927 5/7. Stock-in-trade was estimated at £50, and book debts at £20.

Debtor, who was represented by Mr. W. W. Meek, said he started business in the year 1908, and was fairly successful, having accumulated over £1300 capital up to the year 1914. He had his first setback by having his joinery factory and contents, which included most of his household furniture (which were very poorly insured), destroyed by fire. Soon after rebuilding the factory the war broke out, which was the means of practically settling the building business for some years.

In the year 1916, business being dead, he decided to go farming, sinking all his capital in a farm which proved unprofitable. During that period he had very heavy expenses during his wife's and daughter's illness. During 1917 he took up building again. From then on business fluctuated. He gradually made headway until about two years ago. Owing to slackness of sales he had been exchanging properties to reduce liability. He attributed his present position to the heavy expense and loss incurred through the delay in completing two transactions which had been hung up for over two years owing to defective titles, and depreciated values in the outlying districts. During the last few weeks he had arranged a compromise with his creditors, but certain obstacles arose which compelled him to file his petition.

Questioned by the Official Assignee, bankrupt said most of his building transactions had been of a speculative nature. In some instances they had shown a good margin of profit, but there had been many cases in which he had had to hold on for a long time, causing expenses to accumulate. He had always explained his position fully to his creditors. His wife had come into at least £600 since she married him, and she had put most of the money into his business. At present he was out of work, but hoped to get a job as a carpenter.

Replying to a creditor (Mr. S. Purdy), he denied having represented that his assets were £6000, and his liabilities only half that sum.

Mr. Meek said Short had taken everybody into his confidence, and if it had not been for Mr. Purdy a compromise could have been effected.

The Official Assignee said he was sorry there had not been a compromise, for that would probably have meant a dividend of 4/ in the £ for the unsecured creditors. It was not likely that the securities would produce much, the farm properties being mortgaged. "I don't think there is much to be said against this man," added Mr. Morris. "He has not failed so much in his building transactions as in his dealings in land."

Several creditors expressed their satisfaction with debtor's conduct, and, on the motion of Mr. H. L. Goode, a vote of sympathy with Short was carried. Mr. Purdy did not record an adverse vote, but later he moved that debtor's discharge from bankruptcy be opposed until he had paid a dividend of 5/ in the £. This motion failed for lack of a seconder.

The case was left in the hands of the Official Assignee.

▲ Builder's Failure. Auckland Star, Volume LIX, Issue 196, 20 August 1928

IN BANKRUPTCY.

I N B A N K R U P T C Y .
IN THE ESTATE OF CHARLES BENJAMIN SHORT, OF AUCKLAND, BUILDER.

Take notice that I intend to apply for my Discharge from Bankruptcy at the next sitting of the Bankruptcy Court to be held at Auckland at 10 o'clock in the forenoon (or as soon thereafter as I may be heard) on the 26th day of April, 1929.

C. B. SHORT.

By his Solicitor,
WILLIAM WOOD MEEK,
March 20, 1929. Auckland.

▲ New Zealand Herald, Volume LXVI, Issue 20210, 21 March 1929

Land and Buildings

BY AUCTION
BY AUCTION

RUGBY ESTATE
RUGBY ESTATE
RUGBY ESTATE
RUGBY ESTATE

At the Second Section.

KINGSLAND, MT. ALBERT
KINGSLAND, MT. ALBERT

SHOP SITES
SHOP SITES.

SHOP SITES.
SHOP SITES.

HOME SITES
HOME SITES

HOME SITES
HOME SITES

Frontages to the Main New North Road
Frontages to the Main New North Road
Frontages to the Main Edendale Road.
Frontages to the Main Edendale Road.

And Altham Avenue
And Rossmay Terrace

LOWEST RESERVES
LOWEST RESERVES

EASIEST TERMS. ONLY £15 DEPOSIT.
EASIEST TERMS. ONLY £15 DEPOSIT.

Balance £15 in 3 months, £15 in 6 months,
£15 in 12 months, interest only 5½ per cent
for 4 years.

The Rugby Estate comprises 128 sections,
and the first subdivision of 77 sections
will be offered

BY AUCTION,
BY AUCTION.

AT OUR AUCTION HALL, HIGH STREET.
AT OUR AUCTION HALL, HIGH STREET.

THURSDAY, NOVEMBER 29,

THURSDAY, NOVEMBER 29,

AT 2 P.M.

Some of the Main Points which make the
Rugby Estate the best subdivision offered
for years, are

Lowest Reserves.

Easiest Payments.

Only £15 Deposit.

Interest only 5½ per cent for 4 years

The last and only big subdivision
offered for years at a SECOND
SECTION.

The Famous Eden Park, the home of
Rugby Football and Cricket is
opposite.

The Kowhai High School, the most
advanced school of education is
right opposite.

The Mt. Albert Public School is within
five minutes from the furthest
point of the Estate

Finest Shops, Theatres, Churches and
Fire Brigade right at the Rugby
Estate

Two Tram Services.

Two Main Road Frontages

The New North Road is concreted prac-
tically to the Rugby Estate.

The Edendale Road will be macadam-
ised immediately past the Rugby
Estate.

Altham Avenue and Rossmay Terrace
will be formed to Mt. Albert
Borough By-laws almost immedi-
ately on the Rugby Estate, and
sewer drainage, gas, water, elec-
tric light available.

At the SECOND SECTION.

THE RUGBY ESTATE.

Within 5 minutes of Symonds Street,
and 7 minutes of Karangahape
Road, 10 minutes of Queen Street.

THE RUGBY ESTATE.

Last but not least. You must double
or treble your money by attending
the Sale and Buying a Shop or
Home Site on the RUGBY ESTATE.

Send for a Plan to-day Study the
Locality Plan and you will see that the
RUGBY ESTATE must soon become the
very heart of Auckland business area. Just
think what it will mean to you owning a
business or home site under such circum-
stances.

INSPECT TO-DAY!

AND ATTEND THE SALE.

THURSDAY, NOVEMBER 29, 1923,
THURSDAY, NOVEMBER 29, 1923,
AT 2 P.M.

WILLIAM A. HORNE, LTD.,

"THE LAND MAN,"

GENERAL AUCTIONEERS.

In Conjunction With

FRANK PARKES,

Agent, 1. Smeeton's Bldgs.,

Queen Street, Auckland. 6

▲ Page 6 Advertisements Column 6, Auckland Star,
Volume LIV, Issue 272, 14 November 1923

William A. Horne, Ltd., report having
sold by auction at their auction hall, High
Street, yesterday, the following sections in
the Rugby Estate, Kingsland:—Lot 128,
£8 per foot; lot 129, £7 10s; lot 130, £7
10s; lot 83, £10; lot 82, £10; lot 115, £6;
lot 98, £7; lot 92, £7; lots 112 and 113,
£4 10s; lots 110 and 111, £5.

▲ Property Sales. New Zealand Herald, Volume LX,
Issue 18570, 30 November 1923

£40 DEPOSIT.

WE WILL BUILD FOR YOU!

PLANS IN OUR OFFICE FOR A
MODERN BUNGALOW HOME of 4
rooms and appointments, right in the Main
Edendale Road, on the Rugby Estate,
min. to present cars, and Edendale cars will
pass your door in a few months' time
water, gas, electric light available.

It will be built on one of the best sec-
tions on the Estate, highly elevated Bu-
to-day and watch it being built.

PRICE, £1450.

DEPOSIT £40. Balance arranged for you

WM. A. HORNE, LTD.,

"THE LAND MAN,"

19, SHORTLAND STREET. 1

▲ Page 4 Advertisements Column 5, Auckland Star,
Volume LIV, Issue 293, 8 December 1923

WE CAN BUILD SHOP AND FOUR LIVING ROOMS.

£ 50 DEPOSIT.

DON'T WAIT. Make inquiries about a BRICK SHOP we will build for you on Rugby Estate. our living rooms, p b and b, electric light, right opposite Eden Park. Price only £1350, balance easy payments. Deposit only £50. It's a rare chance to become your own landlord.

▲ Page 3 Advertisements Column 1, Auckland Star, Volume LV, Issue 38, 14 February 1924

D R A I N A G E.

Tenders are invited up to Noon, 28th AUGUST, 1926, for:—

6in SEWER DRAINAGE TO RUGBY ESTATE, KINGSLAND, as per Plans and Specifications at

SCOTT AND ARMSTEAD,
Solicitors,
Winstone Bldgs., Auckland.

The lowest or any tender not necessarily accepted. 102

▲ Page 20 Advertisements Column 1, Auckland Star, Volume LVII, Issue 194, 17 August 1926

SITUATIONS VACANT.

KERB Cuntteis wanted. Spallers; good men only need apply —Foreman. Rugby Estate, Edendale. 329

▲ Page 1 Advertisements Column 7, Auckland Star, Volume LVI, Issue 151, 29 June 1925

FIRE BRIGADE KEPT BUSY THREE CALLS AT MT. ALBERT HOUR'S WORK AT GORSE AREA

The Mount Albert brigade had a busy time last evening, answering three calls within 35 minutes. The first call, at 8 o'clock, proved to be a false alarm.

The lighting of a bonfire too close to a wooden shed on a property in Cambourne Road, Edendale, was the cause of the second call, received at 8.20 p.m. The fire got beyond control and ignited the shed, but was quenched before any serious damage was done.

Just after its return from Edendale' the brigade was summoned to the Rugby Estate in New North Road, Mount Albert, where about 5 acres of gorse were ablaze. Fanned by a fairly strong wind, the flames quickly spread and endangered a house adjoining the property. After playing water on the blaze for nearly an hour the brigade gained the upper hand.

▲ *Fire Brigade Kept Busy.* New Zealand Herald, Volume LXI, Issue 18859, 6 November 1924

LARGE DRAINAGE SCHEME SUBURBAN IMPROVEMENT.

THE CABBAGE TREE SWAMP.

ACCEPTANCE OF TENDER.

SUM OF £27,634 TO BE SPENT.

The large scheme to prevent storm-water flooding in the Mount Eden, Mount Albert, Mount Roskill and Epsom districts, and also to wipe out Cabbage Tree Swamp in Edendale, is shortly to be taken in hand. At a combined meeting of the Mount Albert and Mount Eden Borough Councils last evening, the tender of Mr. W. T. Dibble for £27,634 10s for the Edendale drainage was accepted. The estimated cost of the work was £31,297. Tenders were received from nine firms.

A sewer is to be constructed from the foot of Parrish Road, Edendale, to the eastern bank of Meola Creek at a point opposite the Mount Albert Grammar School. Sewage and stormwater from Cabbage Tree Swamp will flow into an overflow chamber. There a separation process will take place, the sewage being discharged into branch sewer No. 8, while the stormwater will flow by the new sewer into Meola Creek.

The low-lying areas on the Mount Eden side of Edendale Road will also be served by this sewer, plans for which have been prepared by Mr. F. E. Powell. Granted average working conditions, the contract should be completed in 12 months.

The engineer of the Mount Albert Borough Council, Mr. W. H. Cook, was appointed to superintend the work. The Mount Eden engineer, Mr. J. Rogers, will confer with him when necessary.

The drainage of Cabbage Tree Swamp and the low-lying districts in Edendale will play a considerable part in opening up still further this rapidly growing district. The running of the trams along Edendale Road first opened up the district residentially, but the manner in which large pools of stormwater lie in some parts for months on end has always been a decided drawback.

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▲ *Large Drainage Scheme*, New Zealand Herald, Volume LXIV, Issue 19634, 12 May 1927

SUBMERGED AREAS.

FLOOD AT EDENDALE.

RESIDENTS' UNENVIABLE PLIGHT.

GOOD DAY FOR DUCKS.

Residents of some of the Auckland lowlands were apprehensive when the rain pattered relentlessly on the rooftops last night, and fears of extensive floods were amply realised when daylight came this morning.

As usual when the skies are more weepful than ordinary, the Edendale district suffered and showed unmistakable signs of a deluge. At the Edendale terminus a ten-knot tide flowed down the roadway, the result of the locality being an old watercourse for the high lands in the vicinity of the Three Kings area and other upland areas.

Poultry for profit has long been an established industry of the district. There were instances this morning where disconsolate hens sat hopefully on their perches wishing for better times, but the ducks were in their glory. They swam in an amber-tinted flood which obliterated pretty lawns and nicely-kept flower beds, and quacked enthusiastically at the sight of water everywhere, and an abundance of it.

Main Road Awash.

Edendale Road, opposite Oxtou Street was awash. Tram lines were covered and the water was rushing across the road to find its level in a big paddock below the public school. Borough workmen were called on yesterday to relieve the pressure by picking up the footpath in several places to allow the water to get away quickly.

"There's a blockage somewhere in this locality," said one of the workmen, "and we are having great difficulty in locating it. Cabbage Tree Swamp area is not nearly as bad as usual, as the drains put through recently have carried off a lot of the surplus water.

The residents at the top end of Cambridge Road, near Eldon Road, have had a very unenviable experience. The top of the street has become a lake and several houses are completely surrounded by water, the backyards to nearly a foot in depth. Kerosene tins and other debris are floating about and the whole region has an air of watery desolation. "We're having a terrible time," said a lady resident. "It always happens when heavy rain falls. I can't get anything dry. The conditions are awful."

At the Terminus.

The Edendale Road terminus has suffered worse perhaps than any other part of the district. A paddock covering some 20 acres, just beyond the shopping area, has been converted into a lake and the water has invaded a number of residences on the low-lying ground at the bottom of Calgary Street. It is impossible to reach the houses without wading ankle deep in the flood.

"Flooding has always been a feature of this locality," said Mr. F. J. H. Harrison, an old resident. "We are thoroughly fed up. The terminus is going ahead wonderfully, but each time a flood comes we experience a further setback. The main roads are tarsealed and make a fine waterway, as you can see for yourself. Each new building that goes up acts as a sort of breakwater and the flood banks up and then comes away in force, finding its own level, which is the main road, until it gets away again into the paddocks.

"We are calling a meeting of residents soon with a view to urging the local authorities to expedite the drainage operations that have already been sanctioned. Around the Cabbage Tree flat area the floods are not nearly so bad now, but we are of opinion that the Edendale terminus area should have been taken in hand long before this."

A Mill Race.

In front of the Edendale picture theatre the water was running like a mill race. It was coming from Calgary Street, and found an outlet in a vacant section in Halesowen Avenue. Residents were in difficulties last evening and this morning and many of them had to take off boots and socks to get to and from their homes.

"One more river to cross," said a resident of the heights, when he reached the terminus. He had waded through three minor streams on his route, and it was with feelings of dismay that he surveyed a flooded terminus, where the tram cars pulled up in the middle of a miniature lake. A supply of boxes and planks was necessary so that tram passengers could cross the road and get safe on board.

▲ Auckland Star, Volume LIX, Issue 172, 23 July 1928

FLOODING PREVENTED.

BENEFITS AT EDENDALE.

OLD NUISANCE ABATED.

EFFICACY OF DRAINAGE WORKS.

For the first time for many years the low-lying areas in the Edendale and Dominion Road districts have escaped their annual flooding. The joint scheme, launched over two years ago, for the thorough drainage of these areas, has at last commenced to achieve its object, and residents, it seems, may now enjoy protection from what in the past has been a persistent source of destruction and annoyance.

The purpose of the drainage works, apart from the provision of sewerage facilities, is to draw away the surplus storm water which runs off the Mount Eden watershed and collects in the sunken volcanic ground between Dominion and Edendale Roads. The most notorious of these affected areas, which in winter time oscillate between the definition of a quagmire and a lake, is Cabbage Tree Swamp, which has now been sufficiently drained to see its early conversion into a valuable playing area known as Gribblehurst Park, a composite name commemorating the generosity of the two donors who gave the land to the community. Another fair-sized lake used to form in the low-lying ground at the top of Parrish Road. This spot has seen no flooding at all this winter. At the top end of Paterson Road, just beyond Balmoral Road, was another swamp area, numerous waterlogged sections abounded in the vicinity of Calgary Street and Arabi Road, while to the west of Edendale Road was a sodden piece of ground lying round Kingsway Avenue. All these areas are now benefiting from the works completed or in course of construction.

Expenditure of £100,000.

The original scheme was prepared by the Auckland and Suburban Drainage Board four years ago. Four local bodies shared the capital expense, which amounted to £100,000 for the main sewers, apart from reticulation costs. Mount Eden was to provide £59,350, Mount Albert £24,175, Mount Roskill £7725 and the city £3750. The first contract was let about the middle of 1927, and the two main sewers, one passing through the borough of Mount Eden, from Henley Road to Parrish Road, joining the second, which traverses Mount Albert to Meola Creek, are practically completed. This long sewer taps Cabbage Tree Swamp and accounts for the present draining of that area. The section through Mount Eden has cost approximately £35,000, and that through Mount Albert £21,000.

Flooding at the Dominion Road terminus is to be relieved by the construction of a sewer within the Mount Eden borough, while a small branch sewer is now being constructed within the Mount Albert borough to Ethel Street, in the direction of Morningside, and runs right through the centre of Gribblehurst Park, completely draining that area. A longer branch taps the flood areas in Calgary Street and Arabi Road, and an extension through Kiwi Road will enable the district about the Huntingtree Estate to be drained. Storm-water troubles on the Springley Estate, off Woodward Avenue, will be dealt with by another drain, while sewer reticulation and surface-water problems will be met by other drains in the Allendale and Domain Road area, near the mountain, the Jesmond Terrace and Selkirk Road area, the clay area, known as the Euston Estate, near Fowlds Avenue, and the Kitchener Road area.

Work at Meola Creek.

The point of discharge for these drains is Meola Creek, which has been widened and deepened to fulfil its new purpose. Approximately £14,000 has been spent on this work, which has been practically completed. A contract for the improvement of the last section at the top end of the creek was recently let.

For all practical purposes it may be

taken for granted that the troubles of Edendale and Dominion Road residents as far as flood waters are concerned are over. Although the present winter rains have been fairly evenly distributed, it is extremely unlikely that the floods of past years, when water covered wide areas for a depth of 1ft. to 3ft., and entered shops and houses, will recur, for even in those areas where the work is not actually completed the channels cut for the reception of the pipes are already drawing off the surface water.

One resident states that as a result of the construction of a trench, some 20ft. deep, which is to carry the sewer in the basin beyond the Edendale tram terminus, the ground for some distance in its neighbourhood has in recent weeks been effectively drained for the first time. "This trench," he states, "blasted out of solid rock, extends east and west across an open space facing Edendale Road. Hitherto each winter this paddock has been flooded to a maximum depth of 3ft., and at times of heavy rains the floodwaters have extended to the basin near the Edendale School, covering the streets and entering the houses, causing much loss and inconvenience. This winter, notwithstanding the exceptionally heavy rainfalls, there have been no floods. The reason for this is plainly visible when one watches the many waterfalls pouring into the newly-excavated trench without in any way filling it. The water simply disappears into the solid rock, and those inhabitants who have suffered in the past are wondering why they did not think of having a trench dug years ago."

▲ *Flooding Prevented*. New Zealand Herald, Volume LXVI, Issue 20334, 15 August 1929

By Auction! By Auction!
RUGBY ESTATE

At the Second Section, Kingsland Mt. Albert District
£15 DEPOSIT

The most wonderful subdivision that has been offered in Auckland for many years. It comprises 128 beautiful shop and home sites, with frontages to main New North and Edendale Roads, and to Rossmay Terrace and Altham Avenue.

This subdivision is only half a minute from the Kingsland Railway Station. Mount Albert trams pass

the Estate, and so will the Edendale cars in a few months' time. One of the finest schools in Auckland, the Kowhai High School, is only a stone's throw away, and the Mount Albert public school only five minutes from the furthest point of the Estate. The Mount Albert Boys' Grammar School is also handy. The famous Eden Park is opposite this great subdivision.

Sewer drainage, water, gas and electric light available.

To Shopkeepers Section Seekers **Business Site Seekers Builders and Investors**

You will purchase shop sites here with frontages to New North and Edendale Roads at absolutely bedrock prices for such positions. You know the prices of Dominion Road shop sites to-day; Edendale and New North Road will be as great or greater in a year or two's time. Why, Kingsland itself has trebled its business population this last few years.

You will buy some of the finest home sites ever seen right at this great centre. Shops, schools, theatres all at your door.

Two tram sections from Queen Street P.O., and at prices that will make you exclaim, What bargains! The Estate will be offered in two subdivisions on the best of terms.

Only £15 Deposit, £15 in 3 months, £15 in 6 months, £15 in 12 months.

Balance of Purchase Money, 4 years at 5½ per cent.

SEND FOR PLAN.

Study locality, plan and you will see that the Rugby Estate must soon become the hub of the great business area of the fast growing Auckland City.

SEND FOR PLAN.

Think what a profit it must mean to you in a year or two's time owning a Business or Home Site at Rugby Estate, purchased at a price possibly much less than is being asked for sections miles away.

Inspect To-day and Select Your Section, and Attend Auction Sale of First Subdivision of 77 Sections.
At Our AUCTION HALL, High Street
Thursday, Nov. 29, at 2 p.m.

Remember these points when buying a Section of Rugby Estate.
LOWEST RESERVES.

Best of Terms—only £15 Deposit
Lowest Interest only 5½ per cent.

The only subdivision within miles of a second section. The Eden Park, the home of Rugby and cricket, is right opposite. Finest shops, schools, theatres, train and bus tram services at your door. Two main road frontages, New North Road concreted practically to estate. Edendale Road will be macadamized immediately. Streets will be formed to by-laws almost immediately.

At the Second Section, and within five minutes of Symonds Street and ten minutes of Queen Street.

A total of only 128 sections available.

The Rugby Estate, one of the best ever offered, where you must double or treble your money.

William A. Horne, Ltd.

"The Land Man"

GENERAL AUCTIONEERS
19 SHORTLAND STREET, AUCKLAND

In conjunction with

FRANK PARKES, Agent, 1 Winstone's Buildings, Queen Street

◀ Page 14
 Advertisements
 Column 2,
 Auckland Star,
 Volume LIV, Issue
 275, 17 November
 1923

NEW BUNGALOW, Altham Ave., Rugby Estate, Edendale; 5 rooms, with all convs.; electric system and hot-water system; p.w.c. and sewer drainage; best section Rugby Estate. Price, £1300 net; deposit not less £100; first mortgage £800, balance arranged, 6½ per cent, payable principal and interest monthly. Also, House, 5 rooms, Pah Rd., for Sale.—Particulars on application WOLSEY ALLEN, McDonald St., Morningside. 146

▲ Page 3 Advertisements Column 2, Auckland Star, Volume LVII, Issue 127, 31 May 1926

**WE CAN BUILD SHOP AND
FOUR LIVING ROOMS.**

£50 DEPOSIT.

DON'T WAIT Make inquiries about a
BRICK SHOP we will build for you
on Rugby Estate our living rooms, p b
and b. electric light, right opposite Eden
Park Price only £1350, balance easy
payments Deposit only £50. It's a rare
chance to become your own landlord

NO TRAM FARES.

£100 CASH

**WE CAN OFFER YOU A SMALL VILLA
HOUSE** with range, gas stove, elec
light, bath, copper and tubs in nice posi-
tion and only 1 minute from Karanga-
hapa Road shopping centre. The price is
right, only £1075, and £100 cash, to a
good purchaser. But be the first to see it,
or it will be sold

We open 7 to 9 p.m. Fridays

WILLIAM A. HORNE, LTD.,

THE LAND MAN.

SHORTLAND STREET.

B

▲ Page 4 Advertisements Column 6, Auckland Star,
Volume LV, Issue 40, 16 February 1924

TENDERS.

SHOP AT MT. EDEN. IN BRICK.—
Tenders close **WEDNESDAY, 27th inst.,**
at Noon, lowest or any tender not neces-
sarily accepted. Plans, etc., at Office of

A. C. JEFFRIES.

Architect,

14. Security Bldgs. Phone 41-059. x14

▲ Page 21 Advertisements Column 2, Auckland Star,
Volume LX, Issue 40, 16 February 1929

SECTIONS FOR SALE.

CORNER Shop Site, top Edendale Rd.,
handy 2nd section; terms, or cheap for
cash.—Phone 16-321. x2

▲ Page 2 Advertisements Column 2, Auckland Star,
Volume LX, Issue 154, 2 July 1929

Appendix 4
Photographs: Historical



Figure 8: The site of the Rugby Estate in 1907, after a good rain, viewed from the west, looking towards Sandringham Road. The land in the foreground later formed part of the Rugby Estate. (Eden Park is the thin strip of water in the distance.)

Photo: Sir George Grey Special Collections, Auckland Libraries, 255A-A2084

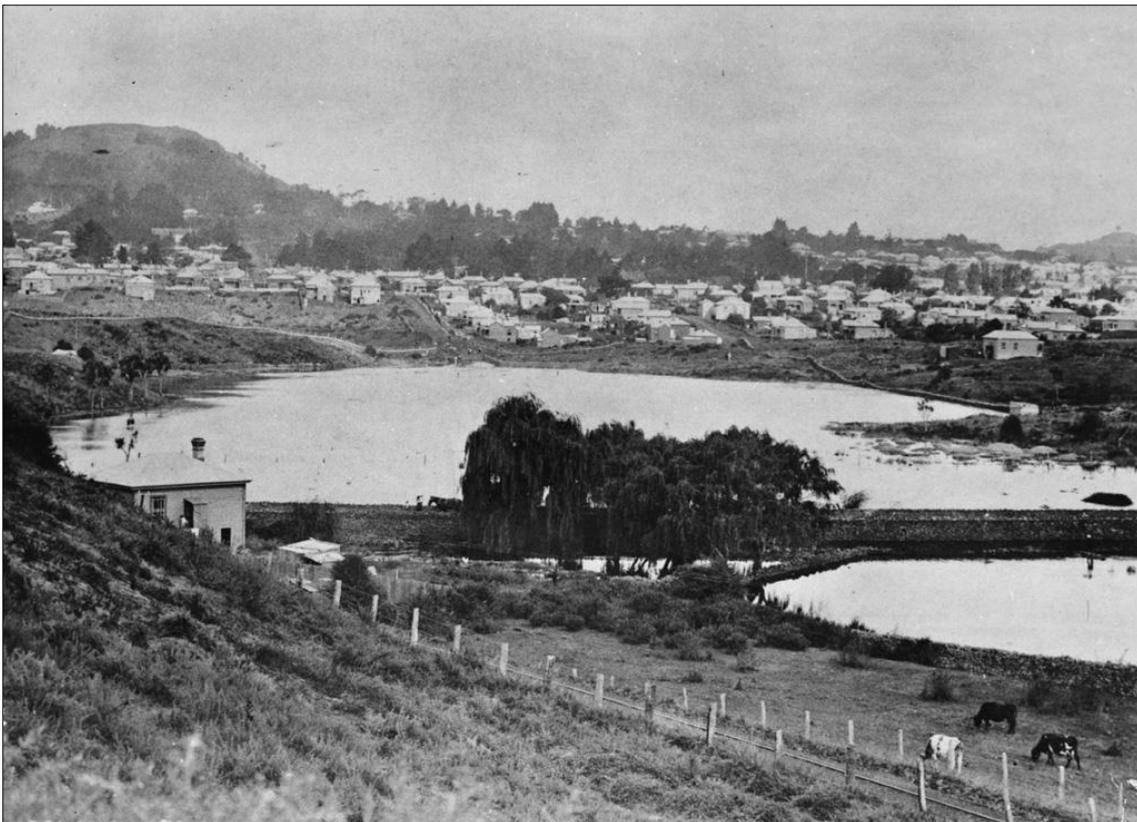


Figure 9: A closer view of the estate site and the large lake on the site of Eden Park, circa 1907. Rossmay Terrace joins Sandringham Road through the pool at the right.

Source: Sir George Grey Special Collections, Auckland Libraries, 7-A11963



Figure 10: One year before the tramway. A panoramic view looking south east from the Mount Albert firebell tower across the suburb of Mount Albert towards Three Kings. Sandringham Road extends left to right with Walters Ave heading towards Mt Eden at left. Dated 14 January 1924.

Source: Sir George Grey Special Collections, Auckland Libraries, Panorama constructed from 4-4482, 4-4481 & 4-4474.

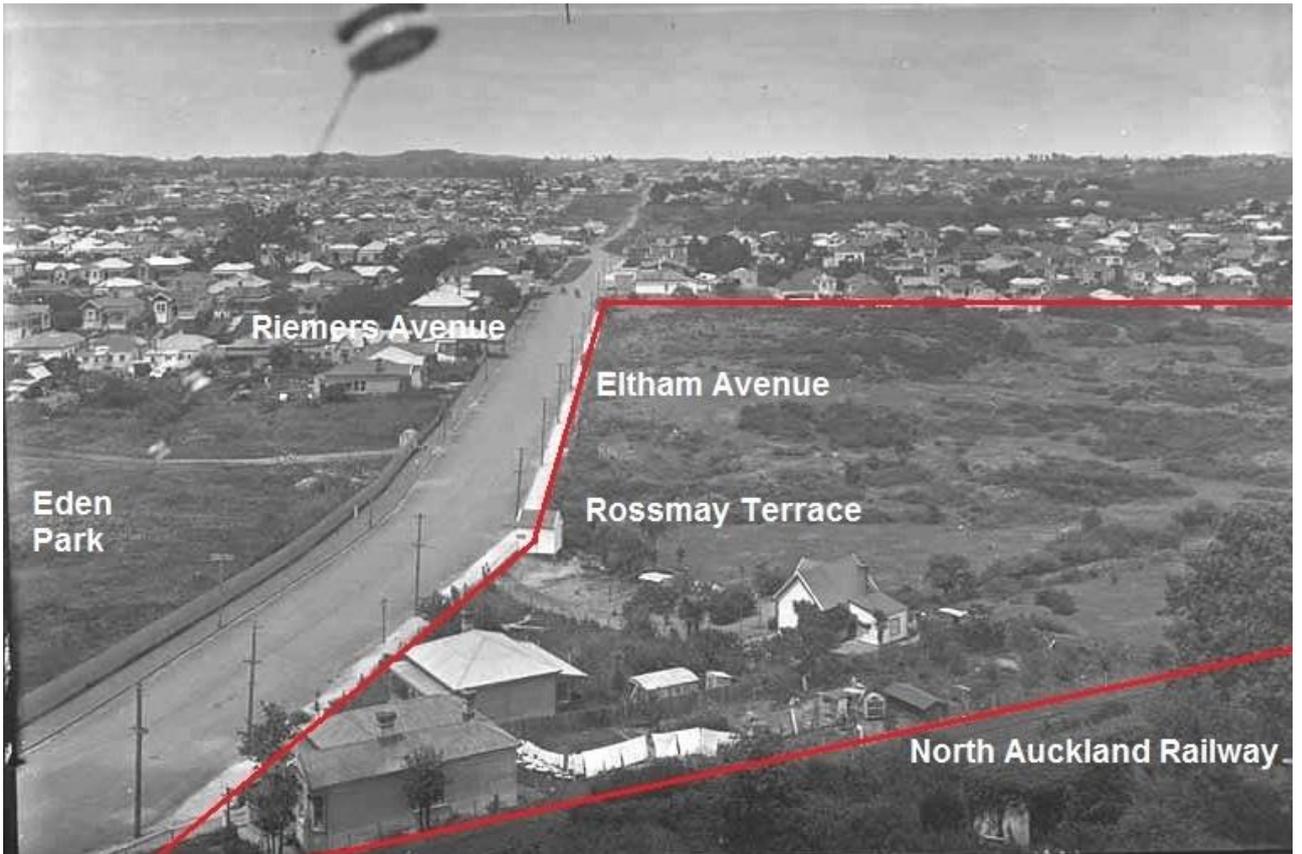


Figure 11: The right hand image of the panorama above with Sandringham Road heading towards Mt Roskill with Eden Park on the left. The low-lying gorse-covered site of the Rugby Estate is the at centre right. Approximate boundary of the estate and position of present roads indicated.

Source: Sir George Grey Special Collections, Auckland Libraries, 4-4474.



Figure 12: Above and detail, below. The Mt Roskill tram rumbles by the Rugby Buildings in about 1947 at a time when most of the area's trees were on the Eden Park side of Sandringham Road.
Photo: Eden Park, Auckland. Whites Aviation Ltd Photographs. Ref: WA-06040-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30652088>





Figure 13: An undated photograph of tram 190 leaving the Eden Park loop opposite the Rugby Buildings. Source: MOTAT 08 092 207 Trams near Eden Park. Gamble Collection. Walsh Memorial Library, The Museum of Transport and Technology (MOTAT)

Photographs, Contemporary



Figure 14: Rugby Buildings; the Sandringham Road/Rossmay Terrace corner.



Figure 15: Detail, east elevation showing river stone stucco panels on parapet and surrounding a leaded glass window.



Figure 16: Stucco All Black on the corner elevation. The surrounding pale buff mortar background was cleaned for the 2011 Rugby World Cup and the relief figure re-painted.



Figure 17: East elevation to Sandringham Road. Note stucco repairs on right side of parapet.



Figure 18: North elevation to Rossmay Terrace.



Figure 19: North elevation looking towards Eden Park showing the step down to single storey section and un-rendered brick construction at rear.



Figure 20: North elevation showing condition of river stone stucco panels where about 75% of cobbles have detached.



Figure 21: Looking east at rear wall of central tenancy showing original rear verandah entrance and later timber addition.



Figure 22: Original lattice transom leadlight above Papa's Pizza shop window, east elevation. Several similar leadlights survive above the Dental tenancy. The Mangal restaurant transom is obscured by signage.



Figure 23: South elevation from Sandringham Road.



Figure 24: South elevation, typical buff brickwork condition. Small areas have been repointed in Portland cement.



Figure 25: Mangal restaurant showing surviving early battened ceiling, architrave and staircase to first floor.



Figure 26: Papa's Pizza shop interior, largely refitted.

Appendix 5: Drawings

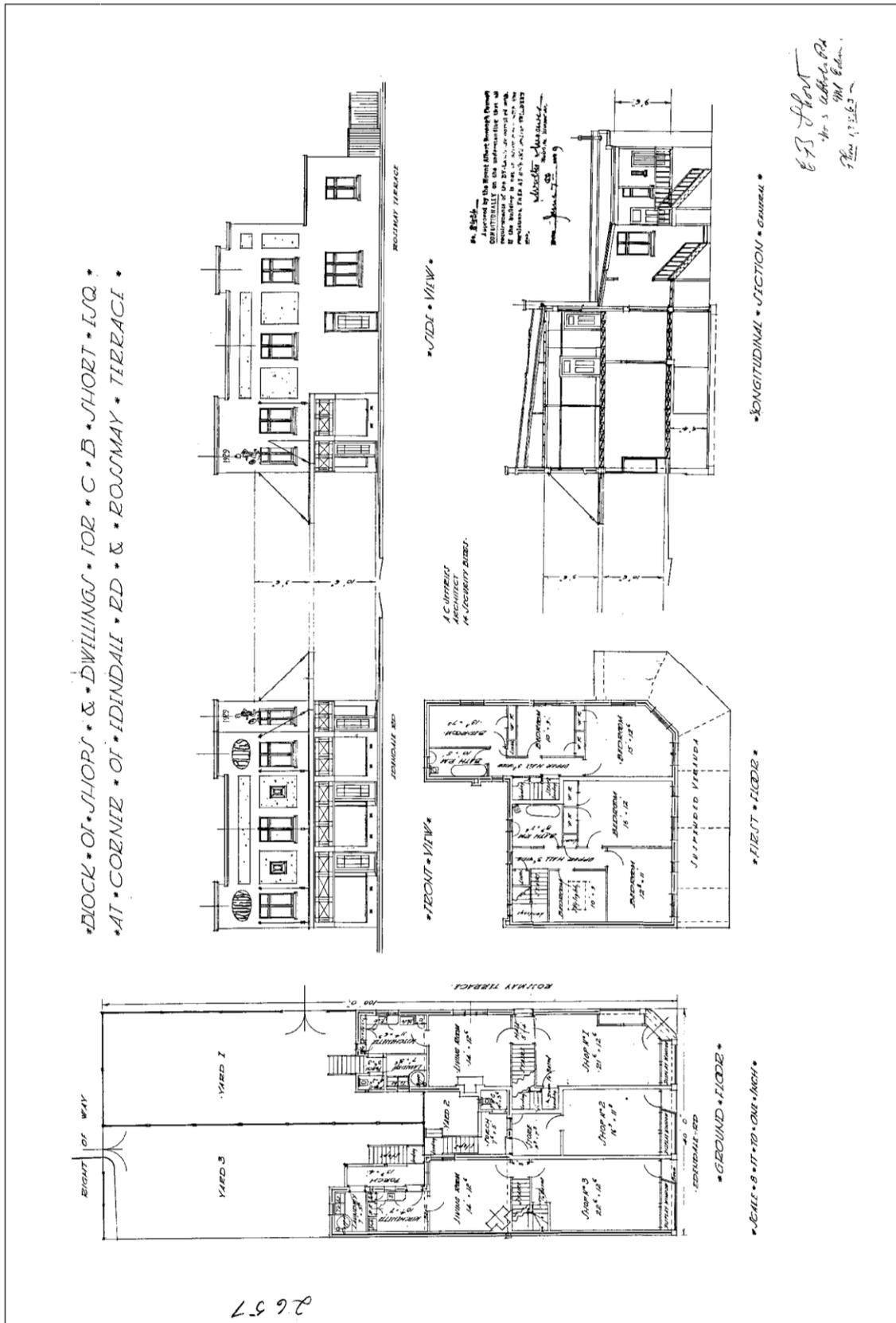


Figure 27: 1929 Plans elevations and sections: Source: Auckland Council

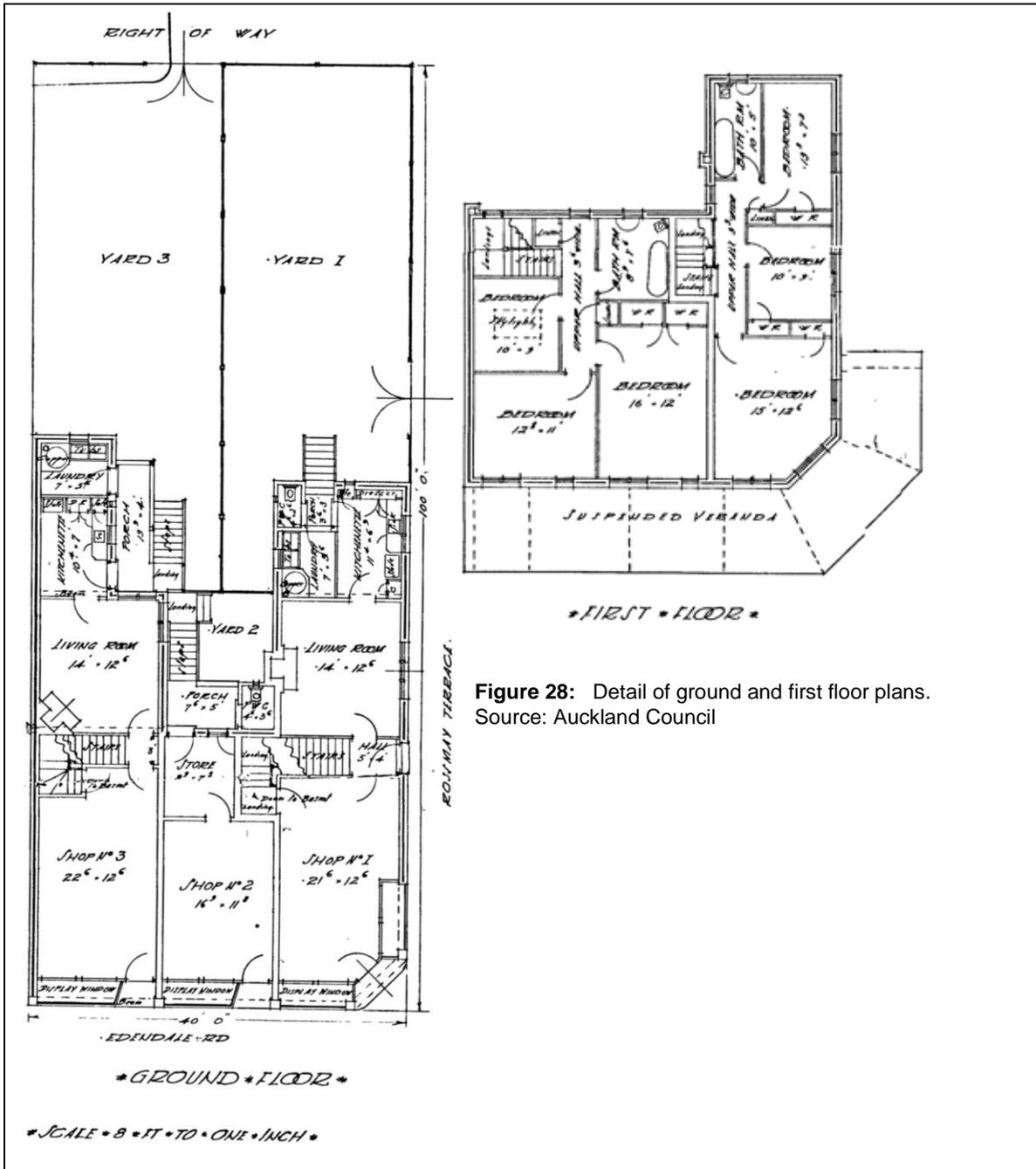


Figure 28: Detail of ground and first floor plans.
Source: Auckland Council



Figure 29: Detail of intended decoration on NE corner.
Source: Auckland Council

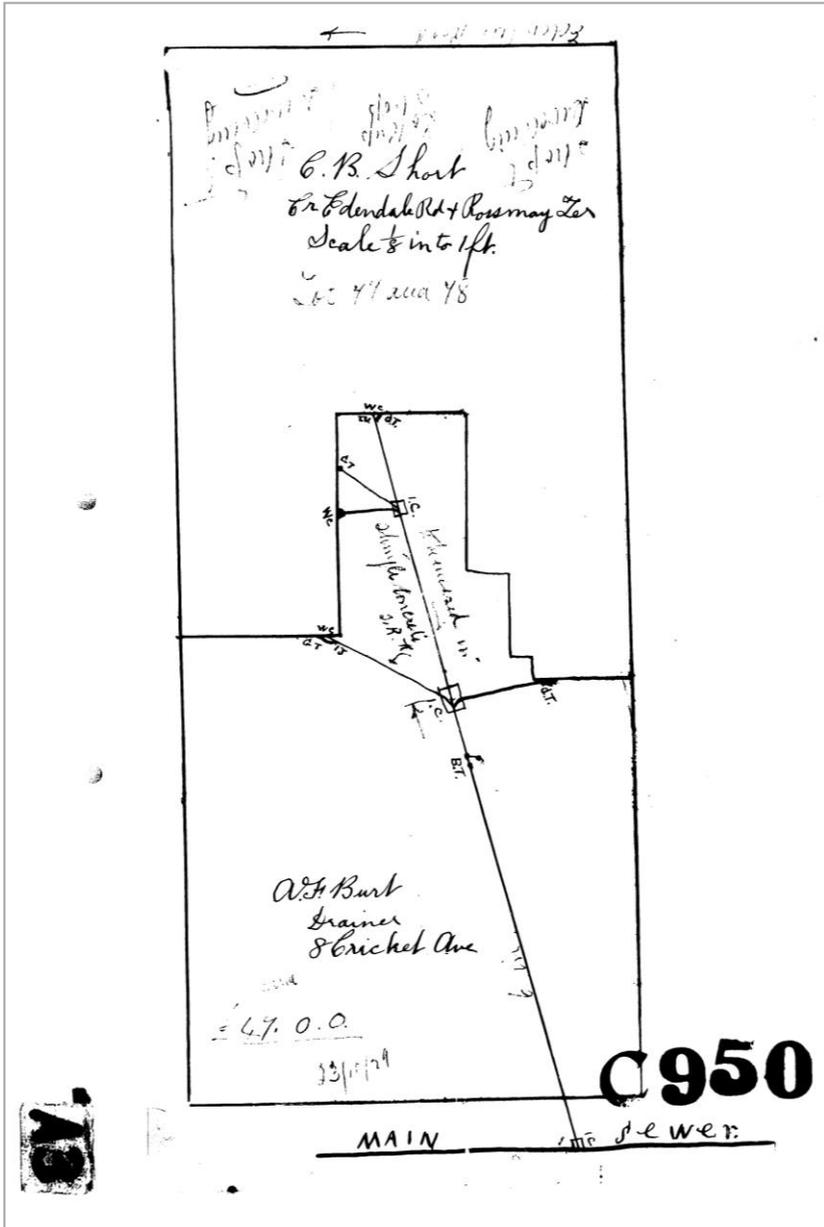


Figure 30: The 1929 drainage plan for Rugby Buildings. Source: Auckland Council

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End notes

¹ Searle, E. J. The Volcanoes of Auckland City NZ Journal of Geology & Geophysics Volume 5 Number 2 May 1962. 203-204

² See CT 45/275

³ *ibid*

⁴ Cleave's Building (Former) Heritage NZ Listing report June 2009

⁵ Balmoral and Sandringham heritage walks. Auckland City Council 2009

⁶ Papa's Pizza website "About Us" <http://www.papas1.co.nz/> visited 7 February 2017

⁷ Curiously, the figure has a painted silver fern on the wrong side of a 1929 jersey suggesting it is a later improvement.

⁸ NZ Herald 23 Dec 1909; NZ Herald 23 Dec 1910; Auckland Star 22 Dec 1911, NZ Herald 31 Jan 1913;

⁹ A survey of advertisements in the NZ Herald and Auckland Star between August 1927 and September 1937 produced tender notices for construction and or alterations to 53 houses, three flats, six shops, three factories, one hotel, one public hall and a wharf with offices and boatshed.

¹⁰ Heritage Evaluation Shops 1224 – 1228 Great North Road, Point Chevalier. Prepared by David Reynolds for Auckland Council Heritage Unit 2014

¹¹ Builder's Failure, Auckland Star, Volume LIX, Issue 196, 20 August 1928;

¹² Bankrupt Builder. New Zealand Herald, Volume LXV, Issue 20030, 21 August 1928

¹³ The 1946 Electoral Roll for Raglan has Short living at 80 Rifle Range Road Frankton.