

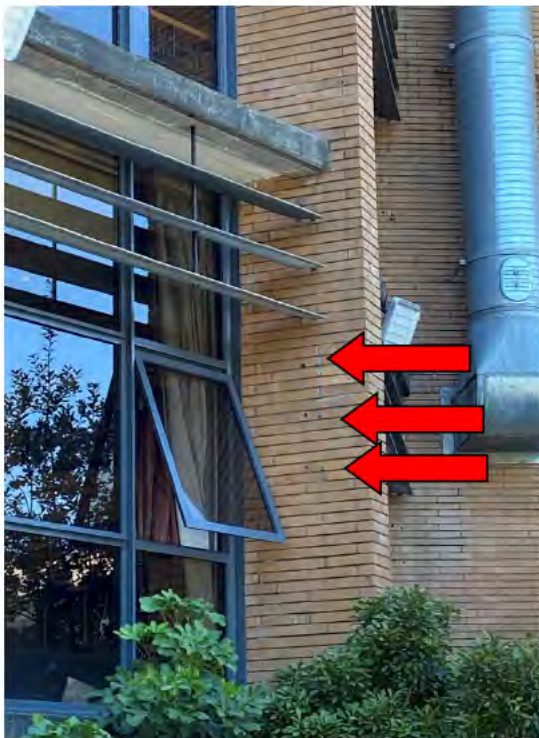
Appendix 2 Current photographs/images

Photos of key modifications

These photographs below show the changes at the ground floor level after the building was renovated for use as a restaurant in 2003-4: deck extending out from the ground floor to provide outdoor tables and seating, canopies over the outdoor decking, basement walls extended out and glazing replaced with a solid wall. (David Bade, Auckland Council, 18/3/2020)



The photograph below shows a close up of the rear ground floor, showing how three levels of solar shades have been removed from each level of the building. The three holes that supported each solar shade can be clearly seen (indicated by arrows in the image below). (David Bade, Auckland Council, 18/3/2020)



The following photographs were taken by David Bade (Specialist – Built Heritage, Auckland Council) on 18 March 2020.



Looking southwest from the intersection of Great North Road and Totara Avenue.



Looking towards the southwest from Great North Road, showing the New Lynn Police Station on the left (Scheduled as a historic heritage place [ID 00198] Category B)



Looking southeast from Great North Road towards Ceramic House.



The western elevation of the building.



The northern elevation of the building.



The front (northern) elevation of the building.



The western elevation of the building.



The ceramic pipes screening the stairwell and lift chamber.



The southern and western elevation of the building.

Internal images:

The following images are all taken from the Auckland Libraries Heritage Collection OH-1140. The photographs were taken on 15 December 2013 following a presentation about the history and architecture of the building.



Ceramic House top floor



Ceramic House top floor



Ceramic House top floor lobby between main office area and stair well lifts.

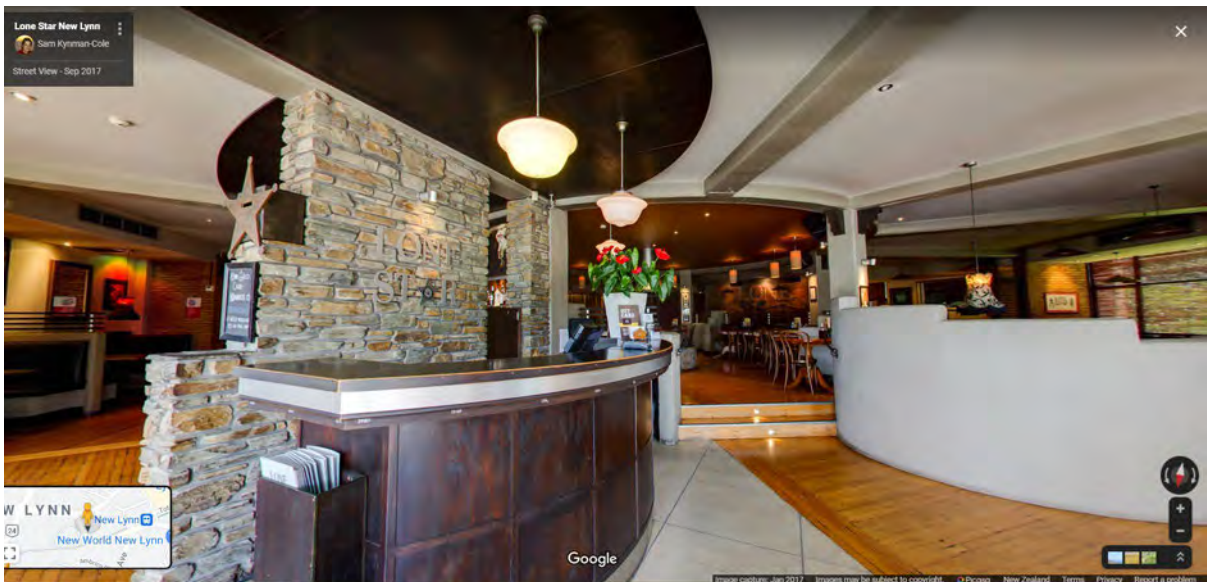
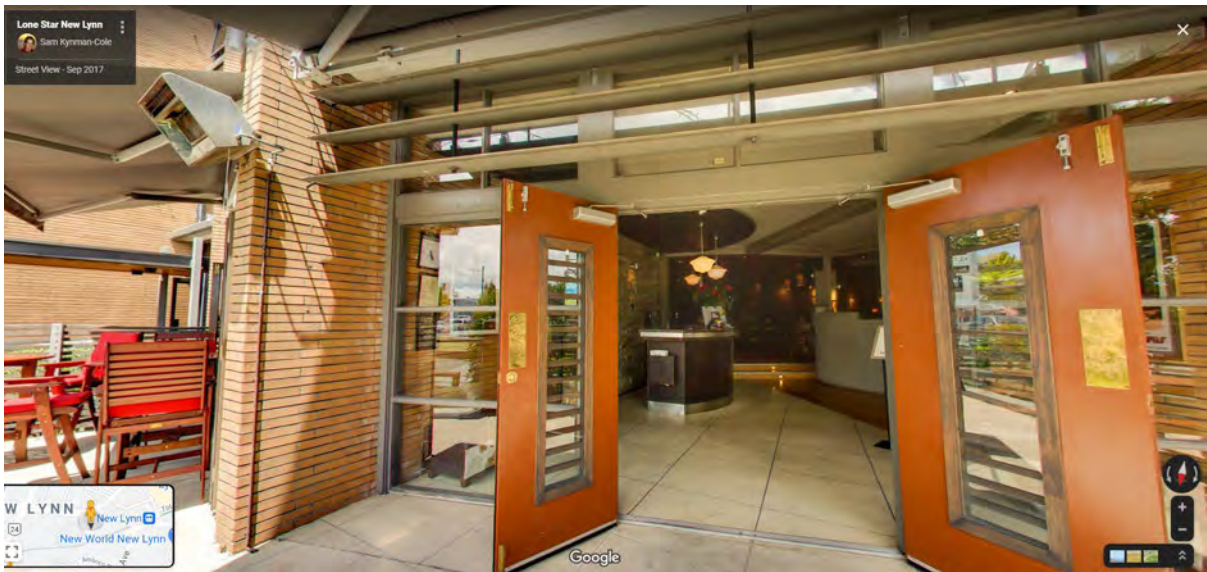


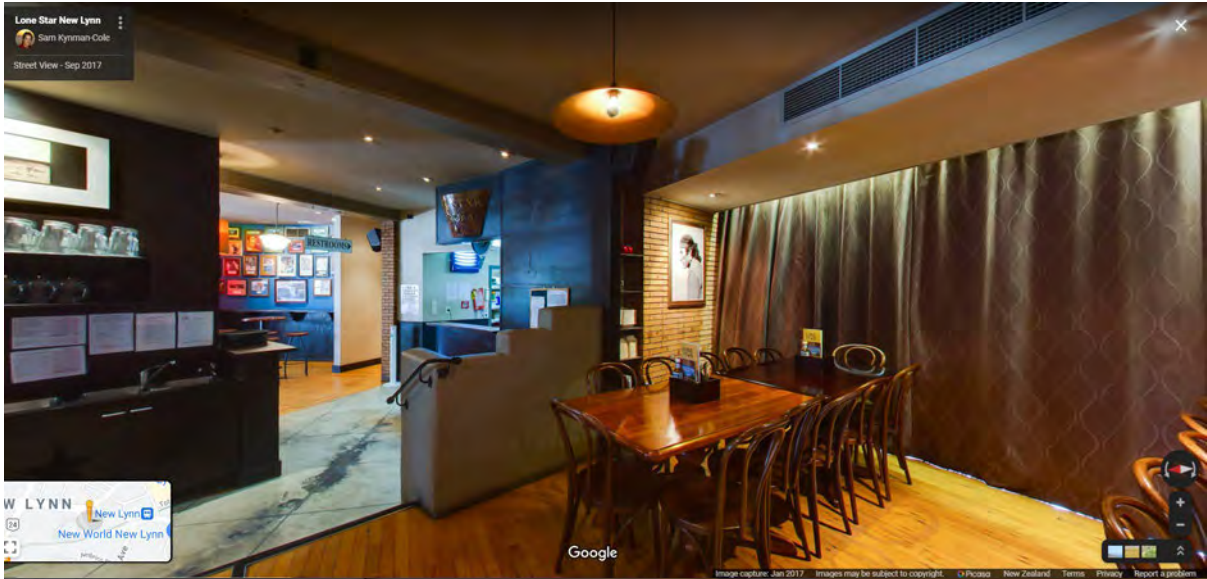
Ceramic House top floor looking across to Great North Road.



Ceramic House top floor. The board meeting room area was glassed in previously.

The following internal images are taken from Google streetview (Sam Kynman-Cole, January, 2017). They show the ground floor (where LoneStar restaurant currently is).



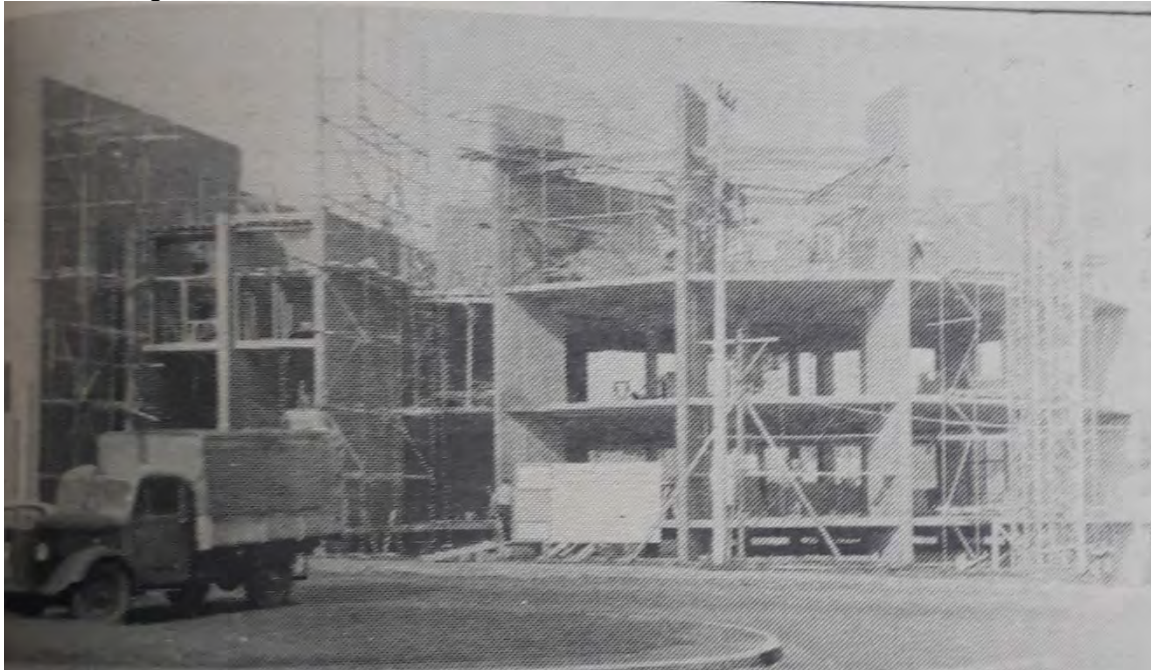


Appendix 3 Historic photographs/images

View across the former site of Gardner's clay quarries showing the land being prepared for development, looking to bush at the Titirangi Road end, railway side. Taken in July 1987 by J. Diamond.¹³⁶



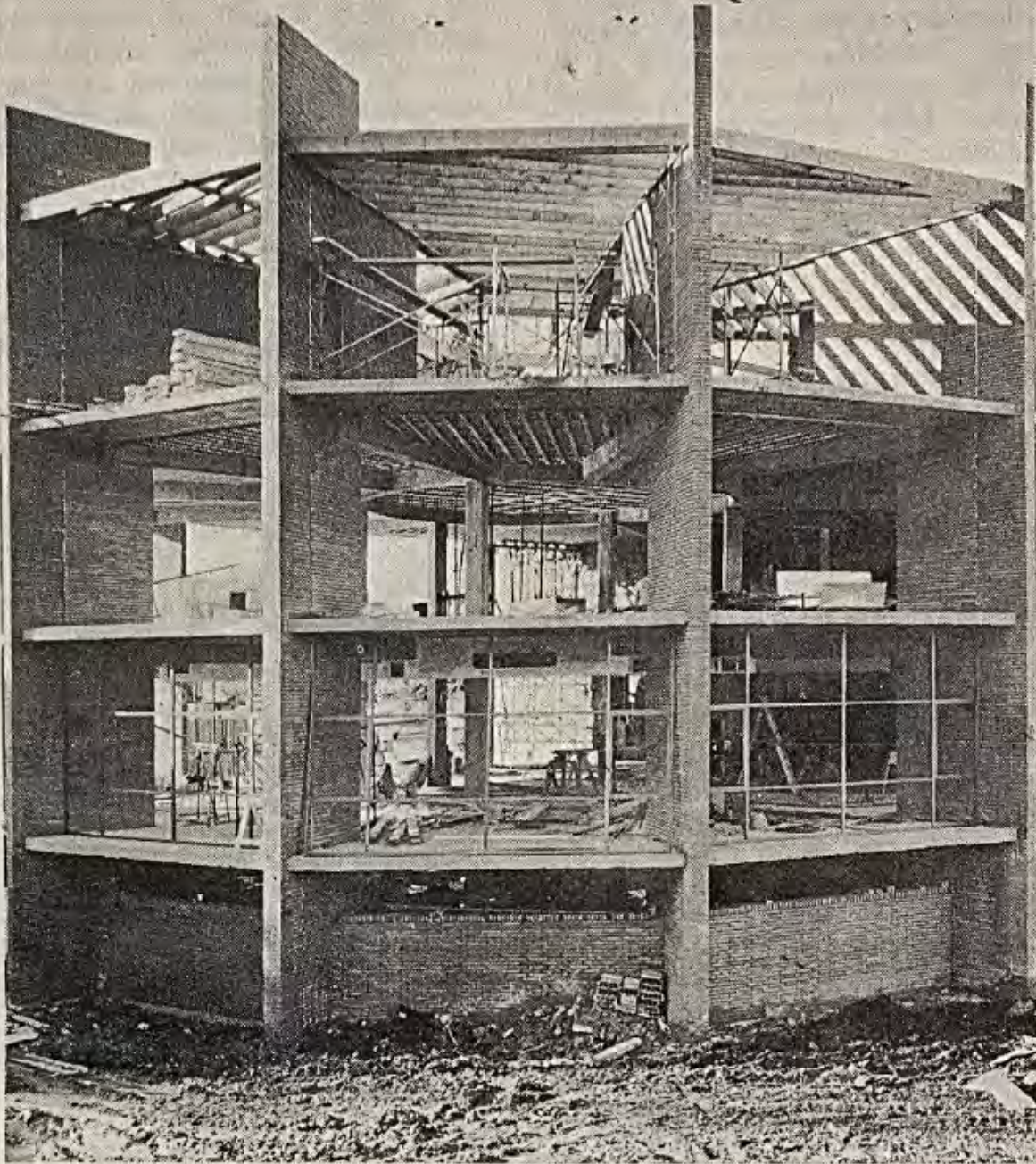
The building under construction:



137

¹³⁶ Auckland Libraries Heritage Collections JTD-11G-05905-3.

¹³⁷ Western Leader (1968, June 4). Six weeks to go. West Auckland Research Centre Collection (New Lynn Bricks and Pottery - Amalgamated Brick and Pipe Co), Auckland Libraries, Auckland New Zealand.

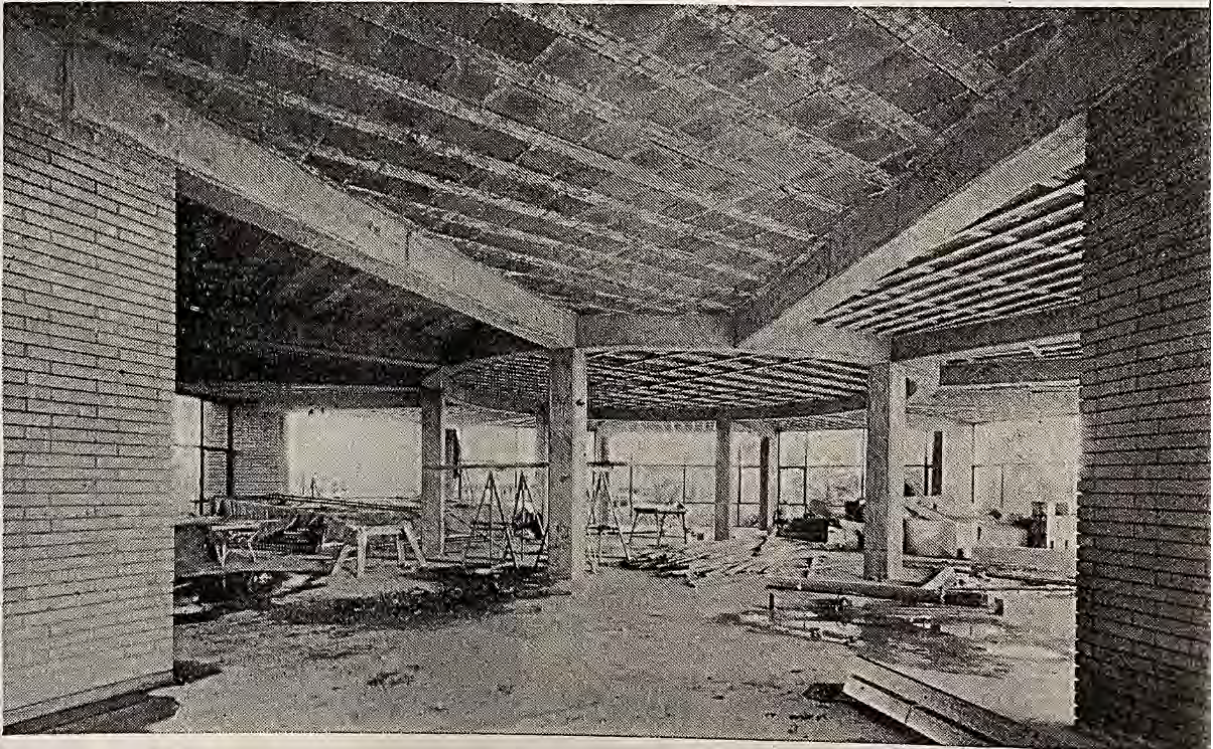


A progress shot after the main structural elements had been put in place

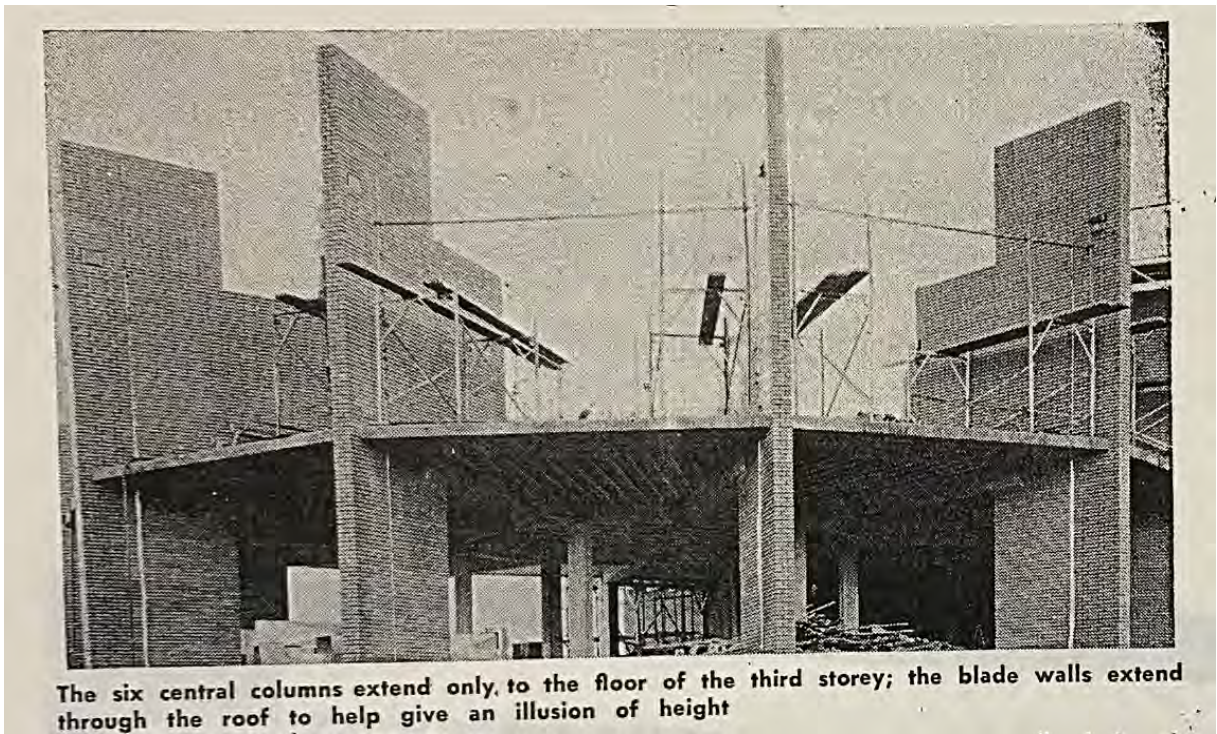
Six columns with ring beams form a central supporting core for the building, complemented by 12 reinforced concrete blade walls around the perimeter

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¹³⁸ What has six columns twelve sides and wonderful possibilities. (1969, May). Building Progress, pp.12-14 [newspaper clipping]. Sheppard Collection (Neville Price, P946n), Architecture Archive, Special Collections, University of Auckland Libraries and Learning Services, Auckland, New Zealand.



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The six central columns extend only to the floor of the third storey; the blade walls extend through the roof to help give an illusion of height

140

¹³⁹ Ibid.

¹⁴⁰ Ibid.

The following photographs are from William Algie (1968), an architectural student who wrote a building report on Ceramic House as it was being completed.¹⁴¹

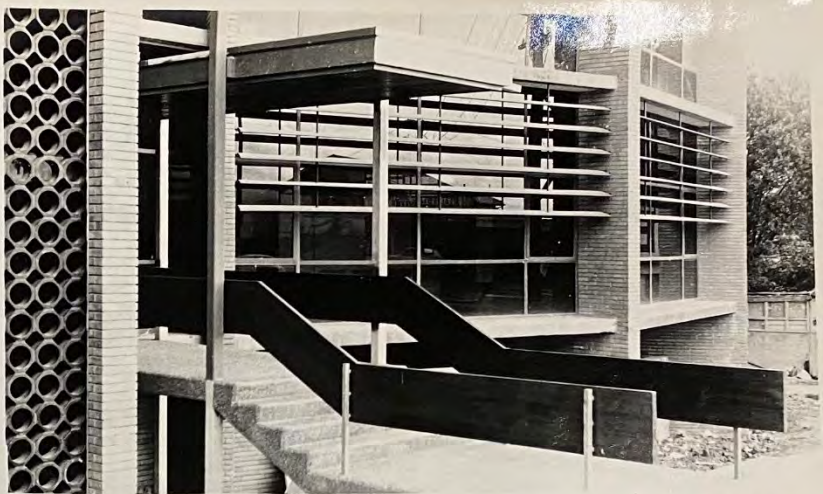


¹⁴¹ Algie, W. W. (1968). Computer centre and administration building for Consolidated Brick Investments Ltd., New Lynn, Auckland: building report. Auckland, New Zealand: Neville H. Price & Associates. Special Collections, University of Auckland Libraries and Learning Services, Auckland, New Zealand.

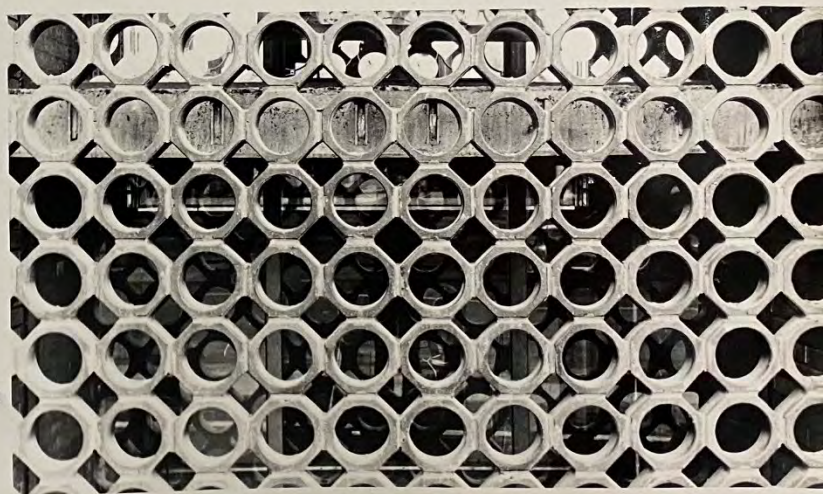
29. corner window in the lunch room



24. the entry



25. ceramic screen to the lift tower





14. secretarial offices



15.



23. ceiling of the reception area
to the computer floor

visible service elements include:
fluorescent tubes,
emergency light,
air-condition supply fans,
return grill on the wall,
air-condition grills to above the ceiling,
clock.

Technicians installing the computer in 1969:¹⁴²



¹⁴² Western Leader (18 March 1969) Computer opens in New Lynn.

The interior of the building before the refurbishment in March 2003.¹⁴³



¹⁴³ *Western Leader* 14 March 2003 'Owners tidy up empty building'

The building in July 2004 just before it was altered to accommodate the Lone Star restaurant.¹⁴⁴



¹⁴⁴ Auckland Council files, PR2012_0002634_004 - LUC-2004-1356 PROPOSED RESTAURANT - LUC-2004-1356 PROPOSED RESTAURANT.

Appendix 4 Historic aerial photography

1940 (top) and 1959 (bottom) aerial photograph (Auckland Council GeoMaps)



Aerial view of New Lynn, with Crown Lynn Potteries Ltd (left), Amalgamated Brick and Pipe Company (right of centre), and clay pits behind. Clark Street runs diagonally from bottom left. Photograph taken 11 July 1968 by Whites Aviation¹⁴⁵.



¹⁴⁵ Tiaki Reference number: WA-67941-G.

17/8/1961 Shows the site before construction:¹⁴⁶



Close-up of the same image:



17/8/1961 Showing the property before construction of the building:¹⁴⁷



¹⁴⁶ Aerial photograph from Whites Aviation (WA-55688-F).
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE6316416&dps_custom_att_1=emu
¹⁴⁷ Aerial photograph from Whites Aviation (WA-55689-F)

18/5/1966¹⁴⁸ - before construction began:



31/8/1966 View of the property before construction:¹⁴⁹



¹⁴⁸ Detail from Retrolens SN1858:

https://files.interpret.co.nz/Retrolens/Imagery/SN1858/Crown_1858_P_2/High.jpg

¹⁴⁹ Aerial photograph from Whites Aviation (WA-66201-G)

https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE6418290&dps_custom_att_1=emu

11/7/1968 Shows the building under construction:¹⁵⁰



28/09/1968:¹⁵¹

¹⁵⁰ Aerial photo taken by Whites Aviation (WA-67938-G).

¹⁵¹ Detail from Retrolens image: SN1875

https://files.interpret.co.nz/Retrolens/Imagery/SN1875/Crown_1875_5045_16/High.jpg



21/10/1970:¹⁵²



¹⁵² Aerial photograph taken by Whites Aviation (WA-69443-G)

Close-up of the same image below:



7/12/1972:¹⁵³




¹⁵³ Detail from Retrolens image SN2565:
https://files.interpret.co.nz/Retrolens/Imagery/SN3552/Crown_3552_4603_7/High.jpg

1/2/1988:¹⁵⁴



¹⁵⁴ Retrolens image SN8772: https://files.interpret.co.nz/Retrolens/Imagery/SN8772/Crown_8772_M_2/High.jpg

Appendix 5 Comparative analysis

Places related to the New Lynn brick-making and pottery industry				
Place name	Address/location/ NZTM	Heritage recognition in the AUP	Photographs	Analysis
Remains of circular downdraught kiln	7 Clark Street, New Lynn	No protection. Recorded as an archaeological site (R11/2449).	 <p>Photograph taken when it was excavated. It is now preserved under a New World supermarket carpark.¹⁵⁵</p>	<p>The remains of a circular downdraught kiln are preserved under a car park for the New Lynn New World supermarket. The remains consist of a 10.8m concrete base on which the main part of the structure would have been built. Some of the subfloor structure may also remain. It is most likely to date from the period 1915 – 1929 when it was used to fire clay as part of the pottery industry.¹⁵⁶</p> <p>It is possible that early 20th century remains still survive near the Clark Street carparking areas where less excavation has occurred.</p>

¹⁵⁵ Harris, J. (2008). *Archaeological investigation of an industrial pottery kiln, Clark Street, New Lynn, Auckland* Jaden Harris report to Foodstuffs (Auckland) Ltd., accessed from: https://chi.net.nz/Documents/8504_Foodstuffs_New_Lynn.pdf.


¹⁵⁶ Ibid.

<p>Ambrico kiln</p>	<p>Ambrico Historic Reserve, 8 Ambrico Place, New Lynn</p>	<p>Category B historic heritage place (ID 00200)</p>	 <p>157</p>	<p>The Ambrico kiln is a preserved c. 1926 downdraught kiln. The surrounding reserve area and access way in Ambrico Place is likely to contain substantial physical remains. The area is recorded as an archaeological site (R11/2755). It is the most significant of the archaeological sites in New Lynn.¹⁵⁸</p> <p>The kiln was preserved as part of a 1990s community project.</p>
<p>Ceramic House</p>	<p>3 Totara Avenue, New Lynn</p>	<p>No protection</p>	 <p>159</p>	<p>Designed in 1967 and completed in 1969 as the headquarters for Consolidated Brick and Pipe Investments Ltd (later known as Ceramco). Built to showcase the products of the company and to house one of the first computers in use in New Zealand.</p>

¹⁵⁷ David Bade, Auckland Council (2019).

¹⁵⁸ Clough & Associates Ltd (2012). *New Lynn Archaeological Study*, accessed from: https://chi.net.nz/Documents/12051_New_lynn_archaeological_study.pdf.



¹⁵⁹ David Bade, Auckland Council (2020).

Neville Price-designed buildings in Auckland ¹⁶⁰				
Place name	Address/location/ NZTM	Heritage recognition in the AUP	Photographs	Analysis
Former Sir Tom Clark residence	18 Rangitira Avenue, Takapuna	No protection	No image available	Designed 1965. Later upgrade also designed by Neville Price.
Leary residence	Hapua Street, Remuera	No protection	No image available	Designed 1967
Devon Park apartments	45 Stanley Point Road, Stanley Point	Residential North Shore Devonport and Stanley Point Special Character Area (Area C)	 <p>161</p>	Designed in 1967. This was the first high-rise building designed by Price.

¹⁶⁰ Collated from personal communication with Neville Price (May, 2021); Neville H. Price + Associates Architects, accessed from: <http://www.nevilleprice.com/portfolio/>. Price notes that the list may not be exhaustive. Buildings with an unknown location and no image are not included in the list.

¹⁶¹ Devon Park Apartments, accessed from <https://www.devonparkauckland.co.nz/>

3 Totara Avenue, New Lynn, Ceramic House (former), Final – July 2021



<p>Ceramic House</p>	<p>3 Totara Avenue, New Lynn</p>	<p>No protection</p>	 <p>162</p>	<p>Designed in 1967. This was the first commercial building designed by Price.</p>
<p>Office block</p>	<p>82 Symonds Street, Grafton</p>	<p>No protection</p>	 <p>163</p>	<p>Designed in 1970.¹⁶⁴ Originally offices for Neville H Price + Associates Architects. Built in 1970.</p> <p>Is of a very similar design to Ceramic House – 12-sided, with concrete fins and glazed bays.</p>

¹⁶² David Bade, Auckland Council (2020).

¹⁶³ David Bade, Auckland Council, April 2021.

¹⁶⁴ Auckland Council file, 0000-01462100 - B/1970/5361 - BUILDING PERMIT plan - O/4310/05.

3 Totara Avenue, New Lynn, Ceramic House (former), Final – July 2021

<p>The Lakes (townhouses)</p>	<p>Hurstmere Road, Takapuna</p>	<p>No protection</p>	 <p>165</p>	<p>Designed in 1967.</p>
<p>Minnehaha townhouses</p>	<p>26 Minnehaha Avenue, Takapuna</p>	<p>Now demolished</p>	 <p>166</p>	<p>Designed in 1968. Three, three level townhouses on the water.</p>

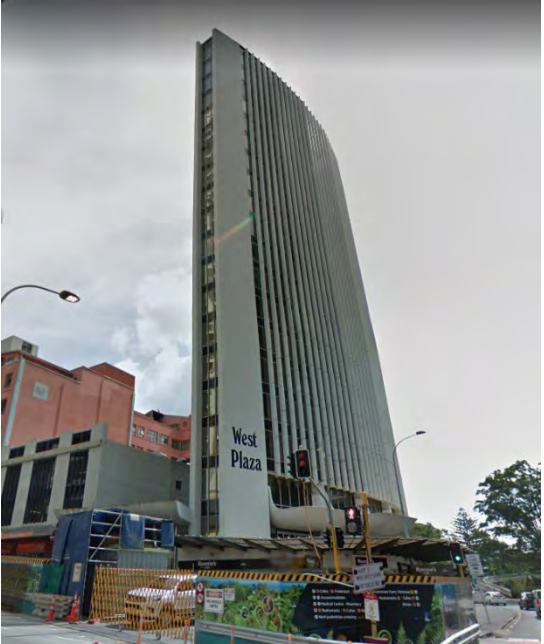

¹⁶⁵ Google Street View

¹⁶⁶ Neville H. Price + Associates Architects, accessed from: <http://www.nevilleprice.com/portfolio/>
3 Totara Avenue, New Lynn, Ceramic House (former), Final – July 2021

<p>Former Manukau City Council administration building</p>	<p>33 Manukau Station Road, Manukau Central</p>	<p>No protection</p>	 <p>167</p>	<p>Designed in 1970, completed in 1972. The brief was to establish a visual identity and focal building focal building in pasture land.</p>
<p>UDC commercial tower</p>	<p>Corner of Albert and Wyndham Street, Auckland Central</p>	<p>No protection</p>	 <p>168</p>	<p>Designed in 1970 and completed in 1974. Used as a branch office for UDC, an international finance company.</p>

¹⁶⁷ Google Street View

¹⁶⁸ David Bade, Auckland Council (2020).

West Plaza	3 Albert Street, Auckland Central	Scheduled as a Category B Historic Heritage Place (ID 01923)	 <p style="text-align: right;">169</p>	Designed in 1972. This is the best-known building designed by Price. It was completed in 1974, and was awarded an Award of Merit, from the Association of Consulting Engineers in 1975; an NZIA Local Award (2004) and an Enduring Award by the New Zealand Institute of Architects in 2005.
Hubble House	18 Manurere Street, Takapuna	No protection	 <p style="text-align: right;">170</p>	Unknown date of construction. ¹⁷¹

¹⁶⁹ Google Street View

¹⁷⁰ Google Street View

¹⁷¹ Noted in the North Shore Heritage Thematic Review: volume 2, accessed from: <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/heritagesurveys/north-shore-heritage-thematic-review-volume-2.1.pdf>.

<p>Garden flats</p>	<p>252 Hurstmere Road, Takapuna</p>	<p>No protection</p>	 <p>172</p>	<p>Unknown date of construction.¹⁷³</p>
<p>The Moorings (24 Town Houses)</p>	<p>67 Sarsfield Street, St Marys Bay</p>		 <p>174</p>	<p>Designed in 1976.</p>

¹⁷² Google Street View

¹⁷³ Noted in the North Shore Heritage Thematic Review: volume 2, accessed from: <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/heritagesurveys/north-shore-heritage-thematic-review-volume-2.1.pdf>.

¹⁷⁴ Google Street View

Porter residence	Auckland (address unknown)	No protection	 <p data-bbox="887 762 920 783">175</p>	Designed in 1976.
Winn House	Takanini, Auckland.	No protection	 <p data-bbox="887 1318 920 1339">176</p>	Designed 1976

¹⁷⁵ Neville H. Price + Associates Architects, accessed from: <http://www.nevilleprice.com/portfolio/>


¹⁷⁶ Neville H. Price + Associates Architects, accessed from: <http://www.nevilleprice.com/portfolio/>
3 Totara Avenue, New Lynn, Ceramic House (former), Final – July 2021

Residence	Takapuna (address unknown)	No protection	 <p>177</p>	Designed in 1977.
Sir Wolf Fisher (5 town houses)	7 London Street, Ponsonby	No protection	 <p>178</p>	

¹⁷⁷ Ibid.

¹⁷⁸ Google Street View

Computer buildings in Auckland (built specifically to house computers in the late 1960s-early 1970s)

Place name	Address/location/ NZTM	Heritage recognition	Photographs	Analysis
Auckland Computer Centre building	75 Federal Street, Auckland Central	No protection	 <p data-bbox="884 1125 918 1141">179</p>	<p data-bbox="1601 272 2128 399">Built 1966-7 for the Bank of New Zealand to house a computer centre.¹⁸² They were furnished with the latest IBM 360-30 computers.¹⁸³</p> <p data-bbox="1601 422 2072 486">The Architects were Kingston Reynolds Thom & Allardice.¹⁸⁴</p>

¹⁷⁹ <https://www.linkedin.com/pulse/auckland-new-zealand-amy-newkirk/>

¹⁸² BNZ (1965) Annual Report, accessed from <https://www.bnzheritage.co.nz/assets/Uploads/Annual-Report-1965-reduced.pdf>

¹⁸³ BNZ (no date) BNZ Heritage, accessed from: <https://www.bnzheritage.co.nz/archives/story/they-said-it-couldnt-be-done>; BNZ (no date) Auckland Computer Centre, accessed from: <https://www.bnzheritage.co.nz/archives/story/auckland-computer-centre>

¹⁸⁴ <https://kura.aucklandlibraries.govt.nz/digital/?p=r&c=p20062coll7&search=computer%20building&field=all&mode=all&conn=&id=173732&rec=6>



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Ceramic House

3 Totara Avenue,
New Lynn

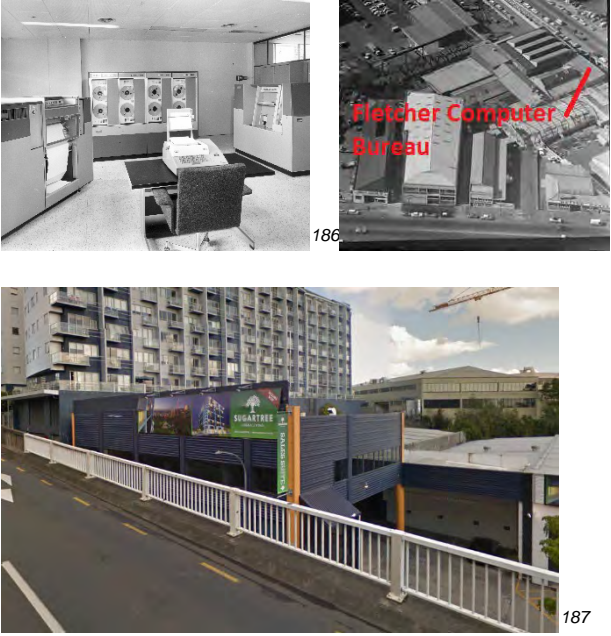

No protection

Designed in 1967 and opened in 1969. This was the headquarters for Consolidated Brick and Pipe Investments Ltd and housed an ICT 1901 computer.

¹⁸⁰ Fletcher Archives, accessed from: <https://www.fletcherarchives.co.nz/>

¹⁸¹ Google Street view.

¹⁸⁵ David Bade, Auckland Council (2020).

<p>Fletcher Computer Bureau (Datacom building)</p>	<p>145 Nelson Street, Auckland Central</p>	<p>Now demolished</p>		<p>Datacom expanded into Auckland through the acquisition of the Fletcher Computer Bureau in 1970.¹⁸⁸</p>
<p>Former Manukau City Council administration building</p>	<p>33 Manukau Station Road, Manukau Central</p>	<p>No protection</p>		<p>Designed in 1970, completed in 1972. The administration building included a computer centre.¹⁹⁰ However, according to Neville Price, the circular design was more about the council chamber and committee rooms than accommodating a computer.¹⁹¹</p>

¹⁸⁶ The Fletcher Trust Archives. 9154P-1.

¹⁸⁷ Google Street View (2012).

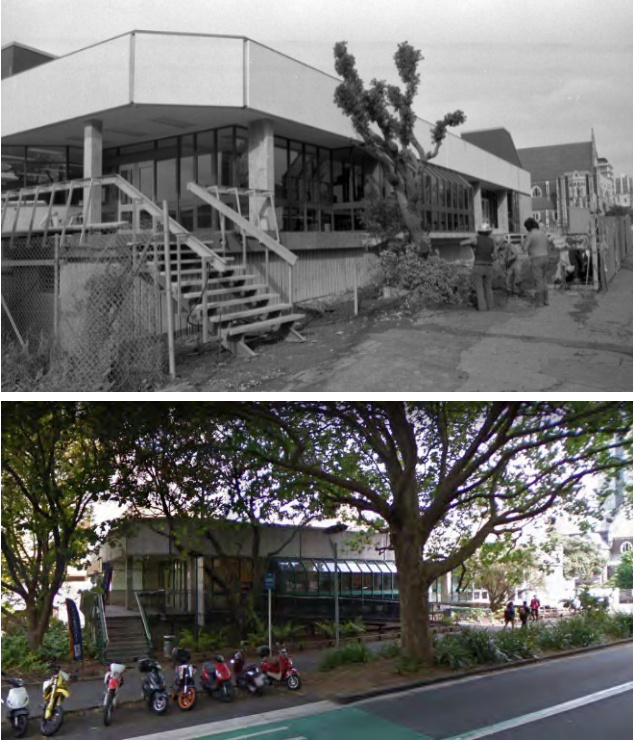
¹⁸⁸ <https://www.datacom.co.nz/About-Us/Who-We-Are/Our-History.aspx>

¹⁸⁹ Google Street View

¹⁹⁰ 'Administrative centre for Wiri', South Auckland Gazette, 2/4/1974, p. 2.

¹⁹¹ Neville Price, personal communication, April, 2021.

3 Totara Avenue, New Lynn, Ceramic House (former), Final – July 2021

<p>Computer Centre</p>	<p>20-26 Symonds Street, Grafton</p>	<p>No protection</p>		<p>Built 1974 at the University of Auckland.¹⁹⁴</p>
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¹⁹² https://digitool.auckland.ac.nz/R/?func=dbin-jump-full&object_id=291274&local_base=GEN01

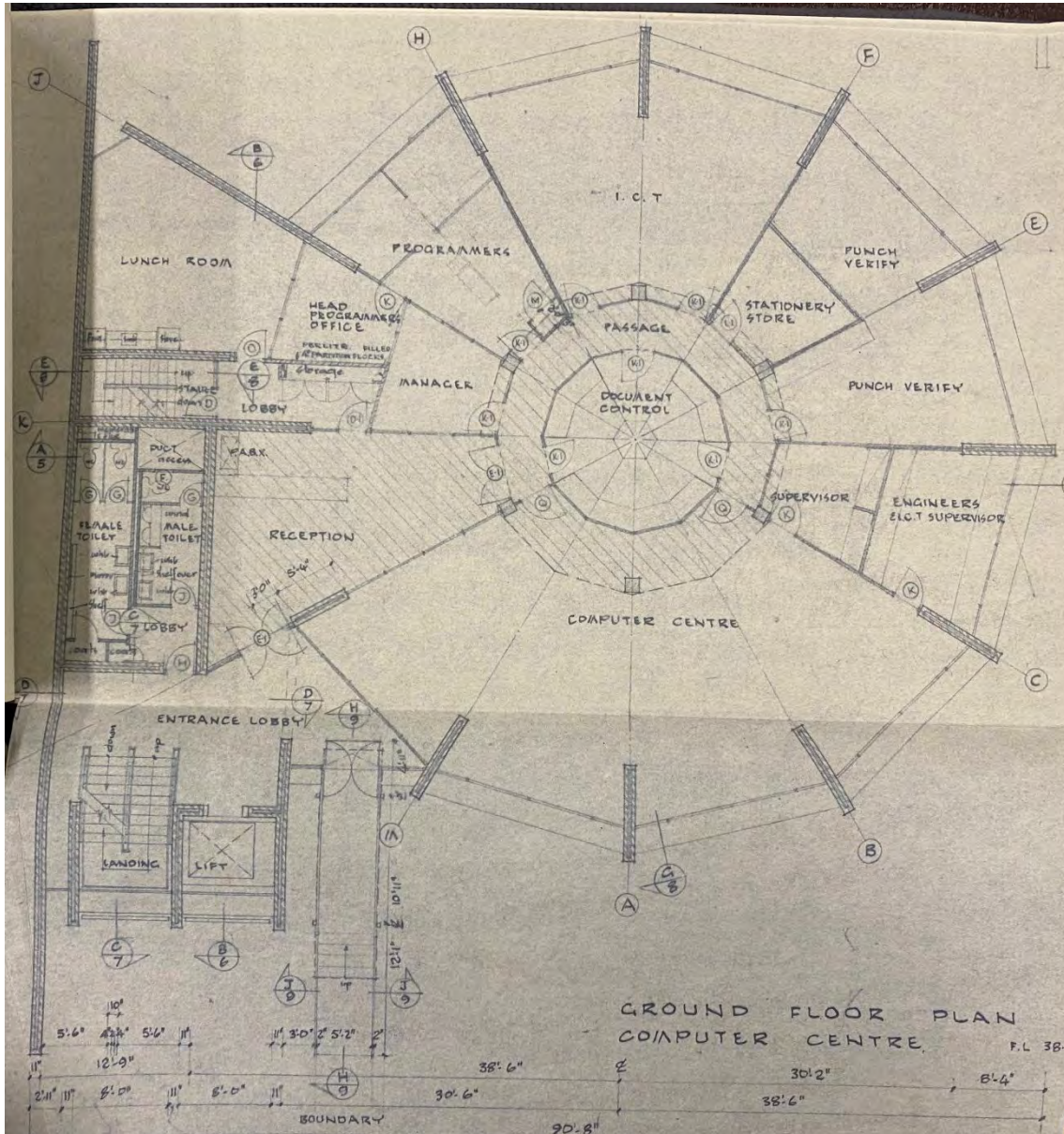
¹⁹³ Google Street View

¹⁹⁴ https://digitool.auckland.ac.nz/R/?func=dbin-jump-full&object_id=291274&local_base=GEN01

Appendix 6 Plans

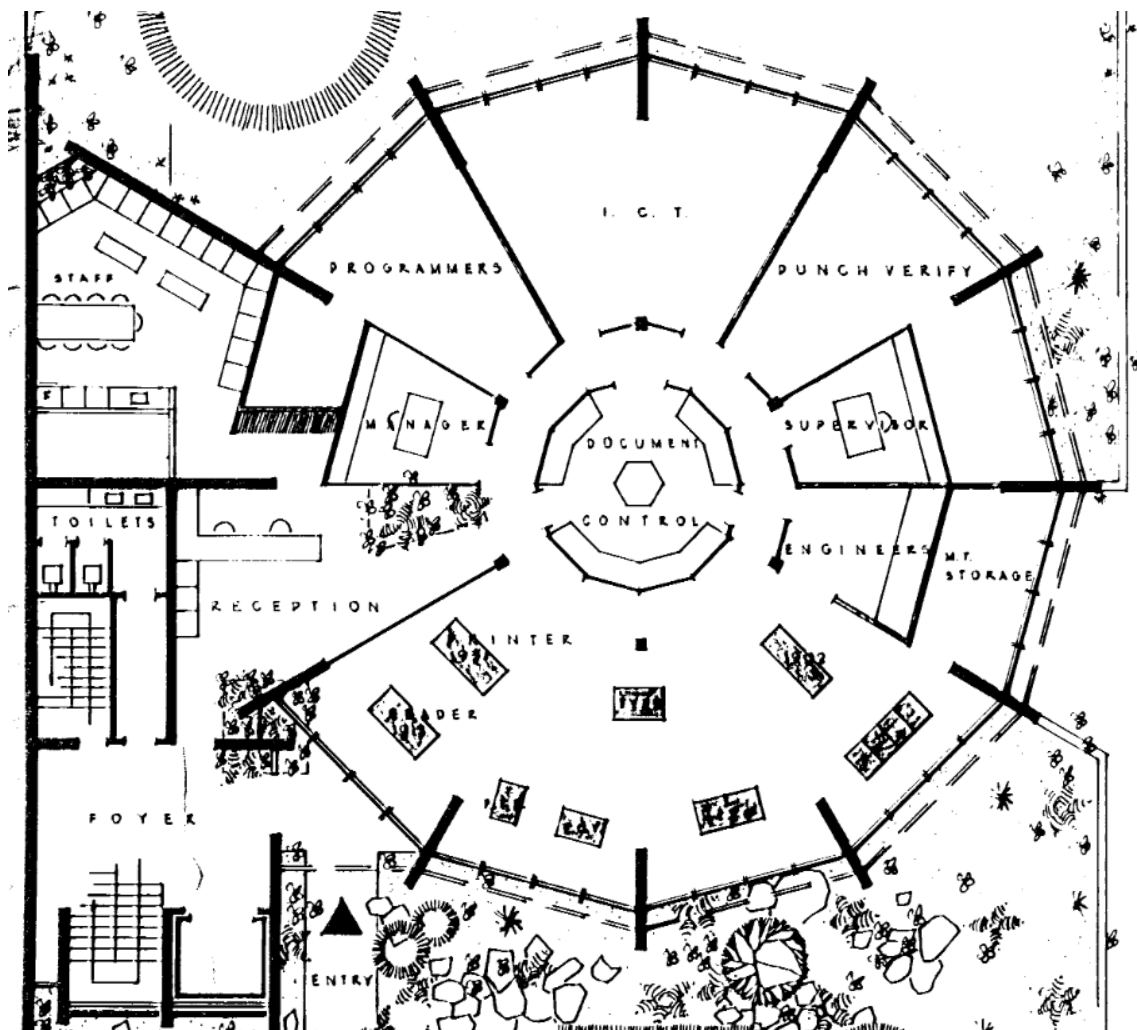
Unless otherwise stated, all the following plans are from William Walter Algie (1968), an architectural student who wrote a building report on Ceramic House as it was being completed.¹⁹⁵

The following plan shows the ground floor of the building:

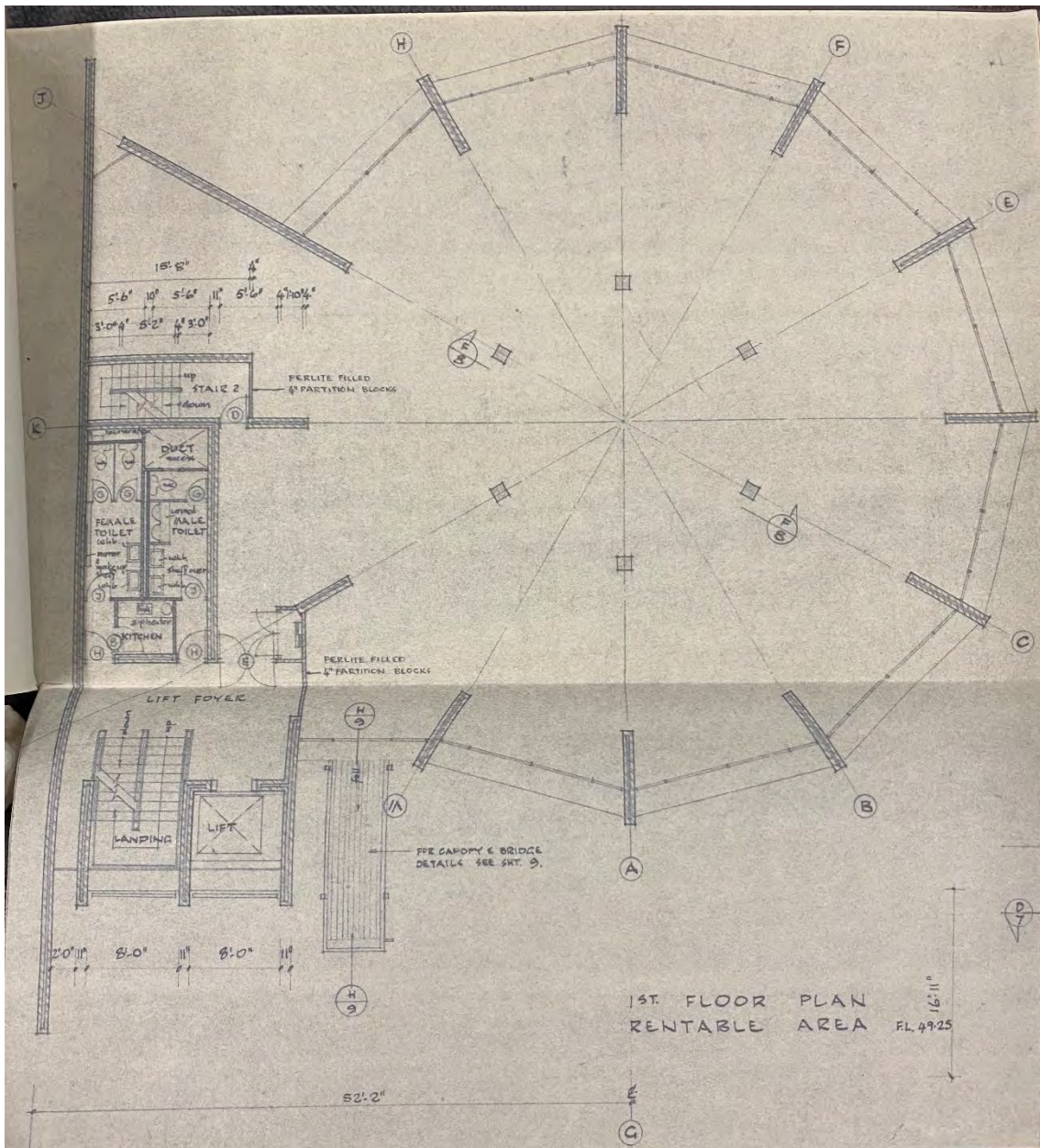


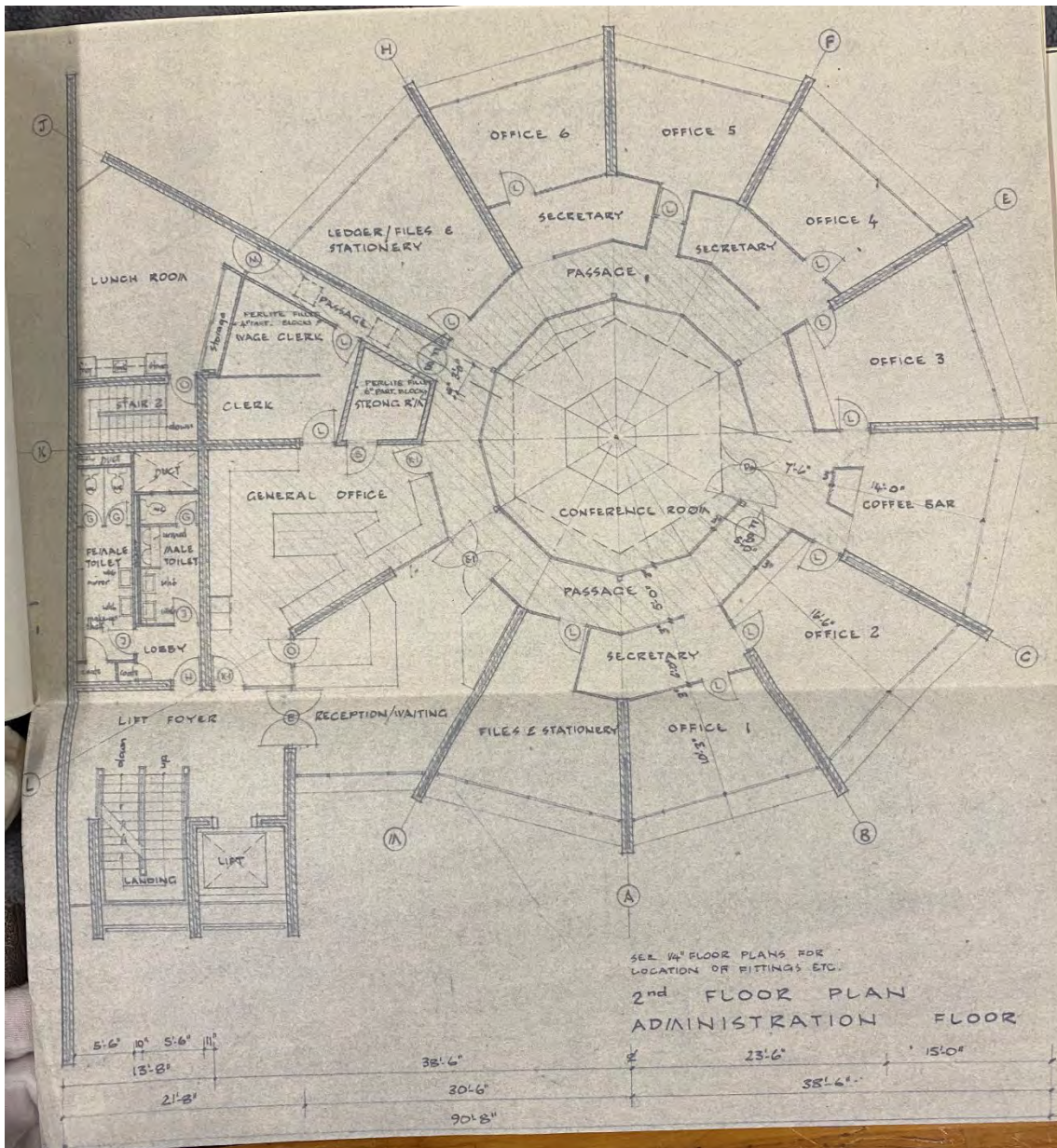
¹⁹⁵ Algie, W. W. (1968). Computer centre and administration building for Consolidated Brick Investments Ltd., New Lynn, Auckland: building report. Auckland, New Zealand: Neville H. Price & Associates. Special Collections, University of Auckland Libraries and Learning Services, Auckland, New Zealand.

The following plans of the ground floor are from Auckland Council files, showing a slightly different layout¹⁹⁶:

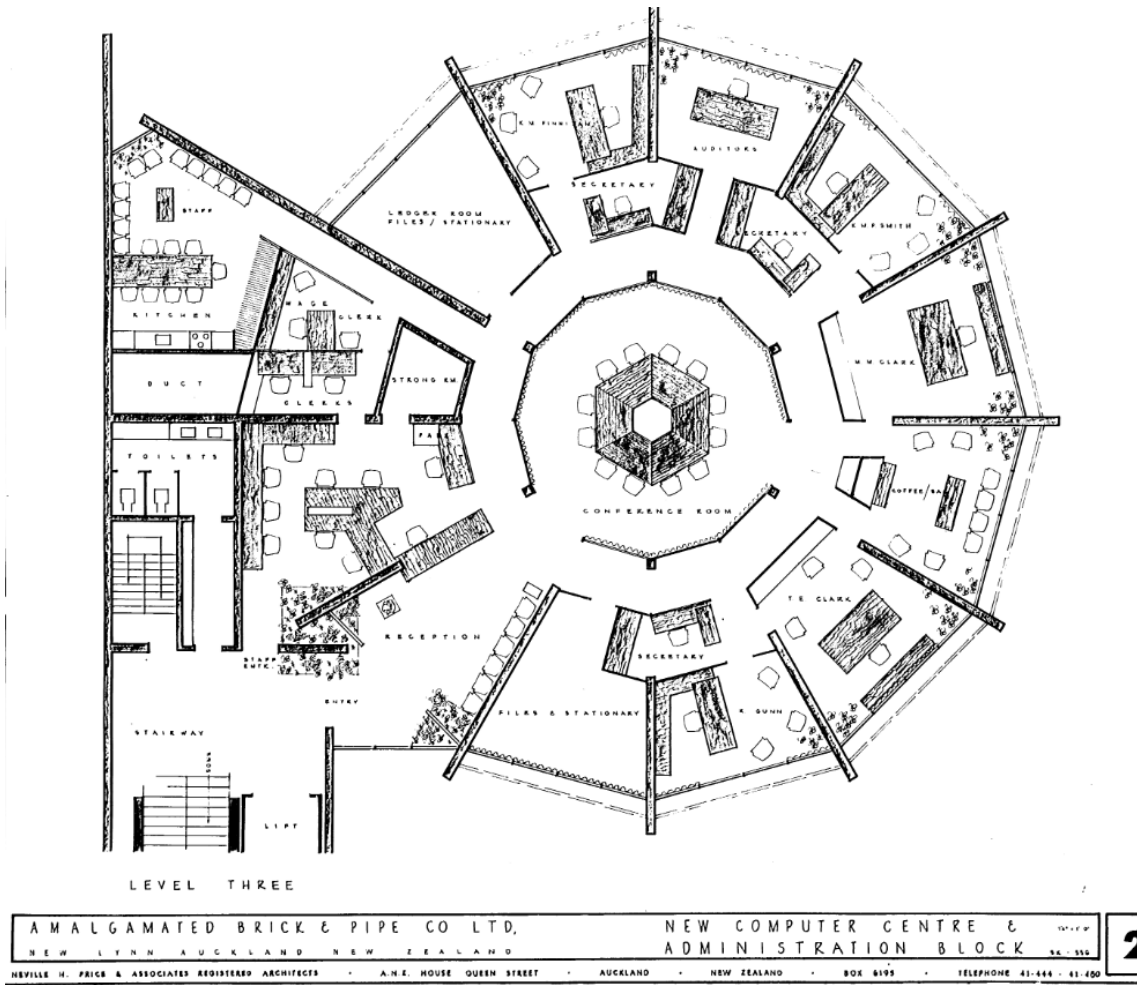


¹⁹⁶ Auckland Council files, PR2012_0002616_001 - PLANS A2 - ABA-1967-10626 OFFICE BUILDING.

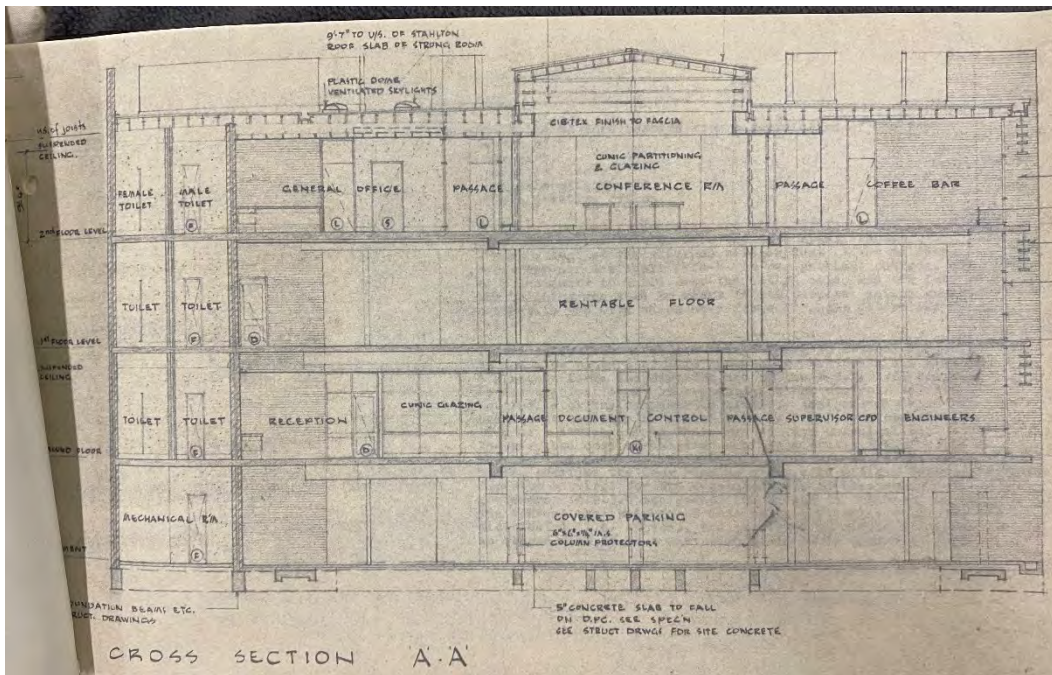
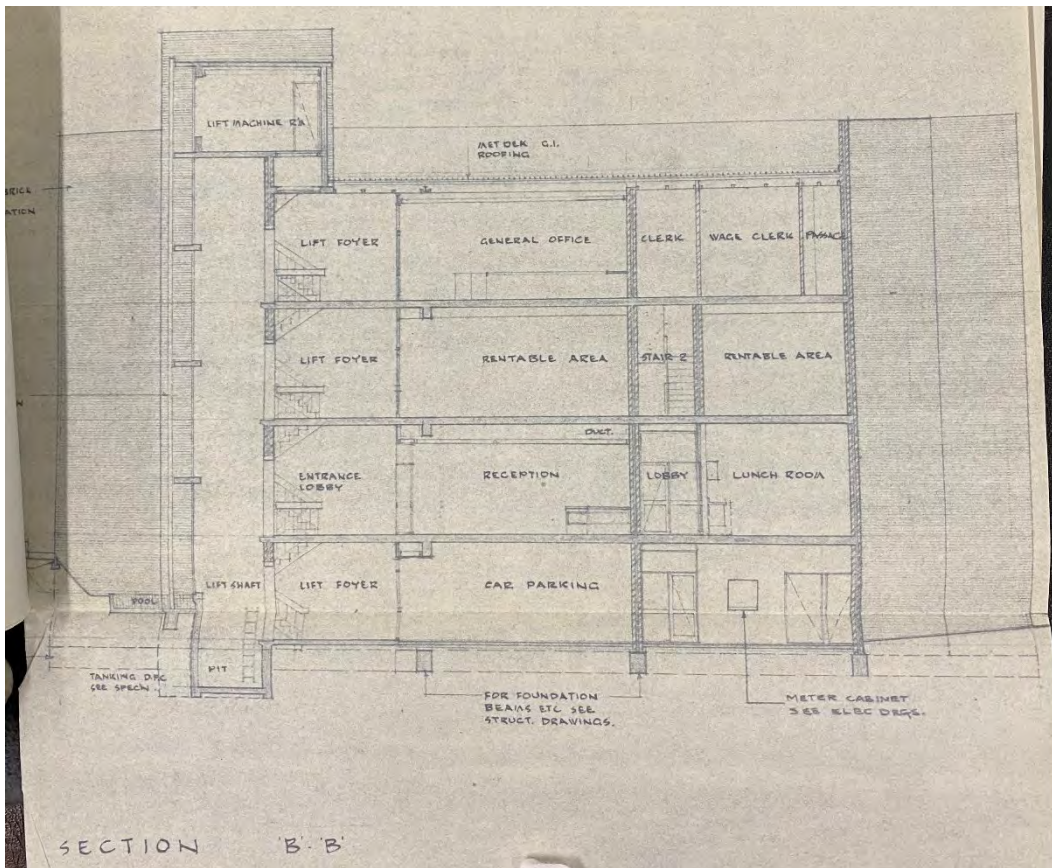


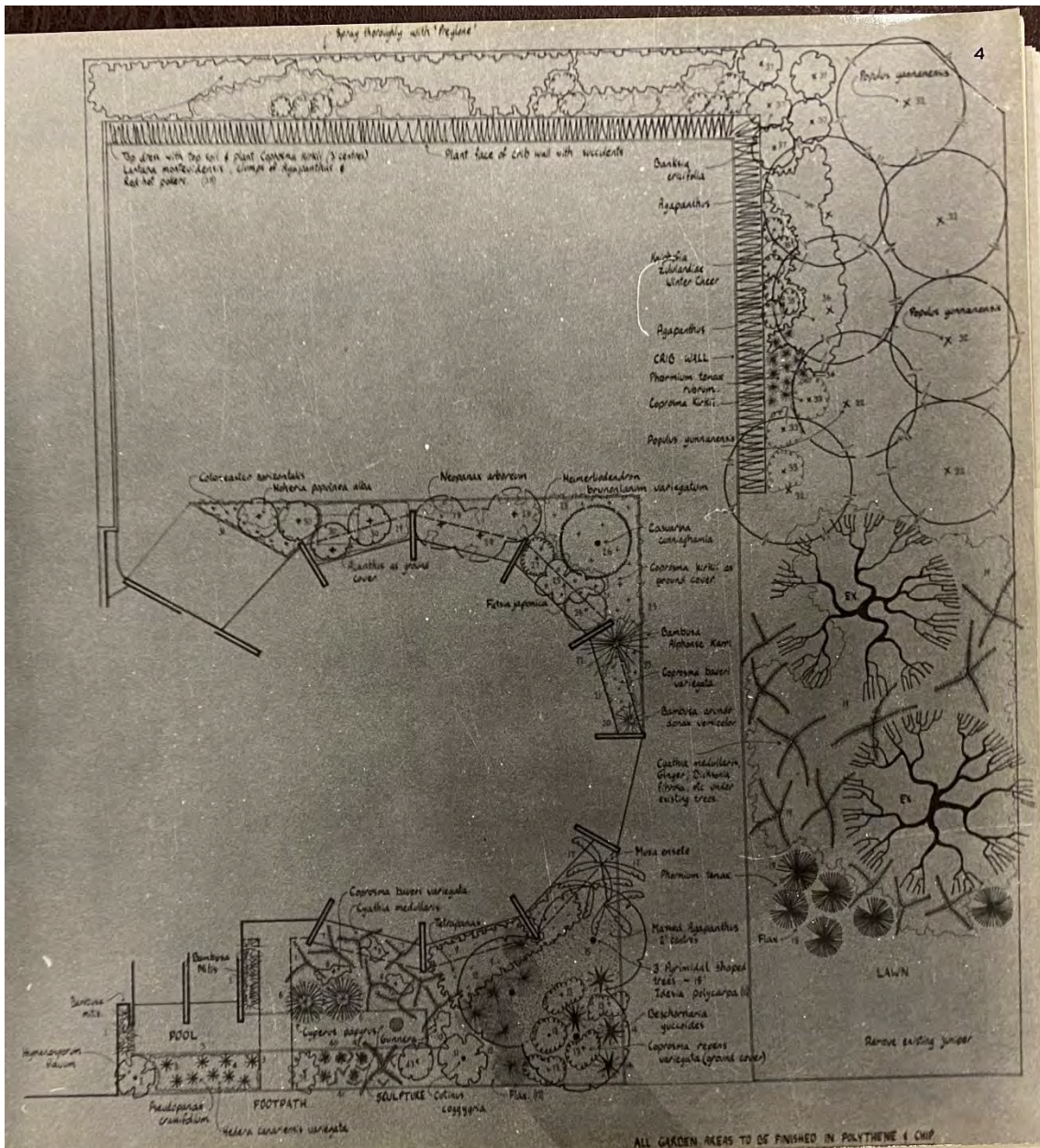


The following plan of the third floor is from the Auckland Council files¹⁹⁷:

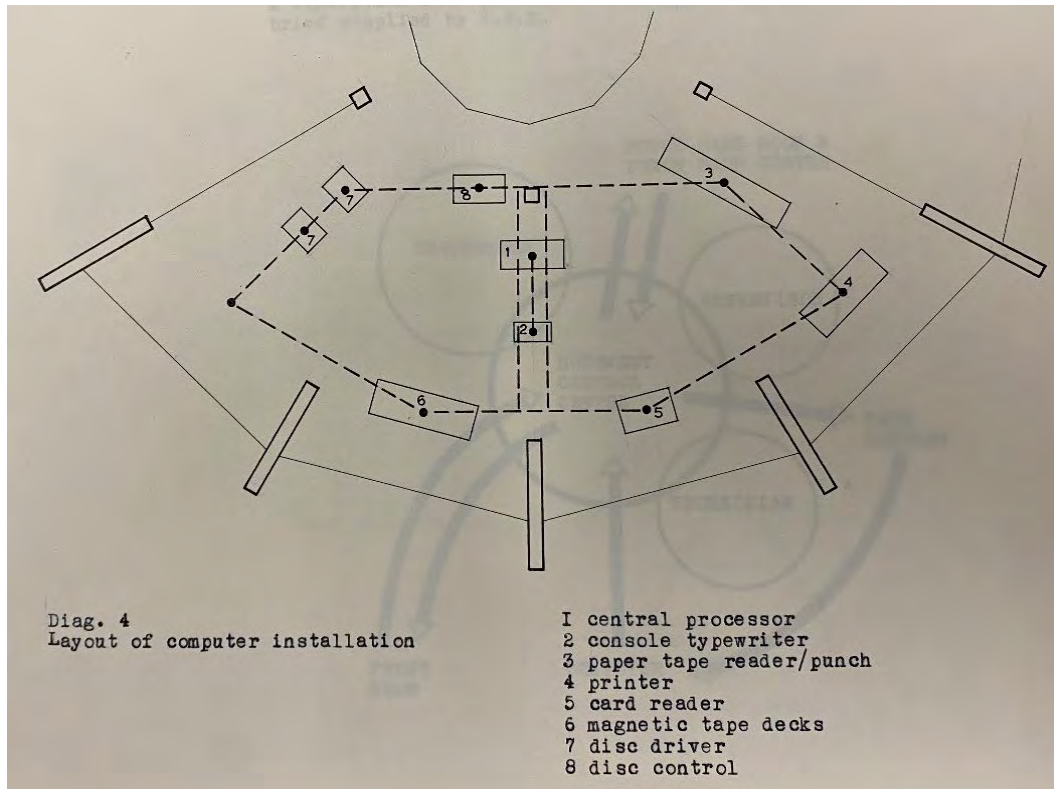


¹⁹⁷ Auckland Council files, PR2012_0002616_001 - PLANS A2 - ABA-1967-10626 OFFICE BUILDING.

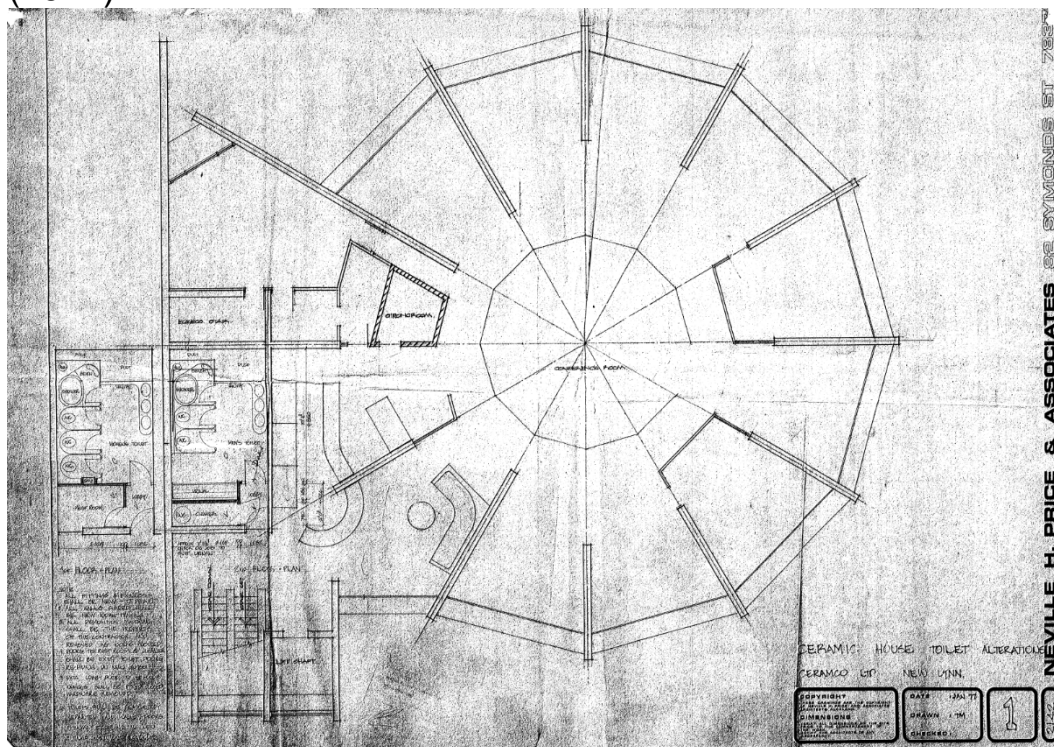




The layout of the computer installation developed by Price from the brief supplied by ICT. The units were all linked with subfloor cables.¹⁹⁸

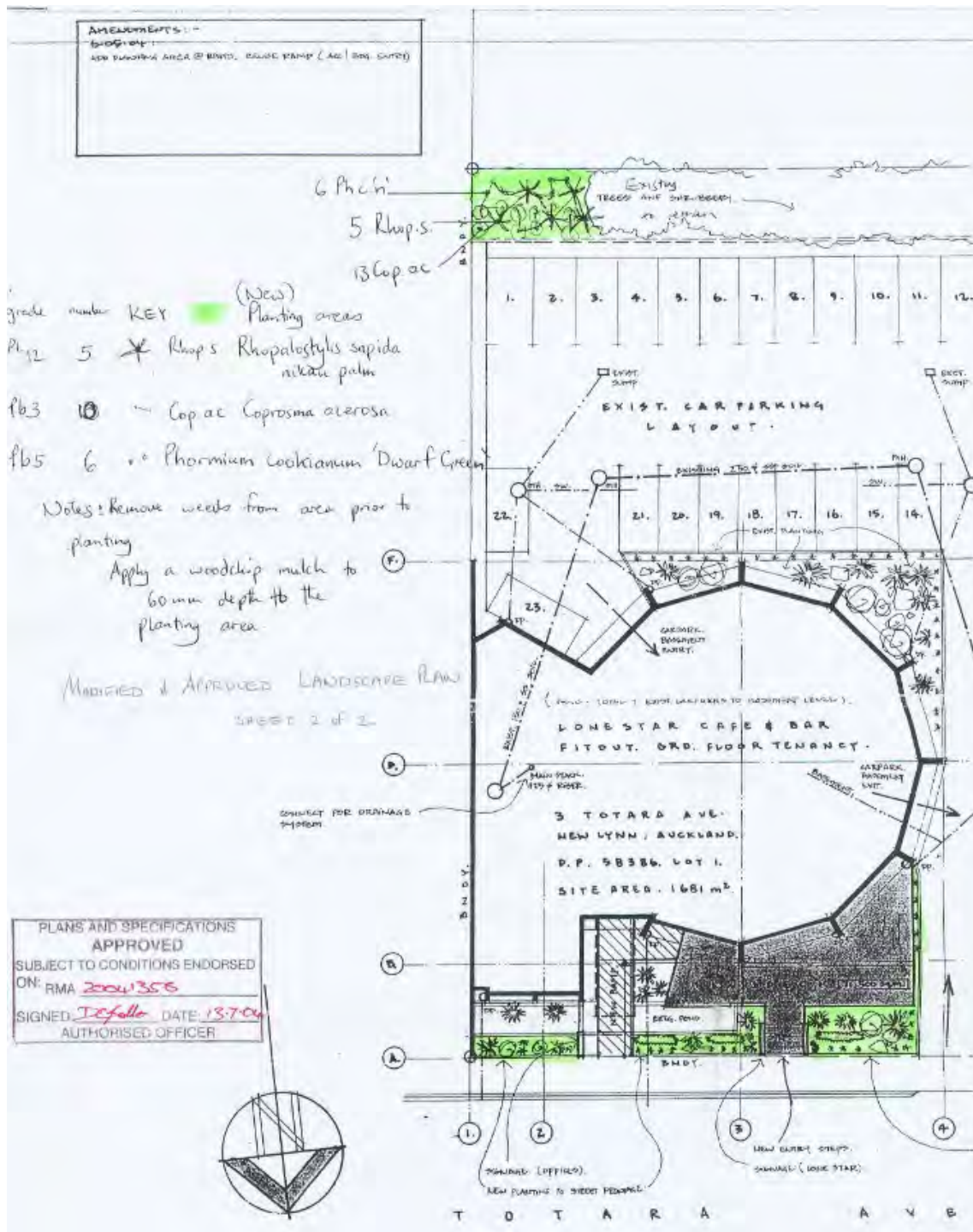


Toilet alterations to the first floor of the building by Neville Price (1977)¹⁹⁹

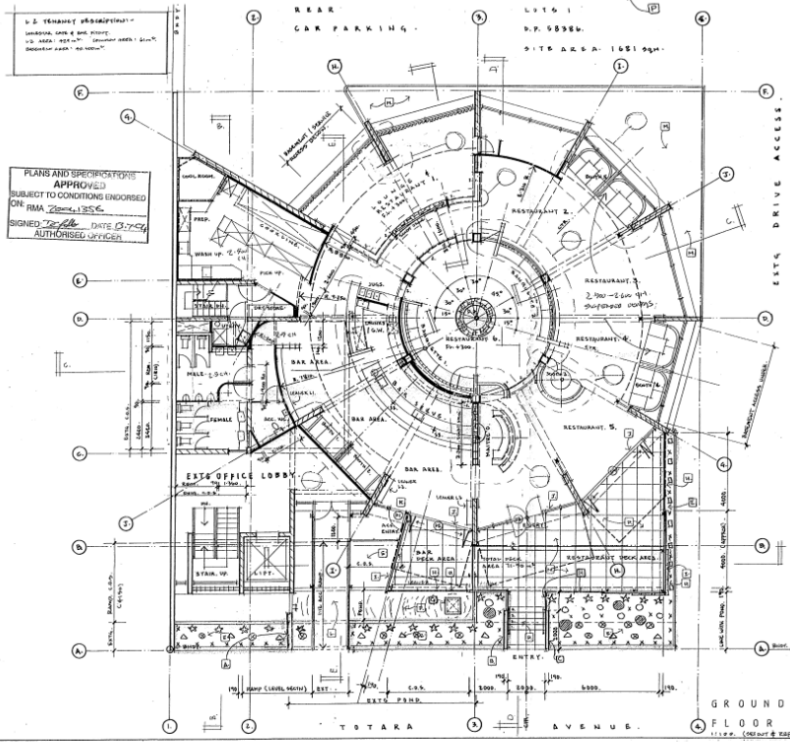


¹⁹⁸ Algie, W. W. (1968). Computer centre and administration building for Consolidated Brick Investments Ltd., New Lynn, Auckland: building report. Auckland, New Zealand: Neville H. Price & Associates. Special Collections, University of Auckland Libraries and Learning Services, Auckland, New Zealand.

¹⁹⁹ Auckland Council files, PR2012/0002617/001 - ABA-1988-7309 PARTITIONING - ABA-1988-7309 PARTITIONING.



²⁰⁰ Auckland Council files, PR2012_0002634_003 - APPROVED PLANS A3A2 - LUC-2004-1356 PROPOSED RESTAURANT; Auckland Council files, PR2012_0002633_001 - PLANS A3A2 - PRE-2004-1048 PRE-APPLICATION MEETING; Auckland Council files, PR2012_0002638_006 - PLANS A2 - COM-2004-2497 FITOUT FOR LONE STAR CAFE & BAR CCC 28_4_2007.



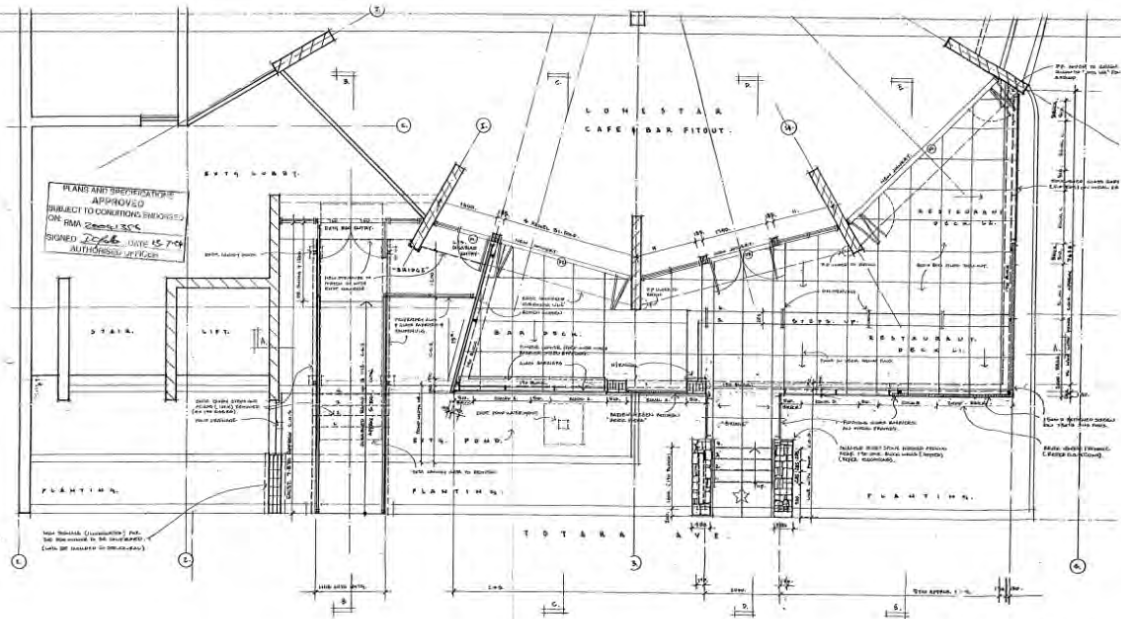
- ### LANDSCAPING PLAN
- NOTES & LEGEND:**
- LANDSCAPING LEGEND:**
- [NOTE: FOR AREA "E" AS DETAILED IN THE LEGEND SHEETS]
- ▲ - YUCCA ELEPHANTES (ON HEIGHT) @ 70-75mm IN HEIGHT (TOTAL #10)
 - ⊙ - ANTHOPODIUM PARVILL @ 50mm IN HEIGHT (TOTAL #15)
 - - XERODIEMA CALLISTEMON (ON HEIGHT) @ 50mm IN HEIGHT (TOTAL #3) or Phoenix Colours "Dwarf Green" (REPLACEMENT LANDSCAPING) (REPLACEMENT "DWARF") @ 30-40mm IN HEIGHT (TOTAL #30)
 - - POLYSTICHUM VESTITUM (FOLI) @ 20-30mm IN HEIGHT (TOTAL #8)
 - X - CAREX TESTACEA (LAND GROW) @ 20-30mm IN HEIGHT (TOTAL #3)
 - - LARGE FEATURE ROCKS
- Notes: Remove weeds from planting area prior to planting & maintain area in a weed-free state from then on. A weed-chip mulch to 50mm depth in the garden areas is recommended to reduce maintenance requirements.

- MODIFIED APPROVED LANDSCAPE PLAN**
- EXTERIOR DECK AND ENTRY LEGEND:**
- A. NEW PORCH SHALL BE BACKLIT WITH LEDS FOR THE ESTS OFFICES LOCATED ON THE UPPER LEVELS
 - B. NEW BRICK: WHITE CEMENT WALL WITH INTERNALLY LIT LED STRIP START 50mm UP ON TOP
 - C. "STEPPER" CAST WALL WITH SS HANDRAILS
 - D. HOLLOW FILL TO EXIST STEPS AND DECK AREAS (SEE SHEET 2)
 - E. NEW PLANTING AREAS - WITH SELECTED ROCK FORMATIONS, FEATURE SPOT LIGHTING (SEE LANDSCAPE LAYOUT SHEETS)
 - F. EXISTING POOL TO REMAIN AND BE COVERED
 - G. EXISTING POOL WATER SPILT - BUILT AROUND WITH SCREW STONE TO CREATE HIGH WATER FEATURE
 - H. FRAMED GLASS WINDOW GLASS BARRIERS ON STEEL POST / SPACER SYSTEM, ISSUES WITH RESTAURANT DECK AREAS FOR WIND AND NOISE PROTECTION
 - I. SOLID THREE BATTERED SCREENS ON P-COATED STEEL POSTS (DELIVER)
 - J. NEW JOHNNY PROGRAMME TO REPLACE THE EXISTING ALUMINUM FOLDING REAR AND FINEE SECTIONS
 - K. NEW FIBC COMPLIANT ACC ENTRY INTO THE LONG STAIR TENDENCY
 - L. NEW FIBC COMPLIANT ACC RAMP WITH ALUMINUM P-COATED SLIVERS (DELIVER) AND GLASS BARRIERS
 - M. EXISTING LANDSCAPING TO REMAIN
 - N. NEW BRICK STRUCTURE - NEW OVER COMPRESSED BEST MATERIAL FROM TENDER COST STRUCTURE OVER EXISTING CONCRETE BLOCK FOUNDATION/POUNDER
 - O. BRICK - VENEER TO SECTIONS SHOWN
 - P. EXISTING BRICK CASING - EXISTING TENDS TO REMAIN

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Neville Price, May 2021.