

## HARTSHOLME

8 Allendale Road, Mount Albert



Figure 1: Hartsholme (Landowner; August 2021)

## INTRODUCTION

### Purpose

This evaluation assesses the historic heritage values of Hartsholme. The purpose of the review is to evaluate the place against the Auckland Unitary Plan (Operative in Part) (**AUP**) and recommend, based on its known heritage values, whether the place meets the thresholds for inclusion in Schedule 14.1 Schedule of Historic Heritage of the AUP.

The Regional Policy Statement section of the AUP identifies the criteria and thresholds for a historic heritage place. The evaluation criteria are historical, social, Mana Whenua, knowledge, technology, physical attributes, aesthetic, and context<sup>1</sup>. The thresholds are included in Policy B5.2.2(3), which states that places may be included in the schedule if:

- (a) the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and*
- (b) the place has considerable or outstanding overall significance to the locality or greater geographic area.*

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<sup>1</sup> Unitary Plan B5.2.2(1)

### Background & constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This evaluation does not include a structural evaluation or condition report.

A site visit was conducted on 28 March 2022 to view the place from the public realm.

### IDENTIFICATION

<b>Site address(es) and/or location</b>	8 Allendale Road, Mount Albert
<b>Legal description(s)</b>	LOT 1 DP 58060
<b>AUP zone</b>	Residential – Single House
<b>AUP overlays</b>	Special Character Areas Overlay – Residential Isthmus B; Quality Sensitive Aquifer Management Areas Overlay – Western Springs Volcanic Aquifer; Macroinvertebrate Community Index Overlay
<b>New Zealand Heritage List / Rārangī Kōrero details</b>	NA
<b>Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)</b>	NA
<b>Cultural Heritage Inventory (CHI) reference(s)</b>	NA
<b>New Zealand Archaeological Association (NZAA) site record number(s)</b>	NA

## Location



Figure 2: Location map for 8 Allendale Road, Mt Albert (blue line) (Auckland Council GeoMaps)

## HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

### Harry Tom and Elizabeth Seaton Merritt

'Hartsholme' was constructed between 1913 and 1915 for HT (Harry Tom) Merritt. Merritt was born in 1883 in England and arrived in New Zealand in 1908 where he established an indent agency called H.T. Merritt, Ltd. His agency primarily imported hardware, kitchenware, linoleum floor coverings, plywood and timber.<sup>2</sup> The company was incorporated in 1921, and the first company-owned warehouse, located at 29 Anzac Avenue (demolished), was constructed in 1923<sup>3</sup> and designed by architects Chilwell and Trevithick<sup>4</sup>.

<sup>2</sup> The Fletcher Trust Archives. (2021). *H.T. Merritt, Ltd.* Accessed 19 August 2021. <Fletcherarchives.co.nz>

<sup>3</sup> NEW ZEALAND HERALD, VOLUME LX, ISSUE 18557, 15 NOVEMBER 1923, PAGE 13

<sup>4</sup> NEW ZEALAND HERALD, VOLUME LX, ISSUE 18483, 21 AUGUST 1923, PAGE 14



Figure 3: HT Merritt Ltd Anzac Ave (H. T. Merritt Ltd., Horse drawn wagon carrying large crate outside. Unknown, photographer, ca.1930's, PH-RES-3462, Investigate)

By 1926, the company began to specialise in the importation of carpets and other furnishing materials and fabrics. The company flourished during the post-war building boom and expanded the Auckland warehouse. Company operations were relocated to Palmerston North in 1956, and in 1961, a South Island branch was opened in Christchurch.<sup>5</sup>

Founder HT Merritt died in 1965, however his company continued to be successful and moved into larger premises in Auckland in 1970. In 1986, the company was acquired by Fletcher Merchants, Ltd and formed part of the Scott Commercial Division. In 1991, the company was liquidated.<sup>6</sup>

In addition to being a successful businessman, Merritt was an active and influential member of the National Party, frequently advocating on behalf of businessmen for tax reforms and privatisation, especially through his long-term involvement with the Auckland Chamber of Commerce. In 1928, Merritt was elected President of the Auckland Chamber of Commerce<sup>7</sup> and became president of the Associated Chambers of Commerce in 1930-31<sup>8</sup>. A lifelong conservative, he unsuccessfully ran for the Auckland East seat in 1938<sup>9</sup> and 1943<sup>10</sup>. He was also nominated as one of the Auckland Citizens and Ratepayers Association candidates for Auckland City Council in 1938.<sup>11</sup>

In 1921, Merritt was elected the secretary at the founding meeting of the Auckland Rotary Club<sup>12</sup>, and continued to be involved in Rotary throughout his life, including his various tenures in England. He served as President of the Auckland Kindergarten Association in 1926 and became a life member in

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> NEW ZEALAND HERALD, VOLUME LXV, ISSUE 19873, 17 FEBRUARY 1928, PAGE 8

<sup>8</sup> National Library of New Zealand. *Merritt, Harry Tom*. Accessed 19 August 2021. <natlib.govt.nz/records/22560588>

<sup>9</sup> AUCKLAND STAR, VOLUME LXIX, ISSUE 195, 19 AUGUST 1938, PAGE 9

<sup>10</sup> GISBORNE HERALD, VOLUME LXX, ISSUE 21115, 8 JUNE 1943, PAGE 2

<sup>11</sup> AUCKLAND STAR, VOLUME LXIX, ISSUE 75, 30 MARCH 1938, PAGE 10

<sup>12</sup> NEW ZEALAND HERALD, VOLUME LVIII, ISSUE 17807, 14 JUNE 1921, PAGE 8

1945<sup>13</sup>. Merritt was executive member of the Auckland Aero Club when it was founded in 1928<sup>14</sup>. Merritt had a keen interest in aviation and imported a Blackburn *Bluebird* commercial seaplane to New Zealand in 1929<sup>15</sup>. He was also Director of the National Mortgage Bond Corporation in 1929<sup>16</sup>, and is included in the 1932 edition of *New Zealand's Who's Who*.

Merritt was active in local golf tournaments throughout his life, and was a supporter of Christian organisations, such as the YMCA and YWCA.

Merritt's wife, Elizabeth Seaton Merritt, was also active in the Auckland Kindergarten Association, serving for many years on the Council. She was also active in the National Party, organising and attending many women's events. The Merritts had four sons, one of whom, Alexander Ian, was killed in World War II<sup>17</sup>. In 1963, they gave the alter at St George's Church in Papatoetoe as a memorial to Alexander<sup>18</sup>.

### Hartsholme

The Merritts purchased the land on which 'Hartsholme' is sited from Thomas Benjamin Clay in 1912<sup>19</sup> and commissioned architect Arthur H White to design the house in the same year. Clay's landholding (which he acquired in 1907) also included land which he on-sold for the adjacent Mt Albert Bowling Club.<sup>20</sup> The Record of Title for 8 Allendale Road is in Elizabeth's name<sup>21</sup>, perhaps to separate the private home from HT Merritt's business interests.

The origin of the name 'Hartsholme' is unclear, but it might relate to the ancestral home (called 'Hartsholme') of the Earl of Liverpool who was appointed Governor General of New Zealand in 1912, the same year the Merritts commissioned their house. The subject house was regularly referred to (in newspapers) as 'Hartsholme' while the Merritts lived there, including when they announced the birth of two of their sons in 1913<sup>22</sup> and 1918<sup>23</sup>. The name, however, does not appear to have been used by subsequent owners.

The grand house located in the suburbs directly reflected the success of Merritt's company, and the design and specifications may have included furnishing materials imported by his own company. Like other successful businessmen with whom he interacted, Merritt commissioned a large home in the suburbs as a symbol of his emerging status.

During his eight years at 'Hartsholme', Merritt made frequent trips to England and devoted his energy toward growing his business, which was incorporated as a company while he lived at this residence.

The Merritts sold 'Hartsholme' in 1922 to return to England<sup>24</sup> where they lived on-and-off for eight years<sup>25</sup> while their sons were educated at Clifton College, Bristol<sup>26</sup>. HT Merritt returned to Auckland in 1924, but it was not until 1930 that Elizabeth permanently returned, initially taking up temporary

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<sup>13</sup> Auckland Kindergarten Association. *Celebrating 100 Years*. Accessed 19 August 2021. <Aka.org.nz>

<sup>14</sup> Auckland Libraries Heritage Collection. P.39. ASB. April 1971-

<sup>15</sup> NEW ZEALAND HERALD, VOLUME LXVI, ISSUE 20173, 6 FEBRUARY 1929, PAGE 12

<sup>16</sup> EVENING POST, VOLUME CVIII, ISSUE 54, 31 AUGUST 1929, PAGE 13

<sup>17</sup> GISBORNE HERALD, VOLUME LXIX, ISSUE 20717, 18 MARCH 1942, PAGE 2

<sup>18</sup> Auckland Libraries Heritage Collection. illustration P 238-9 ASB Dec 1963

<sup>19</sup> Record of Title NA17\_30

<sup>20</sup> Ibid.

<sup>21</sup> Record of Title NA201\_293

<sup>22</sup> NEW ZEALAND HERALD, VOLUME L, ISSUE 15323, 9 JUNE 1913, PAGE 1

<sup>23</sup> NZ Herald, Vol LV, Issue 16745, 11 January 1918, page 1

<sup>24</sup> AUCKLAND STAR, VOLUME LIII, ISSUE 142, 17 JUNE 1922, PAGE 8

<sup>25</sup> AUCKLAND STAR, VOLUME LIII, ISSUE 159, 7 JULY 1922, PAGE 9

<sup>26</sup> NEW ZEALAND HERALD, VOLUME LXII, ISSUE 19064, 8 JULY 1925, PAGE 14

residence in Market Road, Remuera. The Merritts eventually settled long-term at “Dilkusha”<sup>27</sup> in Scott Road, Papatoetoe in 1931<sup>28</sup>.

### **Physical description (refer also to Appendix 1)**

‘Hartsholme’ is a two-storey plastered brick residence designed by architect Arthur H White in the transitional style with strong references to the Australian Federation Style. The form of the house is a variation on the corner bay villa and includes a hipped roof over the main form and perpendicular projecting gabled bays to the northwest and southwest elevations. The house has a two-storey covered porch over the main entry, including an enclosed sleeping porch at the first floor which is supported by Classical columns at the ground floor. At the rear are two gabled lean-to structures with a courtyard between. The larger of these structures, incorporating a modern garage, has rectangular dormer windows that recall the original on the main roof form.

The roof is clad in Marseilles tiles, and finished with ridge finials. Both the gabled bays and main hipped roof have wide eaves with exposed rafters and plain barge boards. The roofs of both gabled bays are also supported by exaggerated brackets. There is a small rectangular dormer window centred within the main roof form, and a raked skillion roof over the enclosed sleeping porch. The house has four rough cast chimneys with chimney pots and tiled accents.

The main joinery elements consist of groupings of three or four casement windows with fanlights over top. The dormer window has two four-over-four light fixed pane or casement windows.

The house is plastered brick, including both smooth and rough cast plaster to create different textures over different elements. The ground floor of the bays and the chimneys have rough cast cladding and include diamond-shaped tiles as decorative accents. Weatherboard is also used as a texture to underscore the first-floor windows and define the sleeping porch. Some decorative half-timbering is apparent around fixed pane windows in the gable ends of both bays.

Subdivided in 1966, the site is now around 1000m<sup>2</sup> and the house is sited toward the rear of the section, with a landscaped garden, pool and driveway in front. Mature planting largely screens the house from direct view from Allendale Road, though it is visible on the oblique from the vicinity of the bowling club.

### **Architect – Arthur H White**

Arthur Henry White (c.1864-1920) was born in Auckland. His parents were early Wesleyan missionaries. He married Annie Phillipps, of the Phillipps and Impey oil and colour merchant family and they had four children. White is indirectly connected to the land on which ‘Hartsholme’ is sited because it was owned by John Phillipps (Annie’s father) until 1882<sup>29</sup>.

White learned his profession from the architect Edmund Bell, and in 1886, he was awarded first certificate and a certificate of merit for architectural drawing and design at the annual exhibition of the Auckland Society of Arts.<sup>30</sup> From 1890<sup>31</sup> to 1893 he was in partnership with Bell, after which he was in sole practise as an architect and was also working with his brothers in their mining and land estate agency, F.A. White and Brothers.<sup>32</sup>

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<sup>27</sup> AUP Schedule 14.1 – ID 1481

<sup>28</sup> NEW ZEALAND HERALD, VOLUME LXVIII, ISSUE 21043, 30 NOVEMBER 1931, PAGE 3

<sup>29</sup> Record of Title NA17\_30

<sup>30</sup> NZ Herald, 26 April 1886, p.3 (supp)

<sup>31</sup> Auckland Star, 2 December 1890, p.8(6)

<sup>32</sup> NZ Herald, 28 July 1893, p. 1(7)

While in sole practice, White designed a range of buildings, many of which are in Mt Albert/Owairaka, where he lived.

Some examples of his works include:

- Mt Albert Wesleyan Sunday School, Mt Albert (1897)<sup>33</sup>
- major alterations to 'Rahiri', Mt Albert (1900)<sup>34</sup>
- Pitt Street Buildings, Auckland Central (1904)<sup>35</sup>
- White's personal residence, Owairaka (1911)
- King George V Hall, Mt Albert (1912)
- 'Green Lee', Mt Albert (1913)<sup>36</sup>
- Portland Buildings, Kingsland (1914)<sup>37</sup>

## SIGNIFICANCE CRITERIA

### 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 with an idea or early period of settlement within New Zealand, the region or locality.*

Hartsholme has historical value for its association with its first owner, HT Merritt. Merritt is significant for founding a successful indent agency in 1908 which specialised in importing carpets and furnishing fabrics. The agency operated for 57 years under Merritt, and after his death, continued for a total of 83 years before being liquidated in 1991. Merritt was an active lifelong member of the National Party. While his attempts to win a seat in Parliament were never successful, he maintained a highly influential platform to advocate on behalf of businessmen for tax reforms and privatisation through his long-term involvement with the Auckland Chamber of Commerce, of which he served as president twice. Merritt was also influential in a wide range of clubs, organisations, charities and sports including the Rotary Club, Auckland Aero Club, various golf championships, the Auckland Kindergarten Association and YWCA/YMCA.

Merritt lived at Hartsholme during a key period of growth for his business, when it went from an agency to a registered company in 1921. Hartsholme is the only remaining building in New Zealand that was commissioned by the Merritts: the Anzac Avenue warehouse was demolished and their other homes were commissioned by different owners.

Hartsholme also reflects a significant pattern of development associated with Auckland businessmen building grand homes in suburbs like Mt Albert, Milford and Remuera to display their wealth and prominence in what was considered an exclusive and more genteel setting. The suburbs were considered more conducive to health than the crowded city centre, but, until the tram lines were laid, they were inaccessible to most people who relied on access to public transportation. The ability to travel privately between the city and suburbs further underscored the wealth and privilege of those who lived in these grand suburban homes.

Hartsholme has **considerable local** historical values.

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<sup>33</sup> AUP Schedule 14.1 – ID 1763

<sup>34</sup> AUP Schedule 14.1 – ID 1728

<sup>35</sup> AUP Schedule 14.1 – ID 1978

<sup>36</sup> AUP Schedule 14.2 – ID 2818

<sup>37</sup> AUP Schedule 14.1 – ID 1758

## 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.*

Hartsholme has some significance as a place that is likely held in high public esteem by the local community. The residence is known to the Mt Albert Historical Society, and was included in Local Heritage Walk 5 that was published in the society's newsletter in 2007. The place is also the subject of a public nomination for scheduling.

While the place has always been a private residence, its location, adjacent to the Mt Albert Bowling Club, means the place is likely a familiar local feature within the community.

Hartsholme has **moderate local** social values.

## 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.*

Hartsholme is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). This place has been evaluated primarily for its built heritage values.

Council has a process for assessing sites and places of significance to Mana Whenua. The first step in this process is for iwi to nominate sites. If a site or place is evaluated as significant to Mana Whenua against the factors set in the AUP, it will be considered for inclusion in Schedule 12 and/or, if it has additional values, Schedule 14. No nomination has been received by iwi for this place for its inclusion in Schedule 12.

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. Hartsholme specifically is unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

Hartsholme has **no known** Mana Whenua value.

## 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.*

Hartsholme has some significance for its potential to be used to interpret the life and work of HT Merritt, however, because the place is a private residence, any interpretation would likely need to be located away from the site.

Hartsholme has **little local** knowledge values.

## Technology

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



Hartsholme is not known to demonstrate innovative technical accomplishment or achievement in its design or construction. The house was constructed primarily using techniques and materials that were common at the time and for the typology.

Hartsholme has **no known** technology values.

### **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.*

Hartsholme has physical attributes values as the work of notable Auckland-based architect Arthur H White. White designed the house in 1912 in the transitional style with strong references to the Australian Federation style. White worked extensively throughout Auckland, though there is a particularly high concentration of his work in Mt Albert, where he lived. Hartsholme is a good, intact example of White's later work and demonstrates the beginning of a transition in his design approach from elaborate Edwardian buildings to more restrained interwar styles.

Hartsholme retains a high level of physical integrity and is a good example of its type and style. It is also an example of a style strongly associated with the time period in which it was designed and constructed. Hartsholme is a relatively grand example of the transitional style, and the references to the Australian Federation style place it distinctly in the early years of the twentieth century, prior to World War I.

Hartsholme has **considerable local** physical attributes values.

### **Aesthetic**

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

Hartsholme has strong visual qualities for its evocative and picturesque design set within mature gardens. Although subdivided, the remaining land, which is primarily situated in front of the grand house, includes an ample garden that provides a setting which contributes to the values of the house. The house exemplifies architectural styles and tastes that were popular prior to World War I in both Australia and New Zealand and likely includes fittings and furnishing that were imported by Merritt's business.

Hartsholme has **considerable local** aesthetic values.

### **Context**

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

Hartsholme has context values as part of a collection of buildings in Mt Albert that represent the work of architect Arthur H White, including Green Lee, Rahiri, and the King George V Hall. White lived and worked extensively in the area throughout his career, and some of the best examples of his residential design are in the area. Hartsholme also has context value as part of a collection of grand suburban homes constructed by wealthy Auckland businessmen to display their social status and prominence. This value, however, has been previously discussed under (a) historical.

Hartsholme has **moderate local** context value.

## STATEMENT OF SIGNIFICANCE

Hartsholme is a two-storey plastered brick transitional style home in Mt Albert. It was designed by Auckland-based architect Arthur H White in 1912 for prominent indent agent HT Merritt. Hartsholme has historical value for its association with businessman HT Merritt who lived in this house during a key period of growth for his business, when it became a registered company. Merritt was also a highly influential advocate for business interests through his work with the Auckland Chamber of Commerce and National Party. His charitable and community interests included the Auckland Kindergarten Association, Auckland Aero Club and the Auckland Rotary Club.

Hartsholme also reflects a significant pattern of development associated with Auckland businessmen building grand homes in suburbs like Mt Albert, Milford and Remuera to display their wealth and prominence in what was considered an exclusive and more genteel setting.

Hartsholme was designed by Arthur H White who lived and worked extensively in Mt Albert throughout his career. Hartsholme is a good example of White's later work, and one of several grand residences he designed in the area. The place has strong visual qualities for its evocative and picturesque design set within mature gardens that provide a setting which contributes to the values of the house.

## TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Considerable	Local
B- Social	Moderate	Local
C- Mana Whenua	No Known	NA
D- Knowledge	Little	Local
E- Technology	None	NA
F- Physical Attributes	Considerable	Local
G- Aesthetic	Considerable	Local
H- Context	Moderate	Local

## CATEGORY RECOMMENDATION

Hartsholme meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

## RECOMMENDATION BASED ON HERITAGE VALUE

### Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
xxxx	Hartsholme	8 Allendale Road, Mount Albert	LOT 1 DP 58060	B	Residence	A, F, G	Refer to planning maps	Interior of building(s) <sup>38</sup> ; swimming pool		

<sup>38</sup> The interior of this place has not been viewed and is therefore not included for protection for this reason.

### Planning maps

- The proposed EOP covers the RT boundary of the place. This is the area that is considered to contain the historic heritage values of the place, and which is considered to contribute to the function, meaning and relationships of the place.



Figure 4: Proposed Extent of Place for Hartsholme (purple hatching) (Auckland Council GeoMaps)

#### **Evaluator**

Rebecca Freeman, Senior Specialist Historic Heritage  
March 2022

#### **Peer Reviewer**

Carolyn O'Neil, Heritage Consultant on behalf of Auckland Council  
13 April 2022

#### **Managerial Sign-Off**

Megan Patrick  
Team Leader Heritage Policy  
12 May 2022

## Appendix 1: Additional information

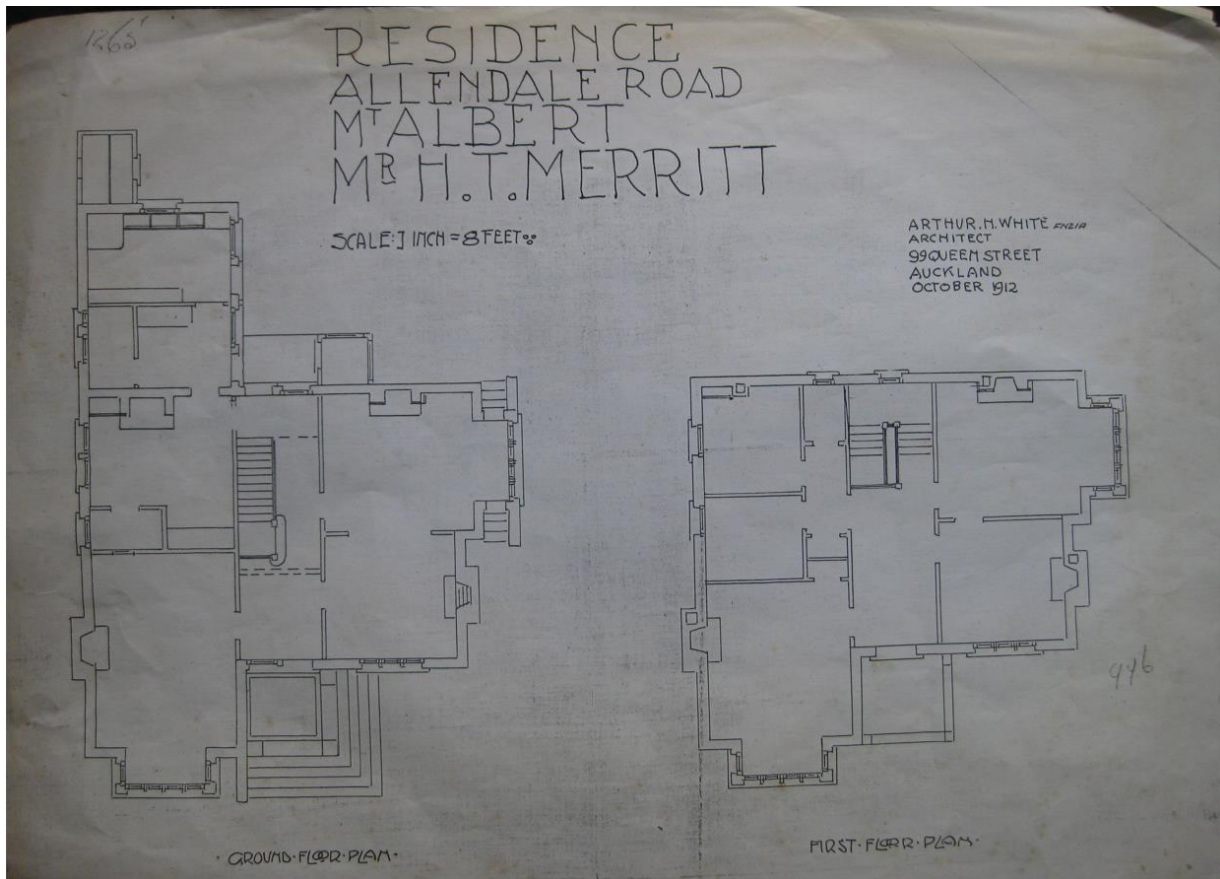


Figure 5: Architectural drawings (supplied with nomination – no source provided)



Figure 6: Hartsholme n.d. (supplied with nomination – no source provided)

**Additional photographs**



Figure 7: Hartsholme (Auckland Council; March 2022)