

# HERITAGE ASSESSMENT

## Mountain Court

*4 View Road, Mount Eden*



Prepared for

Heritage Unit, Auckland Council

March 2017



THE HERITAGE STUDIO

Architectural & Building Conservation

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Final version

Cover image: North elevation, viewed from View Road (The Heritage Studio, 2017)

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## 1.0 Purpose

The purpose of this document is to consider the place named Mountain Court (block of flats) located at 4 View Road, Mount Eden against the criteria for the evaluation of historic heritage in the Auckland Unitary Plan (Operative in part<sup>1</sup>).

The document has been prepared by The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work. All photographs in the documents were taken by The Heritage Studio Ltd. in 2017, unless noted otherwise.

## 2.0 Identification

<b>Site address</b>	4 View Road, Mount Eden, Auckland 1024
<b>Legal description and Certificate of Title identifier</b>	LOT 5 DP 20954; LOT 6 DP 20954 CT 689/196
<b>NZTM grid reference</b>	Easting: 1756980.13 / Northing: 5917627.36 Longitude: 174.761322 / Latitude: -36.874267
<b>Ownership</b>	BIL Limited
<b>Auckland Unitary Plan zoning</b>	Mixed Housing Suburban
<b>Existing scheduled item(s)</b>	None
<b>Additional controls</b>	Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay.
<b>Heritage New Zealand Pouhere Taonga (HNZPT) listing details</b>	None
<b>Pre-1900 site (HNZPT Act 2014 Section 6)</b>	No. The place does not predate 1900 and has no identified archaeological values.
<b>CHI reference(s)</b>	20227
<b>NZAA site record number(s)</b>	None

<sup>1</sup> Operative in part, 15 November 2016 and updated 14 December 2016.

### 3.0 Constraints

This evaluation is based on the information available at the time of the 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(s) 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** and **Appendix 3** for supplementary information.

The land upon which Mountain Court was built formed part of Crown Allotment 3, Section 10 of the Suburbs of Auckland. In 1900, a portion of the Allotment 3, on the corner of View and Mount Eden Roads was in the ownership of Auckland merchant, William S. Laurie. The early decades of the twentieth century were a period of considerable growth in the locality, aided in part by the opening of the Dominion Road and Mount Eden Road tramlines in 1908. Such developments spurred on the subdivision of many existing estates, making Mount Eden one of the fastest-growing Auckland suburbs in the early twentieth century.

In 1927, the Laurie estate was subdivided into 23 residential sections, two of which (lots 5 and 6) were purchased by milliner, Maude Regan in 1937. The following month, an application was made for the construction of five flats, each comprising four rooms and a bathroom, at an approximate cost of £4,300. The plans were drawn up by architect, P. C. Garrett (1895-1960), who was responsible for a considerable number of architectural commissions during the 1920s and 1930s (refer to **Appendix 3**). Garrett designed the flats – named Mountain Court – in the Spanish Mission style, which reflected the late nineteenth/early twentieth century domestic architecture of the south western United States. The style had become popular in New Zealand during the interwar period.

Whilst little is known of Miss Regan, she was one of a number of private flat owners during the interwar period who invested in what had become a modern trend in residential living. Whilst higher density housing was not a new concept in Auckland's inner-city, a second wave of speculative flat development, particularly after the Depression, saw the introduction of this new building type in Auckland's suburbs. Mount Eden, in particular, saw flats built among its villas and bungalows, marking a change in social needs and attitudes towards contemporary living during the 1930s.

In 1946, plans were submitted for two additional flats to be constructed to the rear of the existing block. The two-storey structure was designed by architect, A. C. Jeffries and adopted the style, materials and finishes of the original building (refer to **Appendix 3**). The addition cost approximately £3,000. Jeffries was responsible for the design of a number of Auckland flats, including two in Mount Eden: the neighbouring Granada Flats (1937) and Windsor Hall (1938).

Mountain Court remained in the ownership of Miss Regan, and the flats rented out, until 1970, when the property was purchased by Samuel Swanston Green, Alan McIntyre, William Alfred Douglas Cole, and Herbert Francis Rogerson for the British-Israel World Federation (New Zealand). Mr S. S. Green, chairman of the Federation's Auckland branch, was also Mayor of Dargaville from 1956 to 1971. In 1971, plans were submitted for the erection of a fire escape to four of the flats.

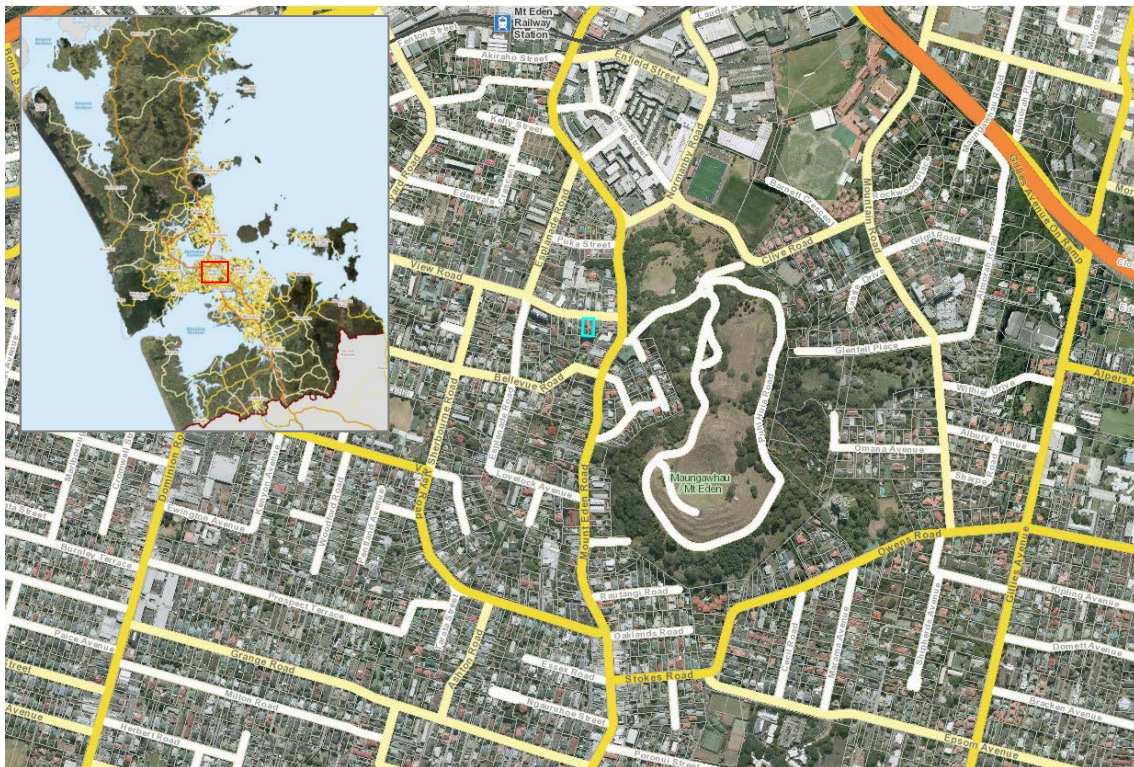
In 2005, the property ownership was in the name of the British-Israel World Federation (NZ) Auckland Incorporated. In 2015, Mountain Court was purchased by present-owner BIL Limited.

## 5.0 Physical description

A site visit was undertaken on 13 January 2017, but access onto the site and within the building was not made. For architectural plans and a photographic record, refer to **Appendix 3** and **Appendix 4** respectively.

### Location, context and site

Mountain Court, 4 View Road is situated in Mount Eden, a well-established Auckland suburb located in the centre of the Tamaki isthmus, approximately four kilometres south of the CBD. Mount Eden is roughly bordered by the suburbs of Grafton and Kingsland to the north, Balmoral to the south, Epsom to the east, and Morningside and Sandringham to the west. Mount Eden generally comprises a mixture of low-density residential and commercial development, and is characterised by its strong collection of Victorian and Edwardian residences, areas of green open space, including Maungawhau-Mount Eden, and its historic town centre.



**Figure 1:** The location of 4 View Road within its local and regional (inset) contexts (Auckland Council GeoMaps).

The subject site is situated at the (elevated) eastern end and on the southern side of View Road, a secondary road that runs roughly east to west linking the main

thoroughfares of Mount Eden and Dominion roads. The roadside property forms part of a slightly elevated 1,012m<sup>2</sup> site that gradually rises from north to south. Neighbouring properties predominantly comprise a mixture of traditional and modern single-house residences, in addition to another block of flats (Granada Flats) that occupy the adjacent site. Access onto the site from View Road is gained via a tarmac driveway that runs alongside the western boundary to the rear of the property, and a pedestrian entrance that provides access to interconnecting paths. A communal garden is laid out at the front and rear of the property, comprising areas of grass and low-level planting, and a number of trees line the boundaries. A four-bay garage is situated at the south-western (rear) corner of the site. Boundary treatments include remnants of (possibly historic) stone walls to the front and side boundaries, in addition to a close-boarded timber fence to the rear.

Mountain Court occupies its original site and is orientated to face View Road to the north. The building is positioned close to the northern (front) boundary and extends almost the depth of the site. Its elevated location and building height are likely to afford a number of the flats extensive views towards the CBD and of nearby Maungawhau-Mount Eden.



**Figure 2:** Showing 4 View Road within its broader setting (Auckland Council GeoMaps).



**Figure 3:** Close aerial view of Mountain Court. The blue line denotes the site's formal Certificate of Title boundary (Auckland Council GeoMaps).



**Figure 4:** View of Mountain Court looking east along View Road.



**Figure 5:** View Road as it rises to the east. Note the visual prominence of Mountain Court.

## Structure

Mountain Court is a prominent two and three-storey building that comprises seven purpose-built flats and exhibits strong influences of the Spanish Mission architectural style. Constructed under a series of hipped roofs and arranged over three attached 'L'-plan blocks, the brick structure has a painted stucco finish with bands of smooth render at the base of the walls and beneath the eaves, and a Marseilles tile roof. Three sets of external masonry stairs provide access to the first and second floor flats, and a metal fire escape is visible at the rear of the building.

## Exterior

In addition to its massing and varying 'stepped' heights, Mountain Court's white painted walls and contrasting orange roof tiles, typical of the building's style, contribute to its prominence in the streetscape. Spanish Mission influences are also evident in the arched front windows and ground floor entryways decorated with barley twist columns<sup>2</sup>, window shutters, small narrow windows (particularly on the west elevation), and two external chimneys with dove-cote-type caps. A series of single, double and triple multi-glazed timber casement (and top-opening) windows feature throughout the building, in addition to small stained-glass units on the west elevation and the double-arched windows (mentioned above), which comprise multi-glazed casements and fan-lights. All windows are recessed with a plastered cill. Other decorative elements include turned balusters set within the first floor porches, plastered motifs, and a plastered plaque featuring the building name – "Mountain Court".



**Figure 6:** North (front) and partial east (side) elevations, showing how the prominent "stepping" of the building's rooflines.



**Figure 7:** Note the dominance of the wall massing against the small windows on the west (side) elevation, typical of Spanish Mission architecture.



**Figure 8:** The double-arched window with hood-mould and barley twist columns – a notable feature of the building, and casement with shutters.



**Figure 9:** First floor porch with turned ballusters, decorative frieze and a partially cantilevered first floor.

<sup>2</sup> Also called 'Solomonic' and 'Barley-sugar' columns.

## Interior

The interior of Mountain Court was not accessed, but architectural plans for both the original building (1937) and the addition (1946), together with property records, indicate that each floor of the three blocks consists of one two-bedroomed flat with a communal laundry in the basement (refer to **Appendix 3**).

## Condition

Based on visual observations only, the external fabric and features of the building appear to be in very good condition.

## Use

The place retains its original residential use as purpose-built flats.

## Summary of key features

- The principal building, including all fabric and features associated with its original construction (1936) and addition (1946).
- The four-bay garage building (some changes are apparent).
- Stone boundary walls.

## 6.0 Comparative analysis

Refer to **Appendix 3** and **Appendix 5** for supporting information.

When considering Mountain Court in relation to other similar or related places within the locality or region, a number of comparisons can be made. A key comparison is how Mountain Court compares with other purpose-built flat buildings within the locality and region; and from an architectural perspective, other buildings influenced by the Spanish Mission style, together with buildings designed by architects, P. C. Garrett and A. C. Jeffries. The comparisons made are based on the *known* places within the locality and region, and the level of research permitted within the project timeframes. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a broader geographic area may yield further information.

### Historic theme and building type: Flats

The introduction of flats as a building type into New Zealand's urban landscape during the early decades of the twentieth century, represented a shift in how many people chose to live. They became a popular alternative to the detached home and garden, which had become the New Zealand 'ideal', and were seen as symbols of progress and sophistication. One of the earliest purpose-built flats in Auckland, and possibly New Zealand, was Middle Courtville (1914). Speculative developers continued to see the potential of flat construction during the 1920s and 30s, with some of the most well-known, architect-designed, inner-city examples constructed during this period. Examples include T. Mullions and S. Smith's Shortland Flats (1922-3), A. Sinclair O'Connor's Espano Flats (1926-7) and Brooklyn Apartments (1929-30), and Horace Massey's award-winning Cintra Flats (1935-6).

Flats were not just an inner-city lifestyle option; they became increasingly popular in many Auckland suburbs. A relatively small number of suburban flats are scheduled as



significant historic heritage places in the AUP, which include the Stichbury Apartments, Herne Bay (1915); Mayfair Flats, Parnell (1929); Marino Gardens, Mount Eden (1935); and Garden Court Flats, Mission Bay (1936). Mount Eden, in particular, was one suburb where blocks of flats became a prominent addition to its built landscape during the interwar period. At least 14 purpose-built flat buildings exist from this period, located on, or in close proximity to Mount Eden Road.

Mountain Court is one of the 14 interwar flats in Mount Eden that represent an important theme in the suburb's historical development. Built in 1937, Mountain Court is one of the later examples of this building type constructed during a second wave of flat development following the Great Depression. Only one example (Marino Gardens) is currently scheduled in the AUP. The 14 buildings share similarities in scale, being one or two storeys in height, but vary in terms of architectural styles and material finishes. They range from timber, bungalow-inspired buildings to those exhibiting Art Deco, Spanish Mission and international influences. The closest comparisons to Mountain Court are Valley View (c.1929) and Windsor Hall (1938) (both located on Mount Eden Road) for their projecting bay(s), similar materials and finishes, and hints of the Spanish Mission style. Mountain Court's more unusual plan and stepped arrangement over three storeys, however, sets it apart from the other examples.

### **Architectural style: Spanish Mission**

The Spanish Mission architectural style was first introduced to New Zealand following the construction of the Auckland Grammar School (1913-16). Whilst the style was adopted in the design of educational, civic, commercial and residential buildings during the 1920s, it was following the Napier Earthquake in 1931 that it began to be more readily adopted in residential architecture as a variation of the broader bungalow form. In Auckland, a number of notable buildings designed with Spanish Mission influences included the Espano Flats, Auckland CBD (1927); Rendell House, Remuera (1927); the Pasadena Buildings, Point Chevalier (1930); and Lopdell House, Titirangi (1936).

Although comparisons can be drawn, in building type and style, between Mountain Court and Espano Flats, the subject building shares greater similarities with the more modestly-scaled Spanish Mission residences in Auckland, including Rendell House (mentioned above) and houses on Smale and Oliver streets in Point Chevalier (c.1935). Exhibiting many elements associated with the style – painted stucco walls, terracotta tile roofs, arched openings, and prominent chimneys – Mountain Court appears to be one of the more intact and representative examples of the Spanish Mission style in Mount Eden.

### **The work of P. C. Garrett and A. C. Jeffries**

Mountain Court represents the design work of Auckland architect, P. C. Garrett, who, although not a well-known architect, was responsible for a reasonable number of commissions during the interwar period. Based on what is known of his body of work, Garrett designed a variety of building types, but residential and shop designs were his mainstay. As few specific examples of his work are currently known, it is difficult to compare Mountain Court with his other commissions. Those that are known, such as 41 Lake Road, Devonport (1922) and the Onehunga Lawn Tennis Club's Pavilion (1922), differ in style and use of materials. Built in 1937, Mountain Court also represents one of Garrett's last projects before taking up a position with the Public Works Department, where he was responsible for the design of a series of buildings at Middlemore Hospital.

Mountain Court's 1946 rear addition was designed by Auckland architect, A. C. Jeffries. Jeffries also worked predominantly during the interwar period, mainly on residential designs. He was responsible for a number of Spanish Mission inspired buildings in

Auckland, such as the Pasadena Buildings, Point Chevalier (1930), and the Windsor Hall block of flats, Mount Eden (1938). The additions to Mountain Court represent one of his last known commissions, and whilst he was clearly inspired by the Spanish Mission style, his design evidently reflects the architectural vocabulary of the original building.

## 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.*

Mountain Court has moderate historical value for reflecting changing social needs and attitudes towards suburban living during the interwar period. Initially introduced in response to inner-city population growth and overcrowding during the 1910s and 1920s, privately-developed, purpose-built flats offered a new type of fashionable accommodation that became symbols of progress and sophistication. Constructed during a second wave of flat development following the Great Depression, Mountain Court is of importance for illustrating the continued desirability of this 'modern' trend in residential living and its increasing popularity within the locality during the 1930s.

This pattern of flat development is particularly prevalent in Mount Eden, a suburb that boasts one of the strongest groups of interwar flat buildings in the region. Mountain Court is of note for representing this important theme in the history of the suburb's development.

With little known about Mountain Court's original owner, Maude Regan and with only loose connections with former Dargaville Mayor, Samuel Swanston Green, the place is not considered to be strongly associated with a person or group of people who made a significant contribution to the history of nation, region or locality.

The place has **moderate** 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.*

As a prominent building located close to the main thoroughfare of Mount Eden Road, and featuring in the *Maungawhau Heritage Walks* leaflet, Mountain Court is a historical marker that the local community identifies with. Nevertheless, the place is not known to have a strong or special association with any community or cultural groups or to be held in high public esteem. As such, the place is considered to have little social value at this time.

The place has **little** social value.

**(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 a purpose-built block of flats established during a period when this building type had become increasingly popular in both the inner-city and suburban landscape, Mountain Court may have the potential to provide knowledge about the suburban lifestyle of flat dwellers during Auckland's interwar period. However, its potential to yield meaningful or useful information not already available from other places or sources is limited. Furthermore, the provision of on-site interpretation is not feasible given the place's use as private residences.

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.*

Mountain Court has considerable physical attributes value as an important building type with an unusual form, and as a notable example of Spanish Mission architecture in the locality.

Purpose-built as flats in 1937 (addition, 1946), Mountain Court demonstrates a shift in the character of suburban dwellings from detached houses to higher-density living, and is significant as a good representative example of the 'flats' building type in the locality. Also of note is the building's unusual plan and varying heights. Arranged over three attached 'L-plan' blocks and stepping between two and three-storeys, Mountain Court has a form unlike any other flat building in the locality and possibly the region. The place incorporates many of the features and finishes associated with the Spanish Mission style – a distinctive style that became increasingly popular in New Zealand's residential design during the 1930s. The use of stucco walls, a terracotta tile roof, arched openings,

twisted columns and prominent chimneys reveals the close attention paid to the Spanish Mission style in the building's design. Mountain Court is of particular importance as a substantially intact model of this architectural style in the locality.

A late example of the work of Auckland architects, P. C. Garrett (original building, 1937) and A. C. Jeffries (addition, 1946), Mountain Court is one of a number of residential commissions undertaken by the architects during their careers. Although less prolific than other architects active during the interwar period, Garrett and Jeffries were nevertheless responsible for a reasonable number of architectural projects across the region. Based on the little that is known about their work portfolios, Mountain Court is of interest for having the potential to represent a departure, in type and style, from Garrett's other designs, and as a late, but representative, example of Jeffries' works that are influenced by the Spanish Mission style.

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.*

With a distinctive architectural style, unusual stepped arrangement over two and three-storeys and an elevated location on the View Road rise, Mountain Court is notable for its aesthetic qualities and prominent streetscape presence. Conspicuous and familiar in the context of the locality, the place's visual appeal derives from its relationship with its original garden setting, particularly when viewed in the foreground of nearby Maungawhau-Mount Eden.

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

#### **(h) Context**

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

Mountain Court has considerable context value for its notable contribution to a dispersed yet inter-related group of *known* heritage places in the locality and region, and for occupying its original, predominantly intact site for 80 years. The place is a key example of over a dozen purpose-built flats built in Mount Eden during the interwar period that collectively reflect an important theme in the history and development of the locality and region. It also positively contributes to an architecturally varied streetscape.

The place has **considerable** context value within the **locality** and **region**.

## **8.0 Statement of significance**

Built in 1937 as a block of flats, Mountain Court has moderate historical value for reflecting changing social needs and attitudes towards suburban living during the interwar period. As an important building type with unusual form and a notable example of Spanish Mission architecture in the locality, the place has considerable physical attributes value. With its distinctive architectural style, unusual stepped arrangement over two and three-storeys and an elevated location on the View Road rise, the place has considerable aesthetic value for its visual qualities and prominent street presence. Mountain Court has considerable context value for its notable

contribution to a dispersed yet inter-related group of *known* heritage places in the locality and region, and for occupying its original, predominantly intact site for 80 years.

## 9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The land upon which Mountain Court was built was subdivided in the 1920s, and it is this boundary that forms the present-day Certificate of Title (CT) boundary for 4 View Road. The physical boundaries are delineated by stone walls, which are possibly the same walls (albeit modified and rebuilt in places) as those that existed at the time the lot was formed. Given that Mountain Court has retained its relationship with its original site, the proposed extent of place encompasses the CT boundary (as shown in Figure 10), including all stone boundary walls.
- Access inside the building was not made as part of this evaluation, however, given that no proposals exist for internal changes to the seven flats, it is possible that the original layout, historic fabric and features may still remain. In order to ensure the appropriate management of these elements, which have the potential to contribute to the significance of the place, the interior of the building should ideally form part of the extent of place. However, due to internal access not being possible at the time of this evaluation, the interior is proposed as an exclusion until its integrity and associated value can be confirmed.



**Figure 10:** Showing the extent of place of Mountain Court, which encompasses the CT boundary, including all stone boundary walls (Auckland Council GeoMaps).

## 10.0 Recommendations

- Based on the preceding evaluation, Mountain Court, 4 View Road is shown to demonstrate *considerable* physical attributes, aesthetic and context values, and *moderate* historical values within the locality.
- Overall, the place is of **considerable** historic heritage significance within the **locality**.
- The extent of place includes all that land captured within the CT boundary, including stone boundary walls, as shown in Figure 10.

## 11.0 Table of Historic Heritage Values

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

### \*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

<b>Place Name and/or Description</b>	Mountain Court 4 View Road, Mount Eden
<b>Category</b>	B
<b>Primary Feature</b>	Mountain Court, the principal building; stone boundary walls.
<b>Known Heritage Values</b>	F, G, H
<b>Extent of Place</b>	All that land captured within the CT boundary, including the stone boundary walls, as shown in Figure 10.
<b>Exclusions</b>	Interior of building(s).
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

**Author:**

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

**Date:**

March 2017

**Reviewer:**

Auckland Council  
Rebecca Freeman, Principal Specialist Built Heritage

**Date:**

February 2017

## **APPENDICES**

**Appendix 1:** Historical background  
Chronological summary

**Appendix 2:** Supplementary information: historical

**Appendix 3:** Supplementary information: architectural

**Appendix 4:** Photographic record

**Appendix 5:** Comparative Analysis



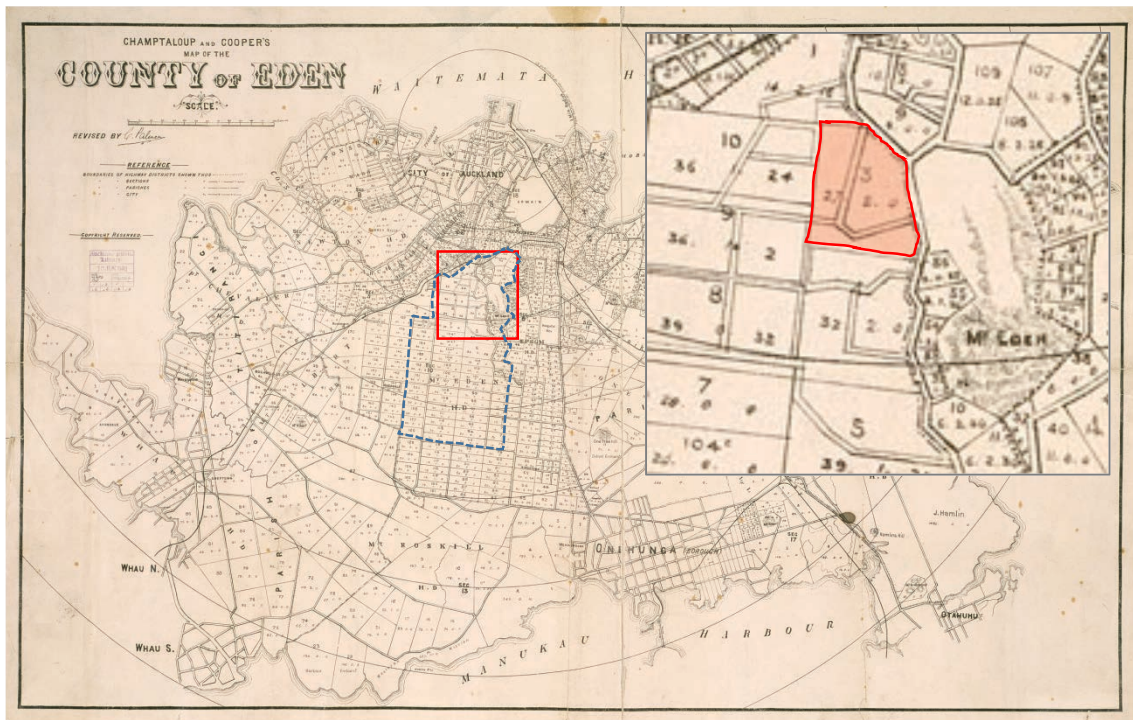
# APPENDIX 1

## Historical background

### Early European land ownership and patterns of development

During the early 1840s, the area now known as Mount Eden was subdivided into 74 Crown Allotments within Sections 6 and 10 of the Suburbs of Auckland. The allotments were collectively bordered by present-day Dominion Road to the west, Mount Eden Road to the east, and Normanby Road to the north. The only other road existing in the area at that time was Epsom-Mount Albert Road (now Balmoral Road). Between November 1842 and August 1859, the majority of the allotments were sold to the public in a series of auctions; purchased by individuals as either long-term farming ventures or as a means to generate a swift speculative profit.<sup>3</sup>

The land upon which Mountain Court was built formed part of original Allotment 3, Section 10 of the Suburbs of Auckland.<sup>4</sup> It was one of six allotments purchased under Crown Grant in 1845 by speculative investor Hastings Atkins, Mount Eden's largest original landowner.<sup>5</sup> The subdivision of Allotment 3 commenced in 1851 and changed hands over the following decades.<sup>6</sup>



**Figure 11:** County of Eden map, c.1885, showing the approximate boundary of the Mount Eden Crown Allotments (dashed blue line). Inset: Close-up of a portion of the map with Allotment 3 highlighted (red).

Champtaloup & Cooper, c.1885, [Sir George Grey Special Collections, Auckland Libraries, NZ Map 90](#)

During the 1870s and 1880s, Mount Eden experienced a shift in its pattern of development. A rapid increase of residential subdivisions of farmland began to change the face of the district's rural character. Such changes were attributed in part to

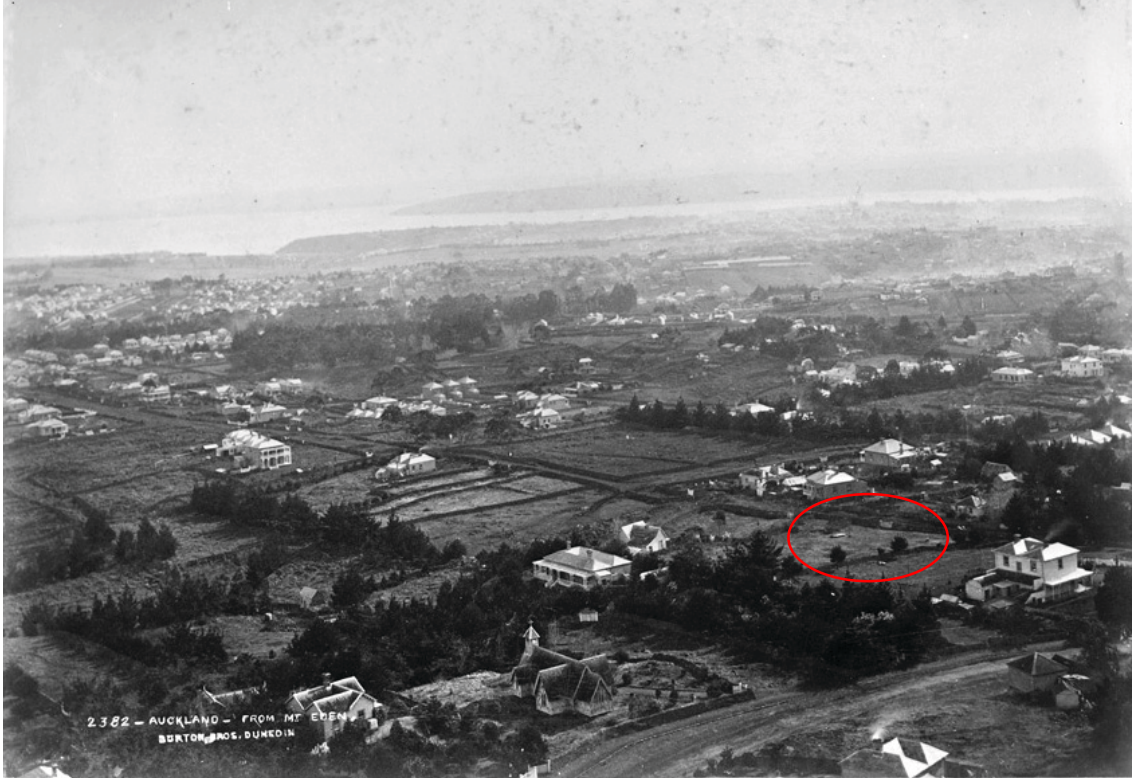
<sup>3</sup> Hugh Oliver, *Land Ownership and Subdivision in Mount Eden 1840-1930*, 1982.

<sup>4</sup> Land Information New Zealand (LINZ), DP236.

<sup>5</sup> Oliver, 6; Deeds Index: 2A.1348, Archives New Zealand.

<sup>6</sup> Deeds Index: 2A.1348.

dramatic population increases during the early to mid-1880s and the resultant overcrowding of the inner city, which put pressure on neighbouring areas such as Mount Eden.<sup>7</sup> By 1885, the development of portions of original Allotment 3 had begun (refer to Figure 12), possibly assisted by its close proximity to the key transport route of Mount Eden Road. By this time, View Road and The Terrace (now the eastern end of View Road) had been vested in the Crown.<sup>8</sup>



**Figure 12:** Panoramic view looking west from Mount Eden, showing the corner of Mount Eden Road (right foreground), View Road (bottom right to top left), and the approximate location of Mountain Court (circled), 1885.

[Sir George Grey Special Collections, Auckland Libraries, 4-809](#)

In 1900, part of original Allotment 3 on the corner of View and Mount Eden roads, was in the ownership of merchant, William Swinton Laurie. The land comprised five lots – two fronting View Road (lots 1 and 2), two fronting Mount Eden Road (lots 3 and 4) and a corner lot (5).<sup>9</sup> Stone walls formed the boundary to the land, a number of which had been in place for approximately 24 years.<sup>10</sup> Following Laurie's death in 1908, probate of his will was granted to Auckland merchants, Edward Theodore Laurie, Alfred Henry Laurie, Buxton Arthur Laurie, and to Sarah Frances Laurie.<sup>11</sup>

This was a period of considerable growth in the locality, aided in part by the opening of the Dominion Road and Mount Eden Road tramlines in 1908. Such developments spurred on the subdivision of many existing estates, making Mount Eden one of the fastest-growing Auckland suburbs in the early twentieth century.<sup>12</sup> One such subdivision was Laurie's five lots on the corner of View and Mount Eden roads. In

<sup>7</sup> McAlister, B., 1983, *From Farms to Flats: The History of Land Use in Mount Eden*, 11; Stone, R. J. C., 1973, *Makers of Fortune: A Colonial Business Community and its Fall*, 119 and 126-7.

<sup>8</sup> Oliver, 12.

<sup>9</sup> DP 2369 and CT 101/255, LINZ records.

<sup>10</sup> DP 2369, LINZ records.

<sup>11</sup> CT 101/255, LINZ records.

<sup>12</sup> Auckland Council, *Albert-Eden Heritage Survey: Historic Context Statement*, 2014, 72.

1927, the executors of the estate (the three male family members) subdivided the lots into 23 residential lots.<sup>13</sup>

## Mountain Court

In June 1937, lots 5 and 6 were acquired by milliner, Maude Regan.<sup>14</sup> The following month, an application was made to the Borough of Mount Eden on behalf of Miss Regan for the construction of five flats, each comprising four rooms and a bathroom, at an approximate cost of £4,300.<sup>15</sup> The building plans were drawn up by architect, P. C. Garrett (1895-1960), who was responsible for a considerable number of architectural commissions during the 1920s and 1930s.<sup>16</sup> Garrett designed the flats – named Mountain Court – in the Spanish Mission style, which appears to have been a departure from his earlier designs. The style reflected the late nineteenth/early twentieth century domestic architecture of the south western United States, which had become popular first in Australia and then New Zealand during the interwar period.<sup>17</sup>

Whilst little is known of Miss Regan, she was one of a number of private flat owners during the interwar period who invested in this modern trend in residential living. Whilst higher density housing was not a new concept in Auckland's inner-city, a second wave of speculative flat development, particularly after the Depression, saw the introduction of this new building type in Auckland's suburbs. Mount Eden, in particular, saw flats built among its villas and bungalows, marking a change in social needs and attitudes towards contemporary living during the 1930s.<sup>18</sup>

In 1946, plans were submitted for two additional flats to be constructed at the rear of the existing block. The two-storey structure was designed by architect, A. C. Jeffries and adopted the style, materials and finishes of the original building. The addition cost approximately £3,000.<sup>19</sup> Jeffries was responsible for the design of a number of Auckland flats, including two in Mount Eden: the neighbouring Granada Flats (1937) and Windsor Hall (1938).<sup>20</sup>

Mountain Court remained in the ownership of Miss Regan until 1970, when the property was purchased by Samuel Swanston Green, Alan McIntyre, William Alfred Douglas Cole, and Herbert Francis Rogerson for the British-Israel World Federation (New Zealand).<sup>21</sup> Mr S. S. Green, chairman of the Federation's Auckland branch, was Mayor of Dargaville from 1956 to 1971.<sup>22</sup> In 1971, an application to the Borough of Mount Eden for the erection of a fire escape to four flats was made.<sup>23</sup> This involved the creation of additional egress points for flats 2, 4, 5 and 7.

Further names transfers on the Certificate of Title were made in 1992 and 2003 to Tom Burroughs, Ray Gasparich, Robert Kemp and Anne Cope, and Ray Gasparich, Robert Kemp, Anne Cope and Barry Clark respectively.<sup>24</sup> In 2005, the property ownership was in the name of the British-Israel World Federation (NZ) Auckland Incorporated.<sup>25</sup> In 2015, Mountain Court was purchased by present-owner BIL Limited.<sup>26</sup>

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<sup>13</sup> DP 20954, LINZ records.

<sup>14</sup> CTs 101/255 and NA689/196, LINZ records.

<sup>15</sup> Auckland Council property records: 4 View Road, Mount Eden.

<sup>16</sup> Ibid. Refer to **Appendix 3** for further details.

<sup>17</sup> Refer to **Appendix 5** for more information.

<sup>18</sup> Refer to **Appendix 5** for more information.

<sup>19</sup> Auckland Council property records: 4 View Road, Mount Eden.

<sup>20</sup> Refer to **Appendix 3** and **Appendix 5** for further details.

<sup>21</sup> CT NA689/196, LINZ records; Auckland Council property records: 4 View Road, Mount Eden. For more information on the history of the British-Israel World Federation refer to: <http://www.britishisrael.co.uk/history.php> (accessed 09.02.2017).

<sup>22</sup> Auckland Council property records: 4 View Road, Mount Eden; Obituary, New Zealand Herald, 7 August 1976, 4.

<sup>23</sup> Auckland Council property records: 4 View Road, Mount Eden.

<sup>24</sup> CT NA689/196, LINZ records.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

## Chronological summary

### Chronology of events and changes

The following table is a chronological summary of known key events and physical changes associated with Mountain Court.

<b>Date</b>	<b>Event/Change</b>
1845	Original Allotment 3, Section 10, Suburbs of Auckland was purchased under Crown Grant by speculative investor, Hastings Atkins.
1900	Part of original Allotment 3, which comprised five lots on the corner of View and Mount Eden roads, was in the ownership of William Swinton Laurie.
1927	The Laurie estate was subdivided into 23 residential lots.
1937	Lots 5 and 6 were acquired by Miss Maude Regan. Mountain Court was constructed in the Spanish Mission style, to a design by architect, P. C. Garrett. The two and three-storey structure comprised five self-contained flats and a basement.
1946	Plans were submitted for the erection of a two-storey addition to the rear of the building, which incorporated two further flats. The addition was designed by architect, A. C. Jeffries.
1970	The property was purchased by Samuel Swanston Green, Alan McIntyre, William Alfred Douglas Cole, and Herbert Francis Rogerson for the British-Israel World Federation (New Zealand).
1971	An application was made for the erection of fire escapes to flats 2, 4, 5 and 7.
1992	The names on the Certificate of Title changed to Tom Burroughs, Ray Gasparich, Robert Kemp and Anne Cope.
2003	Further name changes to Ray Gasparich, Robert Kemp, Anne Cope and Barry Clark were made.
2005	The property ownership was in the name of the British-Israel World Federation (NZ) Auckland Incorporated.
2015	Present owner BIL Limited acquired the property.

# APPENDIX 2

## Supplementary information: historical Archives New Zealand records: Deeds index

MAF A.		SUBURBAN SECTION 10 2707 93.			No. 3		1348.	
No.	Receipt of Instrument.	Nature of Instrument.	Parties.	Date of Instrument.	Where recorded.	Reference.	Signature Lots.	
2707	12.30 13 Aug 1851	Crown Grant	Atkins	27 Sep 1845	3G 798			
2708	12.31 13 Aug 1851	Conveyance	Atkins to Conry	22 Nov 1847	2D 1643			
2709	12.32 13 Aug 1851	Conveyance	Conry to Connell & Ridings	25 May 1848	- 1644			
2710C	12.33 13 Aug 1851	Conveyance	Connell & Ridings to Gribble	9 Jul 1851	- 1645	4A 64793 289		
2711C	12.34 13 Aug 1851	Conveyance	Connell & Ridings to Pulkingham	9 Jul 1851	- 1647	C4800 290		
		SEC. 3.	S U B S.	25A.				
39220	1. 8 Jun 1869	Conveyance	Regr. Sup. Court to Crawford	26 Sep 1867	23D 261	1A 639		
46671	2. 18 Feb 1873	Will	Crawford deed.	17 Oct 1868	25D 852			
52667	1. 12 Oct 1875	Conveyance	Gillies to Allison	30 Aug 1875	20M 697			
58708	1. 15 Jan 1878	Conveyance	Allison to Hume	3 Dec 1877	25M 247	1A 315		
Registered under Land Transfer Acts Vol. 25 fol. 48 Theo. Kissling D.L.R.								
PARISH		TITIRANGI						
75237	1.30 3 May 1882	Conveyance	Adam to Brookes	2 May 1882	D13 748	A2 264	11.12.18. Sec. 5	
75418	10. 12 May 1882	Conveyance	Adam to Brookes	8 May 1882	R2 45	A2 264 added	6.14 Sec. 5	
87160	1. 9 May 1884	Conveyance	Brookes & Or. to Hoffman	8 May 1884	R13 186	18A 796	pt. 14	
135742	3. 3 Sep 1896	Probate	Brookes Chas.	28 Jul 1896	R52 635			
166131	11 8 Oct 1903	Conveyance	Brookes to Stanton	24 Sep 1903	R94 94	7A 652	6	
371235	2. 11 May 1924	Probate	Hollywood (dec'd)	2 Apr 1924	R203 203			
371236	2. 11 May 1924	release	Hollywood to Brookes	28 Apr 1924	R205 205			
371237	2. 11 May 1924	conveyance	Brookes to Brookes	6 April 1924	R207 207		pt. 14	
371238	2. 11 May 1924	conveyance	Brookes to Hoffmann	6 April 1924	R511 125		pt. 14	
371239	2. 11 May 1924	conveyance	Brookes to Hoffmann	6 April 1924	R138 138		11.12.15.	
373368	12.30 26 July 1927	conveyance	Brookes to Hoffmann	6 April 1927	R511 543		Stm (Regn. 1371238)	

Figure 13: Deeds index showing the early landowners of original Allotment 3, Section 10, Suburbs of Auckland.  
Deeds Index 2A.1348

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

CT 101/255

NEW ZEALAND.

(Form B.)

**REGISTER**

Vol. 101, folio 255

Application 8712

Reference: Vol. folio  
Transfer No.

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**

This Certificate, dated the eighteenth day of February, one thousand nine hundred and one, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that William Swinton Rawie of Auckland (New Zealand) Merchant

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered as follows, be the several admeasurements a little more or less, that is to say: All this parcel of land containing two (2) acres one (1) rood and one (1) perch more or less as a plan deposited in the Land Registry Office at Auckland under No. 2369 which land is part of allotment 3, Block 1, Section 10, Suburbs of Auckland

William Rawie  
District Land Registrar

Plan 20954

Metric Area is 9864 m<sup>2</sup>  
9864 m<sup>2</sup>

NET EQUIVALENT METRIC AREA IS 9280 OVER

DECLARATION N° 2213 taking part of section 10, Block 1, Section 10, Suburbs of Auckland, the 7<sup>th</sup> August 1908 at 10 a.m.

William Rawie  
District Land Registrar

101/255

101/255

REGISTER

Transfer No. 229433 of lot 1 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Roy Beasley produced 22/1/1934 at 2.25 o/c  
690/292 A.R.P.

Transfer No. 229434 of lot 2 plan 20954  
both registered proprietors to Charles Champion Laurie produced 2.3.32 at 2.42 o/c  
711/230 A.R.P.

Transfer No. 229435 of lot 11 plan 20954  
registered proprietors to Helena Johnston produced 21.3.1939 at 11.23 o/c  
711/230 A.R.P.

Transfer No. 229436 of lot 1 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Sadie Hardy produced 26/2/1941 at 11.45 o/c  
741/1 A.R.P.

Transfer No. 229437 of lots 8, 10, 12, 14 and 15 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Charles Champion Laurie produced 26.3.1943 at 2.15 o/c  
498/224 A.R.P.

Transfer No. 229438 of lots 9, 10, 11 and 12 plan 20954  
being the registered proprietors Laurie and Edward Theodore Laurie to Robert Gordon Laurie - produced 29.3.1943 at 2.15 o/c  
448/228 A.R.P.

Transfer No. 229439 of the residue to Boston Arthur Laurie and Edward Theodore Laurie both abovesaid. Entered 3.5.1934 at 12.55 o/c  
A.R.P.

Transfer No. 229440 of lots 20, 21, 22 and 24 plan 20954  
Edward Laurie and Boston Arthur Laurie to Beasley produced 19/4/1934 at 2.25 o/c  
680/220 A.R.P.

Transfer No. 229441 of lot 2 plan 20954  
Edward Theodore Laurie and Boston Arthur Laurie to Harold Rupert Harris produced 27/4/1934 at 12.5 o/c  
687/14 A.R.P.

Transfer No. 229442 of lot 5 and 6 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Maude Logan produced 17/4/1937 at 12.2 o/c  
689/196 A.R.P.

Transfer No. 229433 of lot 1 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Roy Beasley produced 22/1/1934 at 2.25 o/c  
690/292 A.R.P.

Transfer No. 229434 of lot 2 plan 20954  
both registered proprietors to Charles Champion Laurie produced 2.3.32 at 2.42 o/c  
711/230 A.R.P.

Transfer No. 229435 of lot 11 plan 20954  
registered proprietors to Helena Johnston produced 21.3.1939 at 11.23 o/c  
711/230 A.R.P.

Transfer No. 229436 of lot 1 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Sadie Hardy produced 26/2/1941 at 11.45 o/c  
741/1 A.R.P.

Transfer No. 229437 of lots 8, 10, 12, 14 and 15 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Charles Champion Laurie produced 26.3.1943 at 2.15 o/c  
498/224 A.R.P.

Transfer No. 229438 of lots 9, 10, 11 and 12 plan 20954  
being the registered proprietors Laurie and Edward Theodore Laurie to Robert Gordon Laurie - produced 29.3.1943 at 2.15 o/c  
448/228 A.R.P.

Transfer No. 229439 of the residue to Boston Arthur Laurie and Edward Theodore Laurie both abovesaid. Entered 3.5.1934 at 12.55 o/c  
A.R.P.

Transfer No. 229440 of lots 20, 21, 22 and 24 plan 20954  
Edward Laurie and Boston Arthur Laurie to Beasley produced 19/4/1934 at 2.25 o/c  
680/220 A.R.P.

Transfer No. 229441 of lot 2 plan 20954  
Edward Theodore Laurie and Boston Arthur Laurie to Harold Rupert Harris produced 27/4/1934 at 12.5 o/c  
687/14 A.R.P.

Transfer No. 229442 of lot 5 and 6 plan 20954  
Boston Arthur Laurie and Edward Theodore Laurie to Maude Logan produced 17/4/1937 at 12.2 o/c  
689/196 A.R.P.

101/255

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



CT 689/196

[Land and Deeds-4]  
[Form B.]

## NEW ZEALAND REGISTER

Reference: Vol. 102, Folio 255  
Transfer No. 286696  
Application No.  
Order for N/O No.

Register-book,  
Vol. 689, folio 196.

### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fifteenth day of June one thousand nine hundred and thirty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that MAUDE REGAN of Auckland, Milliner,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one road more or less situated in the Borough of Mount Eden being Lots five (5) and six (6) on a plan deposited in the Land Registry Office at Auckland as No. 20954 and being portion of Allotment 3 of Section 10 of the Suburbs of Auckland.

METRIC AREA IS 1017 m<sup>2</sup>

Conversion Factors:  
1 Acre = 4046m<sup>2</sup>  
1 Perch = 25.29m<sup>2</sup>  
1 Link = 2012 metres

View Rd

4      5      6      7

0.0.20      0.0.20

8

Total Area: 0.1.00  
Scale: 1/2 Chain to an Inch.

W. Nicolson  
Assistant District Land Registrar.

No. 6998 Order in Council exempting the above land from the provisions of Section 128 of the Public Works Act, 1928. Entered 2nd March 1928 at 10 a.m.

Nicolson  
Asst. L.R.

Agreement as to fencing contained in Transfer No. 286696.

Nicolson  
Asst. L.R.

Mortgage 372834 made by Maude Regan to the Commercial Investment and Banking Association of New Zealand 23/4/1937 at 2.30 p.m. PRODUCED 2/5/1943

Mortgage 372834 made by Maude Regan to the National Bank of New Zealand 23/4/1937 at 2.30 p.m. PRODUCED 2/5/1943

Mortgage 382808 made by Maude Regan to the National Bank of New Zealand Limited 20/5/1937 at 10.11 a.m. PRODUCED 2/5/1943

W. Nicolson  
Asst. L.R.

all

689/196



A482332 Transfer to Samuel Swanston Green of Dargaville, mayor, Alan McIntyre of Auckland, carrier, William Alfred Douglas, Cole, of Glen Eden, Secretary and Herbert Frances Rogerson of Auckland, retired - 22.7.1970 at 9.25 o c.

589/196

A482333 Mortgage to the National Bank of New Zealand Limited - 22.7.1970 at 9.25 65

DISCHARGE  
*McQuinn*  
A.L.R.  
6722

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

A 509 580 Mortgage to the National Bank of New Zealand Limited - 6.11.1970 at 140.50 o c.  
22373  
*ALR 13325*

C.377901.1 Transmission to William Alfred Douglas Cole as survivor - 21.5.1992 at 10.29 oc

*Alubai*  
A.L.R.

C.377901.2 Transfer to Tom Burroughs retired, Ray Gasparich retired, Robert Kemp supervisor and Anne Cope secretary all of Auckland - 21.5.1992 at 10.29 oc

*Alubai*  
A.L.R.





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



**Historical Search Copy**

**Identifier** NA689/196  
**Land Registration District** North Auckland  
**Date Issued** 15 June 1937

**Prior References**  
NA101/255

---

**Estate** Fee Simple  
**Area** 1012 square metres more or less  
**Legal Description** Lot 5-6 Deposited Plan 20954

**Original Proprietors**  
Tom Burroughs, Ray Gasparich, Robert Kemp and Anne Cope

**Interests**

6898 Order in Council exempting the above land from the provisions of Section 128 of the Public Works Act 1928 - 2.3.1928 at 10.00 am

Fencing Agreement in Transfer 286696 - 15.6.1937

5813974.1 Transfer to Ray Gasparich, Robert Kemp, Anne Cope and Barry Clark - 26.11.2003 at 9:00 am

6453750.1 Transmission to Robert Kemp, Anne Cope and Barry Clark - 10.6.2005 at 9:00 am

6453750.2 Transfer to The British-Israel World Federation (NZ) Auckland Incorporated - 10.6.2005 at 9:00 am

10064552.1 Transfer to BIL Limited - 22.5.2015 at 9:17 am

10064552.2 Mortgage to ANZ Bank New Zealand Limited - 22.5.2015 at 9:17 am

LINZ records: Deposit Plans

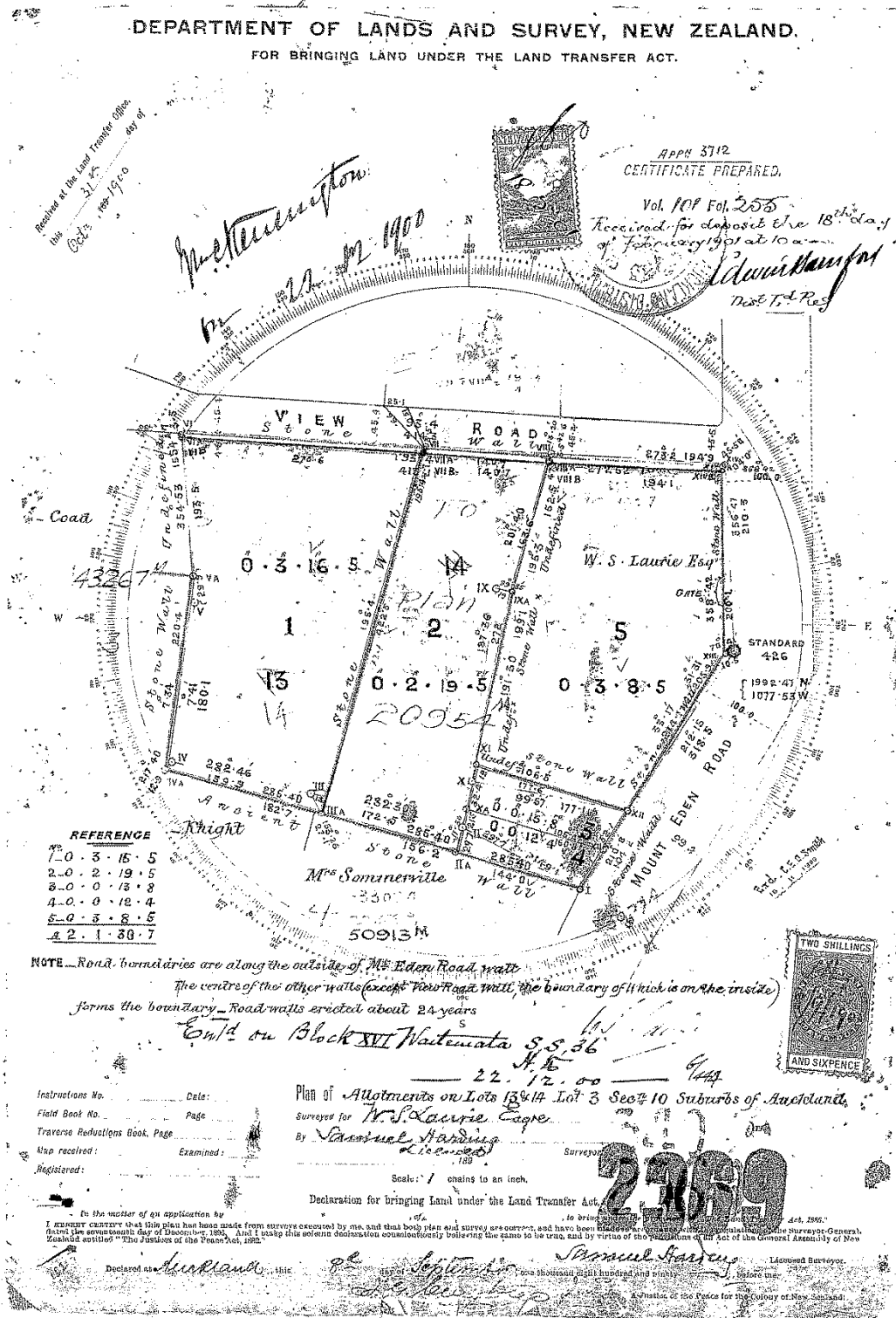


Figure 14: Plan showing part of original Allotment 3 owned by W. S. Laurie, subdivided into five lots (1900). Note references to the stone walls.

DP 2369, LINZ records.

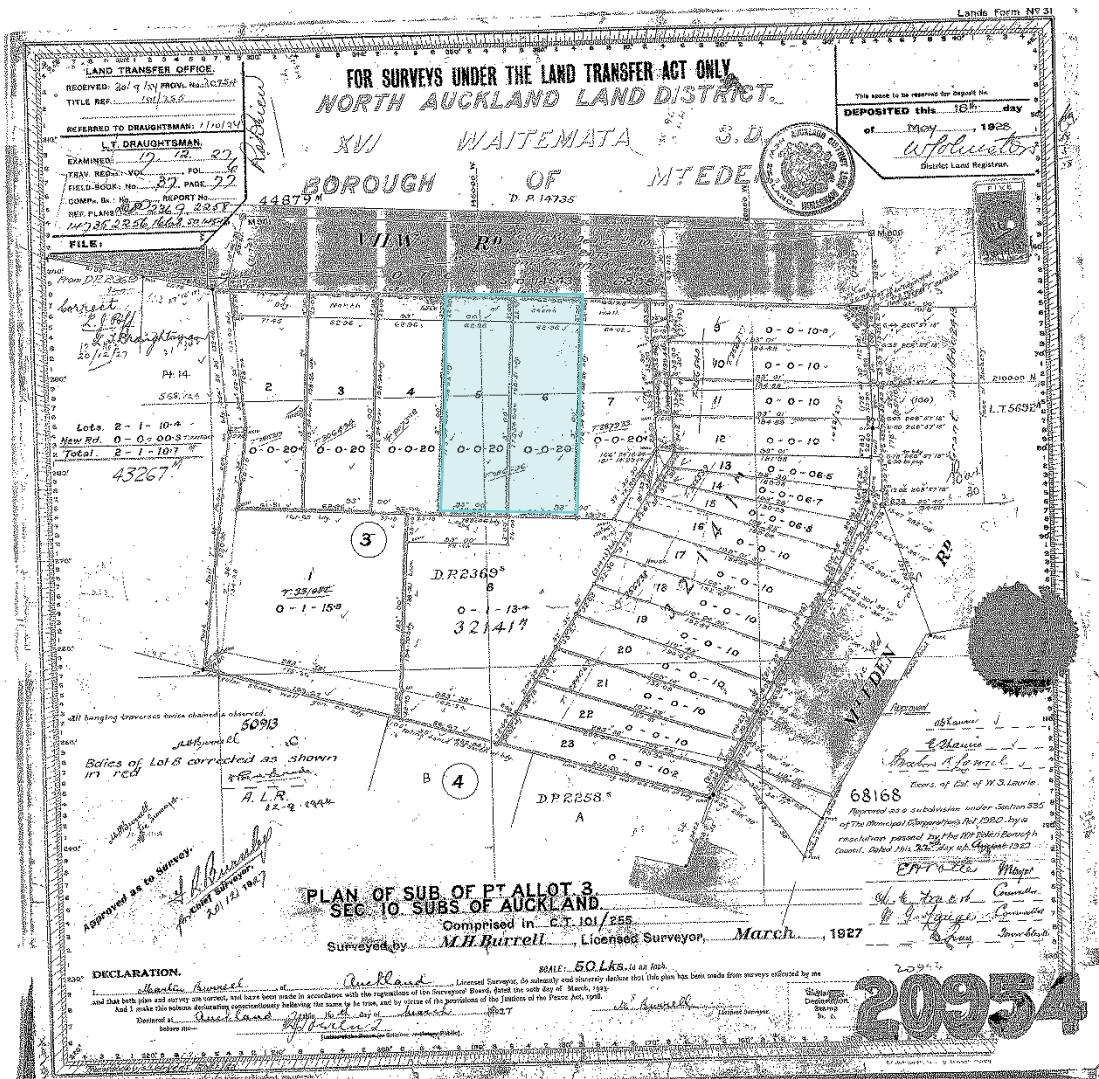


Figure 15: Plan showing the subdivision of the Laurie estate into 23 residential lots (1927). Lots 5 and 6 (highlighted) were those purchased by M. Regan (1937) and form present-day 4 View Road. DP 20954, LINZ records.

## Auckland Council GeoMaps: Historic aerals



**Figure 16:** 1940 historic aerial showing Mountain Court, 4 View Road (Auckland Council GeoMaps).



**Figure 17:** 1959 historic aerial showing Mountain Court, 4 View Road with its 'L'-plan rear addition (Auckland Council GeoMaps).

## APPENDIX 3

### Supplementary information: architectural

#### Architect: P. C. Garrett

Mountain Court was designed by Auckland architect, P. C. (Phillip Coleman) Garrett (1894-1960). Born in New Zealand, he spent his early years in the family home, "Innismore", on Pah Road, Onehunga.<sup>27</sup> He was educated at St John's Collegiate School (The Pah) and subsequently attended Auckland University's Architectural School.<sup>28</sup> In 1918, Garrett was admitted as an Associate of the New Zealand Institute of Architects, and by 1921 was working in his own right with offices in the Wright's Buildings, Fort Street, Auckland CBD.<sup>29</sup> In 1924, he entered into partnership with architect, R. W. Maclaurin, although records suggest that they were working together since the previous year (refer to list of works, below).<sup>30</sup> By 1926, however, Garrett was once again working independently.

Whilst the majority of Garrett's commissions involved the design of new residences across Auckland, he was also responsible for the design of a number of shops, municipal buildings, a hotel, tennis pavilions, and a cabaret.<sup>31</sup> During the onset of the Second World War, Garrett took up a position with the Public Works Department (later Ministry of Works), and remained there until his death in 1960.<sup>32</sup> One of his more well-known projects during this time was the design of a number of buildings at Middlemore Hospital (1944-45).<sup>33</sup>



**Figure 18:** Onehunga Lawn Tennis Club's pavilion (1922), designed by Garrett.

[Sir George Grey Special Collections, Auckland Libraries, AWNS-19221109-47-3](#)



**Figure 19:** Middlemore Hospital (1961), showing the 1940s buildings to the centre right, many of which were designed by Garrett.

[Sir George Grey Special Collections, Auckland Libraries, 1370-29-18-1](#)

<sup>27</sup> Obituary, *Manukau Progress*, 8 June 1960.

<sup>28</sup> Ibid.

<sup>29,29</sup> Ibid.; Page 14 Advertisements Column 2, *New Zealand Herald*, 12 October 1921, [Papers Past](#)

<sup>30</sup> Page 14 Advertisements Column, *New Zealand Herald*, 15 June 1923, [Papers Past](#)

<sup>31</sup> Refer to Garrett's list of works for relevant references.

<sup>32</sup> Obituary, *Manukau Progress*, 8 June 1960.

<sup>33</sup> Ibid; Sheppard Collection, G239p, The University of Auckland Library, Architecture Archive.

The following table lists the known works of P. C. Garrett undertaken during the course of his career. The list is not necessarily exhaustive, being largely based on tender notices advertised in newspapers of the time. Whilst some notices include a buildings name, the majority refer only the building type and street or suburb, making it difficult to make a connection between the notice and a particular building. Where a possible association has been made, based on other sources, this has been included in brackets. It is also possible that a number of the buildings no longer exist.

Date	Project (tenders for):	Source
1921	House, Epsom.	New Zealand Herald, Volume LVIII, Issue 17910, 12 October 1921, Page 14, <a href="#">Papers Past</a>
1922	Garage, Khyber Pass Road (concrete blocks).	New Zealand Herald, Volume LIX, Issue 18083, 6 May 1922, Page 5, <a href="#">Papers Past</a>
1922	Alterations and additions to residence, Epsom.	Auckland Star, volume LIII, Issue 125, 30 May 1922, Page 16, <a href="#">Papers Past</a>
1922	Pavilion in wood at Royal Oak (for Onehunga Lawn Tennis Club).	New Zealand Herald, Volume LIX, Issue 18130, 30 June 1922, Page 12, <a href="#">Papers Past</a>
1922	Alterations to house, Symonds Street, Onehunga.	New Zealand Herald, Volume LIX, Issue 18200, 20 September 1922, Page 3, <a href="#">Papers Past</a>
1922	House in wood, Heywood Crescent, Epsom.	Auckland Star, Volume LIII, Issue 237, 6 October 1922, Page 10, <a href="#">Papers Past</a>
1922	Alterations and additions to residence at Mount Eden, in wood.	New Zealand Herald, volume LIX, Issue 18239, 4 November 1922, Page 6, <a href="#">Papers Past</a>
1922	New municipal buildings, in brick and reinforced concrete, for the Newmarket Borough Council.	Progress, Volume XVIII, Issue 4, 1 December 1922, Page 22, <a href="#">Papers Past</a>
1922	House at Devonport, in wood. (Possibly <b>41 Lake Road</b> for G. Ewington, built by builder, William Reid).	New Zealand Herald, Volume LIX, Issue 18272, 13 December 1922, Page 6, <a href="#">Papers Past</a> The University of Auckland Library, Architecture Archive, Sheppard Collection G239p.
1923	Extensive additions to residence, Mount Eden.	New Zealand Herald, Volume LX, Issue 18306, 24 January 1923, Page 4, <a href="#">Papers Past</a>
1923	House, in wood, Shelly Beach Road, Ponsonby.	New Zealand Herald, Volume LX, Issue 18358, 26 March 1923, Page 14, <a href="#">Papers Past</a>
1923	Two-storey house in wood, Mount Eden Road.	New Zealand Herald, Volume LX, Issue 18374, 14 April 1923, Page 6, <a href="#">Papers Past</a>
1923	Cottage at Royal Oak, in wood.	New Zealand Herald, Volume LX, Issue 18391, 5 May 1923, Page 6, <a href="#">Papers Past</a>

Date	Project (tenders for):	Source
1923	Two shops in brick and alterations, Manukau Road, Parnell (with R. W. Maclaurin).	New Zealand Herald, volume LX, Issue 18414, 1 June 1923, Page 16, <a href="#">Papers Past</a>
1923	Two-storey house (in wood), Hamilton (with Maclaurin).	Auckland Star, Volume LIV, Issue 203, 25 August 1923, Page 10, <a href="#">Papers Past</a>
1923	Shop at St Heliers Bay (with Maclaurin).	New Zealand Herald, Volume LX, Issue 18537, 23 October 1923, Page 12, <a href="#">Papers Past</a>
1923	Midlands Private Hotel, Epsom – alterations and additions in wood (with Maclaurin).	New Zealand Herald, Volume LX, Issue 18548, 5 November 1923, Page 12, <a href="#">Papers Past</a>
1924	Residence (brick and wood), Mountain Road, Epsom (with Maclaurin).	Auckland Star, Volume 55, Issue 19, 23 January 1924, Page 7, <a href="#">Papers Past</a>
1924	Alterations and additions to residence at Devonport (with Maclaurin).	New Zealand Herald, Volume LXI Issue 18600, 7 January 1924, Page 12, <a href="#">Papers Past</a>
1924	Alterations and additions to a residence at Papatoetoe (with Maclaurin).	Auckland Star, Volume LV, Issue 37, 13 February 1924, Page 7, <a href="#">Papers Past</a>
1924	Shops at St Heliers Bay (with Maclaurin).	New Zealand Herald, Volume LXI, Issue 18632, 13 February 1924, Page 16, <a href="#">Papers Past</a>
1924	House in wood – Epsom.	New Zealand Herald, Volume LXI, Issue 18680, 9 April 1924, Page 18, <a href="#">Papers Past</a>
1924	Seaside residence at Manly Beach (with Maclaurin).	New Zealand Herald, Volume LXI, Issue 18771, 26 July 1924, page 6, <a href="#">Papers Past</a>
1924	Residence (two storeys) in brick and wood, St Heliers Bay Road (with Maclaurin).	New Zealand Herald, Volume LXI, Issue 18802, 1 September 1924, Page 14, <a href="#">Papers Past</a>
1924	Shop in brick, St Heliers Bay (with Maclaurin).	New Zealand Herald, Volume LXI, Issue 18843, 18 October 1924, Page 5, <a href="#">Papers Past</a>
1925	3 shops at St Heliers Bay.	New Zealand Herald, Volume LXII, Issue 19065, 9 July 1925, Page 4, <a href="#">Papers Past</a>
1925	Residence Royal Oak.	New Zealand Herald, Volume LXII, Issue 19083, 31 July 1925, Page 18, <a href="#">Papers Past</a>
1925	Shops in brick and concrete at Royal Oak. (Possibly the <b>Farrelly, Phillips</b> and <b>Herbert buildings</b> ).	New Zealand Herald, volume LXII, Issue 19151, 17 October 1925, Page 8, <a href="#">Papers Past</a>  Obituary, <i>Manukau Progress</i> , 8 June 1960.
1925	House in wood at Narrow Neck, Devonport.	New Zealand Herald, Volume LXII, Issue 19191, 3 December 1925, Page 3, <a href="#">Papers Past</a>
1926	House in wood, Bannerman Road, Morningside.	New Zealand Herald, Volume LXIII, Issue 19473, 1 November 1926, Page 20, <a href="#">Papers Past</a>



Date	Project (tenders for):	Source
1927	House at Point Chevalier.	Auckland Star, Volume LVIII, Issue 174, 26 July 1927, Page 20, <a href="#">Papers Past</a>
1927	House at Mission Bay.	Auckland Star, Volume LVIII, Issue 193, 17 August 1927, Page 5, <a href="#">Papers Past</a>
1929	Residence in wood, Remuera.	Auckland Star, Volume LX, Issue 74, 28 March 1929, Page 5, <a href="#">Papers Past</a>
1929	Additional storey to brick shops at Royal Oak.	Auckland Star, Volume LX, Issue 127, 31 May 1929, Page 5, <a href="#">Papers Past</a>
1929	Residence in wood at Mission Bay.	Auckland Star, Volume LX, Issue 137, 12 June 1929, Page 5, <a href="#">Papers Past</a>
1929	Residence in wood, Paratai Drive, Orakei.	Auckland Star, Volume LX, Issue 234, 3 October 1929, Page 32, <a href="#">Papers Past</a>
1930	House, Belmont, Takapuna.	Auckland Star, Volume LXI, Issue 49, 27 February 1930, Page 3, <a href="#">Papers Past</a>
1930	House in wood, Otorohanga.	Auckland Star, Volume LXI, Issue 65, 18 March 1930, Page 20, <a href="#">Papers Past</a>
1933	Residence in wood, Royal Oak.	New Zealand Herald, Volume LXX, Issue 21597, 15 September 1933, Page 20, <a href="#">Papers Past</a>
1935	Residence, Gladwin Road, Epsom, in wood.	New Zealand Herald, Volume LXXII, Issue 22084, 13 April 1935, Page 7, <a href="#">Papers Past</a>
1935	Additions – House in wood, St Heliers Bay.	New Zealand Herald, Volume LXXII, Issue 22227, 30 September 1935, Page 18, <a href="#">Papers Past</a>
1935	Residence, St Heliers Bay.	Auckland Star, Volume LXVI, Issue 241, 11 October 1935, Page 16, <a href="#">Papers Past</a>
1936	Tennis Pavilion, Winstone Park, Dominion Road.	New Zealand Herald, Volume LXXIII, Issue 22588, 28 November 1936, Page 6, <a href="#">Papers Past</a>
1937	Two residences in wood, Epsom.	Auckland Star, Volume LXVIII, Issue 60, 12 March 1937, Page 3, <a href="#">Papers Past</a>
1937	Flats – brick and wood, Mount Eden. ( <b>Mountain Court Flats</b> )	New Zealand Herald, Volume LXXIV, Issue 22753, 12 June 1937, Page 24, <a href="#">Papers Past</a>
1938	New cabaret and alterations to shop at Bucklands Beach.	New Zealand Herald, Volume LXXV, Issue 23148, 21 September 1938, Page 28, <a href="#">Papers Past</a>
1944-5	Middlemore Hospital, Otahuhu. (including: Block K (1944); Occupational Therapy Block I (1944); Block M (1944); Inflammable Block U (1944); Incinerator Block V (1944); Pump House Block W (1944); Residence Block X; Residence Block Y; Additions Optical Shop D.N.B. (1945); Battery Charging Building (1945)).	The University of Auckland Library, Architecture Archive, Sheppard Collection G239p.
c.1957	Cuthbert Kindergarten Building, Onehunga.	Obituary, Manukau Progress, 8 June 1960.

## Architect: A. C. Jeffries

The two-storey addition at the rear of Mountain Court was designed by Auckland architect, A. C. (Atkinson Crockett) Jeffries (1894-1977). Jeffries' education involved studying trade drawing at the Auckland Technical College, passing in trade drawing in 1909, and in building construction and drawing in 1912 and 1913.<sup>34</sup> He worked in partnership with A. B. Crocombe from 1924 until 1927, when he commenced practice on his own behalf.<sup>35</sup> Over the following ten years, Jeffries was responsible for a number of residences, shops, flats, factories and a hall. Some of his more well-known commissions include the Spanish Mission style Pasadena Buildings, Point Chevalier (1929-30), and the Buckland Hall, Pukekohe (1932).

The following table lists the known independent works of A. C. Jeffries. The list is not necessarily exhaustive, being largely based on tender notices advertised in newspapers of the time. Whilst some notices include a buildings name, the majority refer only the building type and street or suburb, making it difficult to make a connection between the notice and a particular building. Some of the buildings may no longer exist.

Date	Project (tenders for):	Source
1927	Residence at Avondale South (in brick).	New Zealand Herald, Volume LXIV, Issue 19717, 17 August 1927, Page 22, <a href="#">Papers Past</a>
1927	Residence at Dominion Road (in brick).	New Zealand Herald, Volume LXIV, Issue 19717, 17 August 1927, Page 22, <a href="#">Papers Past</a>
1927	Residence at Albany (in wood).	New Zealand Herald, Volume LXIV, Issue 19810, 3 December 1927, Page 8, <a href="#">Papers Past</a>
1928	Bungalow at Point Chevalier.	Auckland Star, Volume LIX, Issue 76, 30 March 1928, Page 5, <a href="#">Papers Past</a>
1928	Residence at Dominion Road.	Auckland Star, Volume LIX, Issue 115, 17 May 1928, Page 24, <a href="#">Papers Past</a>
1928	Shops, 1224-1228 Great North Road, Point Chevalier.	Auckland Council property records.
1928	Residence at Milford (in wood).	New Zealand Herald, Volume LXV, Issue 19974, 16 June 1928, Page 5, <a href="#">Papers Past</a>
1928	Block of five two-storey tenements and garages (in brick).	New Zealand Herald, Volume LXV, Issue 20040, 1 September 1928, Page 16, <a href="#">Papers Past</a>
1928	Factory in City (reinforced concrete and brick) for W. Naismith Esq.	New Zealand Herald, Volume LXV, Issue 20073, 10 October 1928, Page 5, <a href="#">Papers Past</a>

<sup>34</sup> Auckland Technical College Examination Results, *New Zealand Herald*, 23 December 1909, [Papers Past](#); Science and Art Examination Results, *New Zealand Herald*, 22 February 1912, [Papers Past](#); Science and Art South Kensington Passes, *New Zealand Herald*, 31 January 1913, [Papers Past](#)

<sup>35</sup> Page 20 Advertisements Column 4, *New Zealand Herald*, 11 June 1927, [Papers Past](#); Page 18 Advertisements Column 3, *Auckland Star*, 17 June 1927, [Papers Past](#)

Date	Project (tenders for):	Source
1928	Three cottage at Putaruru and three cottages at Waiuku (in wood).	New Zealand Herald, Volume LXV, Issue 20094, 3 November 1928, Page 18, <a href="#">Papers Past</a>
1928	Residence at Swanson (in wood).	Auckland Star, Volume LIX, Issue 276, 21 November 1928, Page 5, <a href="#">Papers Past</a>
1929	Shop at Mount Eden (in brick).	Auckland Star, Volume LX, Issue 45, 22 February 1929, Page 5, <a href="#">Papers Past</a>
1929	Residence at Edendale (in wood).	Auckland Star, Volume LX, Issue 81, 6 April 1929, Page 21, <a href="#">Papers Past</a>
1929	Residence at Mount Albert (in wood).	New Zealand Herald, Volume LXVI, Issue 20258, 18 May 1929, Page 16, <a href="#">Papers Past</a>
1929	Brick residence in City.	New Zealand Herald, Volume LXVI, Issue 20288, 22 June 1929, Page 5, <a href="#">Papers Past</a>
1929	Two residences, New North Road, Kingsland (in wood).	New Zealand Herald, Volume LXVI, Issue 20348, 31 August 1929, Page 5, <a href="#">Papers Past</a>
1929	Residence at Epsom (in wood).	Auckland Star, Volume LX, Issue 269, 13 November 1929, Page 5, <a href="#">Papers Past</a>
1929	Residence at Mount Eden.	New Zealand Herald, Volume LXVI, Issue 20419, 22 November 1929, Page 24, <a href="#">Papers Past</a>
1929	Residence at Parnell (in wood).	New Zealand Herald, Volume LXVI, Issue 20440, 17 December 1929, <a href="#">Papers Past</a>
1929	Pasadena Buildings, Point Chevalier (for builder C. B. Short).	Auckland Council property records.
1930	Two-storey residence at Morningside (in reinforced concrete and block work).	New Zealand Herald, Volume LXVII, Issue 20522, 25 March 1930, Page 20, <a href="#">Papers Past</a>
1930	Residence at Birkenhead (in wood).	New Zealand Herald, Volume LXVII, Issue 20529, 2 April 1930, <a href="#">Papers Past</a>
1930	Small alterations to house, Onehunga.	Auckland Star, Volume LXI, Issue 109, 10 May 1930, Page 23, <a href="#">Papers Past</a>
1930	Residence at Morningside (in wood).	Auckland Star, Volume LXI, Issue 109, 10 May 1930, Page 23, <a href="#">Papers Past</a>
1930	Additions to factory at 37 West Street, Newton (in reinforced concrete and block work).	New Zealand Herald, Volume LXVII, Issue 20567, 19 May 1930, Page 18, <a href="#">Papers Past</a>

Date	Project (tenders for):	Source
1930	Brick shop in City.	New Zealand Herald, Volume LXVII, Issue 20579, 2 June 1930, <a href="#">Papers Past</a>
1930	Residence at Morningside (concrete and wood).	Auckland Star, Volume LXI, Issue 187, 9 August 1930, Page 6, <a href="#">Papers Past</a>
1930	Boot factory at Parnell (in reinforced concrete and brick) for W. Monks Ltd.	New Zealand Herald, Volume LXVII, Issue 20734, 29 November 1930, Page 8, <a href="#">Papers Past</a>
1931	Completion of shop and flats, Mount Eden Road.	New Zealand Herald, Volume LXVIII, Issue 20881, 25 May 1931, Page 16, <a href="#">Papers Past</a>
1932	Buckland Hall, Buckland (Trianco building blocks).	New Zealand Herald, Volume LXIX, Issue 21315, 17 October 1932, Page 15, <a href="#">Papers Past</a>
1932	Storey and a half residence, Mission Bay.	Auckland Star, Volume LXIII, Issue 259, 1 November 1932, Page 16, <a href="#">Papers Past</a>
1932	Alterations, additions to residence at Epsom.	New Zealand Herald, Volume LXIX, Issue 21351, 28 November 1932, Page 16, <a href="#">Papers Past</a>
1933	Shop, dwelling and bakehouse at Pukekohe (concrete and brick).	New Zealand Herald, Volume LXX, Issue 21471, 20 April 1933, Page 4, <a href="#">Papers Past</a>
1933	Bungalow, Mount Albert.	Auckland Star, Volume LXIV, Issue 189, 12 August 1933, Page 5, <a href="#">Papers Past</a>
1933	Alterations to two houses, City.	New Zealand Herald, Volume LXX, Issue 21609, 29 September 1933, Page 18, <a href="#">Papers Past</a>
1934	Alterations to city residence.	Auckland Star, Volume LXV, Issue 14, 17 January 1934, Page 3, <a href="#">Papers Past</a>
1934	Residence at East Tamaki (in wood).	New Zealand Herald, Volume LXXI, Issue 21840, 30 June 1934, Page 19, <a href="#">Papers Past</a>
1934	Residence at Onehunga (in wood).	Auckland Star, Volume LXV, Issue 195, 18 August 1934, Page 5, <a href="#">Papers Past</a>
1934	Residence at Mount Albert (in wood).	Auckland Star, Volume LXV, Issue 245, 16 October 1934, Page 18, <a href="#">Papers Past</a>
1934	Residence at Manurewa (in wood).	New Zealand Herald, Volume LXXI, Issue 21945, 31 October 1934, Page 3, <a href="#">Papers Past</a>
1934	Six houses at Otahuhu (in wood).	New Zealand Herald, Volume LXXI, Issue 21963, 21 November 1934, Page 3, <a href="#">Papers Past</a>

Date	Project (tenders for):	Source
1934	Residence at Henderson.	Auckland Star, Volume LXV, Issue 277, 22 November 1934, Page 29, <a href="#">Papers Past</a>
1935	Residence at Remuera (in wood).	New Zealand Herald, Volume LXXII, Issue 22022, 31 January 1935, Page 20, <a href="#">Papers Past</a>
1935	Residence at Orakei (brick veneer).	New Zealand Herald, Volume LXXII, Issue 22081, 10 April 1935, Page 24, <a href="#">Papers Past</a>
1935	Residence at Mount Eden (in wood).	New Zealand Herald, Volume LXXII, Issue 22160, 13 July 1935, Page 7, <a href="#">Papers Past</a>
1935	Residence at Dominion Road (in wood).	New Zealand Herald, Volume LXXII, Issue 22166, 20 July 1935, Page 7, <a href="#">Papers Past</a>
1935	Two-storey block of eight flats (in brick) at Mount Eden.	New Zealand Herald, Volume LXXII, Issue 22166, 20 July 1935, Page 7, <a href="#">Papers Past</a>
1935	Residence at Northcote (in wood).	Auckland Star, Volume LXVI, Issue 185, 7 August 1935, Page 9, <a href="#">Papers Past</a>
1935	Residence at Putaruru (in wood).	Auckland Star, Volume LXVI, Issue 185, 7 August 1935, Page 9, <a href="#">Papers Past</a>
1935	Residence at Point Chevalier (brick veneer).	New Zealand Herald, Volume LXXII, Issue 22205, 4 September 1925, Page 4, <a href="#">Papers Past</a>
1935	Residence at Maramarua, near Pokeno (in wood).	New Zealand Herald, Volume LXXII, Issue 22205, 4 September 1925, Page 4, <a href="#">Papers Past</a>
1935	Shop in Takanini (brick and concrete).	New Zealand Herald, Volume LXXII, Issue 22205, 4 September 1925, Page 4, <a href="#">Papers Past</a>
1935	Residence at Mount Albert (in wood).	Auckland Star, Volume LXVI, Issue 227, 25 September 1935, Page 9, <a href="#">Papers Past</a>
1935	Residence at Remuera (in wood).	New Zealand Herald, Volume LXXII, Issue 22269, 18 November 1935, Page 22, <a href="#">Papers Past</a>
1935	Residence at Onehunga (in wood).	New Zealand Herald, Volume LXXII, Issue 22269, 18 November 1935, Page 22, <a href="#">Papers Past</a>
1935	Residence at Motutara (in wood).	New Zealand Herald, Volume LXXII, Issue 22269, 18 November 1935, Page 22, <a href="#">Papers Past</a>
1935	Residence at Herne Bay (in wood).	Auckland Star, Volume LXVI, Issue 296, 14 December 1935, Page 30, <a href="#">Papers Past</a>

Date	Project (tenders for):	Source
1936	Hotel at Kaeo, North Auckland (brick veneer and steeltex).	New Zealand Herald, Volume LXXIII, Issue 22412, 7 May 1936, Page 22, <a href="#">Papers Past</a>
1936	Residence at Epsom (in wood).	New Zealand Herald, Volume LXXIII, Issue 22412, 7 May 1936, Page 22, <a href="#">Papers Past</a>
1936	Residence at One Tree Hill (brick veneer).	Auckland Star, Volume LXVII, Issue 172, 22 July 1936, Page 5, <a href="#">Papers Past</a>
1936	Residence at Kohimarama.	Auckland Star, Volume LXVII, Issue 237, 6 October 1936, Page 20, <a href="#">Papers Past</a>
1936	11 Canterbury Place, Parnell.	Auckland Council property records.
1937	Two-storey block of five flats, 2 View Road, Mount Eden (refer to <b>Appendix 5</b> ).	Auckland Council property records.
1937	Residence at Warkworth (brick veneer).	New Zealand Herald, Volume LXXIV, Issue 22628, 16 January 1937, Page 21, <a href="#">Papers Past</a>
1937	Alterations to residence, Parnell.	New Zealand Herald, Volume LXXIV, Issue 22641, 1 February 1937, Page 18, <a href="#">Papers Past</a>
1937	Two-storey flats (brick and Steeltex) at St Heliers Bay.	Auckland Star, Volume LXVIII, Issue 210, 4 September 1937, Page 5, <a href="#">Papers Past</a>
1946	Addition to Mountain Court Flats, 4 View Road, Mount Eden.	Auckland Council property records.

# Architectural plans: Mountain Court Flats (1937), by P. C. Garrett

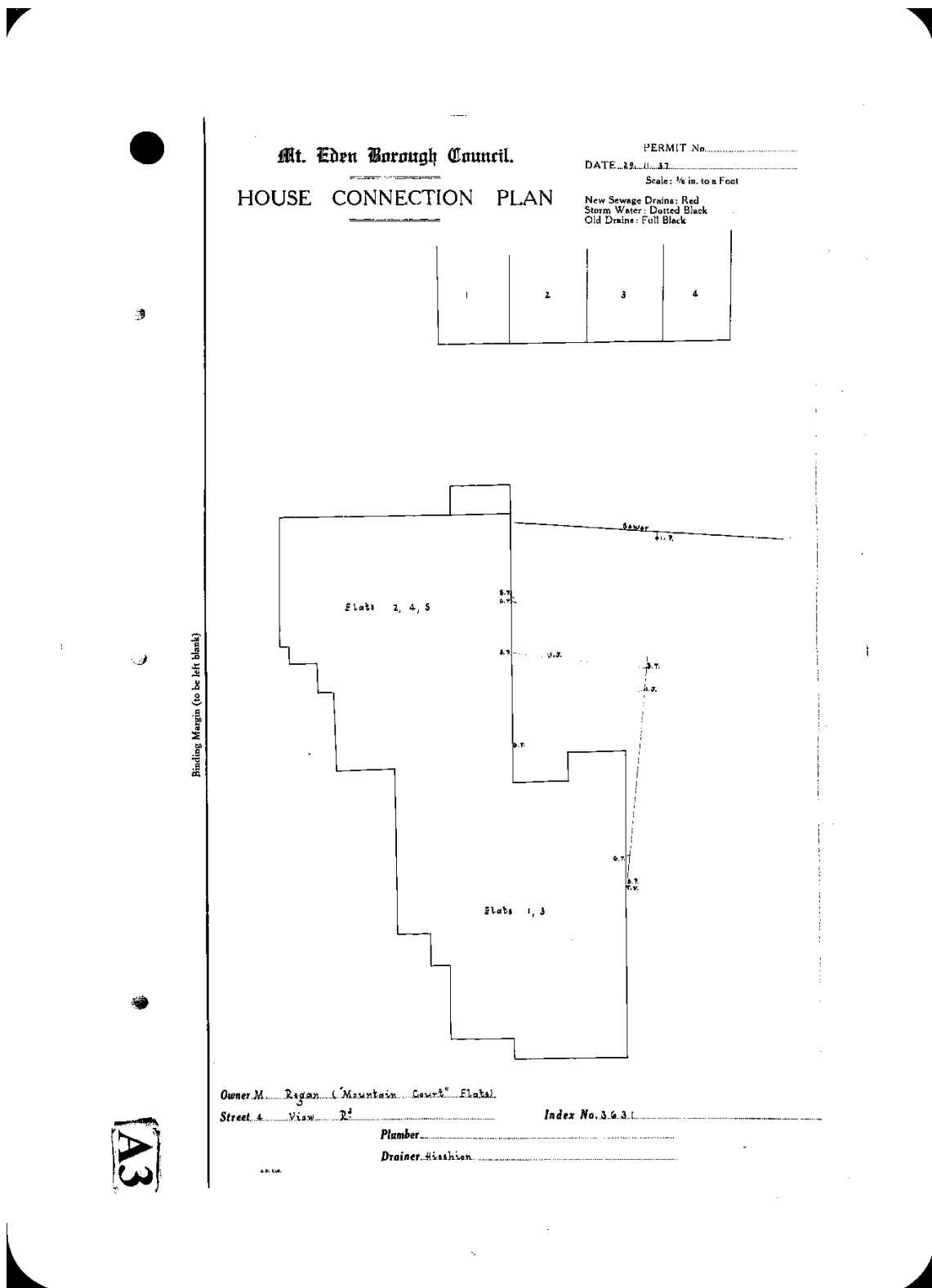


Figure 20: Drainage plan showing the footprint of Mountain Court Flats and garages (Auckland Council property records).



Figure 21: Proposed elevations of architectural drawings for Mountain Court Flats, by P. C. Garrett for Miss M. Regan (Auckland Council property records).

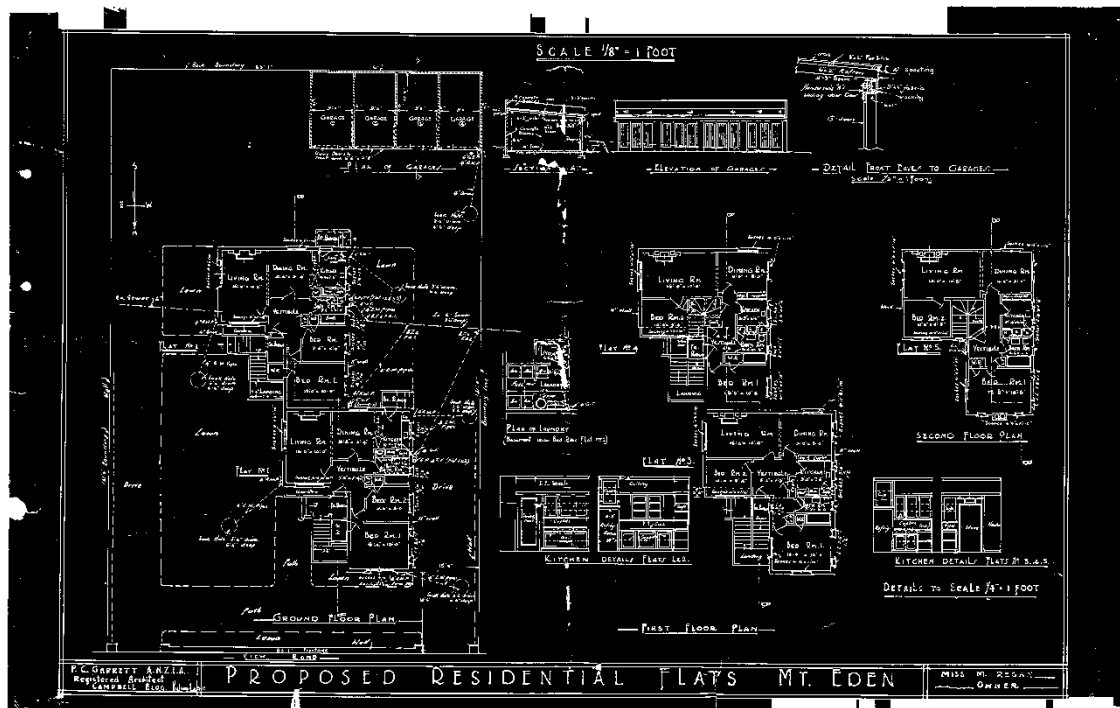
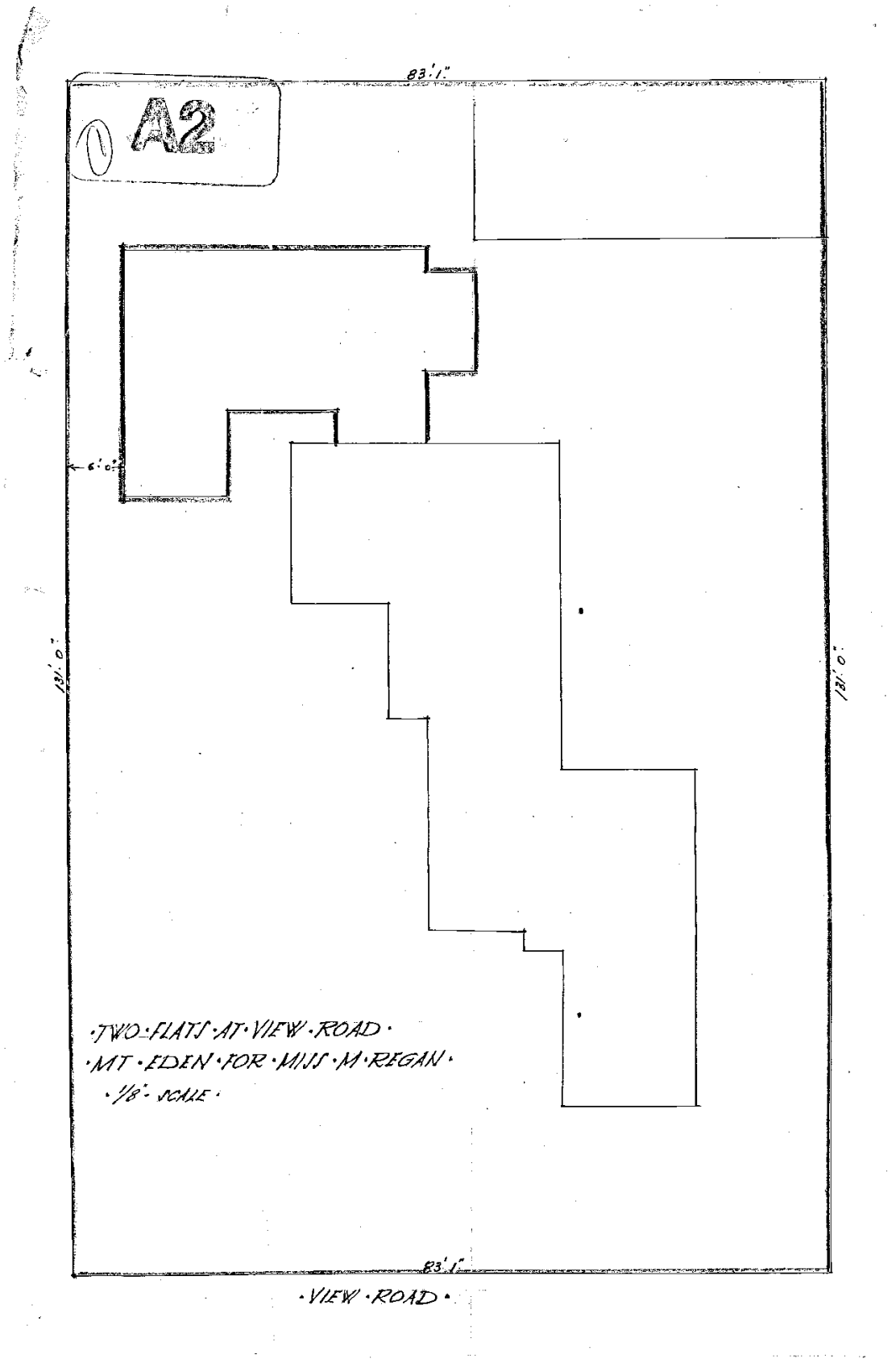


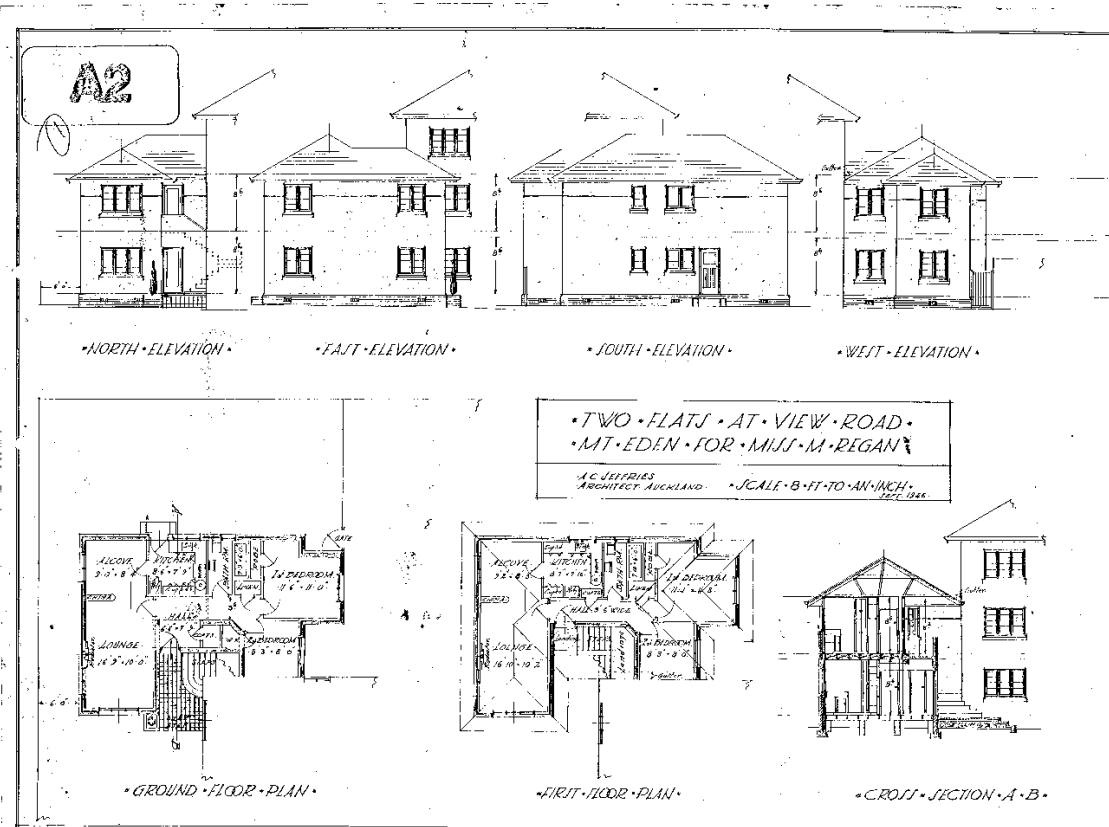
Figure 22: Proposed internal floor plans, details and garage elevations for Mountain Court Flats, by P. C. Garrett for Miss M. Regan (Auckland Council property records).



**Architectural plans: Addition (1946), by A. C. Jeffries**



**Figure 23:** Plan showing the footprint of the original building and the proposed extension to the rear (Auckland Council property records).



**Figure 24:** Proposed elevations, plans and section of the addition to Mountain Court Flats, by A. C. Jeffries for Miss M. Regan (Auckland Council property records).

### Plans: Addition (1971) of fire escapes

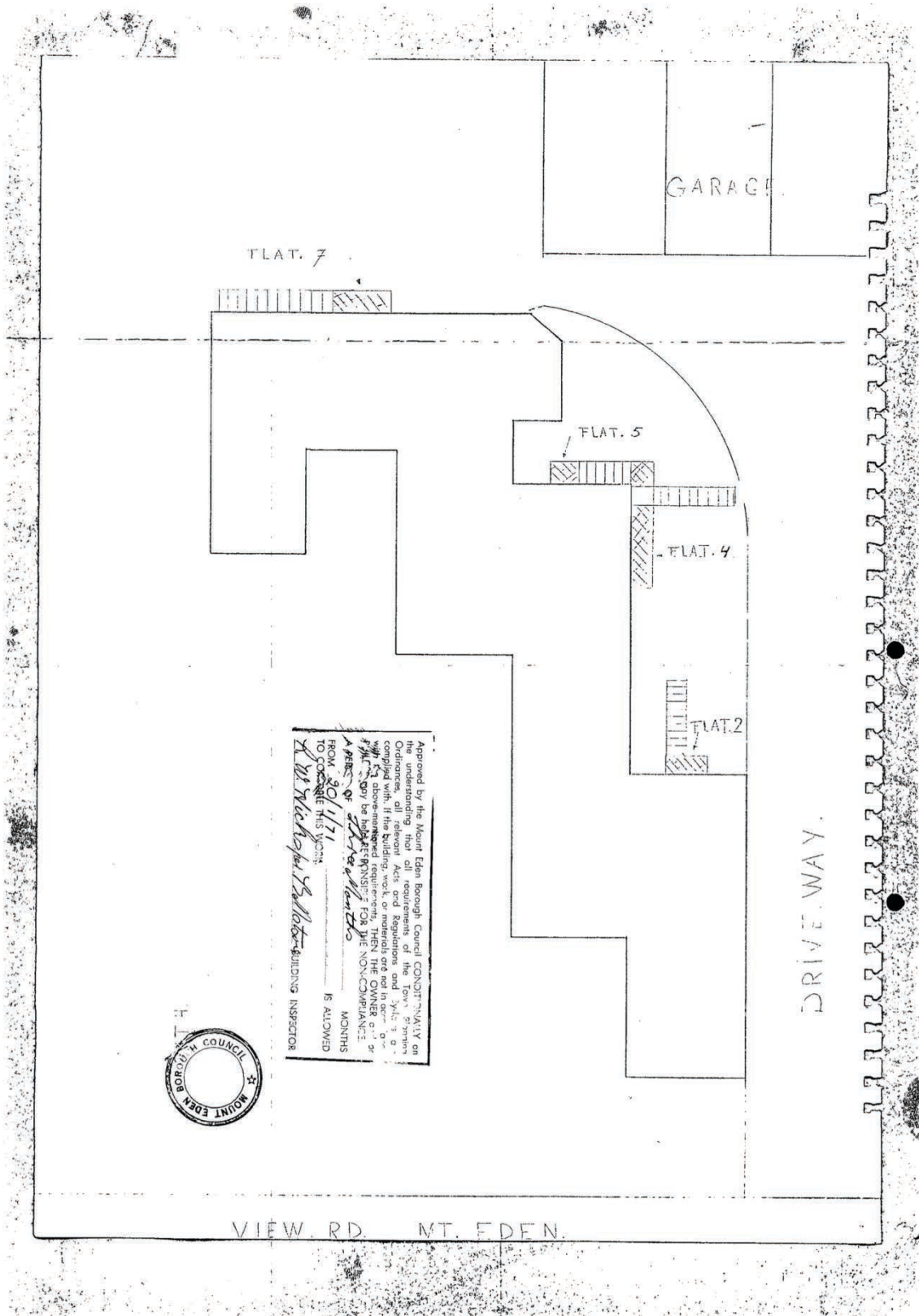


Figure 25: Location of proposed fire exits, submitted in 1971 (Auckland Council property records).

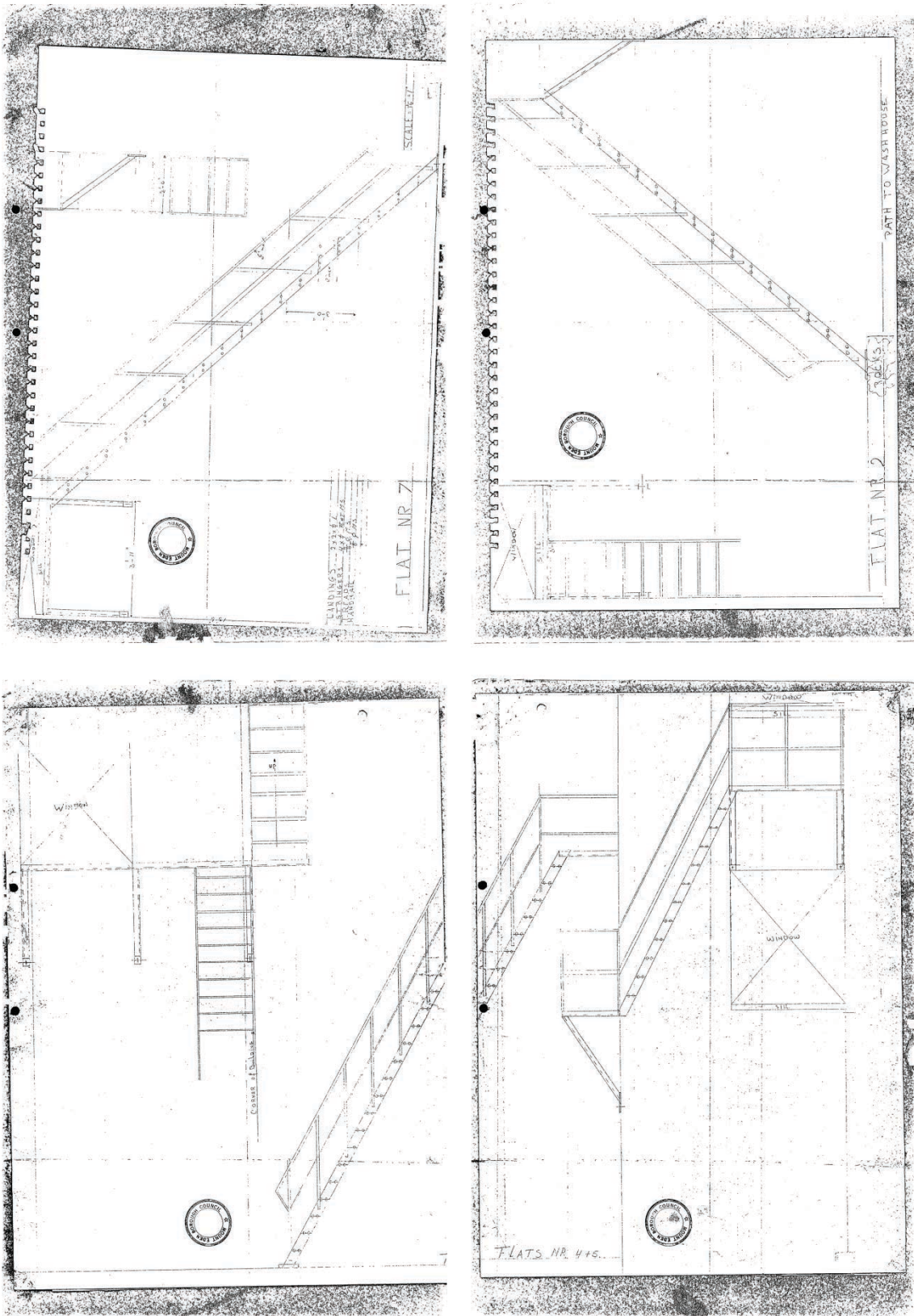


Figure 26: Details of the fire escape landings and steps (Auckland Council property records).

## APPENDIX 4

### Photographic record

The Heritage Studio Ltd. took the following photographs on 13 January 2017.











## APPENDIX 5

### Comparative analysis: supplementary information

The following records provide supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to the subject place, by way of its social history, building type and architectural style. A brief narrative has been included to provide historical context where necessary. The comparisons made are based on *known* places within the locality and region, and the level of research possible within the project timeframes. It is therefore acknowledged that more targeted research leading to a more comprehensive comparison with other heritage places may yield further information.

### Social history/building type: Flats

Purpose-built blocks of flats first appeared in New Zealand's urban landscape during the 1910s, generally providing accommodation of an upmarket nature. Despite the association of the detached suburban house with the 'New Zealand dream', inner-city flats came to be regarded as symbols of progress and sophistication, providing a lifestyle that was decidedly 'modern'.<sup>36</sup> One of the earliest purpose-built flats to be constructed in Auckland, and possibly New Zealand, was Middle Courtville (1914), followed soon after by Corner Courtville (1919). Increased population, resultant overcrowding, together with the Influenza Epidemic (1918), prompted further flat construction during the 1920s, and again in the 1930s following the Great Depression (refer to *Auckland's Inner City Apartments* sheet later in this Appendix for more details). Flats were also introduced into the state housing programme, which resulted in the construction of a number of multi-storey blocks of flats in Auckland (and other major New Zealand cities) during the late-1930s and 1940s.<sup>37</sup>

This shift in the way in which some people chose to live was not only experienced in the inner-city, but became increasingly popular in a number of Auckland's suburbs during the interwar period. Blocks of flats began to appear across the isthmus, often located on, or close to main transport routes and near local amenities. They were generally of a smaller scale than their inner-city counterparts – rarely taller than two-storeys. One notable exception being the five-storey Mayfair Flats (1929) in Parnell. One suburb where flats have become an important theme in its developmental history is Mount Eden, with at least 14 known blocks of flats purpose-built during the interwar period. The majority of these flats were constructed near Mount Eden Road, one of the most well-known being the award-winning Marino Gardens (1935).

The following location map and table identifies these 14 purpose-built flats and includes the subject building, Mountain Court. These are followed by examples of purpose-built flats in other Auckland suburbs that are scheduled as significant historic heritage places in the AUP. Finally, for further information and details on Auckland's inner-city blocks of flats, a copy of the Block Architecture Guide has been included.

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<sup>36</sup> Julia Gatley, *Going Up Rather Than Out: State Rental Flats in New Zealand 1935-1949*, in Barbara Brookes, *At Home in New Zealand*, 2000, 140-154.

<sup>37</sup> *Ibid.*

### Mount Eden flats

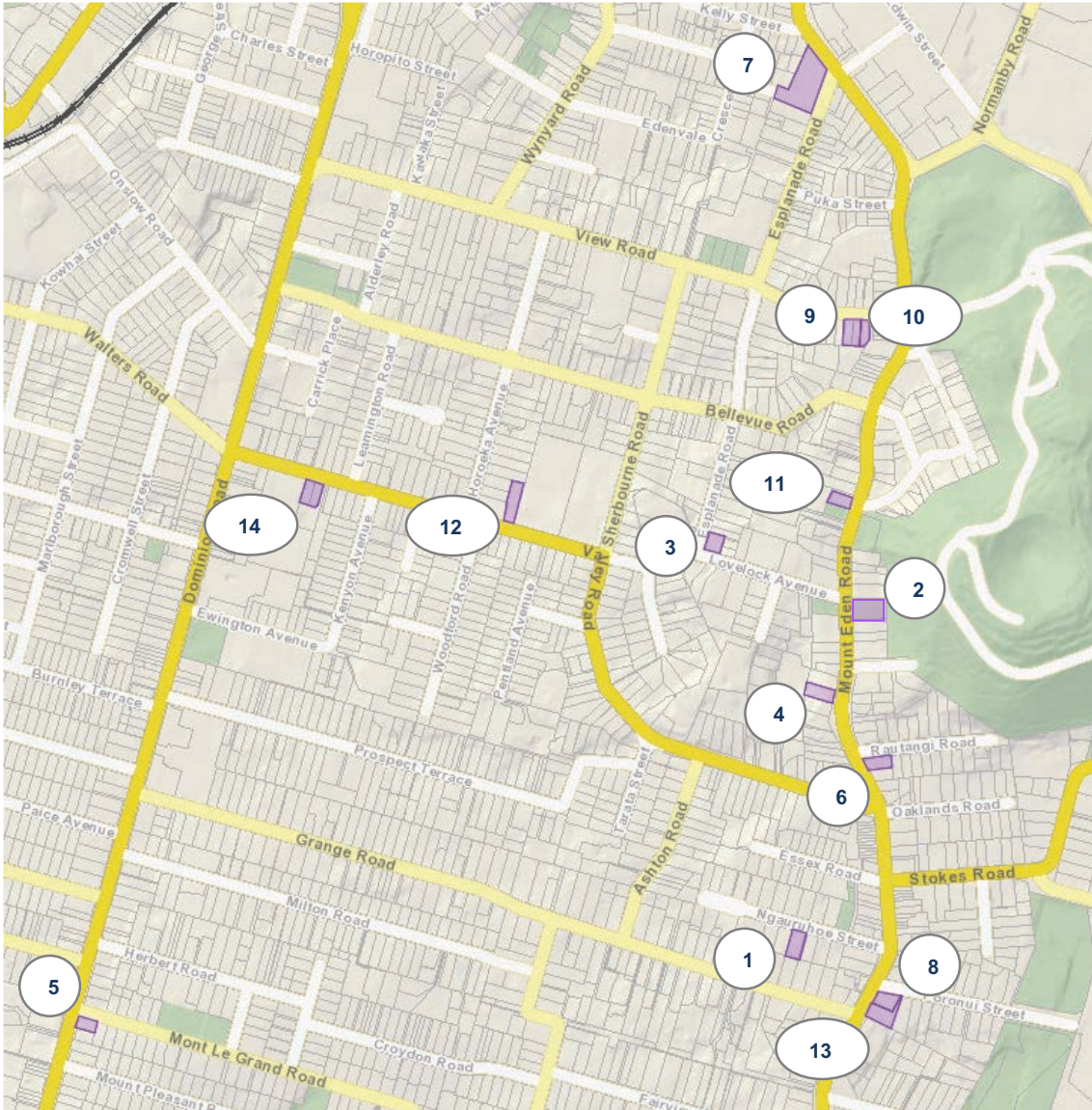


Figure 27: Location of known interwar flats in the Mount Eden area. (Auckland Council GeoMaps).

1



(Auckland Council, November 2014)

### **Pendle Flats (c.1927)**

10 Ngauruhoe Street, Mount Eden

An application for a block of 12 flats was made in 1927 on behalf of owner Eliza Steadman(?).<sup>38</sup> The large two storey masonry structure was built in the bungalow style, with integrated garages.

2



### **Pair of flats (1928)**

340 Mount Eden Road, Mount Eden

Two buildings comprising eight flats, constructed for Allan Baillie Ltd. The structures were built of brick with rendered finishes and hipped roof, over a rectangular plan.

3



(Auckland Council, November 2014)

### **Flats (c.1920s)**

17 Lovelock Avenue, Mount Eden

The substantial building on the corner of Lovelock Avenue and The Esplanade was built as a block of flats during the c.1920s. Little is currently known about the history of the place, which stands over two-storeys with garage basement. Constructed of timber, it has bungalow style influences.

4



### **Valley View (c.1929)**

351 Mount Eden Road, Mount Eden

Built in c.1929, the two-storey 'U' plan building contained six flats.<sup>39</sup> It is unknown who designed the building, but its use of a rendered finish, tiled roof and arched windows is indicative of Spanish Mission architectural influences.

<sup>38</sup> Ibid., 10 Ngauruhoe Road, Mount Eden.

<sup>39</sup> Ibid., 351 Mount Eden Road, Mount Eden.

5



**Mont Le Grande Flats (1930)**  
486 Dominion Road, Mount Eden

Designed by well-known architect, Roy A. Lippincott for H. Perkins, the single-storey flats were designed with four flats, a 'U' plan and central courtyard on a corner site. The building was built by N. Cole with a hipped Marseilles tile roof and stucco finish.<sup>40</sup> Note that Lippincott later designed Perkins house at 16 Paratai Drive, Orakei in 1937.<sup>41</sup>

6



**Westcott (c.1930)**  
400 Mount Eden Road, Mount Eden

The single-storey block of flats on the corner of Rautangi and Mount Eden roads was built around 1930, over an 'L' floor plan with a rendered finish and tile roof.<sup>42</sup>

7



**Marino Gardens (1935)**  
145 Mount Eden Road, Mount Eden

Built in c.1935 in the early modern international style, Marino Gardens was designed by well-known architect, K. W. Aimer. Comprising 18 apartments and set in a purpose-designed garden site, the building won the Institute of Architect's Gold Medal Award in 1936.<sup>43</sup>

Scheduled (AUP): Category B

8



**Poronui Flats (c.1935)**  
488 Mount Eden Road, Mount Eden

The single-storey brick and tile building comprised four flats, built in c.1935.<sup>44</sup> It is unknown who designed the building, but it remains an understated landmark on the corner of Poronui Street and Mount Eden Road.

<sup>40</sup> Auckland Council property records: 486 Dominion Road, Mount Eden.

<sup>41</sup> Architecture Archive, Itinerary n.28: Roy Lippincott in Auckland, 2009, <http://www.architecture-archive.auckland.ac.nz/docs/block-digital/2009-Block-Digital-Roy-Lippincott.pdf>

<sup>42</sup> Ibid., 400 Mount Eden Road, Mount Eden.

<sup>43</sup> Auckland Council property records: 145 Mount Eden Road, Mount Eden.

<sup>44</sup> Ibid., 488 Mount Eden Road, Mount Eden.

9



**Mountain Court (1937)**  
4 View Road, Mount Eden

Designed by architect, P. C. Garrett in the Spanish Mission style, Mountain Court was built for Miss M. Regan. Constructed over two and three-storeys, the building originally comprised five flats, with a further two added in 1946. Designed by architect, A. C. Jeffries the style, materials and detailing of the addition corresponded with the original building.

10



**Granada Flats (1937)**  
2 View Road, Mount Eden

The Moderne style block of flats were designed by architect, A. C. Jeffries (who was responsible for the extension of the neighbouring Mountain Court Flats), for R. Beazley. The two-storey rendered building comprised five flats and four garages. The flats were originally named "Courtview".<sup>45</sup>

11



**Windsor Hall (1938)**  
295 Mount Eden Road, Mount Eden

The two-storey (with garage basement) block of six flats were also designed by architect, A. C. Jeffries for R. Beazley. Constructed of brick and concrete, with a tiled hipped roof, the architectural plans indicate that the building was originally designed with deep parapets to the front elevation.<sup>46</sup>

12



**Valley Road Flats (late-1930s)**  
75 Valley Road, Mount Eden

The two-storey brick building with hipped roof and unusual façade was constructed in the late-1930s for W. Thomas. Early plans indicate that the ground floor originally comprised two one-bedroom flats.<sup>47</sup>

<sup>45</sup> Ibid., 2 View Road, Mount Eden.

<sup>46</sup> Ibid., 295 Mount Eden Road, Mount Eden.

<sup>47</sup> Ibid., 75 Valley Road, Mount Eden.

13



**Grange Hall (c.1930s)**

492 Mount Eden Road, Mount Eden

The date of the building is unknown; however, historic aerials indicate that it was constructed prior to 1940. The block of flats exhibits Art Deco, Moderne and mild Spanish Mission design influences, with a rendered finish, parapet and tile roof.

14



**Vallima Court (c.1930s)**

116 Valley Road, Mount Eden

The single-storey masonry building was designed in the Art Deco style and built of a 'U' plan with central courtyard. Little is known about the history of the place.

Auckland Council (November 2014)

### Suburban flats

The following table lists three blocks of flats, located elsewhere in the Auckland isthmus, that are scheduled as significant historic heritage places in the AUP.



Auckland Council (2012)

#### **Stichbury Apartments (1915)**

89-95 Jervois Road, Herne Bay

An early block of flats designed in the Edwardian Baroque Revival style by well-known architectural firm, E. Bartley and Sons for James Stichbury, possibly as a retirement investment.<sup>48</sup> The two-storey brick and rendered structure was built on a prominent corner site and possibly represent one of the earliest purpose-built suburban flats.

Scheduled (AUP): Category B

Listed (HNZPT): Category 2



Auckland Council (2012)

#### **Mayfair Flats (1929)**

75 Parnell Road, Parnell

A block of 20 flats designed by noted architectural firm, Gummer and Ford and constructed by Fletcher Construction Company.<sup>49</sup> The conspicuous five-storey building was constructed of brick with a Marseilles tile roof, in the Neo-classical Georgian style.

Scheduled (AUP): Category B

Listed (HNZPT): Category 2



Google Street View (October 2015)

#### **Garden Court Flats (1936)**

105 Tamaki Drive, Mission Bay

Designed by S. E. Alleman, the double 'U'-plan block of flats were built of brick and concrete construction with a tile roof. They were said to incorporate new ideas about functional living and rational architecture.<sup>50</sup>

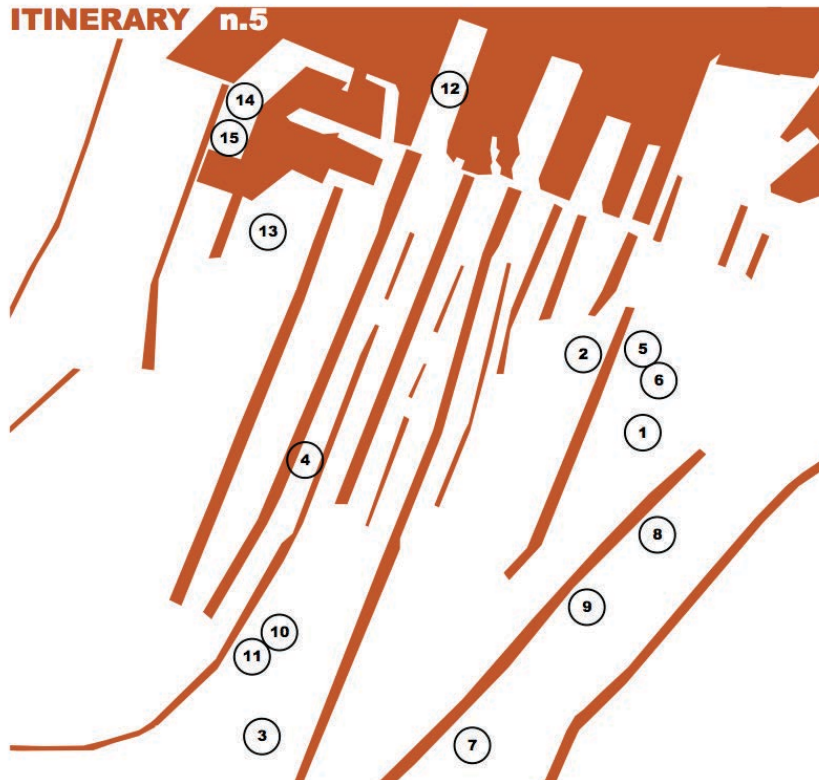
Scheduled (AUP): Category B

<sup>48</sup> Ibid., 89-95 Jervois Road, Herne Bay.

<sup>49</sup> Ibid., 75 Parnell Road, Parnell.

<sup>50</sup> Ibid., 105 Tamaki Drive, Mission Bay.

## Block Architecture Guide: Auckland's Inner City Apartments



### Auckland's Inner City Apartments

One of Auckland's most remarkable characteristics is the degree to which it is suburbanised. The outer city is an almost unbroken carpet of detached houses. Just a thin fringe of medium-density housing and low-rise commercial buildings prevents the suburbs from running right up to the base of our inner-city skyscrapers. A house on its own piece of land has long been 'the New Zealand dream' and it was seen as the norm to which Kiwis should aspire. For the greater part of last century, such inner-city living options as existed were largely the realm of suburbia's misfits – students, beneficiaries, artists, gays, musos, intellectuals, and other disruptive elements.

A purpose-built apartment in the inner city became an option from at least 1914, when Middle Courtville was built, and within a few years – notably following the Influenza Epidemic of 1918 and the over-crowding that was identified as a factor in its spread – developers had jumped on the apartment bandwagon in droves. A second wave of speculative development in the mid-to-late 1930s followed the Great Depression. These early apartment buildings were not crowded, congested tenements, but upmarket statements of progress and urban sophistication, encapsulating a chic modern lifestyle in a way that the broad majority of detached houses of the period did not.

In the 1940s and 1950s, central government became the country's most high profile builder of inner-city apartments. Privately-built apartments of the 1950s and 1960s tend to be in the inner suburbs rather than the inner city. This shift away from the city centre was unsurprising, given the fact that land in the CBD was heavily developed and empty sites were scarce. However, fear-mongering middle-class commentators were vocal about the standards of nineteenth century cottages and worker dwellings, describing such houses as 'slums' and a threat to social stability and associating them with crime and immoral behaviour. Only government, both central and local, had the power to transform such areas – 'slum clearance' and 'urban renewal' were the terms used – and the transformations of Myers Park and Greys Avenue both served as precedents for the Auckland City Council's vast redevelopment of Freemans Bay in the 1950s, '60s and '70s.

Speculative apartment building soon spilled out into the next ring of suburbs – areas such as Remuera and Herne Bay. However, in the 1990s, encouraged by a City Council that recognised the CBD's potential to absorb some of Auckland's rapidly growing population, developers returned to the inner city, first with the refurbishment of older commercial buildings and then with purpose-built apartments. The highest profile examples of these new buildings have resulted from developers responding to opposite ends of the demographic spectrum. Large and often surprisingly poorly designed apartment blocks simultaneously accommodated the needs of overseas students and absentee landlord investors. This growth at the lower end of the market attracted amenities long absent from the inner city (particularly supermarkets). The arrival of the America's Cup then spurred a redevelopment of the waterfront that made inner-city life glamorous. The high-spec apartment blocks that catered to this glamour end of the market introduced some of the first new inner-city lifestyle possibilities since the 1930s.

The City Council is planning for an inner-city population of almost 40,000 by 2021 – up from 13,000 in 2001. With controls in place to moderate the worst excesses of 'rabbit hutch' builders, technology offering new ways to combine work and play, and an increasingly sophisticated and adventurous populace, the next decade will offer architects opportunities to explore and develop exciting new models for inner-city living. *Julia Gatley & Andrew Barrie*

#### Sources:

Excluding Princes Wharf, the photographs are by Julia Gatley and Andrew Barrie. Thanks to Martin Jones of the AK Regional Office of the NZ Historic Places Trust for his invaluable help.

Most of the early buildings are registered historic places and the Trust's Field Record Forms on the individual buildings are an excellent source of information. More generally, apartment buildings get some coverage in Peter Shaw, *New Zealand Architecture From Polynesian Beginnings to 1990* (Auckland: Hodder and Stoughton, 1991) and Douglas Lloyd Jenkins, *At Home: A Century of New Zealand Design* (Auckland: Random House, 2003). Julia Gatley has written specifically about state rental flats, first in her Masters thesis (VUW, 1997) and then in 'Going Up Rather Than Out: State Rental Flats in New Zealand, 1935-1949', in Barbara Brookes (ed.), *At Home in New Zealand: Houses History People* (Wellington: Bridget Williams Books, 2000), pp. 140-54. *Home and Building* became a regular publisher of apartment buildings from its first issue in 1936. The individual buildings continued to attract journal articles, at least for as long as the building type remained urban rather than suburban. See *Home and Building* May 1938 (Berrisville), and Jan/March 1948 (Symonds Street Flats).



1

1914 & 1919

Middle & Corner Courtville  
7 & 9 Parliament Street  
A. Sinclair O'Connor



Middle Courtville is thought to have been Auckland's first inner-city apartment building, followed five years later by its five-storey southern neighbour. To the north, Braemar ('Little Courtville') was built as a house in the late 1880s and was adapted for re-use as flats in the 1940s. The three make an excellent precinct, their names reflecting their proximity to Edward Rumsey's former Supreme Court Building (1860s). Of the three, Corner Courtville is the most impressive. Secondary sources draw comparison with the work of Edwin Lutyens, but the building also suggests a possible interest in the Viennese Secession.

2

1922-23

Shortland Flats  
93 Shortland Street  
Mullions and Smith



Architect Thomas Mullions, a partner of Sholto Smith in the firm of Mullions and Smith, was one of three developers responsible for the realisation of this apartment building. It is one of a small number to retain a company share ownership structure today. Vertical articulation, culminating in pinnacles atop the parapet, emphasises the verticality of the building which at just six storeys must rank as one of the world's shorter examples of Skyscraper Gothic. Windows have been replaced, but internal timber panelling remains intact, in the foyer at least.

3

1926-27

Espano Flats  
20 Poynton Terrace  
A. Sinclair O'Connor



The redevelopment of this and surrounding sites followed specific initiatives in improving the character and accessibility of the southern Queen Street/ Karangahape Road area, including the creation of Myers Park (1914-1915) and the installation of an electric tram line from the CBD to Karangahape Road in 1916. As the name suggests, Espano had Spanish Mission aspirations and is thus in contrast to O'Connor's earlier Courtville buildings. Spanish Mission details include the plastered wall finish in conjunction with large clay roof tiles, round arches and barley twist columns.

4

1929-30

Hampton Court  
62 Wellesley Street West  
Surrey S. Alleman



Hampton Court was an NZIA Gold Medal winner in 1931. It is of a considerably larger scale than the earlier apartment buildings, thus demonstrating developer confidence in this building type just before the Great Depression. It is a Neo-Georgian building, characterised by restrained classical detailing, tripartite façade treatment, symmetry about a central entrance and the use of red brick in conjunction with white-painted multi-light windows. The rooftop addition was made in about 1960.

5

1929-30

Brooklyn Apartments  
66 Emily Place  
A. Sinclair O'Connor



In the late 1920s the Auckland City Council introduced new bylaws for multi-unit dwellings, including daylighting requirements. Brooklyn was the test case for the laws. Like Hampton Court, it is a big beast of a building and confirms O'Connor to have been not only a pluralist but indeed an eclecticist. Brooklyn is essentially another Neo-Georgian building, but with a smattering of decorative detailing that can only be described as Art Deco.

6

1935

Eden Hall  
3 Eden Crescent  
Reginald Hammond



Hammond had a long-standing interest in garden suburb ideology and design, and had an unprecedented opportunity to pursue this interest from 1936 when he was appointed Department of Housing Construction town planner and was responsible for designing schemes of 300-400 state houses. Eden Hall, completed a year earlier, demonstrates that Hammond also maintained an interest in medium density urban housing. The building signals an important shift towards modernism. Decorative detailing was all but rejected. That which remains serves to draw attention to the attributes of particular building elements, notably those of horizontality and verticality.

7

1935-36

Cintra Flats  
7-13 Whitaker Place  
Horace Massey



The first issue of *Home and Building* (published under the title *Building Today* in October 1936) conveys the excitement that Cintra generated when it was completed: 'And so the trend towards flat-dwelling was accentuated. To this is united, in Cintra, another powerful trend - modernism. . . . Cintra is modern - modern without being revolutionary, simply the logical use of materials adapted to the same requirements of living. . . . Cintra is a triumph of compact planning. . . . Cintra is a very fine practical home for modern living'. It received an NZIA Gold Medal in 1937. See *Building Today* Oct '36.

8

1937

Berrisville Apartments  
152 Anzac Avenue  
E. Rupert Morton



This building was designed in Morton's office a young Richard Toy, and demonstrates both local and international influences. At the time of completion, Berrisville was described by *Home and Building* as 'continental'. Brick cladding and plastered banding emphasise its horizontality, contrasted by the verticality of two chimney stacks and the projecting main entry and stairwell. A curving hood shelters the entry while the window above gives exterior architectural expression to vertical circulation. The two bedroom units comprised open living and dining with the kitchen just a door away. Large windows ensured plentiful daylight internally. See *Home and Building* May '38.

9

1945-47

Symonds Street Flats  
44 Symonds Street  
Fred Newman, Housing Div'n



Auckland was late to get its first blocks of state rental flats because the Auckland Branch of the State Advances Corporation favoured detached houses. Wellington had four blocks of state flats before Auckland had any. Support for this building type came from the Housing Division of the MoW. The Symonds Street Flats follow in the design footsteps of Wellington's Dixon Street Flats (1940-1944), but are differentiated and indeed distinguished by a T-shaped footprint and the subtle curve of the street façade, which echoes a bend in the road. Of the 45 flats, 26 were one-bedroom, 18 were two-bedroom and one was three-bedroom. See *Home & Building* Jan/Mar 1948.

10

1945-47

Lower Greys Avenue Flats  
93-113 Greys Avenue  
F. Gordon Wilson, Housing Div'n



In 1941, with financial support from Auckland City, the Labour government embarked upon a scheme of 'slum clearance' in Greys Avenue. Initially, the government hoped to acquire and clear both sides of the street. Housing Division architects prepared a vast scheme for the site, comprising 468 units. Construction was delayed because of the Second World War. From 1945 four blocks were completed to this original design. The architectural language was a continuation of that used at Dixon Street and Symonds Street. Of the 50 flats, five were one bedroom, 42 were two bedroom and three were three bedroom. See *Building Progress* Nov 1947.

11

1957-58

Upper Greys Avenue Flats  
115-39 Greys Avenue  
F. Gordon Wilson, Housing Div'n



Construction to the south of the Lower Greys Ave Flats was delayed because construction costs were disproportionately high in the wake of World War II. By the 1950s when the decision was made to proceed, the 1940s design was no longer considered appropriate and the Upper Greys Avenue Flats were redesigned to reflect technological developments. The later block is taller, slimmer and, with reduced mass and more extensive glazing, lighter, in both senses of the word. It comprised 70 two-bedroom maisonettes and 16 bed-sits. It continues to be used as state rental flats.

12

2000

Princes Wharf Development  
Princes Wharf, off Quay Street  
Leuschke Group Architects



In a city with a particularly poor record of adaptive re-use, this building stands out as a marvel of regeneration. The concrete structures of the wharf buildings were originally built in the 1920s as cargo storage, and adapted for use as car parking and a passenger ship terminal in the 1960s. Strengthening and re-using the original structures, the present scheme extended their footprint vertically upwards; the complex includes shops, restaurants, car parking, apartments, and a hotel; the apartments include Auckland's largest, occupied by Dave Henderson, the project's developer. See *Architecture NZ* July /Aug 2000.

13

2001 & 2004

The Point & Viaduct Point Apts  
Cnr Pakenham & Customs St West  
Craig Craig Moller



This complex consists of two L-shaped blocks – built several years apart – arranged around a triangular landscaped court. The second block, the Viaduct Point, received an NZIA Supreme Award in 2004, the citation reading: "Bold materials, and open entry atrium and carefully planned interiors optimize appeal and space. The landscaped courtyard provides a controlled outlook and oasis from the high-activity streets behind. The architects and the client are commended for a strong contemporary approach in developing an urban apartment typology." See *Architecture NZ* Jan/Feb 2001 and May/June 2004.

14

2003

North Lighter Quay Apts  
Lighter Quay, Viaduct Basin  
Studio of Pacific Architecture



Built on land vacated when the America's Cup departed for Valencia, the Lighter Quay Development involved the construction of four blocks squeezed fairly tightly around an enclosed marina. The most striking element of this scheme, produced by StudPac in association with Peddle Thorp Architects, is the northern façade. Sixteen-meter-high laminated timber columns give the building an almost civic presence, while the handling of materials and proportions maintains the privacy of the apartments in relation to the adjacent public promenade. The building received an NZIA National Award in 2004. See *Architecture NZ* May/June 2004

15

2005

Stratis Apartments  
Lighter Quay, Viaduct Basin  
Architects Patterson



Rising above an underground parking basement this stack of heavily sculpted GRC panels, concrete, and glass contains seventy apartments. Aesthetically ambitious, the scheme picks up a host of port themes – stacks of containers, stratus clouds, growth rings of logs, and banks of low sea fog - but manages to draw them together into a convincing composition. The scrambled koru patterns of the GRC panels were derived from the work of artist Theo Schoon. The building received an NZIA National award in 2006. See *Architecture NZ* Nov/Dec 2005 and May/June 2006.

**Other addresses:**

Metropolis now The Ascott (2000)  
Courthouse Lane  
Otto Taskovich / Peddle Thorp & Aitken  
Forty-odd stories of apartments and hotel space rise from the once derelict shell of the 1913 District Court.

The Quadrant (2006)  
7 Waterloo Quadrant  
Clark Brown Architects  
A block of serviced apartments and hotel rooms connect with the neighboring Hyatt Hotel.

The Connaught (1998)  
9 Waterloo Quadrant  
Clark Brown Architects



## Architectural influences: Spanish Mission style

The Spanish Mission style is based on a regional architectural movement inspired by the late eighteenth and early nineteenth century Spanish missions in California. These missions were often an indigenous adobe version of the missionaries' native Spanish architecture.<sup>51</sup> "Mission Revival" was most popular in the south-western United States between the early-1890s and late-1910s, and represented an emerging Californian identity.<sup>52</sup> One of the earliest designs of the style was the California Building, built at the 1893 Columbian Exposition in Chicago.<sup>53</sup>



**Figure 28:** California Building, designed by A. Page Brown in 1893 for the World's Columbian Exposition, Chicago.

([Huntington Digital Library](#), by Frank Day Robinson, 1893, 466440).

The Spanish Mission style made its way to Australasia in the early decades of the twentieth century. Popularised through residential plan books as an alternative to the interwar bungalow, the style often alluded to modernity and the exotic, and became widely used following the Napier Earthquake in 1931. The Spanish Mission style is described in a 1966 Te Ara, the Encyclopedia of New Zealand article:

*In 1927 the Auckland architect R. K. Binney was lamenting "the collection of pretty Californian bungalows, Spanish mission houses and American Gothic buildings, all looking foreign, selfconscious and uncomfortable in a setting that is as English as any country out of England could be". But it was too late for lament. "Spanish Mission" style, pioneered by Professor Wilkinson in Australia (1922) and the incredible Mizner brothers in America (mid 1920s) left its mark on even the smallest New Zealand country town. Everywhere was seen the stock builders' clichés—the simple house shape wore a red tiled or corrugated-iron roof and a "Spanish" veneer. Characteristic features were the yellow-smeard pisé stucco wall finish; the deep-tiled front porch, with triple arches and twisted Baroque columns; arcaded side verandah porches and verandahs with false parapets capped with red "Cordova" tiles, which also crowned the*

<sup>51</sup> Riverside, Historic District Brochure, <http://www.riversideca.gov/historic/pdf/hpDistrictBrochureText.pdf> (accessed 12.02.2017).

<sup>52</sup> World's Columbian Exposition, California Pavilion, *The Pacific Coast Architecture Database (PCAD)*, Library Guides, University of Washington, <http://pcad.lib.washington.edu/building/11082/> (accessed 12.02.2017).

<sup>53</sup> Ibid.

*dovecot chimneys and front room windows; fixed window shutters, black wrought-iron grilles and balustrading; and ornate gable ends and lanterns.*<sup>54</sup>

Possibly the earliest and largest example of the Spanish Mission style in New Zealand is the Auckland Grammar School (1913-16). Other notable examples include the early Municipal Theatre, Hastings (1915) and the Blue Baths, Rotorua (1931-33).



**Figure 29:** Hastings Municipal Theatre (Former).  
(CC Licence 3.0. Image courtesy of commons.wikimedia.org. Copyright: Ulrich Lange - Wikimedia Commons. Taken By: Ulrich Lange. Date: 10/03/2010).



**Figure 30:** Blue Baths.  
(Copyright: Heritage New Zealand. Taken By: Aranne Donald. Date: 30/04/2002).

### Auckland examples

In Auckland, the Spanish Mission style has influenced the design of many building types, including educational, civic, commercial and residential structures, including the subject building, Mountain Court. A series of photographic examples are included below, for the purpose of comparison.



Auckland Council (2012)

### Auckland Grammar School (1913-6) 55-85 Mountain Road, Epsom

One of New Zealand's earliest and largest examples of the Spanish Mission style, the Auckland Grammar School main building was designed by architect, R. A. Abbott. A competition winner out of 53 entries, the building was constructed of reinforced concrete with a terracotta tile roof.<sup>55</sup>

Scheduled (AUP): Category A  
Listed (HNZPT): Category 1

<sup>54</sup> 'Characteristic House Types – Seven Basic Styles', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09 URL: <http://www.TeAra.govt.nz/en/1966/architecture/page-5>

<sup>55</sup> Ibid., 55-58 Mountain Road, Epsom.



Google Street View (January 2014)

### **Espano Flats (1927)**

20 Poynton Terrace, Auckland CBD

Overlooking Myers Park, the distinctive four-storey apartment building was designed in the Spanish Mission style by noted architect, A. Sinclair O'Connor. The building was constructed with 12 self-contained flats.<sup>56</sup>

Scheduled (AUP): Category B  
Listed (HNZPT): Category 2



Google Street View (February 2012)

### **Rendell House (Former) (1927)**

31 Victoria Avenue and Tirohanga Avenue, Remuera

A striking two-storey house designed in the Spanish Mission style by prolific architect, Horace Massey for businessman, John Rendell. It has a stucco finish and a number of features associated with the style.<sup>57</sup>

Scheduled (AUP): Category B  
Listed (HNZPT): Category 2



Auckland Council (2006)

### **Ascot Apartments (1929-30)**

128 Newton Road, Newton

Built by Ernest Albert Hitchings, who owned the property, the two-storey building was designed around a central courtyard. Heavily influenced by the Spanish Mission style, the apartment building has a stucco finish with tile roof and exposed brick chimneys.<sup>58</sup>



Rachel Ford, Auckland Council (May 2014)

### **Pasadena Buildings (1930)**

1041-1049 Great North Road, Point Chevalier

Designed by architect A. C. Jeffries, with a distinctive mission-style parapet, for builder C. B. Short, the Pasadena Buildings were constructed to service a number of late-1920s local residential subdivisions, in particular the Pasadena Estate.<sup>59</sup>

<sup>56</sup> Ibid.: 20 Poynton Terrace, Auckland CBD.

<sup>57</sup> Ibid., 31 Victoria Avenue and Tirohanga Avenue, Remuera.

<sup>58</sup> Ibid., 128 Newton Road, Newton.

<sup>59</sup> Ibid., 1041-1049 Great North Road, Point Chevalier.



Auckland Council (2014)

### **House (1935)**

46 Smale Street, Point Chevalier

One of two nearly identical houses in Point Chevalier that illustrate the Spanish Mission style as applied as a variation to the bungalow form. 46 Smale Street was built by A. D. Hall (Hall Builders). The other example is located at 27 Oliver Street, and was possibly the work of the same builder.



Google Street View (November 2015)

### **Lopdell House (1936)**

418 Titirangi Road, Titirangi

Designed by Bloomfield and partners for P. W. Peate, the Lopdell House was originally built as a hotel – Hotel Titirangi. Despite the building’s eclectic mix of architectural styles, Spanish mission influences are visible in the towers and material finishes.<sup>60</sup>

Scheduled (AUP): Category A\*

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<sup>60</sup> Ibid., 418 Titirangi Road, Titirangi.

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