

HERITAGE ASSESSMENT

Spooner Cottage

347 Tamaki Drive, St Heliers



Prepared for

Heritage Unit, Auckland Council

August 2016



THE HERITAGE STUDIO

Architectural & Building Conservation

HERITAGE ASSESSMENT

Spooner Cottage

347 Tamaki Drive, St Heliers

Prepared for

Heritage Unit, Auckland Council

August 2016

Final version

Cover image: The Anchorage (later Spooner Cottage), c.1898, [Auckland War Memorial Museum](#),
[Reference Number: PH-NEG-3968](#)

1.0 Purpose

The purpose of this document is to consider the place named Spooner Cottage (formerly the Anchorage) located at 347 Tamaki Drive, St Heliers against the criteria for the evaluation of historic heritage in the Proposed Auckland Unitary Plan (PAUP).

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

2.0 Identification

Site address	347 Tamaki Drive, St Heliers Auckland 1071
Legal description and Certificate of Title identifier	LOT 2 DP 21646 CT-480/197
NZTM grid reference	Easting: 1765192.23 / Northing: 5920036.77 Longitude: 174.852895 / Latitude: -36.851157
Ownership	E. E. Judge and L. A. Judge
District/regional plan & zoning	Residential 7a (Operative Auckland City - Isthmus Section, 1999)
PAUP zoning	Mixed Housing Suburban (As notified, September 2013)
Existing scheduled item(s)	None
Additional controls	Pre-1944 Demolition Control Overlay (PAUP as notified, September 2013)
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	Yes. The place is the site of human activity before 1900 but is not recorded as an archaeological site and has not been assessed to determine if it has 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, historical and contextual research for the evaluation was undertaken to an extent that enables the place to be evaluated against the criteria, but is not exhaustive. It is important to note that additional research may yield new information about the place.

Access onto the site and within the building was not possible. The physical description and visual observations are therefore based on plans, photographic records and those parts of the building visible from the public realm.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the building are based on visual observations only.

4.0 Historical summary

Refer to **Appendix 1** for a fully referenced historical background and **Appendix 2** for supplementary historical information.

In pre-colonial times, the broader area of St Heliers was a place of considerable settlement and activity. One of the Maori names recorded for the area was “Whanganui”, meaning Large (or Big) Bay.

The present-day suburb of St Heliers was established on original farm allotments 22, 23, 24, 25, 26 and 27; part of allotment 21; and the majority of allotments 11 and 12, in the Parish of Waitemata. For some time, the area was known as “Glen Orchard”, after the property of Lieutenant-Colonel William Taylor. The site of the future Spooner Cottage lay within Allotment 26, purchased during the second government auction of Tamaki land in 1842 by Scottish immigrants Ebenezer Birnie and John W. A. Johnstone. A year later, the land was in the ownership of William Goodfellow and in 1860, was purchased by James Gollan, one of the first members of the Tamaki West Road Board.

Several years later, in 1881, allotments 25 and 26 of the newly named district of “St Heliers Bay” were acquired by the St Heliers and Northcote Land Company; one of several suburban land operations formed during Auckland’s economic boom of the late 1870s and early 1880s. Further allotments were purchased by the company following its merger with the Remuera Land and Building Co. Ltd. in 1882, resulting in a total landholding of just over 600 acres. The St Heliers and Northcote Land Company commenced with the development of a model seaside suburb, prepared by land surveyor G. H. A. Purchas. The St Heliers Estate comprised 23 blocks (with lots therein) planned around a circular layout that formed the underlying street pattern of present-day St Heliers.

In 1882, in an attempt to attract prospective buyers, the company constructed a wharf and established a ferry service from St Heliers Bay to downtown Auckland. A further venture involved the development of the first stage of the City’s horse tram service. Contemporary newspaper articles promote St Heliers Bay as a desirable and “*beautiful*

estate”, with one particular report stating “...it requires no stretch of imagination to believe that that beautiful bay will become the Brighton of Auckland.”¹

In 1883, the mortgages on several allotments (including 25 and 26) were transferred to the company that would become known as the N.Z. and River Plate Land Mortgage Co. Ltd. Although land sales were disappointing and the tramway had yet to arrive from downtown Auckland, St Heliers, by the 1890s, had become a popular seaside destination. Visitors from as far as Thames would make day-trips to, or spend holidays at St Heliers, and Aucklanders took advantage of the twice-daily ferry service.

During the 1890s, one of 38 individuals who purchased land in St Heliers Bay was master mariner and brewer, Captain Charles Spooner (1843-1907). Born in Lawford, Essex, Spooner arrived in Auckland in 1867 where he continued his sea-faring career as master of several vessels trading on the coasts of New Zealand and New Caledonia. He retired from the sea in 1879 after accepting an appointment with the firm Hancock and Co., who established the Captain Cook brewery on Khyber Pass Road. He was a member of the Newmarket Borough Council (from 1890-1900), a prominent Freemason (from 1870) and was one of the original vestrymen at the Church of the Holy Sepulchre in Khyber Pass. Spooner was married to Sarah Emma (nee. Fail), and they had a family of six daughters and three sons.

Charles Spooner first bought land in St Heliers in 1894, comprising around three-and-a-half acres on original Allotments 25 and 26. The lots were located at the western end of the bay, between Auckland Road and The Parade, and fronting the beach. His first purchase, in June 1894, comprised Lot 29 of Block 8, and Lot 17, Block 9, with Lot 28, Block 8 acquired three months later. Further lots were purchased in 1896 and 1897.

After purchasing his first two lots in 1894, Spooner immediately sought permission to build a boat-house on the seaward side of present-day Tamaki Drive, which was granted in May 1894. Between 1894 and 1898, Spooner constructed a cottage near the foreshore on the first St Heliers lot he had purchased. Named the “Anchorage”, it was built for him and his family as a holiday home. Photographs taken of St Heliers Bay in the late 1890s reveal that the Anchorage was built as a modest single-storey, timber cottage, with a salt-box form, front verandah, double-hung sash windows and a single brick chimney. A timber and wire fence formed the boundary of the land and an orchard was established on the western slope. At the front boundary, a flagstaff was erected, enabling Spooner to welcome and farewell ships in the harbour.

By the turn of the century, the Anchorage was one of reportedly numerous weekend and summer holiday homes/baches in St Heliers Bay, despite the district only having just over 20 permanent residents. The seaside destination continued to encounter increasing popularity with locals and tourists alike, experiencing up to 3,500 visitors on public holidays spending time on the beach and recreation reserve. St Heliers’ population continued to increase, with 227 residents recorded in 1906, which more than doubled to 507 by 1916. The post-war population boom in Auckland resulted in further increases, with 885 residents recorded in 1921, and 1,737 in 1926.

Following Charles Spooner’s death in 1907, the land and cottage were transferred to his wife Emma. In 1915, a photograph of the Anchorage was taken that shows the cottage in its original location, with the same orientation and configuration. The cottage and landholding remained in the ownership of the Spooner family until 1925, when it was transferred to Alfred Thomson and Walter Dunne following the plan to subdivide the land into residential lots. Soon after, the property was advertised in the New

¹ New Zealand Herald, Volume XIX, Issue 6454, 25 July 1882, *The City Tramways and St. Helier’s Land Company*, 6 [Papers Past](#) [accessed 01.05.2016]; New Zealand Herald, Volume XIX, Issue 6487, 1 September 1882, *Excursion to St. Helier’s Bay*, 6, [Papers Past](#) [accessed 01.05.2016]

Zealand Herald as the “Spooner’s Estate”, and described as having “*the very finest position in all St. Heliers*” and “*Glorious views of the harbour.*”²

By 1926, part of the property was acquired by private hotelkeeper Julia King, who subsequently re-configured the lots to front The Strand (later Tamaki Drive) and the beach beyond. The middle section (Section 2), present-day 347 Tamaki Drive, was purchased in 1928 by hotelkeeper David Keyvar.³

Storekeeper Montague G. Laslett purchased the property in 1929, which marked the start of the place’s several-decade association with the Laslett family. Soon after, Laslett erected a small garage/service station in front of Spooner Cottage, close to the property’s front boundary. Two years later, the property was transferred to garage proprietor Ernest F. Laslett. The construction of the garage coincided with the opening of the Tamaki Drive in 1931-2 enabling the Lasletts to capitalise on the increased traffic between St Heliers and the city. The new waterfront thoroughfare was set to transform the bay’s accessibility and accelerate its suburban growth and development. By this time, the original corbelled chimney had been removed and the cottage possibly repositioned on its original site to accommodate the widening of the road.

In the early 1950s, the garage was replaced with a two-storey structure, which comprised a motor garage on the ground floor and living accommodation above. Mr and Mrs Laslett moved into the new building and Spooner Cottage was converted into two flats.

In 2002, present owners Eric E. Judge and Lynette A. Judge purchased the property. Whilst the garage experienced a number of uses over the years, Spooner Cottage remained in residential use.

5.0 Physical description

A site visit was undertaken on 13 June 2016. Parts of the building’s exterior and setting were viewed. Refer to **Appendix 3** for a photographic record.

Location, site and setting

347 Tamaki Drive is located in St Heliers, a seaside suburb in the northeastern corner of Auckland’s isthmus, approximately 10 kilometres east of the CBD and a short distance west of its commercial centre and Vellenoweth Green. St Heliers is the easternmost of a string of small beaches and residential suburbs that overlook the Waitemata Harbour and Hauraki Gulf Islands to the north. The land around the village centre and along the beach edge is predominantly flat; set in a small amphitheatre and surrounded by (mainly substantial) residential development on the slopes that gradually rise to the south, east and west.

The subject site is positioned towards the eastern end and on the southern side of Tamaki Drive, a key arterial route that stretches along the coastline and connects the CBD with Auckland’s eastern suburbs. The property forms part of a long and narrow level site measuring 804m² in area. The site is accessed from Tamaki Drive via a concrete driveway that runs alongside the eastern boundary and leads to a concrete parking area at the rear of the property.

² New Zealand Herald, Volume LXII, Issue 19173, 12 November 1925, *Page 3 Advertisements Column 1, 3*, [Papers Past](#) [accessed 04.05.2016]

³ CT 480/197, LINZ records



Figure 1: The location of 347 Tamaki Drive within its local and regional (inset) contexts (Auckland Council GeoMaps).

Spoooner Cottage is located behind a two-storey building, originally constructed as a garage with accommodation above and now operating as a pilates and physiotherapy studio, which stands close to the front boundary. The cottage is situated centrally on the site and orientated north-northwest facing the harbour. The surface area of the site is predominantly concrete, with a small area of lawn to the rear of the cottage. Boundary treatments include close-boarded timber and metal fences. Neighbouring properties comprise a mixture of two and three-storey apartment buildings, and a notable pohutukawa tree stands on the grass verge near the front of the property.



Figure 2: The subject property located on Tamaki Drive, close to the Auckland Road junction. It is situated directly opposite the beach and west of Vellenoweth Green (Auckland Council GeoMaps).



Figure 3: Close aerial view of 347 Tamaki Drive. The blue line denotes its formal Certificate of Title boundary and the subject cottage is circled (Auckland Council GeoMaps).

Structure

Spooner Cottage is a single-storey “salt-box” cottage (gable with incorporated lean-to) of square plan. The cottage is of timber-frame construction, clad in a mixture of plain and rusticated horizontal weatherboards with a corrugated metal roof and boxed eaves. Vertical timber boards line the base of the cottage, possibly added when the structure was repositioned on its site. Two small lean-to structures extend from the rear (south) elevation, while a hipped-roof verandah extends from the front (north). A replacement plain painted brick chimney rises from the lean-to roof slope. A modest board and batten structure abuts the verandah at the north-west corner.



Figure 4: Side (west) elevation showing salt-box form and double-hung sash windows (The Heritage Studio Ltd., 2016).



Figure 5: Rear elevation (The Heritage Studio Ltd., 2016).

Exterior

The cottage generally adopts the typical appearance of modest vernacular buildings associated with the early development of the locality. Characterised by its modest form and simplicity of detail, it has few decorative elements. The front and side elevations are inset with four-pane double-hung sash windows, each framed by profiled timber architraves and a plain cill. Timber casement windows have been introduced into the lean-tos, some with top-opening lights. The front entrance comprises a four-panel timber door with plain architraves. A later four-panel timber door, positioned directly adjacent to the main entry, provides access into the partially enclosed verandah. The verandah retains some of its supporting chamfered square posts, with timber-glazed fixed panels in the northeast corner and a shingle-clad balustrade, but is now without ornamentation. Steps provide access onto the verandah.

Condition

Those parts of the building that are visible appear to be in fair to good condition. The bargeboards on the side (west) elevation have become detached from their fixings and the weatherboard paintwork has peeled in places.

Use

The place retains its original use as a private dwelling, albeit as two flats.

Summary of key features

- The salt-box cottage, including all fabric and features associated with its original construction.

6.0 Comparative analysis

Refer to **Appendix 4** for further details.

When considering Spooner Cottage in relation to other similar or related places within the locality or region, a number of comparisons can be made. The most relevant of these include the historical association of the place with St Heliers' late nineteenth century history as an early seaside suburb and by virtue of this, as an early example of residential construction in the locality.

St Heliers' first phase of suburban development occurred during the late nineteenth century when it was established as a model seaside town. Residential subdivisions continued into the early twentieth century by which time the area was a well-known holiday destination. The area was characterised by collections of cottages and villas, many built as holiday homes, set within a predominantly rural landscape around a fledgling commercial centre. Although still a popular seaside suburb today, St Heliers' built character has changed dramatically, with many of the early buildings either extended for use as permanent family homes or replaced by large-scale post-war development. The relatively small number of houses symbolic of St Heliers' early history therefore represents important tangible reminders of a disappeared landscape.

Spooner Cottage is associated with Charles Spooner, who first acquired land in St Heliers in 1894 and built a holiday cottage soon after. The place represents one of only six *known* places within St Heliers that have coherence for reflecting a key period of development in the locality, none of which are currently scheduled in the PAUP. In drawing such comparisons, it would appear that Spooner Cottage is one of the earliest remaining houses associated with the first phase of suburban development in St Heliers and an early example of a holiday home in the locality. Whilst the building has experienced some change to ensure its continued use, its original cottage form remains entirely legible.

There are currently only three buildings in St Heliers that are scheduled as significant historic heritage places in the PAUP, and these are associated with quite different themes and patterns of development in the history of the locality.

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.

Spooner Cottage has considerable historical value as one of only a small number of extant late-nineteenth/early twentieth century dwellings that reflect early patterns of European settlement and development in the locality. Built as a holiday home between 1894 and 1898 following the formation of the St Heliers Estate, the place is an important tangible reminder and valuable remnant of the locality's establishment as a model seaside suburb and popular recreational destination; a legacy that continues to this day.

Spooner Cottage also has value for reflecting important aspects of the nation's social and economic history during the late nineteenth and early twentieth centuries. As a holiday home, the place represents patterns of social activity and family life in the locality at a time when it was becoming popular for the lower

middle-class to own a basic seaside retreat, often owing to a modest surplus income, increased leisure time and improved transport facilities.

The place is associated with local identity Captain Charles Spooner, who had connections with New Zealand's maritime history and Auckland's brewing industry. Spooner is of note locally as one of the early purchasers of several lots of land in the St Heliers Estate, and although the cottage was not his permanent place of residence, the Spooner family maintained connections with the local community for a number of decades.

The place has **considerable** historical value within the **locality**.

(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.

Although discreetly located, Spooner Cottage has moderate social value as an important physical reminder of the distinctive community identity that is associated with the early development of the St Heliers Estate. The cottage and its original owner, Charles Spooner, feature in a number of local histories and the cottage is identified as a 'point of interest' on the St Heliers' website, suggesting that the place is a marker with which the local community identifies and holds in high esteem.

The place has **moderate** social value within the **locality**.

(c) Mana Whenua

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

An assessment of the place's value to Mana Whenua has not been undertaken as part of this evaluation.

(d) Knowledge

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

As one of few remaining early cottages that represent the first phase of suburban development in St Heliers, Spooner Cottage has the potential to play a role in enhancing public understanding or appreciation of the history, life-ways and cultures of the area's history, particularly as a holiday destination. Furthermore, as a pre-1900 place, the cottage has potential to provide information on past human activity through archaeological investigation. Given the changes to the site however, the place is unlikely to yield substantial information not already available from other places or sources. As a private residence and not highly visible, the ability of the place to provide on-site access and/or interpretation is low.

The place has **little** knowledge value.

(e) Technological

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

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials and as such is considered to have no technological value.

The place has **no** technological value.

(f) Physical attributes

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

Spooner Cottage has considerable physical attributes value for reflecting an early and rare building type and period of construction in the locality.

Built in the 1890s as a modest salt-box cottage, the place retains its original form and a number of features illustrative of its late-nineteenth century construction. It is one of only two examples of such cottages in St Heliers, and one of only half a dozen remaining buildings that represent the area's early period of suburban development. As such, Spooner Cottage is a rare example of its type in the locality. Whilst changes have occurred to the building to ensure its continued use, these changes are reversible and do little to compromise the legibility of the cottage as a good representative example of vernacular architecture in St Heliers.

The place has **considerable** physical attributes value within the **locality**.

(g) Aesthetic

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

As an example of local vernacular construction, Spooner Cottage, as a modest salt-box cottage, exemplifies a late-nineteenth century aesthetic taste in a locality now largely characterised by modern development. However, its discreet location and changes to both to its site and setting have altered its relationship with its surroundings and minimised its aesthetic and visual qualities.

The place has **little** aesthetic value.

(h) Context

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

Spooner Cottage has moderate context value for its contribution to a dispersed group of *known* dwellings associated with St Heliers' early development as a seaside suburb, and for occupying its original, albeit modified, beachfront setting for 120 years.

Whilst some sources indicate that the cottage may have moved on its site, photographic records suggest that it continues to occupy its original site, which

adds meaning and value to the place as a small remnant of St Heliers' late-nineteenth century landscape within what is now a predominantly post-war suburban context. However, the physical and visual relationship of the place with its original site and beachfront setting has been compromised to a degree by hard-landscaping and infill development.

The place has **moderate** context value within the **locality**.

8.0 Statement of significance

Spoooner Cottage has considerable historical value as one of only a small number of extant late-nineteenth/early twentieth century dwellings that reflect early patterns of European settlement, development and social history in the locality, following the formation of the St Heliers Estate. It is associated with local identity Captain Charles Spooner and is an important tangible reminder and valuable remnant of the locality's establishment as a model seaside suburb and popular recreational destination. The place has moderate social value as a marker with which the local community identifies and holds in high esteem. As a modest, albeit modified, salt-box cottage, the place has considerable physical attributes value for representing an early period of construction in St Heliers and a rare example of its type in the locality. Occupying its original beachfront setting for 120 years, it has moderate context value for its contribution to a dispersed group of dwellings associated with St Heliers' early development.

9.0 Extent of the place for scheduling

- The identified extent of the place is the area that is integral to the function, meaning and relationships of the place.
- Given that later development and hard landscaping have compromised, to a degree, the relationship between Spooner Cottage and its site and setting, the extent of the place for scheduling is limited to those elements that contribute to the established values of the place. The extent of place therefore encompasses the cottage only.
- Access inside the building was not made during the site visit. Records indicate that whilst the interior accommodates two flats, the cottage largely retains its original layout. However, given that the interior has not been sighted for the purpose of this evaluation, it has been excluded from the extent of place until such time that its integrity can be confirmed. A further exclusion applies to the modest timber structure that abuts the front of the cottage (as shown in Figure 6). It is unknown whether this structure serves the cottage or the two-storey building in front, but has no value.



Figure 6: Showing the proposed extent of place (purple hatching), and the exclusion (red hatching).

10.0 Recommendations

- Based on the preceding evaluation, Spooner Cottage, 347 Tamaki Drive is shown to demonstrate *considerable* historical and physical attributes values, and *moderate* social and context values to the locality.
- Overall, the place is of **considerable** historic heritage significance within the **locality**.
- The extent of place includes the cottage only (as shown in Figure 6, above).

11.0 Table of Historic Heritage Values

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

*Levels of significance or value:

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

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

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

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Overall, Spooner Cottage is assessed as having considerable local historic heritage significance and as such merits inclusion in the Auckland Council Schedule of significant historic heritage places.

Place Name and/or Description	Spooner Cottage 347 Tamaki Drive, St Heliers
Category	B
Primary Feature	Spooner Cottage.
Known Heritage Values	A, F
Extent of Place	The extent of place solely comprises the subject structure, Spooner Cottage. Refer to Figure 6.
Exclusions	The interior of the cottage and a small timber structure that abuts the front of the cottage as shown in Figure 6.
Additional Controls for Archaeological Sites or Features	Yes
Place of Maori Interest or Significance	

Author:

The Heritage Studio Ltd.
Carolyn O'Neil, Heritage Consultant

Date:

August 2016

Reviewer:

Rebecca Freeman, Principal Specialist Built Heritage

Date:

June 2016

APPENDICES

Appendix 1: Historical background
Chronological summaries

Appendix 2: Supplementary historical information

Appendix 3: Photographic record

Appendix 4: Comparative analysis

APPENDIX 1

Historical background

Early history

In pre-colonial times, the broader area of St Heliers was a place of considerable settlement and activity. One of the Maori names recorded for the area was “Whanganui”, meaning Large (or Big) Bay.⁴ The area between Achilles Point and West Tamaki Head was named “Te Pane o Horoiwi” by one of the chiefs of the Tainui canoe, a name that is believed to have occurred during an early period of Maori occupation.⁵ It is reported that a number of the Tainui canoe crew settled on the lower Tamaki Estuary among tangata whenua from whom Ngai Tai are descended.⁶ To the south, Te Taurere (Taylors Hill), reputedly one of the Auckland Isthmus’ oldest pa, is said to have been occupied originally by Ngati Titahi.⁷ During the mid-eighteenth century, Te Taurere was reputedly one of the pa taken by Ngati Whatua during their settlement on the Isthmus. Records indicate that prior to the Musket Wars, the area around the Tamaki River was well populated, but this changed during the conflict, which saw the decimation of the local Ngati Paoa and the abandonment of the area until the late 1830s.⁸

In 1840, at Karaka Bay on the Tamaki Strait, representatives of Queen Victoria and the local Maori chiefs signed the Treaty of Waitangi. The following year, the 6,000 acre Kohimarama block, an area subject to Ngati Paoa customary rights, was obtained by the British Crown as part of the founding of Auckland as colonial capital.⁹ In 1842, the first Crown Land Grants were made available for sale.¹⁰

Early European land owners

The present-day suburb of St Heliers was established on original farm allotments 22, 23, 24, 25, 26 and 27; part of allotment 21; and the majority of allotments 11 and 12, in the Parish of Waitamata. For some time, the area was known as “Glen Orchard”, after the property of Lieutenant-Colonel William Taylor (1790-1868).¹¹

The site of the future Spooner Cottage laid within Allotment 26, purchased during the second government auction of Tamaki land in 1842 by Ebenezer Birnie and John W. A. Johnstone. The Scottish immigrants also acquired the neighbouring allotment 25, together with allotment 22. A year later, the northern portion of allotments 25 and 26 were sold to another Scottish immigrant, baker and miller William Goodfellow (1800-1890). Goodfellow and his family are thought to have used the property as “Goodfellow’s Beach” as a holiday destination until they temporarily relocated there in 1848 following the acquisition of the southern portions of allotments 25 and 26.¹²

⁴ Jackson, E. T., 1976, *Delving into the past of Auckland’s Eastern Suburbs, Section 6: St Heliers*, 1

⁵ Archaeopedia, 2007, *St Heliers Bay*, http://archaeopedia.com/wiki/index.php?title=St_Heliers_Bay [accessed 30.04.2016]

⁶ Ibid.

⁷ McKenzie, J., 2010, *Heritage New Zealand Pouhere Taonga (HNZPT) Listing: Glen Orchard, 91 St Heliers Bay Road, St Heliers*, <http://www.heritage.org.nz/the-list/details/581> [accessed 30.04.2016]

⁸ Archaeopedia, 2007

⁹ McKenzie, J., 2010, *Heritage New Zealand Pouhere Taonga (HNZPT) Listing: Glen Orchard, 91 St Heliers Bay Road, St Heliers*, <http://www.heritage.org.nz/the-list/details/581> [accessed 30.04.2016]; St Heliers website, *Our Community, Our History*, <http://stheliers.com/our-community/our-history/timeline> [accessed 30.04.2016]

¹⁰ St Heliers website, *Our Community, Our History*, <http://stheliers.com/our-community/our-history/timeline> [accessed 30.04.2016]

¹¹ Jackson, E. T., 1976, 1; McKenzie, J., 2010

¹² Jackson, E. T., 1976, 9, 15-16

In 1860, James Gollan (1807-1890) purchased allotments 25 and 26 from William Goodfellow, having leased and farmed the land since 1853.¹³ He became one of the first members of the Tamaki West Road Board, which formed in 1862, and continued to live in the area with his family until his death in 1890.¹⁴



Figure 7: Extract of Sheet 4 of a cadastral map of Eden County, showing the Tamaki West Road District (est. 1862), its original farm allotments and the St Heliers Estate, 1892. Allotments 25 and 26 highlighted. (Wellington, New Zealand Department of Lands and Survey, 1892)
[Sir George Grey Special Collections, Auckland Libraries, NZ Map 4658](#)

The St Heliers Estate

In 1881, allotments 25 and 26 of the newly named district of “St Heliers Bay”¹⁵ were acquired by the St Heliers and Northcote Land Company; a company previously associated with the acquisition and subdivision of land in Northcote, and one of several suburban land operations formed during Auckland’s economic boom of the late 1870s and early 1880s. Further allotments were purchased by the company following its merger with the Remuera Land and Building Co. Ltd. in 1882, resulting in a total landholding of just over 600 acres. The St Heliers and Northcote Land Company (also known as the St Heliers Land Company) commenced with the development of a model seaside suburb, prepared by land surveyor G. H. A. Purchas.¹⁶ The St Heliers Estate comprised 23 blocks (with lots therein) planned around a circular layout that formed the underlying street pattern of present-day St Heliers.

¹³ *Ibid.*, 49-52

¹⁴ *Ibid.*, 51

¹⁵ The name was shortened to “St Heliers” in 1901.

¹⁶ Jackson, E. T., 1976, 60; McKenzie, J., 2010; The New Zealand Herald, Volume XIX, Issue 6473, 16 August 1882, Page 3 Advertisements Column 2, 3, [Papers Past](#) [accessed 01.05.2016]



Figure 8: Showing allotments and sections for sale in the St Heliers Estate, 1880s.
(Auckland, Wilsons & Horton, 1880s)

[Sir George Grey Special Collections, Auckland Libraries, NZ Map 4264](#)

In 1882, in an attempt to attract prospective buyers, the company constructed a 1,500ft long wharf and established a ferry service from St Heliers Bay to downtown Auckland. A further venture involved the development of the first stage of the City's horse tram service.¹⁷ Contemporary newspaper articles promote St Heliers Bay as a desirable and "*beautiful estate*", with one particular report stating "...it requires no stretch of imagination to believe that that beautiful bay will become the Brighton of Auckland."¹⁸

In 1883, the company changed its name to the City of Auckland Tramways and Suburban Land Co. Ltd., and by the end of the following year transferred the mortgages on several allotments (including 25 and 26) to the company that would become known as the N.Z. and River Plate Land Mortgage Co. Ltd. Due to their financial situation, the company was unable to postpone land sales until the tram reached St Heliers Bay, and as such began to auction Estate land in late 1884 and early 1885.¹⁹ The land was advertised as "*undulating country, all in grass or in plantations and orchard...*", and sections measuring between half an acre and 10 acres were offered for sale.

Despite encouraging advertisements and speculative interest in the St Heliers Estate, only 19 people purchased lots from the company between 1882 and 1889. As a result, the River Plate Land Mortgage Company (who already held two mortgages on part of the land) was transferred the residue of the Estate.²⁰ Although land sales were disappointing and the tramway had yet to arrive from downtown Auckland, St Heliers had become a popular seaside destination by the 1890s. Visitors from as far as Thames would make day-trips to, or spend holidays at St Heliers, and Aucklanders took advantage of the twice-daily ferry service, ran by the Devonport Steam Ferry Company.²¹

During the 1890s, 38 individuals (across 59 transactions) purchased land in St Heliers Bay, a number of whom became large landowners, and well known the district. One such individual was Captain Charles Spooner (1843-1907), a brewer, and trustee of Samuel Jagger, part owner of the St Heliers Bay Hotel between 1888 and 1890.²²

Captain Charles Spooner (1843-1907)

Born in Lawford, Essex, Charles Spooner arrived in Auckland in 1867 where he continued his sea-faring career as master of several vessels trading on the coasts of New Zealand and New Caledonia.²³ He retired from the sea in 1879 after accepting an appointment with the firm Hancock and Co., who established the Captain Cook brewery, "*one of the largest and most complete in the colony...*"²⁴, on Khyber Pass Road. Spooner started work for Thomas Hancock, father-in-law of the aforementioned Samuel Jagger, in 1880. Spooner was an active member of the Auckland community. He was a member of the Newmarket Borough Council (from 1890-1900), a prominent Freemason (from 1870) and was one of the original vestrymen at the Church of the Holy Sepulchre in Khyber Pass. He also became interested in photography.²⁵ Interestingly, an article in the Auckland Star, dated 9 May 1896, for a notice of application for a publican's license, names Charles Spooner as the owner of the St.

¹⁷ Jackson, E. T., 1976, 62-67; McKenzie, J., 2010

¹⁸ New Zealand Herald, Volume XIX, Issue 6454, 25 July 1882, *The City Tramways and St. Helier's Land Company*, 6 [Papers Past](#) [accessed 01.05.2016]; New Zealand Herald, Volume XIX, Issue 6487, 1 September 1882, *Excursion to St. Helier's Bay*, 6, [Papers Past](#) [accessed 01.05.2016]

¹⁹ Jackson, E. T., 1976, 67-68

²⁰ *Ibid.*, 74

²¹ *Ibid.*, 81; Haworth, D. and Williams, V., 1982, *St Heliers Bay Centennial, 1882-1982*, 7

²² *Ibid.*, 83, 89

²³ Roberts, J., 1979, *Journal of the Auckland-Waikato Historical Societies: Capt. Charles Spooner*, 19; Cyclopedia Company Limited, 1902, *The Cyclopedia of New Zealand [Auckland Provincial District]: Old Colonists, Mr. Charles Spooner*, 439

²⁴ The Resources of New Zealand, 1898, cited in Roberts, J., 1979, 20

²⁵ Roberts, J., 1979, 21

Heliers Hotel, but this appears to be in the capacity of executor to Samuel Jagger's estate.²⁶ Spooner was married to Sarah Emma (nee. Fail), and they had a family of six daughters and three sons.

Charles Spooner first bought land in St Heliers in 1894, comprising around three-and-a-half acres of land on original Allotments 25 and 26. The lots were located at the western end of the bay, between Auckland Road and The Parade, and fronting the beach. His first purchase, in June 1894, comprised Lot 29 of Block 8, and Lot 17, Block 9, with Lot 28, Block 8 acquired three months later.²⁷ The land was transferred directly from the River Plate Land Mortgage Company Limited.²⁸ In 1896, Spooner acquired Lots 1, 2 and 3, Block 8 from Surveyor Christopher F. Maxwell, and Mariner Francis A. Maxwell.²⁹ Finally, in 1897, he purchased Lots 24, 25, 26 and 27, Block 8.³⁰ A year later, he transferred Lots 17 and 18, Block 9 back to the River Plate Company.³¹

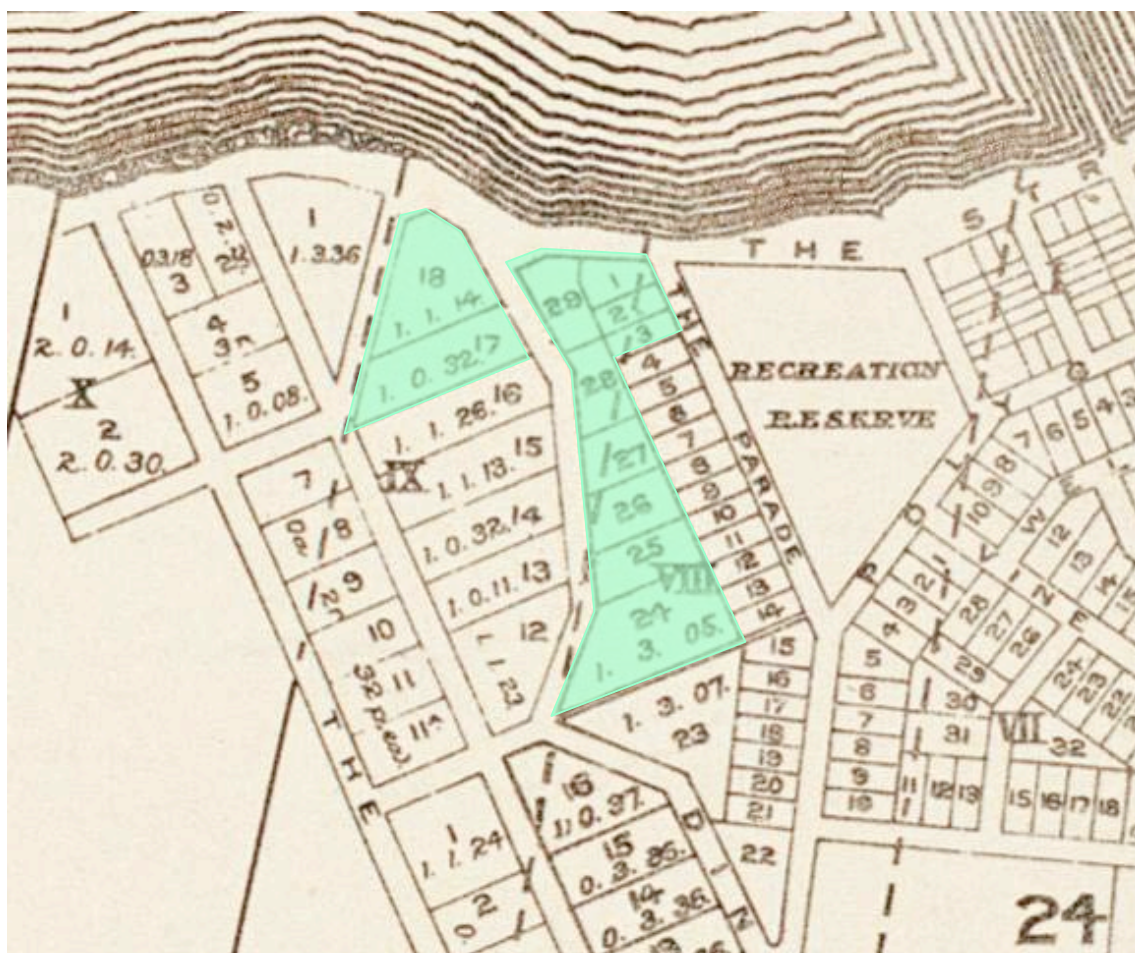


Figure 9: Extract of Sheet 4 of a cadastral map of Eden County, its original farm allotments and the St Heliers Estate, 1892. Highlighted are the lots purchased by Charles Spooner.

(Wellington, New Zealand Department of Lands and Survey, 1892)

[Sir George Grey Special Collections, Auckland Libraries, NZ Map 4658](#)

²⁶ Auckland Star, Volume XXVII, Issue 108, 9 May 1896, *Page 2 Advertisements Column 7, 2*, [Papers Past](#) [accessed 04.05.2016]

²⁷ DP 410, CT 70/244, CT 71/259, Land Information New Zealand (LINZ) records

²⁸ CT 35/175, LINZ records; Jackson, E. T., 1976, 83

²⁹ DP 410, CT 70/258, CT 69/66, LINZ records

³⁰ DP 410, CT 71/259, LINZ records

³¹ Jackson, E. T., 1976, 89

After purchasing his first two lots in 1894, Spooner immediately sought permission to build a boathouse on the seaward side of present-day Tamaki Drive, which was granted in May 1894. An Auckland Star newspaper article read:

“BOAT-HOUSE. – Charles Spooner was granted permission to erect a boat-house on the western end of St Helier’s Bay, subject to the usual conditions.”³²



Figure 10: Looking east across St Heliers Bay. It is understood that the boat-house/shed in the lower left corner of the image is that of Charles Spooner’s, located on the foreshore adjacent to his property (fenced right), c.1898.

[Auckland War Memorial Museum, Reference Number PH-NEG-3970](#)

The Anchorage (later known as Spooner Cottage)

At some point between 1894 and 1898, on the first St Heliers lot he purchased (Lot 29, Block 8) in 1894, Charles Spooner constructed a cottage near the foreshore, erected a flagstaff, and established an orchard. The cottage, which he named the “Anchorage”, was built for him and his family as a holiday home.³³ Photographs taken of St Heliers Bay in the late 1890s reveal that the Anchorage was built as a modest single-storey, timber cottage, of salt-box form with a front verandah, double-hung sash windows and a single brick chimney. A timber and wire fence formed the boundary of the land and an orchard was established on the western slope. The flagstaff was situated at the front boundary, enabling Spooner to welcome and farewell ships in the harbour.³⁴

³² Auckland Star, Volume XXV, Issue 121, 22 May 1894, *Auckland Harbour Board*, 5, [Papers Past](#) [accessed 04.05.2016]

³³ Roberts, J., 1979, 22

³⁴ Ibid.



Figure 11: The Anchorage, c.1898.

[Auckland War Memorial Museum, Reference Number: PH-NEG-3968](#)



Figure 12: Looking east across St Heliers Bay, with Captain and Mrs Spooner's cottage, the Anchorage, in the foreground. Note the St Heliers Bay Hotel (centre) and wharf (centre left), 1899.

[Sir George Grey Special Collections, Auckland Libraries, 7-A3177](#)



Figure 13: Captain and Mrs Spooner and their nine children, in their boat, the "Ripple" off St Heliers Bay. Photo from J. Roberts and taken from an article written in the *Journal of the Auckland-Waikato Historical Societies*, 1979.

By the turn of the century, the Anchorage was one of reportedly numerous weekend and summer holiday homes in St Heliers Bay, despite the district only having just over 20 permanent residents.³⁵ The seaside destination continued to encounter increasing popularity with locals and tourists alike, experiencing up to 3,500 visitors on public holidays spending time on the beach and recreation reserve.³⁶ St Heliers' population continued to increase, with 227 residents recorded in 1906, which more than doubled to 507 by 1916.³⁷ The post-war population boom in Auckland resulted in further increases, with 885 residents recorded in 1921, and 1,737 in 1926.³⁸



Figure 14: Looking west along St Heliers beach, showing St Heliers Bay Wharf, boatsheds, a number of early cottages near the beachfront. The Anchorage is in the distance (circled), 1911. [Sir George Grey Special Collections, Auckland Libraries, 1-W29](#)



Figure 15: Looking west along St Heliers beach, showing the crowds congregating on the beach, many of which would have been day-trippers or holidaymakers, 1923. [Sir George Grey Special Collections, Auckland Libraries, 7-A3428](#)

Following Charles Spooner's death in 1907, the land and cottage was transferred to his wife Emma (also recorded as Sarah Emma).³⁹ In 1915, a photograph of the Anchorage was taken that shows the cottage in its original location, with the same orientation. Vegetation that had grown along the property boundary partly screened the cottage from view, which is likely to have made it less visible from The Strand (see Figure 16).

³⁵ Jackson, E. T., 1976, 97

³⁶ Ibid.

³⁷ St Heliers website, *Our Community, Our History*, <http://stheliers.com/our-community/our-history/timeline> [accessed 04.05.2016]

³⁸ Ibid.

³⁹ CT 70/244, LINZ records



Figure 16: Looking east from the western end of St Heliers Bay showing The Strand, (foreground), and Mrs. Spooner's cottage, (right), 1915.

[Sir George Grey Special Collections, Auckland Libraries, 4-1470](#)

The cottage and landholding remained in the ownership of the Spooner family until 1925, when records indicate it was transferred to Alfred Thomson and Walter Dunne as tenants in common in equal shares. This occurred following the plan to subdivide the land into residential lots.⁴⁰ Soon after, the property was put forward for sale by Auctioneer and Estate Agent, George Walker. Advertised in the *New Zealand Herald* as the “Spooner’s Estate”, it was described as having “*the very finest position in all St. Heliers*” and “*Glorious views of the harbour*.”⁴¹ Ten sections were offered for sale, but only one sold; the others failed to reach the reserve price. Although an offer of £15 per foot was made on waterfront sections, this was refused.⁴²

By May 1926, however, the part of the property upon which Spooner Cottage stands was acquired by private hotelkeeper Julia King.⁴³ King bought three lots (3, 4 and 5) of the newly subdivided property, which comprised original Lot 29 and a small portion of original Lot 1 and 2 of Block 8, purchased by Charles Spooner in 1894 and 1896 respectively.⁴⁴ Two years later, King’s three lots, all of which had a frontage to Auckland Road, were reconfigured as long narrow sections that fronted The Strand (later Tamaki Drive) and the beach beyond.⁴⁵ The middle section (Section 2), present-day 347 Tamaki Drive, was purchased in 1928 by hotelkeeper David Keyvar.⁴⁶

Storekeeper Montague G. Laslett purchased the property in 1929, which marked the start of the place’s several-decade association with the Laslett family.⁴⁷ Soon after, Laslett submitted an application for the erection of a small garage/service station in front of Spooner Cottage, close to the property’s front boundary.⁴⁸ Two years later, the property was transferred to service station and garage proprietor Ernest F. Laslett.⁴⁹ The construction of the garage coincided with the opening of the Tamaki Drive in 1931-2 enabling the Lasletts to capitalise on the increased traffic between St Heliers and the city.⁵⁰ The new waterfront thoroughfare was set to transform the bay’s accessibility and accelerate its suburban growth and development.

⁴⁰ CT 70/244, CT 70/258, CT 69/66, CT 83/24, CT 71/259, CT 423/279, and DP 18913, LINZ records

⁴¹ *New Zealand Herald*, Volume LXII, Issue 19173, 12 November 1925, *Page 3 Advertisements Column 1, 3*, [Papers Past](#) [accessed 04.05.2016]

⁴² *New Zealand Herald*, Volume LXII, Issue 19164, 2 November 1925, *Commercial*, 9, [Papers Past](#) [accessed 04.05.2016]

⁴³ CT 438/282, LINZ records

⁴⁴ *Ibid.*, DP 18913, DP 23493, DP 19256, LINZ records

⁴⁵ DP 21646, LINZ records

⁴⁶ CT 480/197, LINZ records

⁴⁷ *Ibid.*

⁴⁸ Auckland Council property records: *Filenet, 347 Tamaki Drive, St Heliers*. See **Appendix 3**.

⁴⁹ CT 480/197, LINZ records

⁵⁰ St Heliers website, *Our Community, Our History*, <http://stheliers.com/our-community/our-history/timeline> [accessed 30.04.2016]

By this time, the original corbelled chimney had been removed and the cottage possibly relocated or repositioned on its original site to accommodate the widening of the road.



Figure 17: Looking east along the newly formed Tamaki Drive and St Heliers beach from the vicinity of Auckland Road. The seaside suburb had experienced a marked growth during the development boom of the previous decade. Note the fuel pumps of J. E. F. Laslett's garage (lower right), 1931.
[Sir George Grey Special Collections, Auckland Libraries, 4-5363](#)



Figure 18: Looking southeast across St Heliers from the vicinity of Auckland Road. Showing Spoooner Cottage in the foreground and the fuel pumps of J. E. F. Laslett's garage (lower left), 1931. Note that the chimney had been removed by this time.
[Sir George Grey Special Collections, Auckland Libraries, 4-5364](#)



Figure 19: Showing a collage of the above images.

In 1951, plans were drawn up for E. F. Laslett for the construction of a two-storey structure, which would replace the existing garage at the front of the site. The proposed building comprised a motor garage on the ground floor and living accommodation on the first floor.⁵¹ To the rear, a single-storey timber structure provided a locker room and an externally accessed laundry and w.c., which abutted Spooner Cottage behind. By 1954, the building had been constructed, largely screening the cottage from view (refer to Figure 20). Mr and Mrs Laslett moved into the first floor accommodation and the cottage was converted into two flats.⁵²



Figure 20: St Heliers Bay (above) showing the new garage building at the front of Spooner Cottage (circled), 1954

Reference: WA-35682-F

Alexander Turnbull Library, Whites Aviation Ltd Photographs (1920-1988 Collection)

In 1982, plans were drawn up for changes to the front garage, then known as BP St Heliers Bay Motors. The plan appears to indicate that the laundry room at the rear of the garage had, at that time, been incorporated into the floor space of Spooner Cottage, although building heights suggest that this was not the case.⁵³

The property was acquired by Eric E. Judge and Lynette A. Judge in 2002. Soon after, an application was made to convert the existing garage into a restaurant/café and retain three residential units on the site.⁵⁴ This included two flats already established within Spooner Cottage. The proposal also involved the formation of a car park at the rear of the site.⁵⁵

In June 2016, Spooner Cottage remained in residential use and in the ownership of Eric and Lynette Judge.

⁵¹ Auckland Council Property records, *Filenet: 347 Tamaki Drive, St Heliers*

⁵² Jackson, E. T., 1976, 90

⁵³ Ibid.

⁵⁴ 347 Tamaki Drive, St Heliers, 31.01.2002-28.02.2003, AKC 009 Auckland City Environments Heritage [Resource Consent Application] Files 1997-2008, 66k, 66, Auckland Council Archives, Auckland, New Zealand.

⁵⁵ Ibid.

Chronological summaries

Chronology of ownership and events

The following table represents a chronological summary of known early owners/occupiers and events associated with the place. It derives information from both primary and secondary sources.

Date	Ownership/Event
1842	Ebenezer Birnie and John W. A. Johnstone purchased allotment 26.
1843	The northern portion of allotments 25 and 26 was sold to William Goodfellow, which he used as a holiday destination.
1860	Allotments 25 and 26 were acquired by James Gollan.
1881	Allotments 25 and 26 were transferred to the St Heliers and Northcote Land Company and St Heliers Estate subdivision was subsequently formed.
1883	The N.Z. and River Plate Land Mortgage Co. Ltd were transferred several allotments including 25 and 26.
1894	Charles Spooner purchased three-and-a-half acres of land on original allotments 25 and 26, which comprised Lot 29 of block 8. The land upon which the Anchorage (later Spooner Cottage) was built. Spooner constructed a boathouse on the western end of the beach.
1907	Following Charles Spooner's death, the property was transferred to his wife Emma.
1925	Alfred Thomson and Walter Dunne acquired the property, following the plan to subdivide the land into residential lots.
1926	Spooner Cottage and neighbouring lots were purchased by Julia King, who reconfigured the land into narrow sections two years later.
1928	The section upon which Spooner Cottage stood was transferred to David Keyvar.
1929	Montague G. Laslett acquired the property and soon after constructed small garage/service station on the road frontage.
1931	The property was sold to family member Ernest F. Laslett.
1951	Plans were drawn up on behalf of Laslett for a two-motor garage with living accommodation on the first floor. It was built by 1954.
2002	The property was acquired by Eric E. and Lynette A. Judge.

Chronology of changes

The following table provides a chronological summary of known physical changes associated with Spooner Cottage, 347 Tamaki Drive. Some dates remain unconfirmed.

Date	Change
1894-8	The Anchorage (later Spooner Cottage) was built as a single-storey, saltbox cottage, overlooking the beach.
1931	By this time, the original corbelled chimney had been removed and the cottage possibly repositioned on its original site.
Early 1950s	The cottage was converted into two flats. At some stage a plain chimney was constructed in the rear lean-to.

APPENDIX 2

Supplementary historical information

Land Information New Zealand (LINZ) records: Deposit Plans

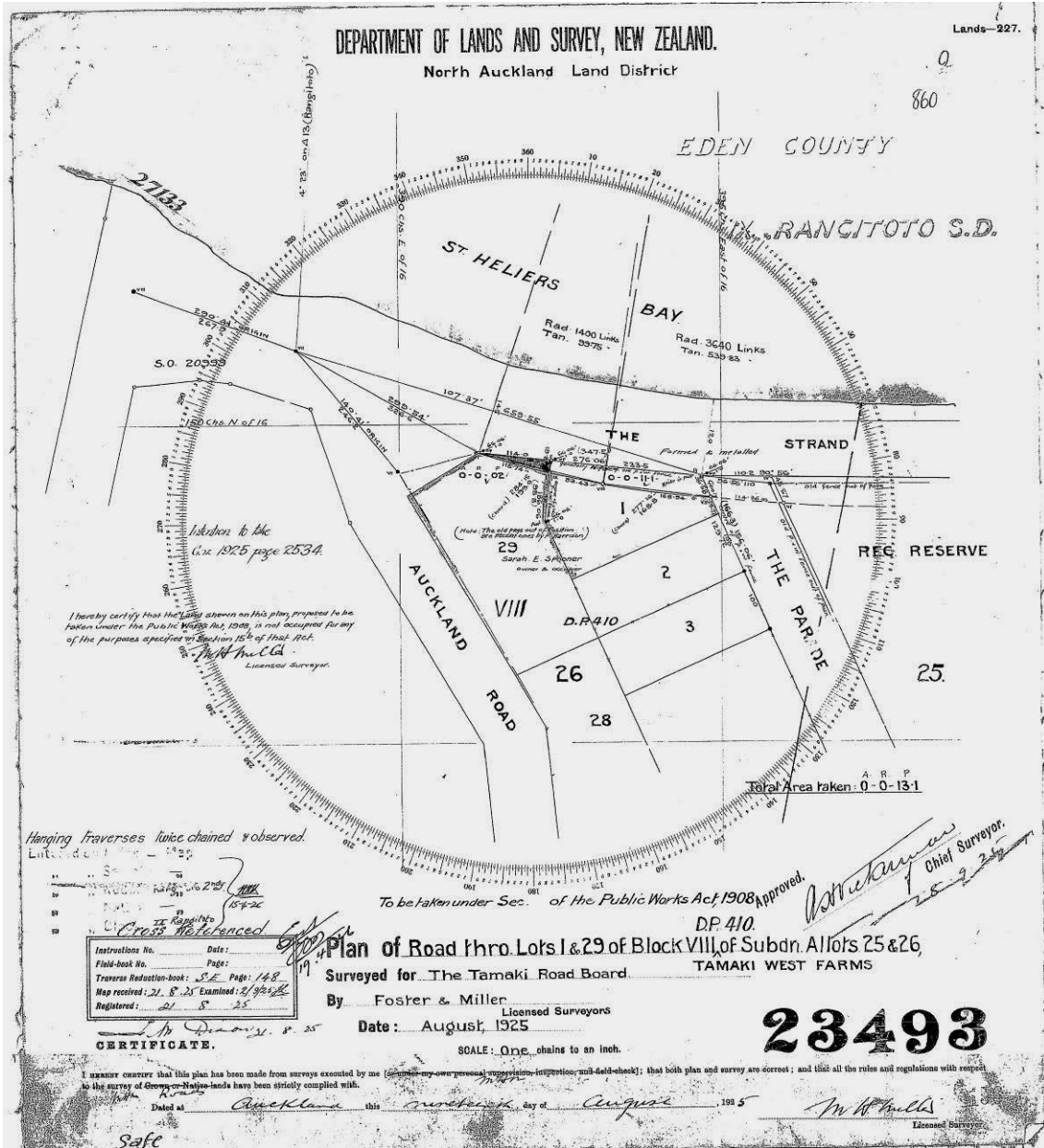
1885



The subdivision of allotments 22, 23, 24, 25, 26 and 27 of the Parish of Waitemata, and the creation of the St Heliers Bay Estate, surveyed for the City of Auckland Tramways and Suburban Land Company Limited. The plan is a 1981 drawn copy of the 1885 original.

DP 410, LINZ records

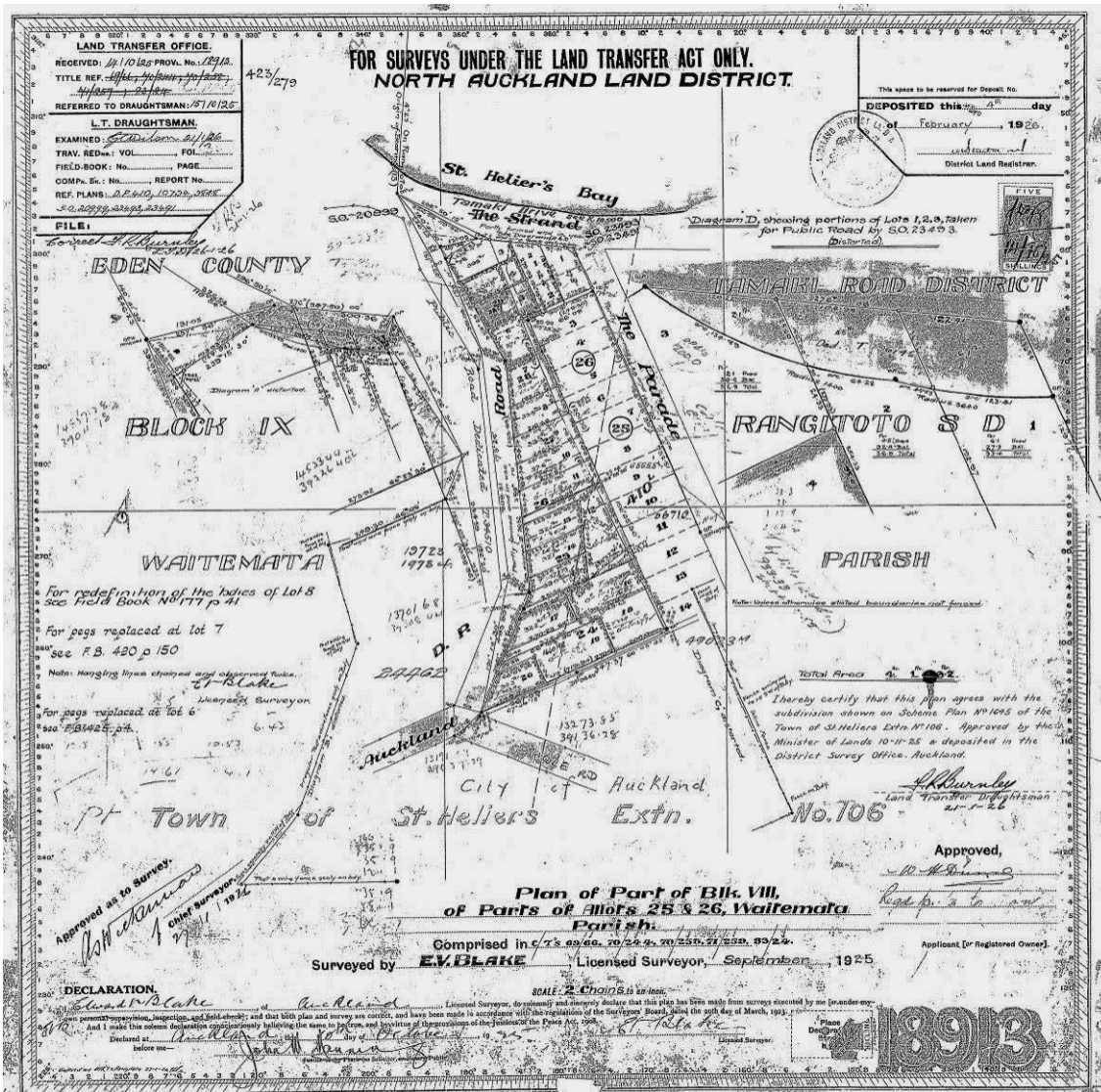
1925



Plan showing portions Lot 29 and Lo1 1 of Block 8, taken for the widening of the road, then called The Strand (later Tamaki Road). The plan shows the owner and occupier at this time was Sarah E. Spooner.

DP 23493, LINZ records

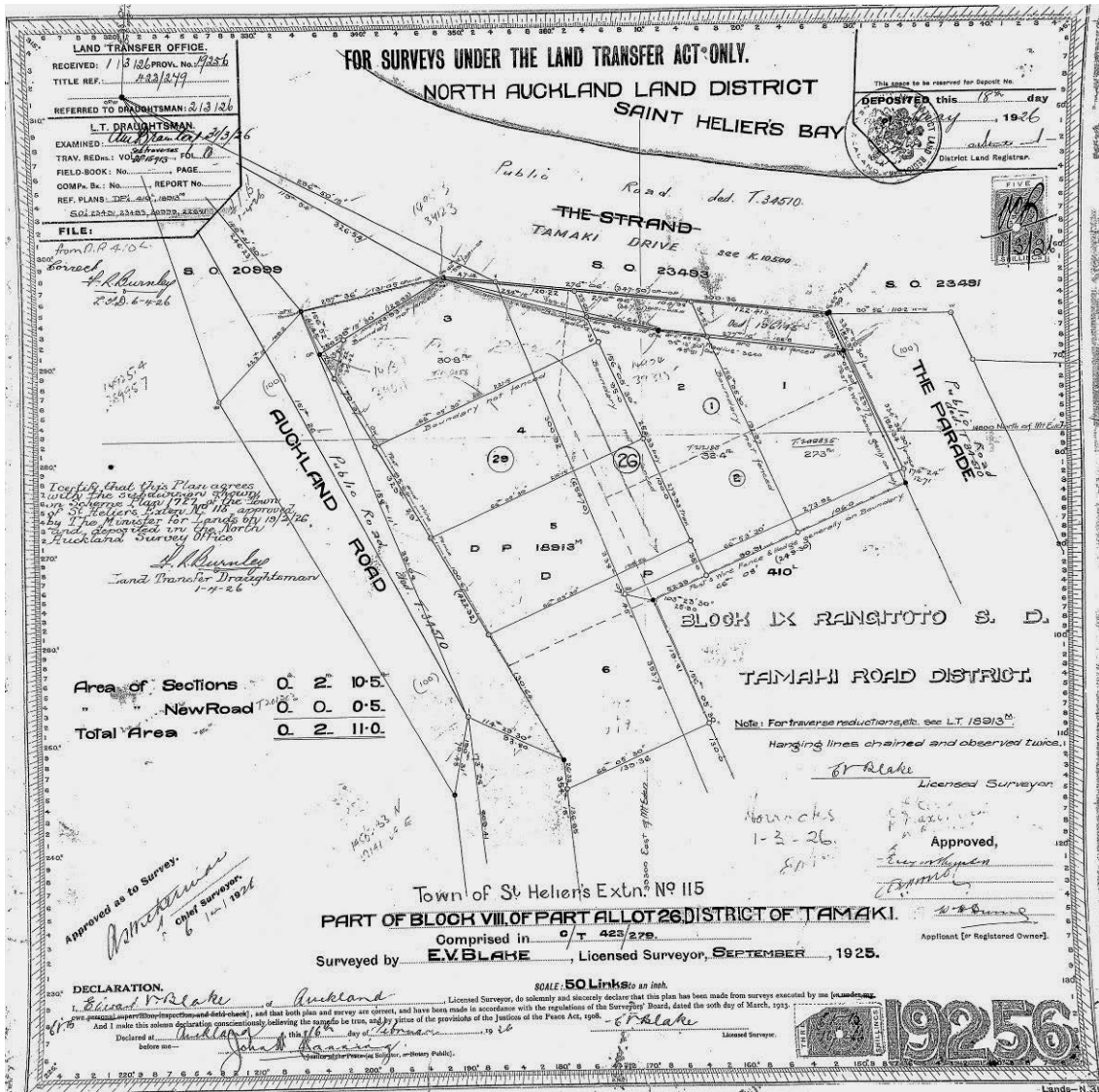
1925



The subdivision of the Spooner Estate into residential sections, September 1925.

DP 18913, LINZ records

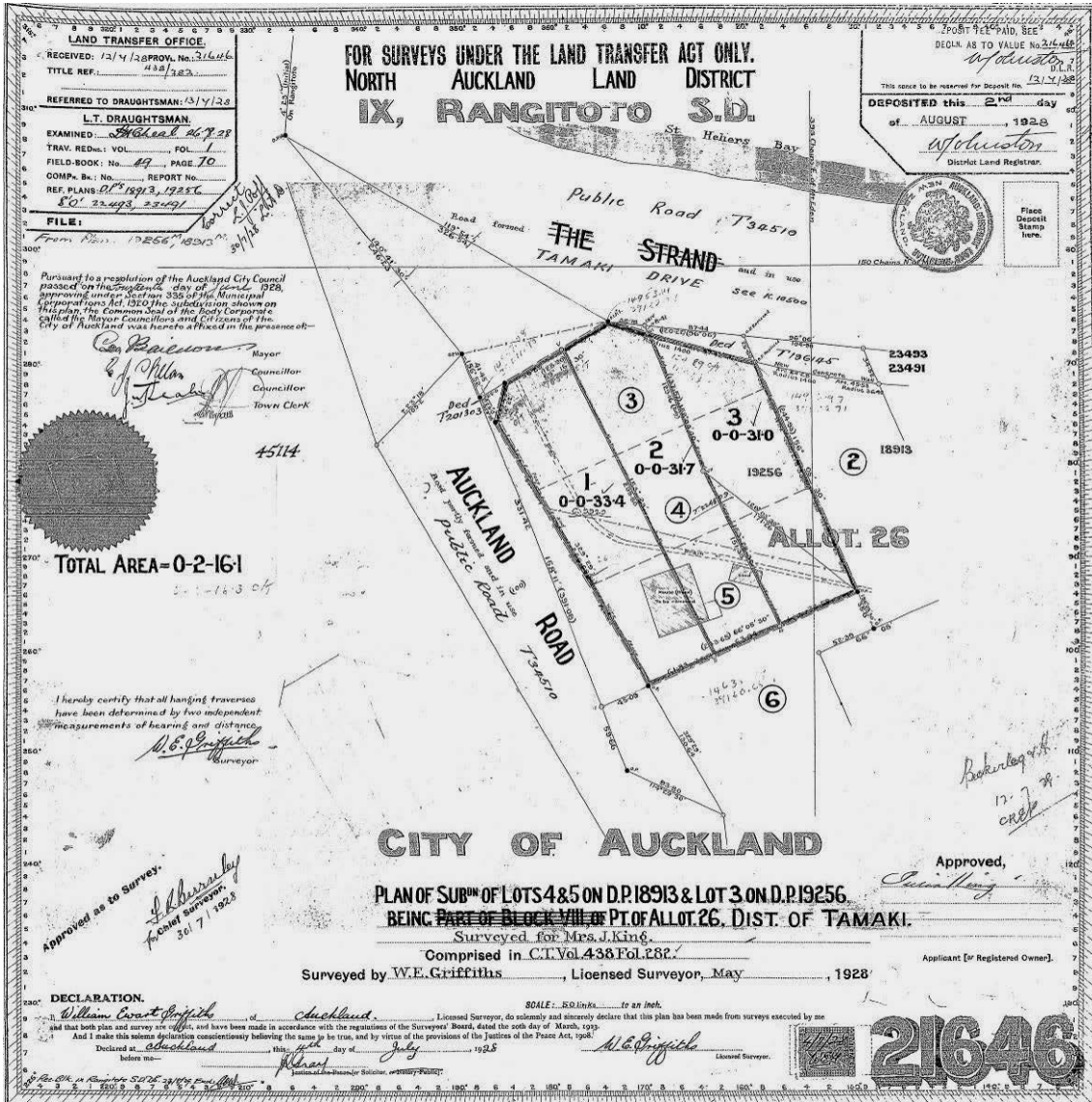
1925



Plan showing the one of the first lots bought by Charles Spooner in 1894 (Lot 29, Block 8) and a small part of lots bought in 1896 (Lots 1 and 2, Block 8), subdivided into residential sections, September 1925.

DP 19256, LINZ records

1928



Plan showing the subdivided lots 3, 4 and 5, owned at this time by Mrs Julia King, re-orientated to form three narrow lots (1, 2 and 3) with frontages to The Strand, May 1928.

Interestingly, the plan shows a wooden house, proposed at that time to be removed, close to the present-day location of Spooner Cottage. However, based on historic images (see figures 12, 16 and 19, Appendix 1), including one post-dating this plan, its situation and orientation does not entirely correspond with the subject building, but there is also no evidence of another property.


DP 21646, LINZ records

Land Information New Zealand (LINZ) records: Certificates of Titles

CT 35/175

NEW ZEALAND

1858




(C)

[CERTIFICATE OF TITLE.]

Register Book,
Vol. 35 Folio 175.

The City of Auckland Tramways and Suburban Land Company Limited is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in that piece of land situated in the Parish of Waikowiri in the County of Eden in the Provincial District of Auckland containing Two hundred and seventy three acres and one rood more or less being Allotments Twenty five Twenty six and part of allotment Twenty seven of the said Parish bounded towards the North by Saint Heliers Bay towards the East by Allotment Twenty four Eight thousand and seventy eight links towards the South East by a road Two thousand five hundred and eighty seven and nine hundred and fifty three links towards the West by other part of said Allotment Twenty seven Five thousand five hundred and twenty links towards the South by other part of said Allotment Twenty seven Five hundred and forty two Four hundred and Thirty four and Three hundred and sixty and six tenths links and again towards the West by allotment Twenty eight Five thousand two hundred and fourteen links be the said several admeasurements or little more or less. As the same is delineated on the plan drawn on the margin hereunder and edged green and in the public Map of the said Parish deposited in the District Survey Office at Auckland originally granted as follows Allotment 25 and 26 dated the thirtieth day of November 1842 to Ebenezer Birnie and another and Allotment 27 dated the twelfth day of April 1843 to Alexander Shepherd under the hand of Wellington Shortland Esquire Governor of New Zealand ~~in witness whereof~~ I have hereunto signed my name and affixed my seal this fourth day of July One thousand eight hundred and eighty four

Witness in the presence of
the Prothonotary day of July 1884



District Land Registrar
of the District of Auckland

Mortgage of £1000 from the St Heliers and Northcote Land Company Limited in favour of the National Bank of New Zealand Limited in relation to allotment 27 of the said Parish and issued on the fourth day of July 1884 at Auckland

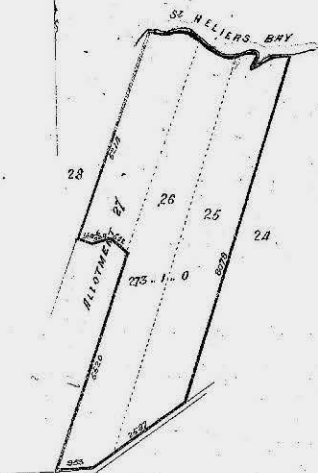
Mortgage of £1000 from the St Heliers and Northcote Land Company Limited in favour of the National Bank of New Zealand Limited in relation to allotment 25 and 26 of the said Parish and issued on the fourth day of July 1884 at Auckland

District Land Registrar

This Certificate is issued subject to the following outstanding encumbrances
in Mortgage registered M 8820 from the St Heliers and Northcote Land Company Limited to Alfred Wattle - Mortgage registered M 8874 from the City of Auckland Tramways and Suburban Land Company Limited to the National Bank of New Zealand Limited and Mortgage registered M 8874 from the City of Auckland Tramways and Suburban Land Company Limited to Mellin Coltham

Dated this fourth day of July 1884
Prothonotary

for evidence of change of name of Company
see all mortgages 1041-1045




Scale 20 Chains.

CT 70/244

NEW ZEALAND.

[FORM B.]

Reference: { Vol. 56, folio 47
Transfer No. 15761




Register-book, Vol. 70, folio 244

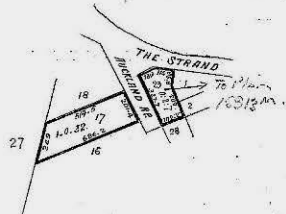
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ninth day of June, one thousand eight hundred and ninety-four, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that Charles Spooner of Newmarket Brewer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or inclosed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing One acre two roods and thirty 1/2 nine perches more or less being Lot Seventeen Block Nine and Lot Twenty nine, Block Eight and deposited plan N^o 410 of the subdivision of allotments Twenty five, Twenty six and other Parish of Haukenata



Edwin Sampford
District Land Registrar



Scale - 5 Chains to an inch.
Geoffrey Stewart
Surveyor

This Certificate of Title is issued subject to the proviso that the New Zealand and River Plate Land Mortgage Company Limited shall not be liable to contribute 50 towards the cost of erection of any permanent fences.

This Certificate of Title shall confer no rights of way or other rights except the rights of way shown in the plan hereon

Edwin Sampford
Dist. Land Regr.

Transfer N^o 21899 from Charles Spooner to The New Zealand and River Plate Land Mortgage Company Limited of lot 17 produced the 29th November 1898 at 12.57 p.m.

Edwin Sampford
Dist. Land Regr.

Edwin Sampford should have named Edmund Spooner died on the 13th May 1904 and Probate of his Will was granted to Edmund Spooner of Edmund Spooner on the 18th June 1904. Entered the 19th November 1904 at 12 noon.

CANCELLED.

Well
Edwin Sampford

CT 70/244 (cont.)

CANCELLED.
12240. Cancelled by the District Land Registrar produced the 17th November 1947 at 12.30 p.m.

Attest
Transfer No 193266 Savaki Lomua Spence
to Alfred Ernest Kenneth Percival
Shomben and Walter Henry Dunne as
tenants in common in equal shares
of lot 29 being the residue produced
on 10.12.51 at 2.30 p.m.

*James
Post Office*

CERTIFICATE OF TITLE,
Vol. , folio

⊕

CT 423/279

Identifier **NA423/279**

(Land and Duchy - L)
(House B.)

REGISTER

NEW ZEALAND.

Office
Register-book,
Vol. 423, folio 275

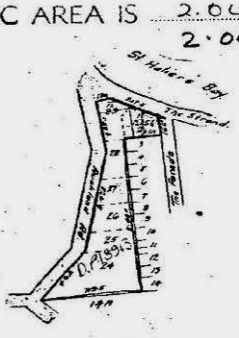
Reference: Transfer No. 195266
Application No.
Order for N/C No.

DUPLICATE DESTROYED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-eighth day of October one thousand nine hundred and twenty-five under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that ALFRED ERNEST KERRICK gentleman PERCY MAXYLIAN THOMPSON insurance manager and WALTER HENRY DUNNE agent all of Auckland are seized of an estate in fee-simple as tenants in common in equal shares in and to the land hereinafter described, as the same is delineated by the plan hereon hereon green, to the several admeasurements a little more or less, that is to say: All that parcel of land containing five acres and ten perches, more or less, being Lots One, (1), Two (2), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28) and Twenty-nine (29) Block VIII on a plan deposited in the Land Registry Office at Auckland on No. 410 and being portion of Allotments 25 and 26 of the District of Taranaki.

METRIC AREA IS 2.0487 m²
2.0487 m²



District Land Registrar.

Mortgage No. 158998 Alfred Kerrick, Percy Maximilian Thompson and Walter Dunne to Sarah Emma Spooner, produced 26th Oct 1925 at 2.30 p.m. District L.R.

Plan of Mortgage No. 158998 for public sale produced 23/10/25 at 12.00 p.m. District L.R.

39216 caveat by Mrs. Nicholson, Simpson and Eric Bell, Bell, Bell & Co. solicitors, plan 18913, produced 20/10/26 at 2.30 p.m. District L.R.

Discharge of mortgage No. 158998, as to lots 13 and 19 plan 18913, produced 20/10/26 at 2.30 p.m. District L.R.

Loan No. 81 191912 the Registrar for and to the Hon. Justice Edmunds of the High Court, produced 14/10/27 at 11.00 a.m. District L.R.

Over

423/279

Transaction Id
Client Reference rbester001


Historical Search Copy Dated 18/04/16 12:17 pm, Page 2 of

CT 438/282

(Land and Deeds-4.
[Form B.


NEW ZEALAND. Office

Reference: Vol. 423, Folio 279
Transfer No. 198058
Application No.
Order for N/C No.




Register-book,
Vol. 438, folio 282

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT



This Certificate, dated the twentieth day of May 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 JULIA KING of Auckland private hotelkeeper

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two rods sixteen perches and three tenths of a perch more or less being lots four (4) and five (5) on a plan deposited in the Land Registry Office at Auckland as No. 18913 and lot three (3) on a plan deposited as aforesaid as No. 19256 and being portion of allotment 26 of the District of Tamaki.


District Land Registrar.

Mortgage No. 161863 Julia King to Alfred Ernest Kernot, Percy Maximilian Thomson and Walter Henry Dunne in equal shares Produced 6th February 1926 at 10.16 a.m. and entered 20th May 1926 at 10.2 a.m. Dist. L.R.

Mortgage No. 161864 of Mortgage No. 161863 Alfred Ernest Kernot, Percy Maximilian Thomson and Walter Henry Dunne to Sarah Emma Spence Produced 10th February 1926 at 10.17 a.m. and entered 20th May 1926 at 10.3 a.m. Dist. L.R.

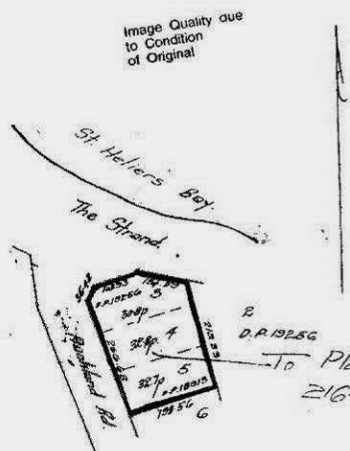
Transfer No. 201782 Walter Henry Dunne to Alfred Ernest Kernot of his interest in Mortgage No. 161863 Produced 31st May 1926 at 2.40 p.m. Dist. L.R.

X 9885 caveat by [unclear] against part of lot 4 and 5 plan 18913 and 3 of plan 19256

Mortgage No. 187983 [unclear] to Ernest Blackley Brown produced 12/12/26 and entered 18/12/26 at 10.21 a.m. Dist. L.R.

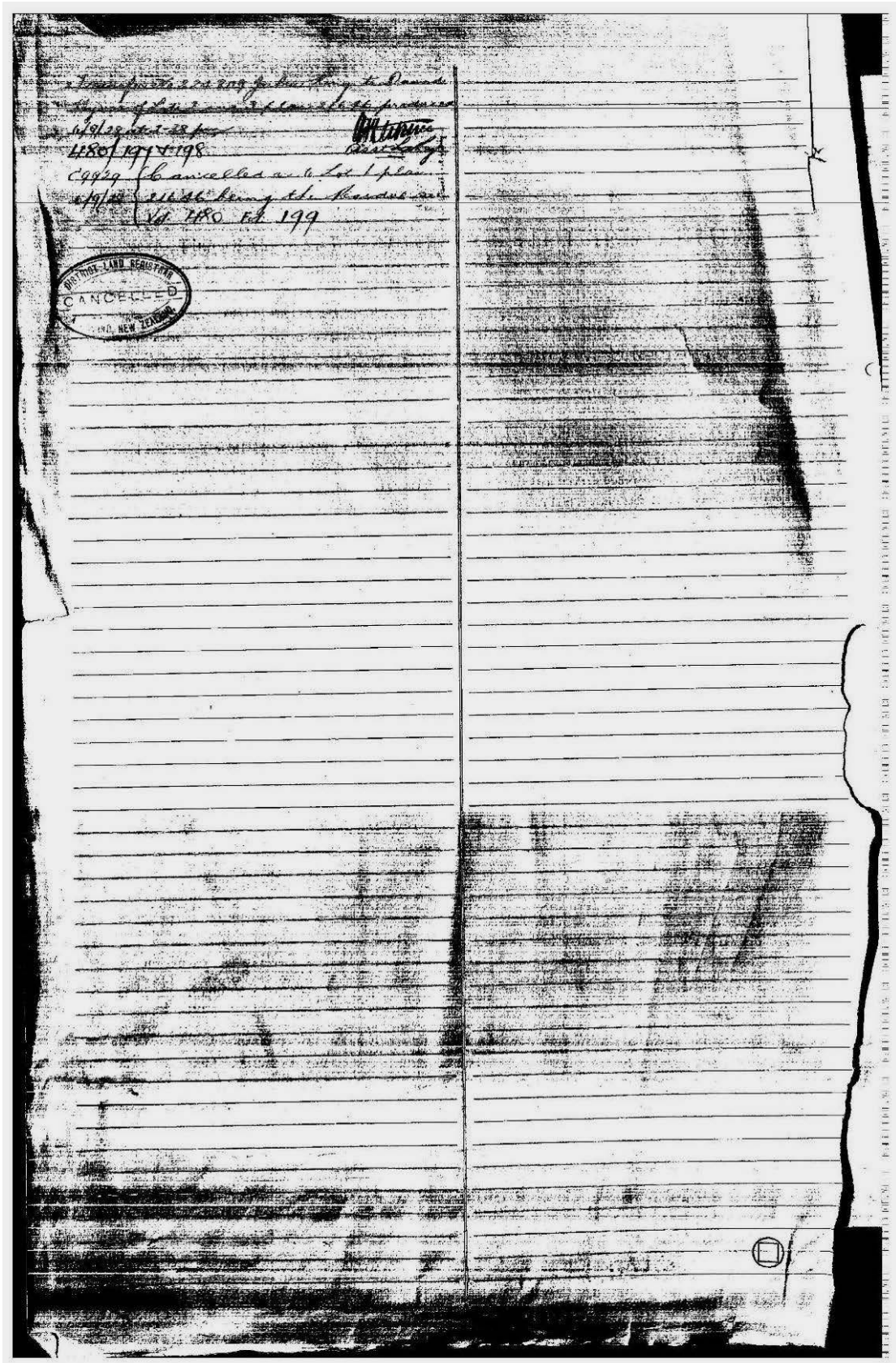
CANCELLED

Aver-



Total Area 0 R. 16.3
Scale 2 Chains to an inch
1/11.5.5
1/21

CT 438/282 (cont.)



CT 480/197



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



Historical Search Copy

Identifier NA480/197
Land Registration District North Auckland
Date Issued 06 September 1928

Prior References
NA438/282

Estate Fee Simple
Area 802 square metres more or less
Legal Description Lot 2 Deposited Plan 21646

Original Proprietors
Eric Evay Judge and Lynette Ann Judge

Interests
D683719.2 Mortgage to Bank of New Zealand - 25.2.2002 at 1.51 pm
6165227.1 Discharge of Mortgage D683719.2 - 29.9.2004 at 9:00 am
6165227.2 Mortgage to The Hongkong and Shanghai Banking Corporation Limited - 29.9.2004 at 9:00 am

CT 480/197 (cont.)

Identifier **NA480/197**

[Land and Deeds - 4
Form B.]

NEW ZEALAND.

Vol. 438, Folio 282.
Transfer No. 224809.
Application No. 27
Order for N/C No.

Register-Genl,
Vol. 480, folio 197.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixth day of September, one thousand nine hundred and twenty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Evidently that
DAVID KEVVAR of Auckland, Hotelkeeper.

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 dimensions a little more or less, that is to say: All that parcel of land containing thirty-one perches and seven tenths of a perch more or less situated in the City of Auckland being Lot Two (2) on a plan deposited in the Land Registry Office at Auckland as No. 21646 and being portion of Allotment 26 District of Takapu.

METRIC AREA IS 827 m²
324 m²

District Land Registrar

Wittchen
Assistant District Land Registrar

Mortgage No. 189142 (Cont. of 189141) David Kevvar to Alfred Ernest Fernot and John Thomson Produced 6th September, 1928 at 2.30 pm

Wittchen
ASST. L.R.

Transfer No. 224809 David Kevvar to Montague George Gaultlett of Auckland, Stationer Produced 23/3/32 at 2.30 pm

Mortgage No. 217329 Frederick Gaultlett to the North Building Society Produced 23/3/32 at 2.40 pm

Mortgage No. 217329 Frederick Gaultlett to Montague George Gaultlett Produced 24/3/32 at 2.35 pm

Over

Transaction Id
Client Reference rbester001

Historical Search Copy Dated 18/04/16 12:16 pm, Page 2 of 2

NZ Cyclopedia biography: Charles Spooner

OLD COLONISTS, ETC.

439

individual subscriptions; but Messrs Ring, who were rather disgusted with the subsequent action of the Government relative to the matter, refused to accept these payments. They were, beyond all doubt, the first discoverers of gold in New Zealand, and a niggardly Government wriggled out of the payment of a just claim to two gentlemen whose enterprise, persisted in under severely trying and dangerous conditions, had brought extraordinary benefits to the Colony. Mr. Charles Ring now lives in affluent retirement in Auckland, surrounded by his family, and he is universally esteemed and respected by all those who have the privilege of his acquaintance. At his present age, eighty-three, Mr. Ring is hale and hearty, and his genial, friendly face is seen daily in Auckland. That his days may be prolonged is the hearty wish of all who know him.

Mr. JOHN ROBERTSON is not only an Old Colonist, but also one of the oldest Volunteer officers in the Auckland district. He was born in Lanarkshire Scotland, in 1846, where he received his education and entered business in his native land. Shortly after attaining his majority he set sail for New Zealand, and on arrival established himself in the northern city. Having had some experience in the butchering and bacon-curing trades, Mr. Robertson was appointed inspector of city abattoirs, a position which he has filled to the satisfaction of the City Council and public since 1887. As a Volunteer, Captain Robertson commenced his career in 1871 by joining the Auckland Scottish Corps, which was disbanded eleven years later. In 1885, he assisted in the formation of the Newton Rifles, in which he received a commission as a Lieutenant and was promoted to captain in 1887.

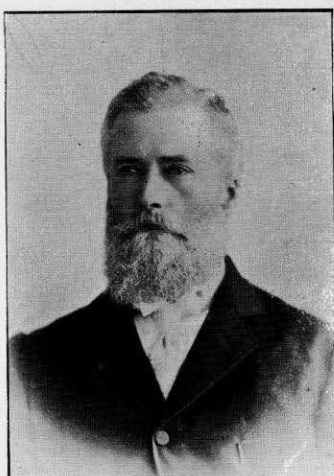


CAPTAIN J. ROBERTSON.

In 1892, the corps amalgamated with the Auckland City Guards with the title of City Rifles, under the command of Captain Robertson. This corps, however, has since

been disbanded. Though he has devoted a great deal of time and attention to the Volunteer service, Captain Robertson has not by any means neglected other public interests; he was for many years a member of the Grafton Road school committee, and in 1892 was president of the Auckland Caledonian Society, and now (1900) a member of its committee. He is also a trustee of the Auckland Rechabites, and is a leading member of St. David's Presbyterian church. Capt. Robertson has been a very busy man ever since his arrival in the Colony, and has the reputation, both in social and business circles, of being in all his various positions "the right man in the right place."

Mr. CHARLES SPOONER was born at Lawford, Essex, England, in 1843, and educated at Manningtree. He served an apprenticeship to the sea, in vessels trading on the



MR. C. SPOONER.

English coast and to the various continental ports, and afterwards made voyages to Africa, East and West Indies, China, etc. In 1867 he arrived in Auckland in the barque "Merrington," and was master of several vessels trading on the New Zealand coast and to New Caledonia, until the year 1879, when he retired from the sea in order to accept an appointment with the firm of Hancock and Co., of Auckland. In 1899, after being for twenty years with that firm, he took a few months' holiday, and, accompanied by Mrs Spooner, paid a visit to England; after which he returned to Auckland in 1900, and resumed his former position with Messrs Hancock and Co. Mr. Spooner was first elected a member of the Newmarket Borough Council in 1890, and resigned in 1900. As a Freemason he belongs to Lodge Eden, 1530, E.C., of which he has been a member since 1879. He also joined the Oddfellows, M.U., in 1870. Mr. Spooner has a family of six daughters and three sons.

Mr. CHARLES BURRELL STONE occupies a unique position in Auckland, and may be regarded as a living human epitome of its history. He was the first white male child



MR. C. B. STONE.

(First white male child born in Auckland)

born in the city, and was born on the 27th of March, 1841. His father was Captain James Stone, whose office he entered after being educated at the Auckland Wesley College. At the time of the gold fever, in 1852, the family left for Australia in the first steamer built in Auckland, the "Governor Wynyard," which was commanded by Captain Harris. Three years later they returned to Auckland, and Mr. C. B. Stone entered into business with his father as a general merchant. In 1863 he became a partner in the firm, which then assumed the title of C. J. Stone and Son. This business grew to large proportions, and was subsequently carried on under the style of Stone Bros. Thirteen vessels were employed, and it was the largest shipping business in Auckland. Mr. Stone sold out of the firm in 1893, and has since carried on business as a mining and land agent in Queen Street, under the style of C. B. Stone and Co. Mr. Stone has taken a leading and prominent part in local politics, and has never lost an election. As a member of the Auckland Harbour Board he served twelve years, during which he occupied the position of chairman for two terms; the Harbour Board's buildings were erected on his casting vote, and the Calliope Dock was constructed during his term of office. Mr. Stone has also been a member of the Mount Albert Road Board. He has been a trustee of the Auckland Savings Bank for eighteen years, and is this year (1901) its vice-president, the Governor being the president; Mr. Stone is also a director of the New Zealand Accident Insurance Company, of the Northern Boot Company, of several gold-mining companies, and of the Thames Gas Company, of which he was chairman for over fifteen years. During the exciting period of

Cyclopedia Company Limited, *The Cyclopedia of New Zealand [Auckland Provincial District]*, The Cyclopedia Company Limited, Christchurch, 1902, 439.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d61-d47.html>

Newspaper article: St Heliers Bay

ST. HELIERS BAY.

NOTHING is more remarkable or more pronounced than the rapid growth of the population of the city of Auckland, and in consequence the gradual extension of her suburbs. On the Ponsonby side house-building is pushing on to Cox's Creek; further southward along to Archhill, on the old Great North Road, and on the new Great North Road to Mount Albert and Avondale. Away to Mount Roskill and around Mount Eden a numerous suburban population is springing up, while the Remuera district, but a few years ago so sparsely settled, is now fast filling up, and will shortly be a closely settled suburb, like those nearer town. Probably within the next decade or two the city of Auckland and its suburbs will only be bounded by the Waitakerei ranges on the one hand, and the line of the Tamaki River on the other, while the townships of Onehunga, Otahuhu, and Panmure, will have joined hands with the old provincial capital.

It is to the belief that the St. Heliers Bay estate is destined before long to become a second Remuera that so much importance has been attached to the announced sale of it by auction on Wednesday next, and that so many speculators have taken the opportunity to inspect the ground. The estate consists of about 615 acres of undulating country, all in grass, or in plantations and orchard, and favourably situated for natural drainage. Some 60 acres were disposed of at the last sales. The estate has been cut up into sections from half an acre to about ten acres, and most of the ground drained. All the streets are a chain in width, and there is a large section, 15 acres, reserved for recreation purposes. The sections for the best views are on Prospect Hill, View-road, Yattendon-road, Wellington-street, and the Long Drive,—a noble thoroughfare running to the main road, and a mile and a half in length. The entrances to the estate from the main road are by this Long Drive and the Avenue, which is three-quarters of a mile long. The recreation reserve is overlooked by the Parade and Polygon Roads, on which are sections giving fine views. On the eastern water frontage, in Ladies' Bay, are substantial approaches to the beach, where there is deep water at all times

of the tide, suitable for bathing. Near Harbour View Road there is a fine spring on the face of the hill, where a stream of water, cold and clear, is running at the driest season, and was so at the time of our visit on Wednesday last. In other portions of the estate water is also available. There are at present some residents on the estate. Mr. C. E. Cooke is the occupier and proprietor of Glen Orchard, with some ten acres of plantations; Captain Clarke, of the Tongariro, ferry steamer, which plies between St. Heliers and Auckland, has a pretty villa with an acre and a half, commanding a fine view; a market gardener has taken up some ten acres as a nursery and for the cultivation of fruit; and then there is the Roseville Gardens (three acres) a short distance from the wharf. As showing what some people think of the future of St. Heliers, it may be mentioned that the two corner allotments (quarter of an acre each) on either side of the approaches to the wharf have been disposed of at the rate of £1000 per acre, presumably for future hotel sites.

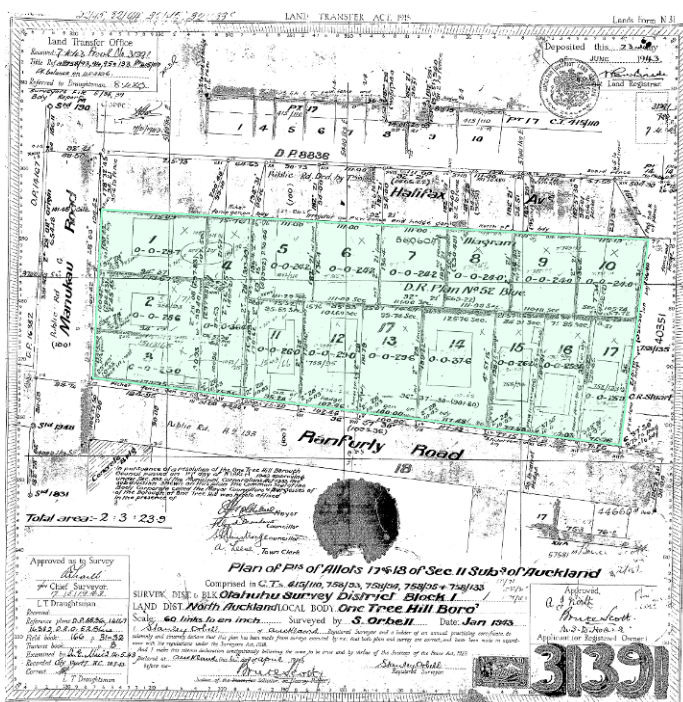
The distance from Auckland by land via Remuera and St. John's College to St. Helier's Bay, is about eight miles, but by water the trip can be accomplished by a good ferry steamer in 30 minutes. At present there is communication with Auckland twice daily, a wharf being run out 1500 feet, at a cost of £2500, which has some 7 feet of water at landing, at dead low tide. As a place for picnics and residences for summer resorts, St. Heliers Bay bids fair to have a premier place in the affections of the recreation-loving public. The loop-line as surveyed of the Auckland and Onehunga railway—from Auckland to Penrose—touches a point up the creek eastward of the Orakei basin, on Christmas's property, which is only one mile and 40 chains from the St. Helier's Bay estate, and this gap will no doubt be bridged by a tramway to the property, whenever the loop-line is constructed.

Article from the New Zealand Herald in February 1885, advertising the auction of land in St Heliers.

New Zealand Herald, Volume XXII, Issue 7264, 28 February 1885, *St. Heliers Bay*, 5, [Papers Past](#) [accessed 01.05.2016].

Charles Spooner's permanent place of residence

Prior to starting work as a brewer in 1880, Charles Spooner and his family lived in on Franklin Road, Ponsonby.⁵⁶ Following his new role however, he bought a section in the first subdivision of the Lawry Estate, Carlton Gore Road and built a house opposite Outhwaite Park.⁵⁷ By the end of the 1890s, Spooner had purchased an approximately two-acre block of land and four houses on the corner of present-day Manukau and Ranfurly Roads.⁵⁸ He and Mrs Spooner moved into the largest house at 39 Ranfurly Road, and some of their family occupied the others.⁵⁹ The land, which eventually comprised nine houses, became known as the "Spooner Estate", and remained in the Spooner family the early 1940s.⁶⁰ In 1942, it was advertised for sale.⁶¹ By 1943, the property was subdivided, which enabled the later development of lots along Halifax Avenue.⁶² All but one (no.35) of the original villas exist, although some have undergone more extensive alterations than others. Charles Spooner's permanent place of residence prior to his death at 39 Ranfurly Road is still in place.



Above: Showing the Spooner Estate (highlighted), building footprints, and subdivision of lots fronting Halifax Avenue, 1943. DP 31391

Right: Newspaper article advertising the sale of the Spooner Estate and describing the nine buildings, 1942. New Zealand Herald, Volume 79, Issue 24430, Page 6 Advertisements Columns 3, 13 November 1942, 6, [Papers Past](#).

NOTABLE AUCTION SALE.
Valuable Freehold Corner Block, known as the SPOONER ESTATE, CR. MANUKAU AND RANFURLY RDS., EPSOM, and comprising
APPROX. 2AC. 3RO. 20PO., with about 185ft. frontage to Manukau Rd. and 595ft. 6in to Ranfurly Rd., together with 9 Houses erected thereon.
To be sold in one lot.
FRIDAY, NOVEMBER 27, 2 P.M.
SAMUEL VAILE AND SONS, LTD.,
A/c GUARDIAN TRUST AND EXECUTORS COY. OF N.Z., LTD., will sell in one lot, at their Land Salerooms, 83 Queen St., above-mentioned Freehold Block, embracing the following houses:—
444 MANUKAU RD. (Cr. Ranfurly Rd.): Villa Residence, 7 rooms, bathroom, etc. Outbuilding. Let at 30/- per week.
442 MANUKAU RD.: Villa, 7 rooms, bathroom, etc.; brick base. Outbuilding. Let at 35/- per week.
440 MANUKAU RD.: Villa, 7 rooms, bathroom etc.; brick base. Wash-house. Let at 25/- per week.
33 RANFURLY RD.: Villa, 4 rooms, k'ette, bathroom, etc. Outbuilding, garage. Let at 25/- per week.
35 RANFURLY RD.: Bungalow, 4 rooms, oak panell'd reception hall, sunroom, k'ette, bathroom, laundry. Good interior appointments, gas stove, elec. hot water. Garage. Vacant possession.
37 RANFURLY RD.: Semi-Bungalow, 7 fine large rooms, k'ette, bathroom, etc. Elec. stove and hot water. Outbuilding. Let at £2 per week.
39 RANFURLY RD.: Villa, 8 rooms, bathroom, etc. Gas stove, califont. Extensive outbuildings. Vacant possession.
41 RANFURLY RD.: Vacant Section, approx. 60ft. frontage.
43 RANFURLY RD.: Sq. type Villa, with brick base; 6 rooms, bathroom, etc. Gas stove, elec. hot water. Outbuilding. Let at 26/- per week.
45 RANFURLY RD.: Villa, 7 rooms, bathroom, pantry, wash-house. Gas stove, califont. Detached shed. Let at 25/- per week.
Terms, cash or 1/4 cash, bal. 5yrs. at 4 1/2 p.c., with right to pay not less than £25 on any qr. day.
NOTE.—The property will be offered in one lot.

⁵⁶ Roberts, J., 1979, 19.

⁵⁷ Ibid, 20.

⁵⁸ Ibid, 21.

⁵⁹ Ibid, Auckland Star, Volume LXXIII, Issue 133, Deaths, 8 June 1942, 1, [Papers Past](#) [accessed 10.06.2016].

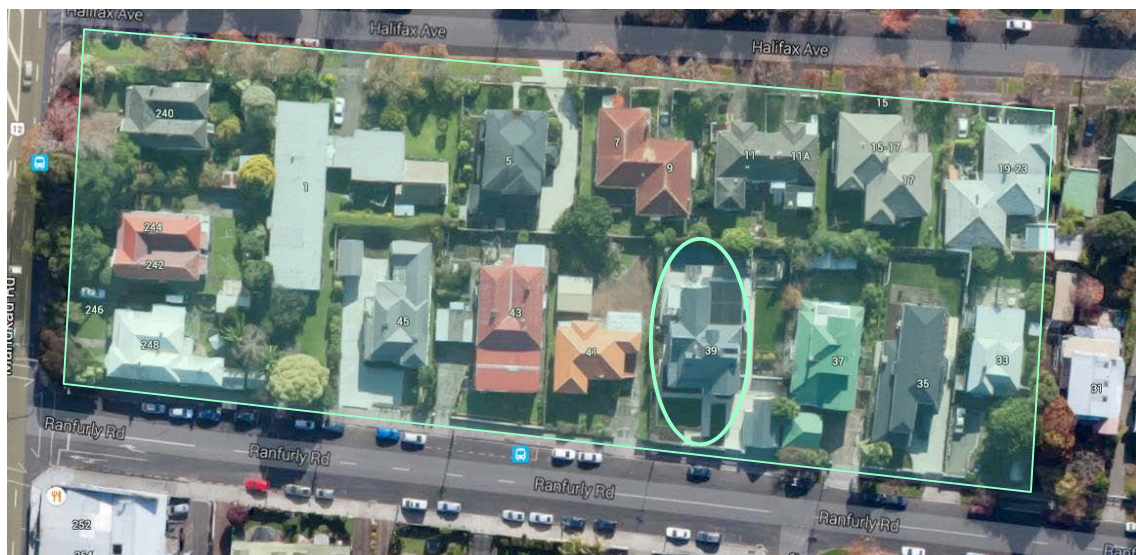
⁶⁰ Ibid., New Zealand Herald, Volume 79, Issue 24430, Page 6 Advertisements Columns 3, 13 November 1942, 6, [Papers Past](#) [accessed 10.06.2016].

⁶¹ Ibid.

⁶² LINZ records, DP 31391.



1940 historic aerial showing the nine villas associated with the Spooner family.
Auckland Council GeoMaps, 1940 aerial.



2016 aerial showing eight of the nine villas formerly associated with the Spooner family remaining.
Number 39 Ranfury Road is circled.
Google Maps, 2016.

Auckland Council Geomaps: Historic aerals

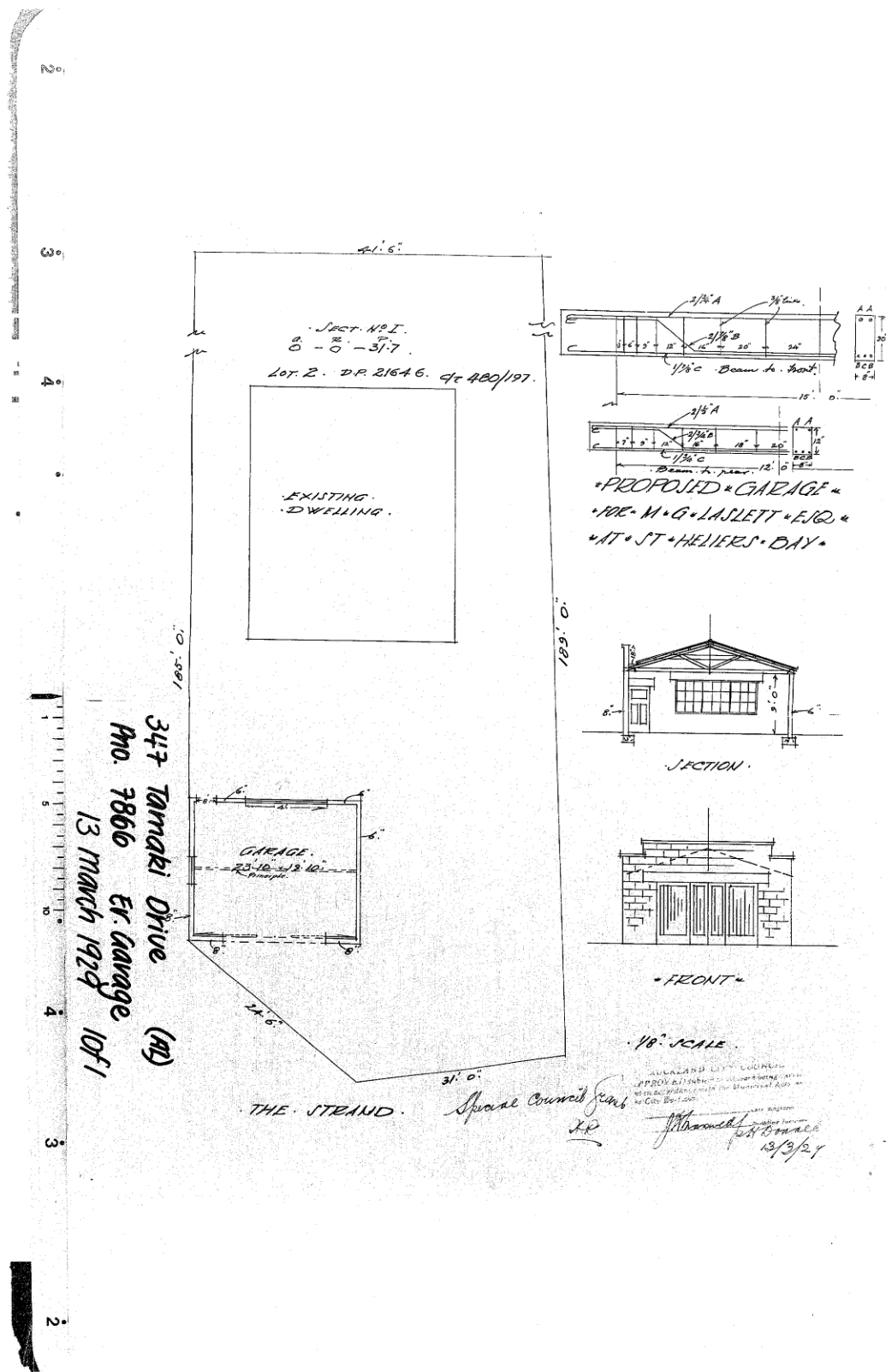


1940 historic aerial: 347 Tamaki Drive (outlined) and Spooner Cottage (circled). Note the small garage/service station (c.1930) located at the roadside boundary.

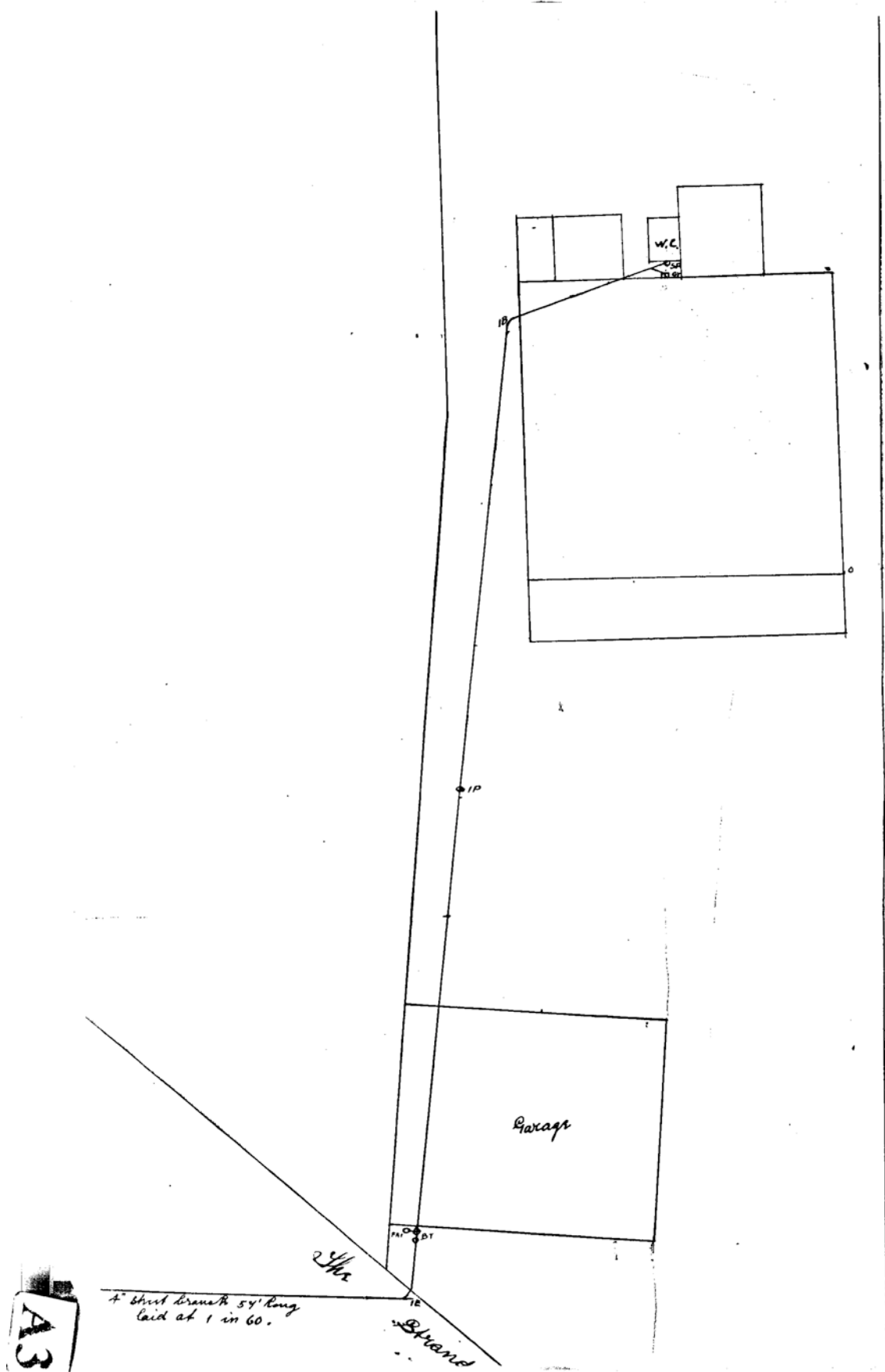


1959 historic aerial: 347 Tamaki Drive (outlined) and Spooner Cottage (circled). Note the larger garage/service station and accommodation (c.1951) located at the roadside boundary.

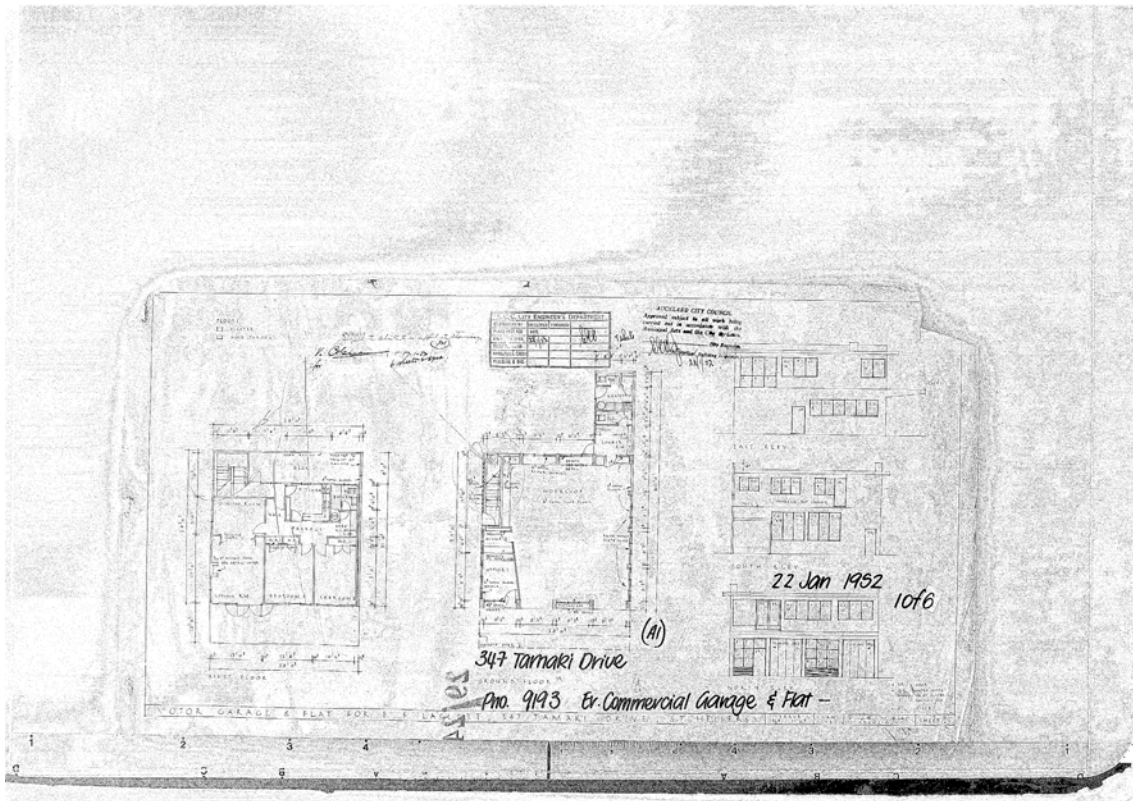
Auckland Council property records: Filenet



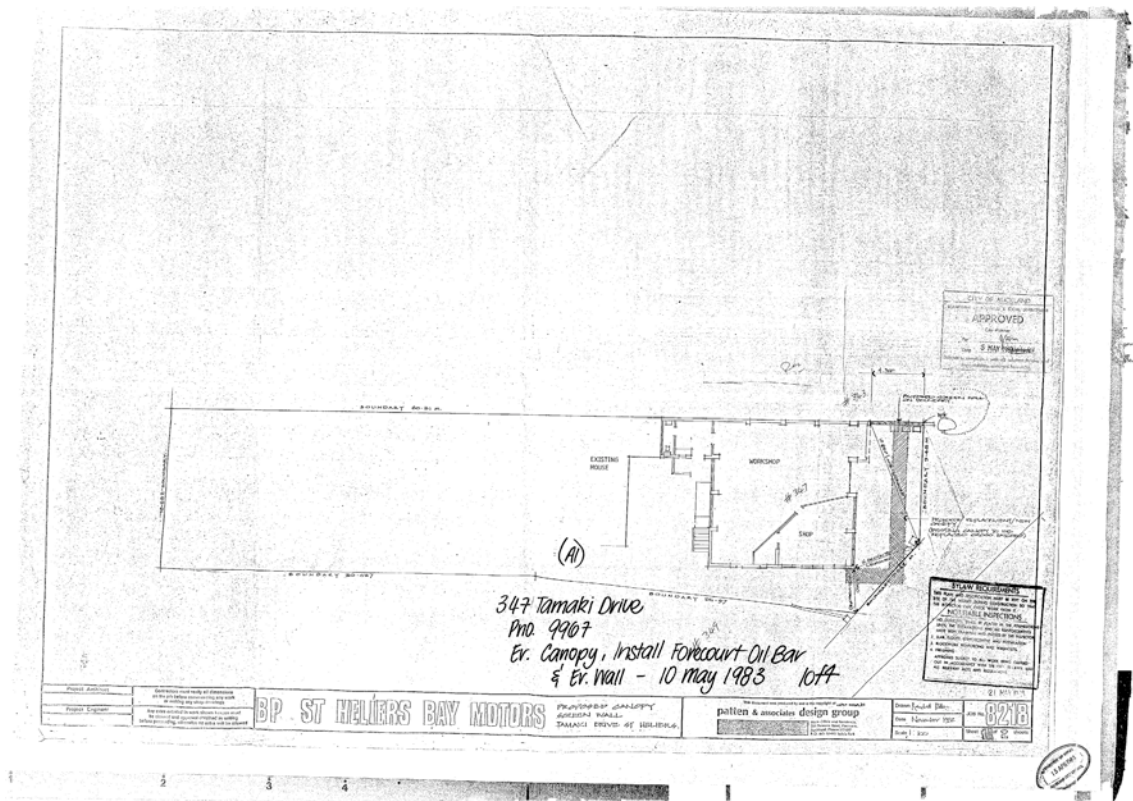
Plan showing the location of Spooner Cottage when the M. G. Laslett's garage was proposed at the front of the site in 1927.



Drainage plan, showing the floor area of Spooner Cottage and the new garage at the front of the site.
Date unknown, c.late-1920s



Plan showing the new garage and accommodation proposed to be built at the front of the site, dated 1951.



Plan showing proposed alterations to the front garage, with the rear laundry room appearing to be incorporated into the floor area of the cottage, dated 1982.

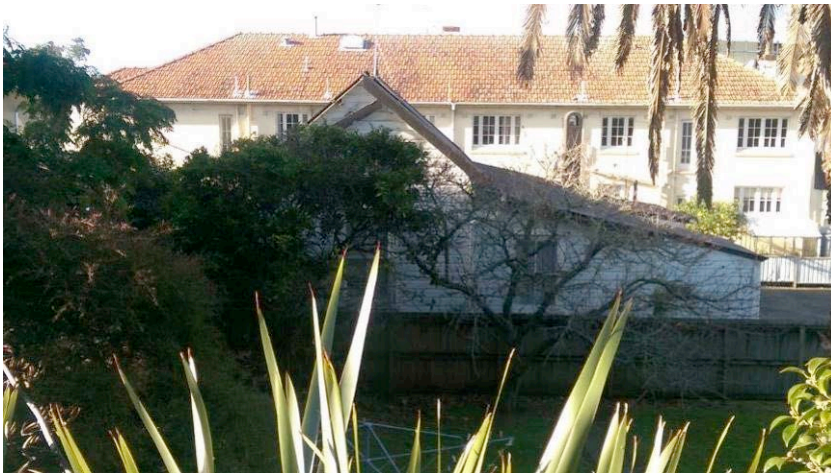
APPENDIX 3

Photographic record

The following photographs were taken on 13 June 2016 by The Heritage Studio Ltd. Views of the building were limited.



Tamaki Drive view of Spooner Cottage, showing the side (east) elevation.



Auckland Road view of the cottage, showing the side (west) elevation.



Auckland Road view of the cottage, showing the side (west) elevation. Two four-pane double-hung sash windows are visible.



Showing the rear (south) elevation of the cottage, with multiple modest lean-tos. Note the proximity and orientation to the St Heliers beach.



Showing the two-storey, 1950s structure built at the front of the site as a garage with accommodation overhead. It is now used as a pilates studio. The roof of the cottage is just visible (circled).

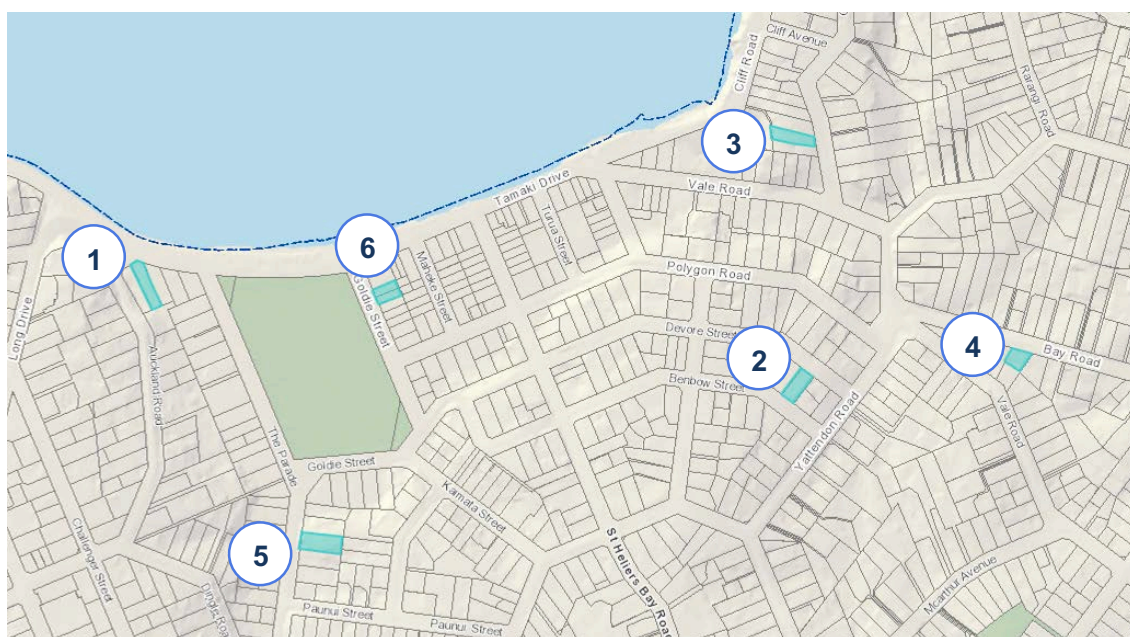


Showing the proximity of the place to St Heliers Beach, and the pohutukawa.

APPENDIX 4

Comparative analysis

The following list provides supplementary information to section 6.0 of the report by attempting to identify a group of *known* places in the locality that can be compared to the subject building by way of their association with St Heliers' early history as a seaside suburb and holiday destination. In all cases, these places are examples of late nineteenth/early twentieth century cottages and villas, none of which are currently scheduled in the PAUP. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evaluation only. Information about the places was based on historical summaries written by the author on behalf of Auckland Council in 2011 and 2015.



Location of known cottages and villas in the St Heliers area (Auckland Council GeoMaps)

1 Spooner Cottage (subject building)
347 Tamaki Drive, St Heliers

Not currently scheduled
Potential historic heritage values: A, F



Spooner Cottage is an example of a single-storey saltbox cottage, one of only two known cottages in the locality. It was constructed sometime between 1894-98 for master mariner and brewer, Captain Charles Spooner as a holiday home for him and his family.

The place has value as a remnant of St Heliers' early development as a seaside suburb, and for its association with local identity Charles Spooner. It is one of only a small number of cottages and villas remaining in the locality.

2 Cottage
61 Devore Street, St Heliers

Not scheduled



Auckland Council, 2015

The single-storey cottage at 61 Devore Street (formerly Wellington Street) is situated on land that once formed part of block IV, lot 13 of the St Heliers Estate, drafted in 1884.⁶³ It is one of a relatively small number of properties that represent the early phase of St Heliers' development during the late nineteenth/early twentieth century.

Little is currently known about the early history of the cottage. Some minor changes are apparent, but overall the place appears to retain integrity of historic form and fabric.

3 Villa
8 Clarendon Road, St Heliers

Not scheduled



Auckland Council, 2015

The late-nineteenth century two-storey villa at 8 Clarendon Road is visible on a historic photograph dated 1899 (bottom left). The villa is accessed via Clarendon Road but is orientated towards the harbour. The rear elevation (viewed from Clarendon Road) is the most visible part of the building, and reveals that the building has been altered and extended.

Little is currently known about the early history of the building, other than it pre-dates 1899. By 1967, it was in use as two flats and in the ownership of V Davey. A two-storey rear extension was added and fenestration replaced. In 1984, the property was still in the ownership of a Mr and Mrs Davey and proposals were submitted for further works to accommodate flats.



Villa circled, 1899

[Sir George Grey Special Collections, Auckland Libraries, 7-A3177](#)

⁶³ Jackson, E. T., *Delving into the Past of Auckland's Eastern Suburbs, Section 6 St. Heliers Bay*, 1977, 68
Spoooner Cottage, 347 Tamaki Drive, St Heliers | FINAL

4 Villa
15 Bay Road, St Heliers

Not scheduled



Auckland Council, 2015

The single-storey single bay villa at 15 Bay Road (formerly Old Road) is situated on land that once formed part of block XVIII, lot 4A of the St Heliers Estate, drafted in 1884.⁶⁴ It is one of a relatively small number of properties that represent the first phase of St Heliers' suburban development during the late nineteenth and early twentieth centuries.

Little is currently known about the early history of the villa. A 1937 drainage plan indicates that it was owned by a Mr Barton at this time.⁶⁵

5 Villa
36 The Parade, St Heliers

Not scheduled



Auckland Council GIS viewer, 2010 aerial



Auckland Council GIS viewer, 1949 aerial

Built as a single-bay villa, orientated towards the harbour, the building at 36 The Parade is not highly visible from the public realm. Records indicate that it was originally a single-storey structure, but the development of the property has resulted in additions to provide two storeys.

A drainage plan dated 1929 indicates that the property was owned by a Mrs G Walker. By 1968, the property was in the ownership of a Professor A. L. Titchener and it was at this time that the basement was developed and internal alterations carried out including works to a bathroom and two bedrooms. In 1983, proposals were made by Titchener to convert the building into two flats.⁶⁶ These changes have likely compromised the integrity of the place.

Distinguished academic Professor A. L. Titchener (d.1994) was the first Professor of Chemical and Materials Engineering at the University of Auckland and made many contributions to his field of work. He spent 34 years at the University and in 1986 (to mark his retirement) the A. L. Titchener Prize was established.

⁶⁴ Jackson, E. T., *Delving into the Past of Auckland's Eastern Suburbs, Section 6 St. Heliers Bay*, 1977, 68

⁶⁵ Auckland Council Records, Property File: 15 Bay Road

⁶⁶ Auckland Council Records, Property File: 36 The Parade, St Heliers

6 Villa
8 Goldie Street, St Heliers

Not scheduled



The Heritage Studio Ltd., 2016

The building at 8 Goldie Street is a single-storey corner-bay villa located opposite Vellenoweth Green. It was constructed sometime between 1899 and 1904, and underwent significant alterations in the mid-twentieth century.

Little is known about the history of the place. Although reminiscent of early development within the locality, the changes has compromised the physical integrity of the place to a degree.

As the above list demonstrates, none of the places associated with the first phase of suburban development in St Heliers are scheduled in the PAUP. Currently, there are only three buildings in St Heliers that are scheduled as significant historic heritage places in the PAUP, and these are associated with different themes and patterns of development in the history of the locality. These three buildings include:

- **Glen Orchard, 91 St Heliers Bay Road (c.1850s)**
Scheduled Category B in the PAUP for its historical, physical attributes and context values (01854).
- **St Heliers Bay Library, 32 St Heliers Bay Road (1931)**
Scheduled Category B in the PAUP for its social, physical attributes and aesthetic values (01854).
- **Blumenthal/Mondrian House, 317 St Heliers Bay Road (1958)**
Scheduled Category B in the PAUP for its historical, physical attributes and context values (01856).

BIBLIOGRAPHY

Primary Sources

Auckland Council Archives:

347 Tamaki Drive, St Heliers, 31.01.2002-28.02.2003, AKC 009 Auckland City Environments Heritage [Resource Consent Application] Files 1997-2008, 66k, 66, Auckland Council Archives, Auckland, New Zealand.

Land Information New Zealand:

CT 35/175, CT 69/66, CT 70/244, CT 70/258, CT 70/244, CT 71/259, CT 83/24, CT 423/279, CT 438/282, CT 480/197, DP 410, DP 18913, DP 19256, DP 21646, DP 23493, DP 31391

Secondary Sources

Published:

Elizabeth T. Jackson, *Delving into the past of Auckland's Eastern Suburbs, Section 6: St Heliers* (Auckland, New Zealand: E. T. Jackson, 1976).

Dianne Haworth and Vic Williams, *St Heliers Bay Centennial, 1882-1982* (Otahuhu, New Zealand: Courier Newspapers, 1982).

J. Roberts, *Journal of the Auckland-Waikato Historical Societies: Capt. Charles Spooner* (Auckland, New Zealand: Auckland Historical Society, 1979).

Unpublished:

Auckland Council Property Records.

Boffa Miskell et al, *Character & Heritage Study St Heliers Bay*, 2004.

Electronic sources:

Auckland Council GeoMaps, <https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html> [accessed May 2016].

Auckland Council Libraries, <http://www.aucklandcity.govt.nz/dbtw-wpd/heritageimages/> [accessed May 2016].

National Library of New Zealand, <https://natlib.govt.nz/items/22874066> [accessed May 2016].

War Memorial Museum, <http://www.aucklandmuseum.com/collections-research> [accessed May 2016].

The Heritage Studio Ltd.

Archaeopedia, 2007, *St Heliers Bay*,
[http://archaeopedia.com/wiki/index.php?title=St Heliers Bay](http://archaeopedia.com/wiki/index.php?title=St_Heliers_Bay) [accessed 30.04.2016].

The Cyclopedia of New Zealand [Auckland Provincial District]: Old Colonists, Mr. Charles Spooner, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-corpus-cyclopedia.html>

Heritage New Zealand Pouhere Taonga, <http://www.heritage.org.nz> [accessed April 2016].

Papers Past, <https://paperspast.natlib.govt.nz/> [accessed May-June 2016].

St Heliers website, *Our Community, Our History*, <http://stheliers.com/our-community/our-history/timeline> [accessed 30.04.2016].