# AUCKLAND CITY HERITAGE DATABASE

Compiled and maintained by the Heritage Division, Auckland City 1 Greys Avenue, Auckland 1001, New Zealand

/V

Address Airedale Street 045, City

Name Telephone exchange

Unique ID. 0873

Score 32

Interior Listed

Surrounds Listed

Reasons

Current use

Other H. Items

Comments

Category

NZHPT

Ward Hobson/C

Condition

CA Map Ref

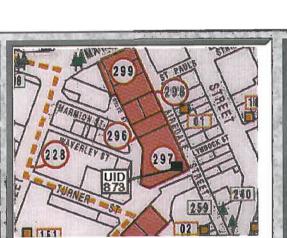


PHOTO TO BE ADDED

PHYSICAL CHARACTERISTICS

Style Modernist

Construction Concrete post and beam. Precast panels - exposed aggregate

Age 1961 Architect SHEPPARD F.G.F Govt. Architect's Offices

Design Machine building with machine crafted panelling, decoration and louvers

Interior

HISTORY: PEOPLE / EVENTS / ASSOCIATIONS.

Personnel	No known associations
Events	No known events
Social Context	No known associations

**ENVIRONMENT** 

Continuity

Led the modernist development of the street

Setting

Landmark

Compatibility

INTEGRITY

Site On original site Alterations

E5 EVAL	UATION SHEET ALIOKLAND OTTY - HERITAGE OBJECT, FEATURE, OF	E TE					
Name(s)	Telephone exchange		Uni	que ACC	Unique ACC Identity Number	lumber	0873
Address	Airedale Street 045, City		유	Hobson/C			
PHYSICAL CHARACTERISTICS	TERISTICS						TOTALS
A Style	Modernist	40	20	10	5	0	+5
		D	Ш	S	Σ	z	•
B Construction	Concrete post and beam. Precast panels - exposed aggregate	32	16	80	4	0	+4
		n	Ш	S	M	Z	
C Age	1961	40	20	10	5	0	0+
		before 1839	1840-59	1860-79	1880-1913	1914 +	
D Architect/Designer /Originator	SHEPPARD F.G.F. Govt. Architect's Offices	24	12 E	မ	ღ ∑	o z	9+
E Design	Machine building with machine crafted panelling, decoration and louvers	32	9 п	ω <i>(</i> /	4 2	OZ	+4
F Interior		24	12	9	က	0	0+
B IdCad Adol SIH	HISTORY PEOPLE EVENTS ASSOCIATIONS	O	Э	S	Σ	z	
G Personnel	No known associations		40	20	10	0	0+
			ш	S	Σ	z	2
H Events	No known events		202	9 0	2	0 2	0+
Social Context	No known associations		л 20 г	70 10	Σ ν	z	10
		_[	ш	c.	2	Z	2
ENVIRCHMENT			1			2	
J Continuity	Led the modernist development of the street		12	9	3	0	9+
			ш	S	Σ	z	
K Physical Context			12	9	3	0	9
(Semug)			<u>ц</u>	n	Σ	z	
L Landmark Quality		24	12	စ တ	ღ ≥	o z	0+
M Group Significance Scheduled Items	48	24	12	9	က	0	0+
NTEGRITY							
N Location	On original site				0	-5	0+
					М	Γ	2
O Infactness			ш	S	M	Z	
		Form	4	2	1	0	+2
Recol	Recommendation Interior Def:	Materials	4	2	-	0	+2
Schedule: yes/no Ca	r Surrounds	Design	4	2	-	0	+5
-		Interior	4	2	_	0	+1
		Surrounds	4	2	-	0	0+
= -			N. S.	A		TOTAL	32
Evaluated by: 1G	Date: 1998 Oct Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant					,	

AUCKLAND CITT COOKSIL Researchers Name: . N. Campberl ... LISTED BUILDINGS/PLACES/OBJECTS Research Date: 27-8-98 HISTORY CHECKLIST Telephone Euchange Name of Building: Address: Location/Ward: F. q. J. Shappard + Ministry Quoly Architect: Major Contractor or Builder: Engineer: Present Owner: Address of Owner: Tenant: Known Researched Year of Construction: (96 Estimated Known Researched Estimated Year of Demolition: dephone Exchange Original Use: Allocated or other uses: State of building: Moved Original Site: PERSON Associated with the life or activities of a person, group, organisation or institute that has made a significant contribution to the community, region or nation: **EVENT** Associated with an event that has made a significant contribution to the community, region or nation: CONTEXT auction generales 43/. 9 ~ Zh Associated with, and effectively illustrative international phone traffic and has of broad patterns of cultural, social, political, military, economic or industrial history:

SOURCE

G.W.A. Burk advance to Order Are 1991 Culysispe May 1998

# EVALUATION SHEET

## HERITAGE OBJECT, FEATURE, OR PLACE

			.uoitebr	iemmose	יט.	96-1qA-0£	plan	Aranne Do	Evaluated by:	
99	٦٧	\TOT								
0	0	7 ,	7	7	Surround					
z	0		7	7 7	Interior					
t	0	1	2	<b>b</b>	Design					
7	0	ı	2	b	SlaineteM		t onginal.	main doors no	Appears effectively intact,	
t	0	ı	2 .	Þ	m10-l					
	N	M	S	3	]3				Changes:	0
	٦ ٦	M	S	=======================================				On original site	Site	N
10	G-		9	_OL	[					•
01	3	0	3	. U k					אדואס	INI
	N	а	M	S	3	ings in the area.	of similar buildi	Part of group o	Group Significance	M
8	0	2	<b>7</b>	8	91				30	••
-	N	M	S	3	n n			Not significant	Landmark Quality	٦
0	0	7 z	3	9	٥١				0 1 1	•
-	N	M	S	3	- 07			Not significant	(setting)	K
0	0	1	7	3				. 5 ,	Physical Context	71
0	N	- W	S	<u>_</u> _	geg	ominant character of	op Buldsildets	Significant in e	Continuity	٦
ε		7	Ε	] 9					1, 1,1-10	•
ε	0	C	<u> </u>	1 3					IIRONMENT	ΕИΛ
	N	M	S	3	nans Bay	es in reclaimed Freer	ds / warehouse	Early boatshe	Social Context	1
01	0	10	SO	07						·
	N	M	S	3			nts	No known eve	Events	Н
0	0	10	50	9 <del>7</del>					–	• • •
	N	W	S	3			ociations	No known ass	Personnel	
0	0	] 01	52	09						
Ŭ F		0,	30	03			SNOITAI	OOSSA\STI	TORY: PEOPLE/EVEN	LSIH
	N	W	S	3	n				Interior	<u> </u>
0	0	1 .	2	<del> </del>	8					
	N	W	S	3	n		sepese	on both end -	Design	=
<b>₽</b>	0	7	Þ	8	91	suc	ow configuratio	bniw leueunU		
-	N	M	S	3	<u> </u>	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		Ппкпомп	Designer/Originator	
0	0	7	Þ	8	91				Architect	
	+ 7161	1880-1913	64-0981		958 f enoted			1912	∀ge	ာ
7	0	7	g	OL	20					
	N	W	S	3	<u> </u>	red front facade.	on roof, plaster	panels, corr.in	Construction	8
0	0	<b>1</b> \$	8	- ا و	30	h brick infill side	st & beam wit	Reinf conc. pc		
	N	W	S	3	n	circular pediment- eclectic Edwardian				A
g	0	S	10	20	07	- iməS .	bedstshed \ ea	Early warehou		
SJATOT								SZICS	SICAL CHARACTER	ЬНА
							699	1	Unique ACC Identity N	
							1 -	,		
	City				196	eaumont Stre		95 L	SearbA	
	City				jə:	eaumont Stre	В	136 136	(a)əmaM Address	

Recommendation:

96-Inc-08

Reviewed by: George Farrant

ON 8 ON Category Interior Surrounds

Signature:

Evaluated by: IG	2	2	Schedule: yes/no   Category	Recom		O Intactness		N Location C	93	M Group Significance   Scheduled Items		L Landmark Quality	(setting)		J Continuity			I Social Context E		H Events		G Personnel		F Interior	C631811		D Architect/Designer  L		C Age		B Construction F			音を見ずない。	Address	Name(s)	E5 V. U.
Date: 2000 Jan Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant			or Surrounds	Recommendation Interior Def:		Appears effectively intact, main doors not original.		On original site		48		Not significant	rvvegimodire	t significant	Significant in establishing dominant character of area.			Early boatsheds/ Warehouses in reclaimed Freemans Bay.		No known event		G Personnel No known associatoins			Character of high reports of the production of t	usual window configurations on both and facados	Unknown		c.1912		Reinforced concrete post and beam with brick infil side panels, corrugated iron roof, plastered front facade.		Early boatshed Warehouse. Semi-circular pediment- eclectic Edwardian.		Beaumont Street 136, City	Orams Marine 1996	TION SHEET - AUCKLAND CITY - HERITAGE OBJECT, FEATURE
	Surrounds	Interior	Design	Materials	Form					24	C	24											_ C	24	U	3 0	24	before 1839	40	U	32	<u>_</u>	40				OR PLACE
M	ds 4	4	4	4	4	Е				12	Е	12	ш 5	3 1	12		П	20	П	20	т	40	m	12	т	200	п 12	18	20	П	16	П	20				rii
P	2	2	2	2	2	S			E	6	S	6	S	0	9 6	4 4	S	10	S	10	S	20	S	6	S	• 0	က တ	1860-79	10	S	8	S	10		Hobson/C	Jnique AC	
						3	×	0		ω	3	ယ	30	ა   ⊴	ω	A	3	O1	<b>S</b>	5	Z	10	M	ω	<b>Z</b> ‡	¥	≼ ω	1880-1913	Сī	3	4	3	5		Ö	Unique ACC Identity Number	
TOTAL	0	0	0	0	0	z	_	<u>ئ</u>		0	z	0	z	2	20		z	0	z	0	z	0	Z	0	z	2	2 0	1914 +	0	z	0	z	0			Number	
40	÷	+2	<b>±</b>	+4	+4		-	10		÷		<b>5</b>	ŧ		±		į	<u>+</u>	-1	5		5		ŧ	÷		+0		<b>5</b> -	-	<b>5</b>	;	÷5			0559	

# AUCKLAND CITY HERITAGE DATABASE

Compiled and maintained by the Heritage Division, Auckland City 1001, New Zealand



Interior Listed N	Surrounds Listed
65500000 . Ol əupinU	Score 40
Name Orams Marine 1	960
Address Beaumont Street,	0136, City

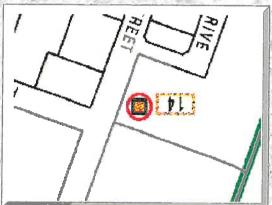
Current use

Other H. Items No

Int.Def.

Sur.Def.





	CA Map Ref 14
	Condition
<del>D</del> []	Ward Hobson/c
	NZHPT NOTLISTED
	Category

Early boatshed Warehouse.	Oh.42
WCIEKISTICS	PHYSICAL CHAM

ë		OTG-VGOT3II1
		Interior
	Unusual window configurations on both end facades.	Design
4	c.1912 Architect	Age
	Reinforced concrete post and beam with brick infil side panels, corrugated iron roof, plastered front facade.	Construction
	Carry boarshed waterhouse, Serni-circuist pediment- edecilic Edwardish,	Style

The second secon	a market a principal distance	
		HISTORY: PEOPLE / EVEN

Not significant

Continuity	Significant in establishing dominant character of area.
ENVIRONMENT	
Social Context	Early boatsheds/ Warehouses in reclaimed Freemans Bay.
Events	yo kuown event
Personnel	No known associatoins

### Continuity

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		<b>3LK</b>	w	suc-
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J. 1800 -	200				
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45	TOTAL			M		-	Date: 2000 Jan Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant	Evaluated by: IG	Εν
ŧ	c	_	_	4	Sprinorine				
+	c		,	4	illerior		Carlotting Doi:	z	
<b>+</b> 2	0	\	2	4	Design		Interior Surrounds	Schedule: yes/no Category	- Sc
‡4	0		2	4	Materials		Idation	Kecomm	
+4	0		2	4	Form				
	z	Z	S	т			1913 - Changed ground floor from warehouse to shops and veranda, interior modified Elevation: verandah and below - considerably modified	O Intactness	0
+0	<del>-</del> ا	≥ <							2
				S CONTRACTOR OF THE			On original site		z
								Collectors (Cilia	
÷6	0	ω	6	12	24	48	Group 8 - Moderate value. Item - Moderate contribution	M Group Significance Gro	
7	z	≤	S	П	C				
10	0	ω	6	12	24			Landmark Quality	_
ć	z	<b>=</b>	S	m				(setting)	
+0	0	ω	6	12				K Physical Context	~
č	z	<b>S</b>	S	П					
+2	0	ယ	6	12			Elliot Street contains similar buildings in style and original warehouse function	J Continuity [Ellic	ے
- 42									
č	Z	≥	S	ш					
+7	0	5	10	20			Reflects earlier warehousing activities common in the area	Social Context Ref	_
ţ	z	<b>S</b>	S	ш					1
5	0	51	10	20			No known events	H Events No	<b>±</b>
đ	2	<b>S</b>	S	П					ſ
TO	0	10	20	40			No known associations	<u>e</u>	<u>ရ</u>
Jan 1	Z	S.	S	П	C		でははは、これが、このでは、このでは、このでは、このでは、このでは、このでは、このでは、このでは		1-
÷	0	ω	တ	12	24		ngilly modified	r Interior	7
	z	×	S	ш	_		The modified		n ]
+4	0	4	ω	16	32		Decorated plaster, arched window heads & comice, triangulated pediments	Design	m
6	Z	<b>S</b>	S	ш	_			ator	1.
-	0	ω	6	12	24		MAHONEY E. & Son (did alterations 1913)	esigner)	D
ţ	1914+	1880-1913	1860-79	1840-59	before 1839				[
,	0	ינט	õ	20	40		c.1908-09	Age c.1	ဂ
ŧ	z	≤ 4	S	m 7					I
	> 2	3	Σ	5 '	ઝ		Brick and plaster exterior, complete timber structural frame first floor level & above 1913 steel ground floor and basement	B Construction Bri	œ
<b>5</b>	ZC	Σ υ	מ כ	П 2	= = =				:
						の記さればいる	Edwardian Merchantile	A Style Ed	<b>&gt;</b>
	)		Hobson/C				Elliot Street UU8 and Darby Street chr, City	16	<b>5</b>
0878	Number	Identity	Unique ACC Identity Number	c			Inree storey commercial building	1	1
					I LANGE		TO THE PROPERTY OF THE PROPERT	Nome	П
		1	<b>高品牌</b>		J A	7 20	NOT DESIGN AND DIEVER DEPARTS OF	A H LAWE	፲ ን

T. Hodigson 18.114. Herald 25 November, 1972 The Heart of Charles Outsland andraid Street Dieday 1 1910 1.52 SOURCE (possibly a relative after when the striet) a relative of Dandy a relative of Dandy Sature Sestate of Sale in 19972 after one sater years of sometime. millitary, economic or industrial history: pulson f whom pd barriantes of broad patterns of cultural, social, political, Associated with, and effectively illustrative This inner cuty warshouse was CONTEXT region or nation: significant contribution to the community, Associated with an event that has made a EVENT offered the popular to sale, after a anscoration was the burding. community, region or nation: and of noitudintnes the finding is a bem as a and words wounds, established this bury person, group, organisation or institute that established this burning s to saliivitos no ail ant nim bassicozza Waster A . Douby many actual egel NOSA39 :=1!S IsniginO Moved (mody sed langet) State of building: Allocated or other uses: :ssU IsniginO N/L:noifilomed to assY frontages Year of Construction! 1909 Ressarched bətsmita∃ Кпомп :insnaT :isnwO to zzstbbA Present Owner: Major Contractor or Builder: Asi Isauineer: Engineer: :toafida1A :brsWnoitsool :ssalbbA Name of Building: HISTORY CHECKLIST Research Date: 3 June 1998.

Researchers Name: W. Gampbear

LISTED BUILDINGS/PLACES/OBJECTS

AUCKLAND CITY COUNCIL

Cuic Plan, 1918

### **EVALUATION SHEET**



# **AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE**

	Name(s)	State Fla	ats							
	Address	115	- 139	Greys A	venue			CITY		
	Unique ACC Identity		612							
PH	YSICAL CHARACTER	RISTICS								TOTALS
					40	20	10	5	0	5
Α	Style	Later Modern	Movement.		U	E	S	M	N	
		Reinforced co		use in	30	15	8	4	0	0
В	Construction	apartment co	nstruction.		U	E	S	M	N	
_					20	10	5	2	0	0
С	Age	1957			before1839	1840-59	1860-79	1880-1913	1914 +	
_	Architect/				16	8	4	2	0	0
D	Designer/Originator	Not Known			U	E	S	M	N	
		Moderate exa		aracteristics,	16	8	4	2	0	2
E	Design	where a numb	per exist.		U	E	S	M	N	
		Moderate exa	mple in its ch	aracteristics,	8	4	2	1	0	1
F	Interior	where a numb			U	E	S	M	N	
HIS	TORY: PEOPLE/EVE	NTS/ASSOC	CIATIONS							
						50	25	10	0	0
G	Personnel	No known ass	sociations			E	S	M	N	
						45	20	10	0	0
Н	Events	No known eve	ents			E	S	M	N	
						40	20	10	0	20
<u> </u>	Social Context	Response to	1949 Housing	Survey.		E	S	M	N	
EN\	VIRONMENT									
		Consistent wit	th the domina	nt character of	the	5	3	2	0	2
J	Continuity	neighbourhoo	d.			E	S	M	N	
	Physical Context	Consistent wit	th the early do	minant charac	cter of the	3	2	1	0	1
K	(setting)	context.				E	S	M	N	
					10	5	3	2	0	2
L	Landmark Quality	Familiar in nei	ghbourhood o	only.	U	E	s '	M	N	
		With older sta	te flats and ot	her houses &	16	8	4	2	0	4
M	Group Significance	apartments in	the street		E	s '	M	D	N	
INT	EGRITY									
						10	5	0	-5	10
N	Site	On original sit	е			E	S	M	L	
0	Changes:	Few interior pl	hotos only.			E	S	M	N	
					Form	4	2	1	0	4
					Materials	4	2	1	0	4
					Design	4	2	1	0	4
					Interior	4	2	1	0	2
					Surround	4	2	1	0	1
								ТОТ	AL	62
	Evaluated by:	Tony Barn	es	25-May-96				NO	TIC	IFD

aluated by: Tony Barnes	25-May-96	
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Recommendation:

Reviewed by: George Farrant 31-Jul-96 Signature:

В	NO	YES
Category	Interior	Surrounds

Comments:

AUCKLAND CITY COL					N'. CI	mirre.
LISTED BUILDINGS/P	LACES/OBJ	ECTS	Resea	archers Name: . arch Date:		2-0-
HISTORY CHECKLIST			Resea	irch Date:		4-115
Name of Building:	greys	AJENUE	ALATS	(upp e	ھ)	•••••
Address:		139 GREL			•	
Location/Ward:	cur	4	************			
Architect:	GOR	DON WY	S94	. 442466444444444		
Major Contractor or B	uilder 3	LETCHER (	CONSTR	uction L	πO	*********
Engineer:		m. Haws				
Present Owner:		20444488471840544884440E				
Address of Owner:		**********				
Tenant:	*		-			********
Tellalit.	*************	•		•		
Year of Construction:	1957 🗆	Estimated		Researched	Kno	own
Year of Demolition:	\$p	Estimated		Researched	☐ Kno	own
Original Use:	•	n.The area				
Allocated or other use		ひろん スククシ				
State of building:	<u>.</u> .4	0 <del>0</del> D				
Site:	Image: Control of the	Original		Moved .		
PERSON						
Associated with the life person, group, organisati has made a significant community, region or nati	on or institute contribution to	that				
EVENT						· ·
Associated with an event significant contribution to region or nation:		de a This be unity, the M	Mocle 9 Mister 8 August	flats was Housing 1957.	Dean En	3 y 3 m
Associated with, and effort of broad patterns of cultur military, economic or indu	al, social, polii	ative This contical, responsible to the	orstructions to the desired of the d	lish comple a 1949 : e deas of the first	des the survey wo blo	hich May
SOURCE				n me Brede, der p. 375	•	N2.

AUCKLAND CITY COUNCIL

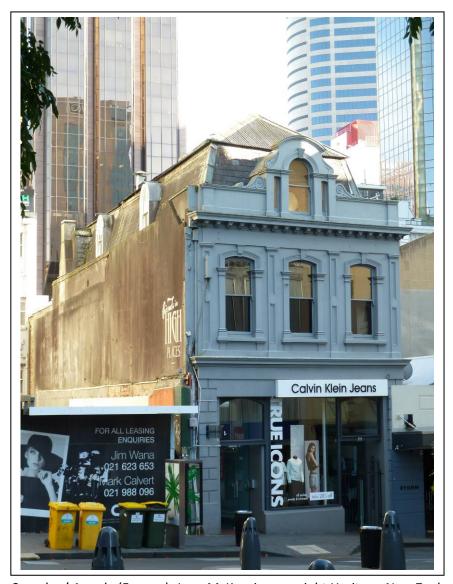
	ATION SHEET AUCKLAND CITY - HERITAGE OBJECT FEATURE OR PLACE	IH H		The state of the s	100	61010	IDO N	1000
Name(s)	Greys Avenue Flats	de de		Unique	ACC Id	Unique ACC Identity Number	mber	0612
Address				Hobs	Hobson/C			716
A Chalo	中語 Tiles							W Comment
Style C	במנס וווסספון ווווסספון וווו	7	$\vdash$	20	19	5	0	+5
B Construction	Reinforced concrete - early use in apartment construction.III			+	, ω	4	20	0+
7 800	1907		+	+	S	Σ	z	
aña a	7081	y lojad	40 2 before 1839 184	2.0	10	5	1914 +	0+
D Architect/Designer /Originator	Not known		$\bot$	++	$\Box$	+-+	0	0+
E Design	Moderate example in its characteristics; a number exist.	- "	3) (	д 2	S o	Σ	z	
		<u>,   </u>		+	o s	4 ≥	o z	+4
r Interior	Moderate example in charactenstics where a number exist.				9	က	0	+3
		_		ш	S	M	z	
G Personnel	No known associations		4	40	00	10	C	( .
L :					S	Σ	z	<b>⊋</b>
H Events	NO KNOWIT EVENT		2		10	2	0	0+
Social Context	Basennes in 1040 Hausing automotive		1	$\dashv$	S	Σ	z	•
מסוומין	response to 1943 nousing survey			_	9	2	0	+5
				—) —)	S	Σ	z	
J Confinuity	Consistent with the dominant character of the nainthourhood			4	1			
	incoming of the registroom of			+	ا م	20 2	0 2	+3
K Physical Context	Consistent with the early dominant character of the context			+		≥ 0	2 0	V
(setting)	descensive with the companies of the Collection			+	9 0	ო 2	0 2	+3
L Landmark Quality	Familiar in neighbourhood only.		2 2	+	0 6	Σ σ	z	
		1	+	+		n :	0 2	+3
M Group Significance	Group 3 - Low value. Item - Moderate contribution.	+		-		≥	2	
Scheduled Items	48		24 1	12 (	9	က	0	+3
N Location	On original site							
וג רסכמוסוו					L	0 2	ارک	0+
O Intactness	Few interior photos only.	-	_		U	Σ	1 2	
		Form	-	-	2 2	<u> </u>	2 0	7+
Recon	Recommendation Interior Def:	Materials	rials 4		~	-	0	+
Schedule: yes/no Ca	Category Interior Surrounds		gn 4		2	-	0	4
Z	Surrounds Def: That part of the site between the entire SE (street) frontages and Greys Ave; and land within 5 metres of the building's NE NW, and SW frontages	=	or 4		2	-	0	+5
			Surrounds 4			-	0	+1
Evaluated by: IG		٦ .	18	M		7	TOTAL	44
		ti.	1				J	



## **Summary Report**

# Coombes' Arcade (Former), High Street, AUCKLAND (List No. 560)

File: BDG 433



Coombes' Arcade (Former), Joan McKenzie, copyright Heritage New Zealand, 16 May 2015

Address	25-27 High Street
	AUCKLAND
	NZTM Easting: 1757486.3
	NZTM Northing: 5920588.3
Legal Description	Pt DP 1014 (CT NA2021/66), North Auckland Land District

Extent	Extent includes part of the land described as Pt DP 1014 (CT NA2021/66), North Auckland Land District, and the buildings and structures known as Coombes' Arcade (Former) thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 25 June 2015.
Constructed by:	Samuel Coombes (Owner).
	Edward Bartley (Architect)
	Simon Millington (Builder)
Owners	Izard Investments Limited.

#### Summary:

The visually striking building located at 25-27 High Street, Auckland, was erected in 1885 to a design by notable Auckland architect Edward Bartley as part of redevelopment of clothier Samuel Coombes' Queen Street premises to create an arcade. The two-storey brick front portion with mansard roof and basement reflects Victorian Italianate and Victorian Second Empire influences in its external design. The place has architectural and historical significance as what is believed to be High Street's oldest surviving building, as a rare and substantial surviving remnant of an early arcade, and for its unusual design influences. It also reflects nineteenth-century commercial activity in central Auckland and the urban scale of premises that once dominated back streets behind Queen Street. It has aesthetic and contextual significance as an important heritage feature close to historic Vulcan Lane, and Freyberg Square.

Prior to European arrival, successive iwi and hapu groups occupied Horotiu, which included the present-day Queen Street gully. Shortly after the establishment of Auckland as colonial capital in 1840, the Crown granted Allotment 41 to James Coutt Crawford who subdivided it in 1846. The Auckland dispensary, a timber building destroyed by fire in 1858, may have occupied part of the High Street frontage, which was vacant in 1866. Elements of a subsequent, single-storey brick building may have been incorporated in the later structure. In 1879, Coombes leased the property which extended to Queen Street, buying it in June 1882.

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<sup>&</sup>lt;sup>1</sup> BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912); BCO B/1994/3803671 – BUILDING CONSENT plan, Property File 126-128 Queen Street, Auckland Council.

<sup>&</sup>lt;sup>2</sup> Reed, A.W., *Auckland City of the Seas*, Wellington, 1955, p.150.

<sup>&</sup>lt;sup>3</sup> New Zealand Archaeological Association (NZAA) Site Record R11/1709; CT NA7/231, North Auckland Land District, LINZ.

<sup>&</sup>lt;sup>4</sup> NZAA Site Record R11/1709; City of Auckland, New Zealand, from an Actual Survey by J. Vercoe & E.W. Harding, Auckland, 1866, NZ Map 18, Sir George Grey Special Collections, Auckland City Libraries. <sup>5</sup> T.W. Hickson, Map of Auckland, New Zealand, 1882, NZ Map 60d, Sir George Grey Special Collections, Auckland Libraries. A single-storey structure may also visible in a 1880s photograph of High Street: Burton Brothers, ID 4-723, Sir George Grey Special Collections, Auckland Libraries, 4-723. In March 1885, a night hazard was reported at the High Street frontage of the new premises of Samuel Coombs. 'The planking of the first floor has not been finished yet, while the doorway is left unbarricaded after working hours...[someone] will step into the doorway for shelter... and go head-over-heels between the floor beams on to the cellar floor, ten feet below': *New Zealand Herald (NZH)*, 4 Mar 1885, p.4. <sup>6</sup> CT NA7/131, LINZ. In 1886, Coombes stated that in building the Arcade, all buildings except the shell fronting Queen Street were taken down: *Auckland Star (AS)*, 24 June 1886, p.3.

The two-storey brick building fronting High Street was erected as part of extensive alterations and additions (1883-85) extending between the two streets. Arcades, an efficient way of developing a small site in a built-up area, were forebears of present-day malls and plazas.<sup>8</sup> Providing retail space, they also often incorporated stores, offices and workshops on the upper floors. Coombes' Arcade, and the grand Victoria Arcade (1884-6) demolished in 1978, were early examples of the building type in Auckland. 10

The proposed three-storey portion on the High Street frontage was modified to two storeys with a mansard roof following concerns by the City Surveyor. 11 While the exterior design incorporated elements of the Victorian Italianate style then popular for commercial buildings, the mansard roof with an elaborate front dormer suggested Victorian Second Empire influences - possibly inspired by the winning design by Melbourne architects Grainger and D'Ebro for the nearby Auckland City art gallery/library/offices in 1884. 12

Coombes' tailoring establishment, set up in High Street and Vulcan Lane in 1872 to serve his Queen Street drapery, moved in 1884 concentrating the business at one location which also provided a number of offices tenancies. 13 The High Street building had four offices on the second floor, and a custodian's apartment above. 14 The economic depression of the late-1880s contributed to Coombes' bankruptcy in 1886. 15 In 1905, the arcade consisted of a number of offices, caretaker's residence, and two shops fronting Queen Street. 16

Andrews and Clark, a large furnishing manufacturer and retailer, began their long association with the building in 1912, commissioning Auckland architects Wilson and Moodie to design alterations including basement showrooms extending back to High Street. 17 A double-height space at the rear of the building with west-facing roof lights may date from this time. 18 The High Street premises, part of which became the workshop and despatch entrance for the

<sup>&</sup>lt;sup>7</sup> NZH: 24 Nov 1883, p.5; 12 Mar 1885, p.4; Bartley, M.W., Colonial Architect: The Career of Edward Bartley 1839-1919, Wellington, 2006, pp.53, 125.

<sup>&</sup>lt;sup>8</sup> Kingston, Beverley, Basket, Bag and Trolley: A History of Shopping in Australia, Melbourne, 1994, p.27.

<sup>&</sup>lt;sup>9</sup> MacKeith, Margaret, The History and Conservation of Shopping Arcades, London & New York, 1986, pp.68-9; Geist, Johann Friedrich, Arcades: The History of a Building Type, Cambridge, Mass., 1983, p.4 <sup>10</sup> Hodgson, Terence, *The Heart of Colonial Auckland 1865-1910*, pp.9, 10, 11; *Observer*, 22 Dec 1906, p.4. 'The still lamented Victoria Arcade', URL http://timespanner.blogspot.co.nz/2013/06/the-stilllamented-victoria-arcade.html (accessed 27 May 2015). 
<sup>11</sup> NZH, 4 July 1885, p.4.

<sup>&</sup>lt;sup>12</sup> Architecture: Styles and Terms from 1788 to the Present, Sydney, 1989 (1994 ed.), pp.68, 69, 74; Stacpoole, John, 'Auckland City Buildings', Porter, Frances (ed.), Historic Buildings of New Zealand: North Island, Auckland, 1979, pp.127-8.

<sup>&</sup>lt;sup>13</sup> Daily Southern Cross, 4 Jul 1872, p.2; NZH, 10 Jan 1884, p.5; AS, 24 Jun 1886, p.3; 26 Mar 1912, p.6. <sup>14</sup> NZH: 19 Sep 1885, p.4, 12 May 1914, p.8; 19 Sep 1914, p.4; BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council).

<sup>&</sup>lt;sup>15</sup> AS, 24 June 1886, p.3; CT NA7/231, LINZ.

<sup>&</sup>lt;sup>16</sup> CT 131/201, LINZ; *NZH*, 19 Nov 1904, p.6; *AS*, 1 Dec 1905, p.2.

<sup>&</sup>lt;sup>17</sup> CT 131/201, LINZ; NZH, 16 July 1912, p.9; 20 Aug 1912, p.9; BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

<sup>&</sup>lt;sup>18</sup> Bruce Petry, 'Guidelines for the Conservation of the McKenzies Building', p.3, [c. 28 Oct 1993], (copy held Heritage New Zealand, Auckland, file BDG 433); BPM B/1929/512 - BUILDING CONSENT plan -O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

Queen Street furniture outlet, were damaged by fire in 1914. <sup>19</sup> In 1961, the building changed hands becoming part of the Queen Street branch of McKenzies, a nationwide department store chain, and later the Plaza Shopping Centre. <sup>20</sup> It currently (2015) houses specialist retail tenancies.

#### **Further Reading**

New Zealand Herald: 4 Mar 1885, p.4; 12 Mar 1885, p.4; 4 Jul 1885, p.4.

Auckland Star, 24 June 1886, p.3.

Photograph: Looking north from the corner of Chancery Street showing High Street: 10 May 1919 (Sir George Grey Special Collections, Auckland Libraries, 4-1802).

	Ţ
Other Names	Andrews and Clark Building (1912-1982)
	McKenzies
	Plaza Building
	Coombes Arcade
	(NZAA R11/1709 - Subsurface remains from nineteen-century shops /
	hotels)
Key Physical Dates	1840s: Construction - Timber building (?)
	1858: Demolition - Fire
	Pre 1882: Construction - Brick buildings
	1885: Construction: Two-storey building High Street, possibly
	incorporating elements of earlier brick structure.
	1912: Modifications - Conversion of basement to showroom <sup>21</sup>
	1914: Modification: Fire damage to interior
	Unknown: Modification - Upper-roof slates replaced with corrugated asbestos
	1994-5: Modifications: - Including, new stairs and re-roofing of
	Atrium section. <sup>22</sup>
	Various: Modifications - partition walls; ground floor shop front
Uses	Trade - Shop
	Trade- Department Store (Former)
	Trade - Restaurant/café/tearooms (Former)
	Trade - Office building/Offices (Former)
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<sup>&</sup>lt;sup>19</sup> AS, 26 Mar 1912, p.6; *NZH*: 12 May 1914, p.8; 1 Sep 1914, p.4; *Cleave's Auckland Directory*: 1930, p.139.

p.139. <sup>20</sup> CT NA131/201; Auckland City Council, City Heritage Walks: Downtown, Midtown, Uptown, Auckland, [2005?], (Midtown, Item 16); Plaza Mall Refurbishment, April 1994 (plans held HNZTP, Auckland file BDG433.

<sup>&</sup>lt;sup>21</sup> BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

<sup>&</sup>lt;sup>22</sup> BCO B/19953804428 – BUILDING CONSENT plan – Building Consent (Hobson), Property File 126-128 Queen Street, Auckland Council.

	Trade - Plaza/Mall (Former)
	Trade - Shopping/retail complex (Former)
	Manufacturing - Factory/workshop (Former)
Protection	NOT Listed, Auckland Council District Plan - Central Area Section -
Measures	Operative 2004 (updated 11 Feb 2013)
	NOT Listed, Auckland Council Proposed Unitary Plan (notified 30 Sep
	2013) District Plan Listing/Reserve/Covenant or other status; supply
	details.
Recommendation	Technical change required:
	Board Paper reference: (BCC HP 286/1981).
	Change Name: Coombes' Arcade (Former).
	Change Address: 25-27 High Street, AUCKLAND
	Add Legal Description: Pt DP 1014 (CT NA2021/66), North Auckland
	Land District.
	Clarify Extent: Extent includes part of the land described as Pt DP
	1014 (CT NA2021/66), North Auckland Land District, and the building
	known as Coombes' Arcade (Former) thereon.

#### **Technical Change Request**

## **List Entry Record**

List Number: 560 Site Reference: P355



Name: Building

Other Names: Name Year From Year To

McKenzies Coffee Lounge,

Plaza Building

Location: 25-27 High Street, AUCKLAND

List Entry Legal Description: Pt DP 1014, Pt Allot 41 Sec 4 City of Auckland, North Auckland Land District

Local Authority: Auckland Council (Auckland City Council)

Summary:

List Entry Status: Listed

List Entry Type: Historic Place Category 2

List Number: 560

Date Entered: 26 November 1981

Extent of List Entry:

Chattels

District Plan Listing: District Plan NOT listed in Auckland District Plan (Central Area)

Operative (in part) 19 January 2005

Maori Interest: Unknown

Heritage NZ Office: Mid-Northern Office

Other Information: Please note that entry on the New Zealand Heritage List/Rarangi Korero

identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event

of fire, or insanitary conditions.

General Nature of Wahi Tapu:

Section 66(1) Section 23(1) Registered under previous legislation (HPA 1980)

Assessment: Section 23(2) Registered under previous legislation (HPA 1980).

Section 66(3) Detail:

Statement of Wahi Tapu:

BD Minute Board Paper reference: (BCC HP 286/1981)

Building, 23 High St, Auckland.



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



#### Search Copy

Identifier Land Registration District Date Issued NA2021/66 North Auckland 26 January 1962

#### Prior References

NA131/201

Estate Fee Simple

Area 379 square metres more or less
Legal Description Part Deposited Plan 1014

Proprietors

Izard Investments Limited

#### Interest

Appurtenant hereto is a party wall right created by Deed 46697 (26D/663)

Subject to a party wall right over part created by Deed 46697 (26D/663)

Appurtenant hereto is a party wall right created by Transfer 83097

Subject to a party wall right over part created by Transfer 83097

881291.1 CERTIFICATE PURSUANT TO SECTION 643 LOCAL GOVERNMENT ACT 1974 (AFFECTS CST NA603/59 AND NA660/25) - 3.6.1981 AT 2.25 PM

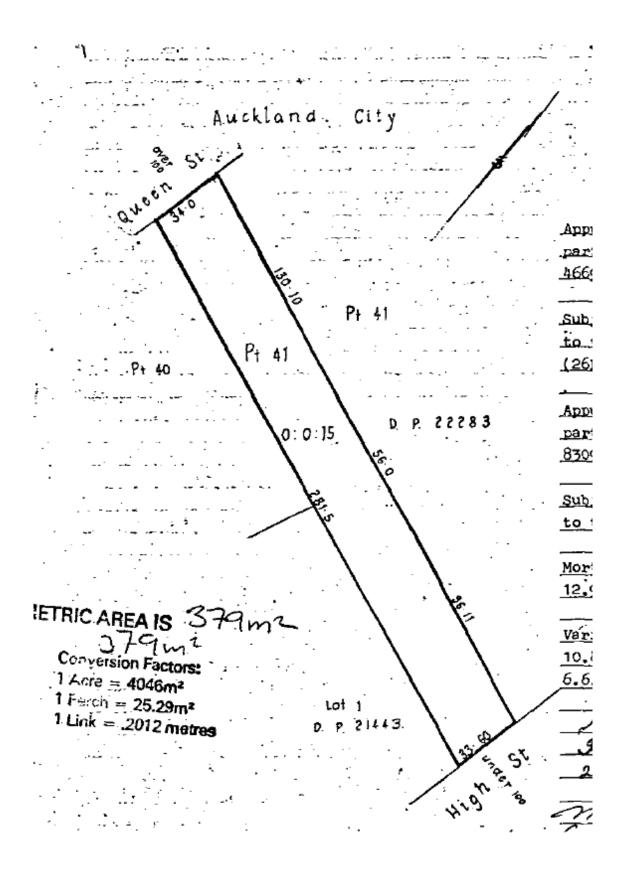
C614222.6 Mortgage to Bank of New Zealand - 16.6.1994 at 2.50 pm

C933737.1 Encumbrance to The Auckland City Council - 13.12.1995 at 2.52 pm

C933737.2 Memorandum of Priority making Mortgage C933737.1 a first mortgage and C614222.6 a second mortgage -

13.12.1995 at 2.52 pm

Fransaction (d. 43390037 Ellent Référence (mokenole011 Search Copy Dated 13/03/13 6-19 pm, Page 1 of 1
Register Only



## Proof of Address: 25-27 High Street, AUCKLAND





Coombes' Arcade (Former), Joan McKenzie, Heritage New Zealand, 16 May 2015

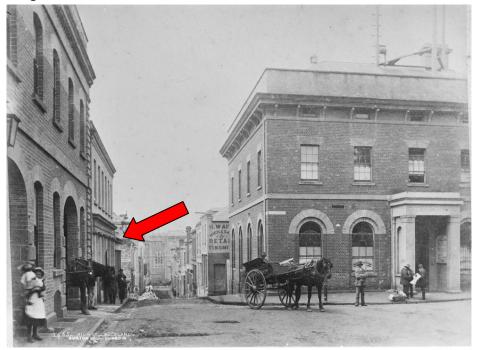
### Map of Extent



Map of Extent: Extent includes part of the land described as Pt DP 1014 (CT NA2021/66), North Auckland Land District (outlined in red), and the buildings and structures known as Coombes' Arcade (Former) thereon.

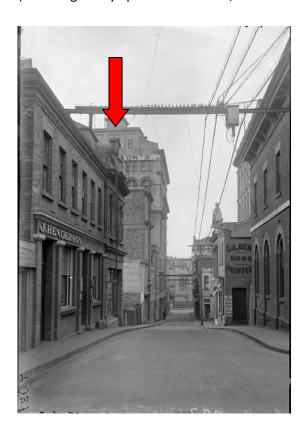
(Google Earth, 21 May 2012)

#### **Images**



Coombes' Arcade (Former): Looking north to Shortland Street, arrow indicating likely single-storey structure, elements of which may have been incorporated in the subsequent 1885 building, 1880s.

(Sir George Grey Special Collections, Auckland Libraries, 4-723).



Coombes' Arcade (Former): Looking north to Shortland Street, illustrating the largely surviving nineteenth-century character and urban scale of High Street in 1919. (Sir George Grey Special Collections, Auckland Libraries, 4-1802).



Coombes' Arcade (Former): Occupying eastern portion of Queen Street site, showing proximity to Vulcan Lane Historic Area to the north and Fryberg Square (yellow arrow). (Google Earth, 21 May 2012)

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# NZHPT City @ Risk Project: Place Recording Sheet

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(Martin Jones, NZHPT, 10 November 2009)

## HISTORICAL DESCRIPTION (include sources)

Considered to be part of the site of Ngā Wharau ā Tako - ""Tako's reed huts". The name of an old village on the ridge between Queen St and Hobson St, near the foreshore probably near the site of the Star Hotel, because the track to the creek now Queen St [see Tarapounamu], led down where Swanson St is now situated. [N42 c 282605]" [Simmons, D. Maori Auckland. The Bush Press. Auckland. 1987]. The village was "well famed for its hospitality" [Nepia, E. Queen Street Press. Auckland. 1987].

The site was occupied by a single storey timber structure in 1908 (ACC -14 – D12, 'Map D12 – July 1918'). This was still on the site in 1926 (LINZ, DP 20041). In 1961 Liston House was constructed on the Hobson street side to the design of Gummer, Ford, Hoadley, Budge and Gummer.

Housed the Catholic Press?.

# (include the date of any visit) CURRENT PHYSICAL DESCRIPTION

Date of visit: 10 November 2009.



Detail above doorway



Doorway to St Patricks Square



Wyndham Street frontage



Fanlight above doorway

Follow up action: Further consideration should be given to recording this area in the NZAA Site Recording Scheme.
Data entry (initials & date):
NZHPT review (initials & date):
NZHPT file numbers:
ADMINISTRATION (NZHPT ONLY)
Date::
Mobile:
Бропе:
Email:
Street Address:
Name of Submitter:
SUBMITTER
<b>Other:</b> Part of Residential Precinct. Maximum floor area ratio development intensity of 13:1. No specified height limit other than various viewshafts.
NZAA Recording Scheme:
ARC Cultural Heritage Inventory:
ARC Schedule:
Other ACC listing: None
ACC Schedule: None
NZHPT Register: None
EXIZLING HEBILVGE KECOGNILION:

#### **FOTENTIAL SIGNIFICANCE**

(in terms of one or more of the following criteria: Aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, traditional)

#### Archaeological

Site of St Patrick's rectory [presbytery?] possible archaeological material.

The area described in this template is considered to have archaeological potential as it may

- encompass:

  a pre-1900 standing structure which is considered an archaeological site, and is protected under the Historic Places Act 1993
- a pre-1900 standing structure and sub-surface material which is considered an
- archaeological site, and is protected under the Historic Places Act 1993.

   pre-1900 sub-surface material which is considered an archaeological site, and is protected
- under the Historic Places Act 1993
  post-1900 material of archaeological value

Archaeological potential ought to be further assessed should there be any proposed activity involving the demolition/relocation of any standing structures mentioned above, or affecting inground material on the property or in the near vicinity.

#### Architectural

Liston House was designed by the firm Gummer, Ford, Hoadley, Budge and Gummer in 1961 to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese. Gummer and Ford had worked on various alterations to the Cathedral, of which this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement (Barrie and Gatley, 'Gummer and Ford 1 – Public completed in the year of their retirement (Barrie and Gatley, 'Gummer and Ford 1 – Public

The building is interesting architecturally for the manner in which it adds to and incorporates the stripped classical brick building with traditional punched fenestration which faces inwardly to St Patrick's Square. The Liston House addition is by contrast a modernist, light and glassy addition on the Hobson street side.

Cultural/historical/traditional

# Significant as a former Māori settlement site

**Historical**Strong connections with the Catholic Church, which has been associated with the site since the 1840s.

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# **EVALUATION SHEET**

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## AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

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Recommendation								

12-Feb-99

Reviewed by: George Farrant

Signature:

Comments:

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#### Zealandia Building / Liston House

#### Historical narrative

The site forms a significant component within the St Patrick's Cathedral complex, which was founded by Bishop Jean-Baptiste Pompallier in the early 1840s. The *Zealandia* site contained wooden buildings, possibly including a hall, in 1866-7. By 1908, it was occupied by a double-storey timber structure, which may have been remodelled or rebuilt in c.1914-15. In 1932 the noted Bishop of Auckland, James Michael Liston, moved the editorial offices of the Catholic publication, the *Month*, from accommodation in Queen Street to the building. Liston was arguably Auckland's greatest Catholic bishop, dominating Catholic religious affairs in the region for more than 40 years. 4

The timber structure became offices for the *Month's* replacement, the fortnightly newspaper *Zealandia*, after Liston founded the latter in 1934. Zealandia was for many years 'Liston's mouthpiece', and from 1937 was published weekly. From the latter part of the nineteenth century, Australasian Catholic bishops had become concerned at perceived bias within the established media and possible harm from popular literature, fuelling the development of a Catholic Press. Zealandia also formed part of Liston's broader desire to raise Catholic self-confidence in the midst of a non-Catholic society, and to lift the intellectual and academic status of the Catholic community. His strategy included publication of a monthly *Schools Journal* (1932-66) and the *Catholic Review* (1945-9); as well as the establishment of an Auckland Catholic Library and a Catholic Study Association (both founded in 1938). *Zealandia* can be considered the most durable and successful of these creations.

From its early years, *Zealandia* was the most widely circulated Catholic newspaper in the country, being to some extent the North Island counterpart to the *New Zealand Tablet*, published from Dunedin. <sup>9</sup> Aspiring to be a national Catholic weekly, *Zealandia* was said to have been read by approximately a third of New Zealand's Catholic population by 1959. <sup>10</sup> During the second half of its existence, 'successive editors of *Zealandia* rejoiced in its being the most widely-bought Christian publication in the country'. <sup>11</sup> Although during the course of its 55-year history its main focus was on

<sup>&</sup>lt;sup>1</sup> Best, Simon, 'St Patrick's Cathedral and Precinct, Wyndham Street, Auckland, Allotments 32-35 Section 18: Initial Archaeological Assessment', June 2003, pp.6, 8-9 & 14

<sup>&</sup>lt;sup>2</sup> ACC -14 – D12, 'Map D12 – July 1918'; Truttman, Lisa, 'Liston House, 30 Hobson Street/ 2 St Patricks Square', 2012, p.1. The building is also shown on a plan surveyed in 1926: DP 20041, LINZ.

<sup>&</sup>lt;sup>3</sup> Reid, Nicholas Evan, *The Bishop's Paper: a History of the Catholic Press of the Diocese of Auckland,* Orewa, c.2000, p.56

<sup>&</sup>lt;sup>4</sup> Sweetman, Rory, 'Liston, James Michael - Liston, James Michael', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012 URL: <a href="http://www.TeAra.govt.nz/en/biographies/4l11/liston-james-michael">http://www.TeAra.govt.nz/en/biographies/4l11/liston-james-michael</a>

<sup>&</sup>lt;sup>5</sup> Reid c.2000, p.55; *Leighton's Auckland Provincial Directory,* mid- and late-1930s

<sup>&</sup>lt;sup>6</sup> Reid c.2000, pp.55-6 & 84

<sup>&</sup>lt;sup>7</sup> Jackson H.R., *Churches and People in Australia and New Zealand, 1860-1930,* Wellington, 1987, p.101; Reid, Nicholas, *James Michael Liston: A Life,* Wellington, 2006, p.119

<sup>&</sup>lt;sup>8</sup> Reid c.2000, pp.83-4; Reid 2006, pp.207-10

<sup>&</sup>lt;sup>9</sup> Reid c.2000, pp. 62-3

<sup>10</sup> Reid, c.2000, p.61-3 & 106

<sup>&</sup>lt;sup>11</sup> Reid c.2000, p.180.

Catholic religious matters, the newspaper also occasionally published material by well-known New Zealand writers such as James K. Baxter. 12

The *Zealandia* offices were redesigned in 1938 by the architect George Edmund Tole. Redesign encompassed a two-storey brick addition, which both doubled the footprint and formed a new front for the earlier structure. The visual appearance of the Art-Deco-influenced structure can be seen to sympathise with the brick materials employed for the adjoining Presbytery, while reflecting the modernity of its newspaper function. Tole had previously created modifications to the building in 1932, when *The Month* took occupation, evidently converting what had been the rear entrance into a more imposing front doorway facing the Cathedral. He was a significant Auckland-based architect who, as part of the partnership Tole and Massey, was awarded an NZIA gold medal for St Michael's Roman Catholic Church in Remuera in 1933.

Tole's redesign occurred in the same year that celebrations were held to mark the centenary of Catholicism in New Zealand. <sup>17</sup> The long-term editor of *Zealandia* (and formerly *The Month*), Peter McKeefry, played an important role in organising the celebrations and later went on to be archbishop of Wellington and the first cardinal in New Zealand. <sup>18</sup> Construction work on the addition appears to have been underway in January 1939, when an advertisement was placed for bricklayers. <sup>19</sup> The addition was evidently complete by early April 1939, when a floor in the building was opened and blessed by Bishop Liston as club rooms for the Auckland Catholic Seamen's Institute. <sup>20</sup> The rooms were also to be made available to the St Patrick's Boys Club. Furnishings 'in modern style' were provided with the assistance of a donation from art union funds by the first Labour government. <sup>21</sup>

The Catholic Seaman's Mission was also known as the Apostleship of the Sea.<sup>22</sup> It had been claimed in the 1930s that half of the world's seafarers were Catholic.<sup>23</sup> Founded in 1922 as an international organisation,<sup>24</sup> the Apostleship provided assistance to off-duty seamen through entertainment, meals and other services. During 1941, seamen in Auckland made a recorded 6569 visits to this institute, reflecting the city's function as a major port, and more particularly its role as a maritime hub during the Second World War (1939-45).<sup>25</sup> In 1943, it was reported that 'the Apostleship of the

 $<sup>^{12}</sup>$  Reid c.2000, pp.55-7, 80 & 96. One of the editors of *Zealandia*, Father John Weir, also edited a volume of Baxter's collected poems for Oxford University Press: Reid c.2000, p.130

<sup>&</sup>lt;sup>13</sup> Matthews and Matthews Architects Ltd., '30 Hobson Street, Auckland Central, Heritage Assessment', Final Revision October 2012, p.4

<sup>&</sup>lt;sup>14</sup> Matthews and Matthews, p.4: this provides evidence that Tole designed the brick element in two stages, with one storey in June 1938 and an additional storey in December 1938. Reid c.2000, p.56

<sup>&</sup>lt;sup>15</sup> Matthews and Matthews, p.4

Walker, Charles (ed.), Exquisite Apart: 100 Years of Architecture in New Zealand, Auckland, 2005, p.236
 Auckland Star (AS), 22 Feb 1938, p.10

<sup>&</sup>lt;sup>18</sup> Van der Krogt, Christopher, 'McKeefry, Peter Thomas Bertram', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 19-Nov-2013

URL: http://www.TeAra.govt.nz/en/biographies/5m18/mckeefry-peter-thomas-bertram [accessed 3 Dec 2013]

<sup>&</sup>lt;sup>19</sup> AS, 6 Jan 1939, p.1

<sup>&</sup>lt;sup>20</sup> AS, 10 Apr 1939, p.3

<sup>&</sup>lt;sup>21</sup> ibid.

<sup>&</sup>lt;sup>22</sup> AS, 11 May 1939, p.12

<sup>&</sup>lt;sup>23</sup> Evening Post, 30 Apr 1934, p.11

<sup>&</sup>lt;sup>24</sup> AS, 27 Dec 1934, p.9

<sup>&</sup>lt;sup>25</sup> AS, 23 Jun 1942, p.2

Sea, an international Catholic organisation for the welfare of men of the Royal Navy and the Merchant Navy' would move to alternative quarters after 'carrying on its activities in restricted quarters in the Zealandia newspaper building, St Patrick's Square, for over four years'.<sup>26</sup>

In 1960-1, the timber part of the *Zealandia* Building was replaced by the construction of Liston House to a design by Gummer, Ford, Hoadley, Budge and Gummer. Liston House was erected to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese of Auckland. Gummer and Ford had worked on various alterations to the Cathedral, and this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement.<sup>27</sup> The enlarged building was opened by Bishop Liston in April 1961.<sup>28</sup>

The Zealandia offices moved to a different storey after the 1939 building was incorporated as part of the new Liston House. A description at the time states that: In the new building the middle floor, with an entrance to St Patrick's Square, is used as the offices of Zealandia and house a small reference library and staff rooms. The lower floor with its entrance to Hobson Street, is the headquarters of the Catholic Women's League and the upper floor incorporates a large hall for social functions, the diocesan offices, the organization of the Catholic Youth Movement, etc.'. On the social functions, the diocesan offices, the organization of the Catholic Youth Movement, etc.'.

Zealandia's operations became fully computerized in 1986, removing the need to rely on outside typesetters.<sup>31</sup> The newspaper continued to operate from the structure until the publication's demise in 1989.<sup>32</sup> The latter reflected the national trend for declining readership as other media such as television increasingly assumed greater importance. Other major, long-running religious publications ceased production in the 1970s-1990s, notably the Anglican *Church and People* (formerly the *Church Gazette, Church Chronicle* and *Waiapu Church Gazette*; 1975); the Presbyterian *Outlook* (formerly *Christian Outlook*; 1986); and the *New Zealand Tablet* (1996). For a brief period in May-August 1989 *Zealandia*'s successor, the monthly *New Zealandia*, was edited from the *Zealandia* Building / Liston House before its offices were moved to the Auckland Diocesan Centre in Ponsonby.<sup>33</sup>

<sup>26</sup> AS, 8 May 1943, p.6

<sup>&</sup>lt;sup>27</sup> Barrie and Gatley, 'Gummer and Ford 1 – Public Buildings', Block Architecture Guide Itinerary n. 7

<sup>&</sup>lt;sup>28</sup> Information from a foundation stone within the 1960-1 building

<sup>&</sup>lt;sup>29</sup> Reid c.2000, p.55

<sup>30</sup> Home & Building, July 1961, p.72

<sup>&</sup>lt;sup>31</sup> Reid c.2000, p.100

<sup>&</sup>lt;sup>32</sup> Reid c.2000, p.133

<sup>33</sup> Reid c.2000, p.156

#### NZHPT City @ Risk Project: Place Recording Sheet

IDENTIFICATION		
City @ Risk ID Numbers (Form# / Place#) (Administrative use only):	Geographic Location (complete as many as possible):	
	GPS Used? (Yes/no): No	
Itam Nama	Easting:	
Item Name:	Northing:	
Item Street Address:	GPS Accuracy:	
30 Hobson Street and St Patrick's Square AUCKLAND	Coordinate System:	
Legal Description:	Datum (NZ Geodetic 1949 preferred):	
Pt DP 20041 (CT NA457/206), North Auckland Land District	Google Earth .kml file name:	

#### MAIN PHOTOGRAPH

View from St Patrick's Square, looking northwest

(Martin Jones, NZHPT, 10 November 2009)



#### **HISTORICAL DESCRIPTION** (include sources)

Considered to be part of the site of Ngā Wharau ā Tako - ""Tako's reed huts". The name of an old village on the ridge between Queen St and Hobson St, near the foreshore probably near the site of the Star Hotel, because the track to the creek now Queen St [see Tarapounamu], led down where Swanson St is now situated. [N42 c 282605]" [Simmons, D. Maori Auckland. The Bush Press. Auckland. 1987]. The village was "well famed for its hospitality" [Nepia, E. Queen Street Gully. Landmarks in Maori Days. Auckland Star. October 10, 1931].

The site was occupied by a single storey timber structure in 1908 (ACC -14 – D12, 'Map D12 – July 1918'). This was still on the site in 1926 (LINZ, DP 20041). In 1961 Liston House was constructed on the Hobson street side to the design of Gummer, Ford, Hoadley, Budge and Gummer.

Housed the Catholic Press?.

#### CURRENT PHYSICAL DESCRIPTION

(include the date of any visit)

Date of visit: 10 November 2009.



Doorway to St Patricks Square



Detail above doorway



Fanlight above doorway



Wyndham Street frontage

#### POTENTIAL SIGNIFICANCE

(in terms of one or more of the following criteria: Aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, traditional)

#### Archaeological

Site of St Patrick's rectory [presbytery?] possible archaeological material.

The area described in this template is considered to have archaeological potential as it may encompass:

- a pre-1900 standing structure which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- a pre-1900 standing structure and sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*.
- pre-1900 sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- post-1900 material of archaeological value

Archaeological potential ought to be further assessed should there be any proposed activity involving the demolition/relocation of any standing structures mentioned above, or affecting inground material on the property or in the near vicinity.

#### Architectural

Liston House was designed by the firm Gummer, Ford, Hoadley, Budge and Gummer in 1961 to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese. Gummer and Ford had worked on various alterations to the Cathedral, of which this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement (Barrie and Gatley, 'Gummer and Ford 1 – Public Buildings', Block Architecture Guide Itinerary n. 7).

The building is interesting architecturally for the manner in which it adds to and incorporates the stripped classical brick building with traditional punched fenestration which faces inwardly to St Patrick's Square. The Liston House addition is by contrast a modernist, light and glassy addition on the Hobson street side.

#### Cultural/historical/traditional

Significant as a former Māori settlement site

#### Historical

Strong connections with the Catholic Church, which has been associated with the site since the 1840s.

	POTENTIAL	RISK	

EXISTING HERITAGE RECOGNITION:		
NZHPT Register: None		
ACC Schedule: None		
Other ACC listing: None		
ARC Schedule:		
ARC Cultural Heritage Inventory:		
NZAA Recording Scheme:		
<b>Other:</b> Part of Residential Precinct. Maximum floor area ratio development intensity of 13:1. No specified height limit other than various viewshafts.		
SUBMITTER		
Name of Submitter:		
Street Address:		
Email:		
Phone:		
Mobile:		
Date: :		
ADMINISTRATION (NZHPT ONLY)		
NZHPT file numbers:		
NZHPT review (initials & date):		
Data entry (initials & date):		
Follow up action: Further consideration should be given to recording this area in the NZAA Site Recording Scheme.		



# 30 Hobson Street, Auckland Central Heritage Assessment

Final Revision October 2012

prepared by

## MATTHEWS & MATTHEWS ARCHITECTS LTD

PO BOX 108 166 SYMONDS STREET AUCKLAND Ph (09) 379 2282 Fax (09) 379 2251

info@mmarchitects.co.nz

#### 1. Purpose

The purpose of this document is to consider the place located at 30 Hobson Street (also identified as 2 St Patrick's Square) against the draft criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

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

#### 2. Identification

Site address	30 Hobson Street (also known as 2 St Patrick's Square).	
Legal description	PT Land on DP 20041	
NZTM reference	NZTM:-Easting: 1757168.99 / Northing: 5920753.15;WGS84:- Longitude: 174.762793 / Latitude: -36.846071	
Ownership	Roman Catholic Bishop Diocese of Auckland	
	Private Bag 47904 Ponsonby Auckland 1144	
District plan	Auckland City Council District Plan- Central Area section.	
Zoning	Strategic Management Area 1 (SMA 1).	
Existing scheduled item(s)	Nearby St Patrick's Cathedral scheduled. Category A, interior and surrounds included in scheduling.  Nearby St Patrick's Catholic Presbytery scheduled. Category B, interior and surrounds included in scheduling.	
Additional controls	Residential precinct.	
NZHPT registration details	Site- 30 Hobson Street  Reference no. n/a  Category n/a  Date of registration n/a  Building next door at 43 Hobson Street is registered.  Category: I  Reference no: 2645  Date of registration: 15 December 2006  St Patrick's cathedral  Reference no. 97  Category I	

	Date of registration September 1984	
Pre-1900 site (HPA Section 2a(i) and 2b)		
CHI reference	No Cultural Heritage Inventory number for 2 St Patrick's Square.	
	CHI # for 43 Wyndham Street= 2737	
NZAA site record number	No NZAA site record Number.	

#### 3. Constraints

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

A site visit was conducted in March 2012 to view the exterior of the building, visible from the public realm in Hobson Street and St Patrick's Square. An interior inspection was made in September 2012.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to tangata whenua. This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

#### 4. Historical summary

Liston House, the building at 30 Hobson Street comprises two portions. The smaller portion is a two storey brick building on the east side which projects toward the Cathedral Square. It was built in 1938 to a design by architect George Tole. Architects Gummer Ford Hoadley Budge and Gummer designed the larger post-war international style addition to this, to house the Catholic Social Centre and hall, built in 1960. This part of the building is of three storeys fronting Hobson Street. It connects through to the earlier 1938 building on its east side facing St Patrick's Square.

Prior to the construction of Liston House, there had been an earlier wooden two-storey house on the site. The house had been built on the Hobson Street side of the site in about 1915-1916 for the parish, for the use of the administrator of St Patrick's Cathedral. The original architect for this building is not known, but alterations were made to it in 1932. These alterations retained the original Georgian proportions of the house but were detailed in the Edwardian Baroque revival style by architect, George Edmund Tole, for Dr LT Buxton.<sup>2</sup>

In June 1938 George Tole was again commissioned by the Catholic Diocese to make an addition to the building which comprised a single storey extension to the 1914-1915 house. This addition doubled the footprint of the older building, and projected forward into the space in front of St Patrick's Cathedral. In December of 1938, Tole designed a further addition to the building adding a second floor to the June addition, see *Figure 1*. These thumbnail drawings illustrate the changes to the elevation facing St Patrick's Square including those in 1932; June 1938; and December 1938.

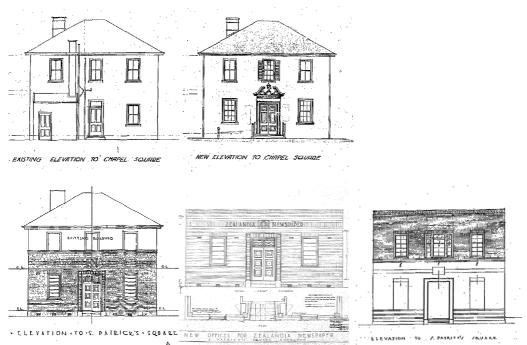


Figure 1: At top: Elevations showing the original house as existing and George Tole's drawing in 1932 to alter it. Below: Alterations for the new offices of the Zealandia Newspaper in 1938 which included a single level addition first, followed by the addition of a second story. AC Property File. Refer to copies of drawings contained in the appendices.

The 1938 part of Liston House, projecting towards the Cathedral, was occupied by the offices of *Zealandia*, the Catholic newspaper.<sup>3</sup>

The 1960 portion of Liston House, aligned with Hobson Street, was designed by the well-known architectural firm of Gummer, Ford, Hoadley, Budge and Gummer. It incorporated the brick 1938 Tole-designed building, which appears to have influenced the use of red brick. The earlier wooden house dating from 1915-1916 was demolished to make way for the new 1960 portion.

#### 5. Physical description





Figure 2: Left, view of the George Tole designed portion, facing St Patrick's Cathedral Square. Right, Hobson Street elevation of the 1960s portion designed by Gummer Ford Hoadley Budge and Gummer.

#### Site context

The building can generally be described as L-shaped, with the long three level 1960 wing aligned with Hobson Street and the two storey 1938 wing projecting towards St Patrick's Square to the east.

#### Description

The 1938 portion is two storeys and is built of red brick with timber window joinery. Its design by George Edmund Tole was transitional, with modern and historicist influences. Tole's design seems to reflect the Georgian proportions of the much earlier timber building on the site, but the carefully controlled detailing of the entrance, set within the surrounding unornamented brickwork, articulated with horizontal bands, was in a modern idiom. The elevation is symmetrically arranged with a deeply recessed entrance featuring Art Deco influenced leadlight top-lights above panelled timber doors. The frame around the entrance features plastered bands and the reveal incorporates a series of subtle steps in plasterwork.

Timber framed double hung windows to either side are divided into horizontally proportioned panes. The upper level features a tripartite central window with single windows to either side matching those on the ground floor. Subtle detailing in the brickwork is used to create a base and band below the upper floor windows. The top of the brick wall is capped by a plastered band, featuring the same banded detail as the frame around the entrance.

The 1960 portion designed by Gummer Ford Hoadley Budge and Gummer employed asymmetrically balanced rectilinear shapes in a Post-War International style building. Their design incorporated red brick in the base, ground floor walls and the vertically proportioned wall to the south side of the three-storey Hobson Street elevation. The use of red brick and unpainted reinforced concrete achieves a relationship with both the adjacent brick Presbytery and the 1930s Tole portion. The facade is divided into eight bays, with a solid brick bay at the south end. (A coat of arms that was mounted on the brick wall facing Hobson Street no longer remains, refer photo in Appendix 2). Light-weight curtain wall elements with blue spandrel panels are set within projecting reinforced concrete frames, giving depth to the facade. <sup>4</sup>

This sense of depth is accentuated by detail including light steel posts and decorative steel balustrades at ground and second floors. The concrete frame steps down around the end bay to the north and two bays to the south, giving the facade an asymmetrical rhythm. This frame is supported on curved and tapered concrete pilotti at ground level. The main entrance from Hobson Street is located adjacent to the south brick bay and sheltered by a cantilevered canopy. A brick base accommodates the fall in street level north down Hobson Street.

The north elevation is exposed reinforced concrete without windows. The south elevation, facing towards the Presbytery is clad in red brick work with aluminium framed windows. The east elevation, facing St Patricks Square features a solid brick bay to the north, with the same curtain wall design to the majority of this elevation. The use of brick provides a strong relationship with the 1930s Tole designed portion.

#### Interior

The ground floor interior of the 1930s part retains original features including evidence of its original layout, timber window and door joinery, timber floor and plaster ceilings and cornice mouldings. The upper floor has been refurbished but retains original window joinery.

The interior of the 1960s portion retains original detailing, particularly to the stair and entrance lobbies and the main hall. The entrance lobbies retain original bronze-framed glazed doors, with abstracted cross-form door handles in bronze. Original cantilevered canopies project over both the Hobson Street and St Patricks Square entrances. The stairs retain zig-zag steel balustrades. The hall is a well-lit space with large areas of glazing facing Hobson Street and a white-tiled lightwell set below the level of St Patrick's Square. The hall has white painted reinforced concrete beams and exposed underside of the concrete floor above. The stage at the northern end of the space is asymmetrically placed and framed with vertical timber panelling.

#### **Modifications**

The building appears to be largely intact retaining the 1930s and 1960s components. On the upper levels office partitioning has been added over time in some areas. Minor internal alterations were made to offices on the second floor in 1977. <sup>5</sup> Permit records show further internal alterations on part of three floors in 2006-2008. <sup>6</sup> Lower ceilings have been added in many areas beneath the original reinforced concrete ceilings. Original steel framed window joinery remains. Original ceilings (exposed original concrete structure and beams) can be seen in some parts. Original toilet areas remain with mosaic tiled floors, in pink for the female toilets and blue for the male toilets.

The building may need to assessed by a structural engineer to determine its seismic strength in terms of today's standards.

#### **Summary of Key Features**

Building exterior including both 1960s and 1930s parts,
 Features of the interior of the 1960s including main hall, entrance and stair lobbies.



Figure 3: 2012 Aerial view. 30 Hobson Street (also known as 2 St Patrick's Square) outlined in red. This shows the building in its urban context next to St Patrick's Cathedral and the Square and its Hobson Street frontage. Source: Auckland Council Website.



Figure 4: 2012 Aerial view. 30 Hobson Street (also known as 2 St Patrick's Square) outlined in red. Source: Auckland Council Website.

#### 6. Significance criteria

#### (a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The building at 30 Hobson Street is considered to be of considerable significance for its historic values, associated with the history and development of the Catholic Church in Auckland.

Liston House is significant for its association with Rev JM Liston, the Roman Catholic Bishop of Auckland, after whom the building was named. The building was officially opened by him on 16 April 1961. It is also significant for its associations with the Catholic publication, Zealandia. Born in 1881, James Michael Liston became Auckland's seventh Roman Catholic Bishop In December 1929 and remained so for the next 41 years. Liston is credited with transforming the Catholic periodical, *the Month*, into a fortnightly newspaper, *Zealandia*. It was published weekly for 55 years, from 10 May 1934 until 23 April 1989, and focused on Catholic religious and community matters.

Bishop Liston supported initiatives to improve the formation of priests, members of religious orders, and Catholic teachers and nurses. Under his leadership Loreto Hall was established in 1950 for the training of lay and religious teachers: by 1970 there were 118 schools, with 23,000 pupils in his diocese while 80 new parishes had been established. He is recognised for the personal interest he took in planning and financing convents, churches, monasteries, schools, hospitals, orphanages, homes for the aged, retreat and rest houses. Liston stepped down from office in April 1970 at the age of 88. He died, aged 95, at the Mater Hospital on 8 July 1976.8

#### (b) Social

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

The building is considered to be a moderate significance for its social values. The Catholic Social Centre within Liston House, with its hall, has been a valuable inner city venue for over fifty years and is a part of the St Patrick's Cathedral precinct. The building also housed the offices of Zealandia, the influential Catholic newspaper.

#### (c) Tangata whenua

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

Tangata Whenua values have not been assessed.

#### (d) Knowledge

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

The potential of the place to provide knowledge or to contribute to an understanding of the cultural or natural history of New Zealand is addressed by assessment under other criteria.

#### (e) Technological

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

The building is considered to be of moderate local significance as a good representative example of commercial construction for its period of construction. The 1960 portion of the building demonstrates the use of light-weight glass curtain wall structure supported within a concrete frame and juxtaposed with brick veneer panels.

#### (f) Physical attributes

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

The building is considered to be of considerable local significance as an example of the work of the architectural firm Gummer, Ford, Hoadley, Budge and Gummer, who designed the 1960s portion. It is considered to be of some significance as an example of the architectural commissions undertaken by George Tole for the Catholic Church in the 1930s.

Gummer, Ford, Hoadley, Budge and Gummer was a well known, established architectural firm in Auckland by the 1960s. The practice was responsible for numerous notable buildings in Auckland including: Auckland University's Maclaurin Chapel; ANZ banks in Symonds Street, St Heliers, Newmarket, Papatoetoe, Henderson and Papakura; State insurance offices in Otahuhu and Rotorua; and NZ Insurance Co offices in Rotorua and Whangarei. Gummer & Ford are described as New Zealand's most prominent architectural practice in the late 1920 and the 1930s, responsible for the design of nationally significant buildings such as the Auckland Railway Station (1927-30) and the Dominion Museum and National Art Gallery in Wellington (1929-36). The building contributes to an understanding of the range of work undertaken by the practice. (Refer to further information about Gummer & Ford architects in the appendices.)

The building is considered to be of considerable significance in terms of its design as a good representative example of a 1960s building designed using a modernist style, incorporating expressed structure and curtain wall detailing. It contributes to an understanding of developments in Gummer & Ford's interest in modernism, evident in other Auckland buildings from the 1930s onwards including the 1935 Dingwall Building in Queen Street and the building at 33 Wyndham Street.

The building is also significant as an example of the work of architect George Tole (1896-1972) who designed the 1938 portion as the offices for the *Zealandia*. Tole was a significant architect in the Auckland region and, together with Horace Massey, gained an NZIA Gold Medal in 1933 for the design of St Michael's Church, Remuera.<sup>11</sup> (Refer to further information about architect George Tole in the appendices.)

#### (g) Aesthetic

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





Figure 5: Elevation to Hobson Street and detail at right of ground floor level.

The building is considered to be of considerable local significance for its design, particularly the 1960 portion designed by Gummer, Ford, Hoadley, Budge and Gummer. Notable features in the design of the building include its modernist asymmetrical massing, expressed structural frame, curtain walling and light weight panels with large areas of glass, large plain brick wall surfaces contrasted with the light weight adjacent structure and a cantilevered concrete entrance portico. The light weight panels also demonstrate a bold use of colour. Comparatively few post World War II buildings are recognised in the Auckland District Plan (Central Area). Other examples built in the 1960s that have been scheduled include the Canterbury Arcade Building designed in 1965 by architect Peter Beaven and built in 1967 (Item 0047) and Ellen Melville Pioneer Women's Hall design by City Architect TK Donner and built in 1961-62( Item 054).

The 1930s portion designed by Tole is also considered to be of some significance for its design, demonstrating Tole's tradition of Georgian design

with modern influences including the flattened detailing to the brickwork and Art Deco influenced entrance and top-light

#### (h) Context

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

The building is considered to be of considerable local value for its contribution to the surrounding streetscape and St Patrick's Square. Liston House forms part of the St Patrick's Cathedral precinct which includes the recently restored, and earthquake strengthened, Cathedral and the Catholic Presbytery both of which are Category I heritage buildings. The precinct is distinctive for retaining a comparatively low scale of development and a number of scheduled and unscheduled historic buildings. The retention of this scale makes an important contribution to the significance of St Patrick's Cathedral, the spire of which retains its prominence and value as a landmark.

Liston House occupies a significant location on St Patrick's Square, defining the west side of the square on the Hobson Street side. Together with the adjacent buildings Liston House forms an important defining edge to St Patrick's Square. From Hobson Street the building is compatible in scale with the adjacent Presbytery and this scale also ensures that the Cathedral's spire is visible. The use of brickwork visually connects the building with the Presbytery even though they are very different in architectural style.

The Cathedral precinct has become a significant urban space and public amenity in the inner city. In the early 1970s a park was added to the northern terraces below the cathedral and a pedestrian mall was created. In 2009 an upgrade of St Patrick's Square was undertaken. The square is a significant area of built and natural landscaped open space between midtown and the waterfront. The scale and character of buildings around the square, including Liston House, make an important contribution to its urban qualities.

#### 7. Statement of significance

The building at 30 Hobson Street is considered to be of *considerable local significance* for its association with the historic development of facilities and functions close to St Patrick's Cathedral, including the Catholic Social Centre and hall, built in 1960 as well as the headquarters of the Zealandia periodical. It is named after Bishop Liston, one of Auckland's longest serving Catholic Bishops.

It is significant as an example of the work of architects Gummer Ford Hoadley Budge and Gummer. The part of the building aligned with Hobson Street is of considerable local value for its modernist architectural design incorporating an asymmetrical arrangement of light-weight curtain wall within an expressed reinforced concrete frame and brick clad panels and base. It is of some significance as an example of the range of work carried out by architect George Tole for the Catholic Church in the 1930s.

The building is considered to be of considerable value for the contribution it makes to the surrounding streetscape and St Patrick's Square. It defines the western side of St Patrick's Square and contributes to the character of the Square due to its scale and use of materials which relate to the adjacent Presbytery. Its three storey scale to Hobson Street is compatible with the Presbytery and enables views towards the spire of the Cathedral.

#### 8. Extent of the place for scheduling

The extent of scheduling would apply to the entire building, Liston House, located on PT DP 20041 and the surrounding context which is integral to the significance of Liston House, the Catholic Presbytery and St Patrick's Cathedral. The extent of scheduled site surrounds should extend to the edge of the footpath along Hobson Street and Wyndham Street to control activity in front of the main elevations of this significant complex of buildings. Specified parts of the interior including the entrance lobbies and stairwells and the main Hall at ground level from Hobson Street are recommended for inclusion in the scheduling of the place.

St Patrick's Cathedral is scheduled in Category A including the exterior and interior and site surrounds. The Catholic Presbytery is scheduled in Category B, including the exterior, interior and site surrounds. Unless specified in Schedule 1, scheduled site surrounds include all of the land within the title boundary. The site surrounding the building at 2 Hobson Street would therefore appear to already be identified as part of the scheduled site surrounds for St Patrick's Cathedral and the Presbytery The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.

#### Diagram defining the extent of place.



#### 9. Recommendations

Based on the preceding evaluation it is considered that the building at 30 Hobson Street meets the threshold for scheduling as a Historic Heritage Place: Category B. It is considered to be of *considerable significance* in relation to the following values: (a) Historical, (f) Physical attributes, (g) Aesthetic, and (h) Context, and overall is assessed as being of considerable local value. Section 8 above describes the extent of the place recommended for scheduling. Specified parts of the interior including the entrance lobbies and stairwells and the main Hall at ground level from Hobson Street are recommended for inclusion in the scheduling of the place.

Category	Heritage Values	Extent of place	Interior Protected
В	(a), (f), (g), (h)	Refer to diagram in Section 8	Yes (Specified features)

Author: J Matthews, Matthews & Matthews Architects Ltd.

Date: 18 October 2012

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NZHPT website *Gummer and Ford.* http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=92

NZHPT On Horace Massey <a href="http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.a">http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.a</a> <a href="mailto:spx?ID=137">spx?ID=137</a>

NZHPT Registration Record 118, St Michael's Catholic Church, Remuera.

Truttman L, *Historical Background* 2 St Patricks Square (Liston House) written by Lisa J Truttman 24 January 2012, attached in Appendix 1.

### **Appendices**

#### **Appendix 1 Historical Background**

#### Liston House, 30 Hobson Street/ 2 St Patricks Square

Research Summary prepared by Lisa J Truttman 24 January 2012

The site of St Patrick's Square lies close to Freeman's Bay to the west (called Wai Kokota, or 'the place where cockles could be harvested), <sup>12</sup> with Swanson Street apparently where a Maori track called Te Tarapounamu led up the ridge towards a pa site. Post 1840, what was to become Chapel Street (later Federal Street) from the harbour to Wyndham Street appears to have only been intended as a service lane within the Wyndham-Albert-Customs-Hobson block, ending in a T-shaped right-of-way. <sup>13</sup> This came to be known as Section 18 of the City of Auckland for land registration purposes.

Felton Mathew's plan of five lots along the northern frontage of Wyndham Street on that block was changed that year when it was apparently resurveyed. The lots were divided up into: Lots 32 and 33 fronting Hobson Street; Lots 1 and 2 fronting Albert Street; and Lots 34 and 35, which came to be the site of the cathedral in the middle. A road is clearly visible on the allotment maps for the City of Auckland from this time which would come to be called Chapel Street, leading from the harbour straight up to the cathedral site, where it the then squared around that site, becoming two entrances off Wyndham Street, <sup>14</sup> before continuing south.

The change to the layout of this area of Section 18 must have been made after May 1841, when Bishop Pompallier of the Roman Catholic Church wrote to Governor Hobson asking for a grant of "a sufficient space of land for a church, dwelling house and for Roman Catholic public" in the new capital. Hobson's reply was that land for a chapel would be granted to him along Wyndham Street. <sup>15</sup> Section 33, the corner site facing Hobson Street, had been purchased by Bishop Pompallier in 1855, <sup>16</sup> while Bishop Lenihan purchased part of Section 32 in 1851, <sup>17</sup> and the rest in 1900. <sup>18</sup>

As at 1851, on the parish's quarter-acre section in the middle of what was now known as Chapel Square, there was the stone church, presbytery, boy's school, teacher's house, girl's school, orphanage and convent. <sup>19</sup> The parish built the Presbytery on the Hobson Street corner with Wyndham Street in 1888. <sup>20</sup>

The 20<sup>th</sup> century brought with it marked change to the area around the cathedral and the square. Chapel Street became known as Federal Street from 1906, <sup>21</sup> while Chapel Square itself became St Patrick's Square from September 1932. <sup>22</sup>

While there were wooden structures on the Hobson Street site from at least 1866-1867, around 1915-1916 the parish arranged to have a two-storey wooden house built, for the use of the administrator of St Patrick's Cathedral. The original architect for this building is not known, but an eastern extension toward St Patricks Square in 1932 was designed by architect George Tole. The 1959 design for the Catholic Social Centre (Liston House) incorporated this 1932 extension, while the 1915/1916 structure was demolished. The extension, built in brick, became the offices for the Catholic newspaper *Zealandia*. The extension, built in brick, became the offices for the Catholic newspaper *Zealandia*.

The Social Centre was constructed in 1960 with concrete foundations and floors, concrete and brick veneer walls, and wooden and Allstrip roof. <sup>28</sup> It was designed by the architectural firm of Gummer, Ford, Hoadley, Budge and Gummer, who also designed the Auckland University's MacLarin Chapel, ANZ banks in Symonds Street, St Heliers, Newmarket, Papatoetoe, Henderson and Papakura, State insurance offices in Otahuhu and Rotorua, and NZ Insurance Co offices in Rotorua and Whangarei. <sup>29</sup>

'In the new building the middle floor, with an entrance to St Patrick's Square, is used as the offices of Zealandia and house a small reference library and staff rooms. The lower floor with its entrance to Hobson Street, is the headquarters of the Catholic Women's League and the upper floor incorporates a large hall for social functions, the diocesan offices, the organization of the Catholic Youth Movement, etc." <sup>30</sup>

The £63,000 centre was opened on 16 April 1961 by the Roman Catholic Bishop of Auckland, the Most Rev J M Liston, <sup>31</sup> after whom it had been named the previous November. <sup>32</sup>

Offices were altered and extended on the second floor in 1977, <sup>33</sup> there were more proposed alterations on part of three floors in 2006-2008. <sup>34</sup>

## **Appendix 2: Supplementary Research Architect – George Tole**

George Tole was born in Auckland in 1898 and was educated at Sacred Heart College, Kings College and Auckland University. He trained as an architect with the practice of Arnold and Abbot.

Prior to forming a partnership with Massey ain 1928, Tole had practised on his own undertaking numerous commissions for the Catholic Church. This work included the design of the Wellington St Patrick's Church, the Catholic Church in Otahuhu and St Joseph's Church in Grey Lynn, now demolished.

During the period of his partnership with Massey, Tole was also responsible for a number of new and remodelled theatres including the State Theatre in Onehunga, Kings Theatre in Gisborne, Princes Theatre in Dominion Road, the Roxy in Queen Street and remodelling of the Regal Theatre in Three Lamps, Ponsonby.

The partnership between Tole and Massey dissolved in 1935 and Tole continued in private practice. During 1938 and 1939 he was busy on a number of projects for the Catholic community including St Francis of Assisi Convent in Thames, the Carmelite Monastery in Mt Roskill, the Home of Compassion in Herne Bay, the Dominican Convent in Northcote and the Franciscan Monastery and Retreat in Hillsborough. Later projects in his career included Papakura Hotel in 1956, Sunnybrae Motel and the Poenamo Motor Inn in the 1960s. Tole was described as 'probably the best architect in his field of Classical Georgian.<sup>1</sup> Where he shone was in his great knowledge of Georgian detail.' Tole died in 1972.<sup>2</sup>

#### **Architects - Gummer and Ford**

The building at 2 St Patrick's Square (also known as 30 Hobson Street) is significant as an example of the work of the well-known architectural firm of Gummer, Ford, Hoadley, Budge and Gummer, continuing the work of Gummer and Ford, who were one of the most distinguished practices in New Zealand in the early twentieth century. They designed the State Insurance building in Wellington built in the 1940s along with the National War Memorial in Wellington. Gummer Ford Hoadley Budge and Gummer also designed the NZI offices in Rotorua as well as numerous branches of the ANZ in Auckland, Liston House, the MacLauren Chapel in Auckland, Mangere War Memorial Hall, the children's wing at the Leyes Institute Library in Ponsonby, and the Hall of Memories at the National War Memorial in Wellington built in the 1960s.

Gummer and Ford are described as "arguably New Zealand's most prominent architectural practice in the late 1920 and the 1930s, designing nationally significant buildings such as the Auckland Railway Station (1927-30) and the Dominion Museum and National Art Gallery in Wellington (1929-36)."

William Henry Gummer and Charles Reginald Ford established their Auckland practice in 1923 and were responsible for the design of some of the most significant commercial and public buildings in Auckland around that time.

William Gummer (1884-1966) trained with architect WA Holman in Auckland before travelling overseas between 1908 and 1911. During this period he worked for Edwin Lutyens in London and briefly in Daniel Burnham's office in Chicago. Following his

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<sup>&</sup>lt;sup>1</sup> Obituary George Tole, Auckland Star 28.9.1972.

<sup>&</sup>lt;sup>2</sup> File T647e, Sheppard Collection, Architecture Library, University of Auckland.

return to New Zealand in 1913 he joined the practice of Hoggard & Prouse, where he worked until setting up practice with Charles Ford.<sup>36</sup>

Charles Reginald Ford (1880-1972) was born in England. He served in the Royal Navy and was the youngest member of Scott's 1901-1904 Antarctic expedition. Afterwards he went with Scott on a lecture tour of England. He travelled to Canada and Australia, where he commenced architectural studies. He returned to New Zealand, living in Christchurch and working as a real estate agent for a period. In 1919 he was a partner in the firm of Ford & Talboys at Wanganui. In 1922 he left to travel to America and returned to Auckland to set up practise with William Gummer in 1923.<sup>37</sup>

The practise was involved in numerous architectural competitions during the 1920s including that for the Auckland Railway Station. Other significant commercial and public buildings included the New Zealand Guardian Trust Building in Queen St designed by Gummer in 1918, the Dilworth Building in Queen Street, built in 1925, Wellington's National Art Gallery and Museum, the Winter Gardens at the Auckland Domain, as well as numerous war memorials throughout the country. Both the Auckland Railway Station and Remuera Library were awarded gold medals by the New Zealand Institute of Architects. The practice was also responsible for the design of the new Grey Lynn Library, which opened in 1924.<sup>38</sup>

Architect Gordon Wilson was one of the early employees and became a partner by 1928. Wilson played a significant role in some of Gummer and Fords larger Wellington projects including the National Art Gallery and Museum (1936), The National War Memorial Carillon (1931-32), and the Central Library (1935-40).<sup>39</sup>

Best known for their use of classical architectural languages in the design of many of the public buildings they designed, Gummer and Ford's commercial designs from the late 1930s are important for demonstrating their increasing interest in modernism, apparent in the reduction of ornament, use of large expanses of glazing and reinforced concrete construction. Examples include the Dingwall Building in Queen Street (designed 1934), the building at 33 Wyndham Street (designed 1937), and the State Fire Insurance Building in Wellington (designed 1938-9).

Gummer & Ford had a significant interest in seismic design. Charles Reginald Ford had been a member of the Concrete Institute in London from 1919 and was made a fellow after it became the Institute of Structural Engineers. In 1926 he wrote a book entitled *Earthquakes and Building Construction* which was one of the earliest semi-technical publications to discuss earthquake risk to life and buildings. In 1931 Ford made a photographic record of the devastation caused by the Hawkes Bay earthquake and subsequently served on the New Zealand Standards Institute subcommittees dealing with building code revision<sup>41</sup>. Buildings such as the Dingwall Building in Auckland's Queen Street and that at 33 Wyndham Street are examples of how these structural concepts were utilised in the design of reinforced concrete multi-storey buildings, implementing new earthquake resisting measures introduced after the 1931 Napier earthquake.

Star 15-11-60

## Nume chosen for centre

The new Catholic centre being built in Hobson Street is to be called Liston House in honour of Archbishop Liston, Catholic Bishop of Auckland.

The new centre, costing £52,273, should be finished by the contracted date—March next year.

The three-floored building will hous Zealandia, the Catholic newspaper, the Catholic library, Catholic youth movement offices, the Catholic Women's League and the diocesan office. There will also be two large halls.

### W2H 17/4/61

## hoishop murch Centre

The Roman Catholic Eishop of Auchland, the Wost Rev. J. M. Liston, yesterday blessed and opened Liston House, the £63,000 Roman Catholic centre for the Auckland diocese.

opening filled the main hall the beginning of the Koman on the ground floor of the Catholic Church in New Tea-three-storey building in St. Ha board the said Patrick's Square.

Archbish in blessed a plunue at the St. Pat- Libich had been done for Gol ing that he opened the build-sacred site" in the past. episcopate.

placed on each floor. Is wonderful centre.

In a short address, Archbishop Listers said the occasion was distoric

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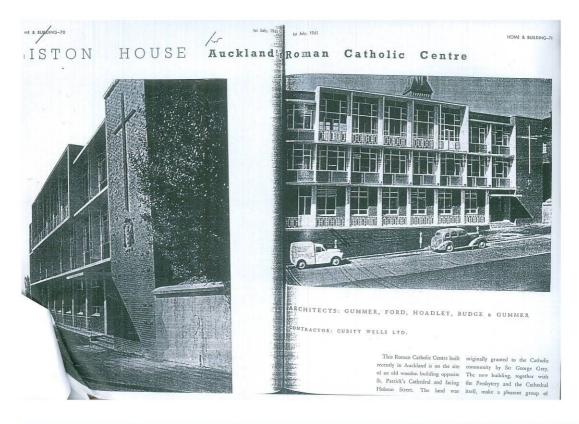
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full use of the building

Then he moved to the hall. The auxiliary bishop, the on the ground floor, where he Most Rev. R. J. Deisrgey. Hessed the building and three congratulated. By her lasten crosses, one of which will be and the diecese on acquiring

#### Home and Building 1 July 1961





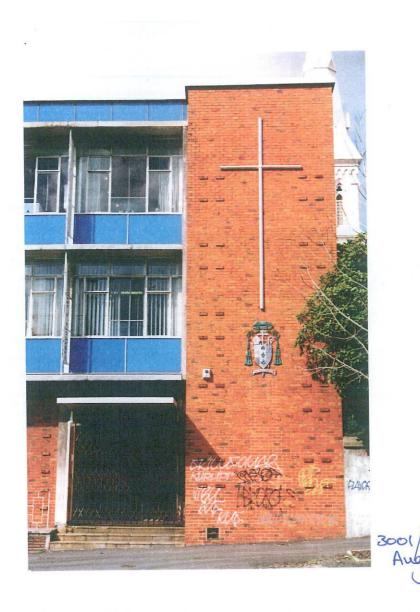


Photo August 1998, Auckland Council Files. Note coat of arms that was mounted on the brick wall facing Hobson Street no longer remains

#### **Appendix 3 Certificates of Title**

#### NA 457.206a



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



Historical Search Copy

NA457/206 Identifier Land Registration District North Auckland Date Issued

24 May 1927

Prior References

NA502/225 NA22/149

Estate Fee Simple

645 square metres more or less Legal Description Part Deposited Plan 20041

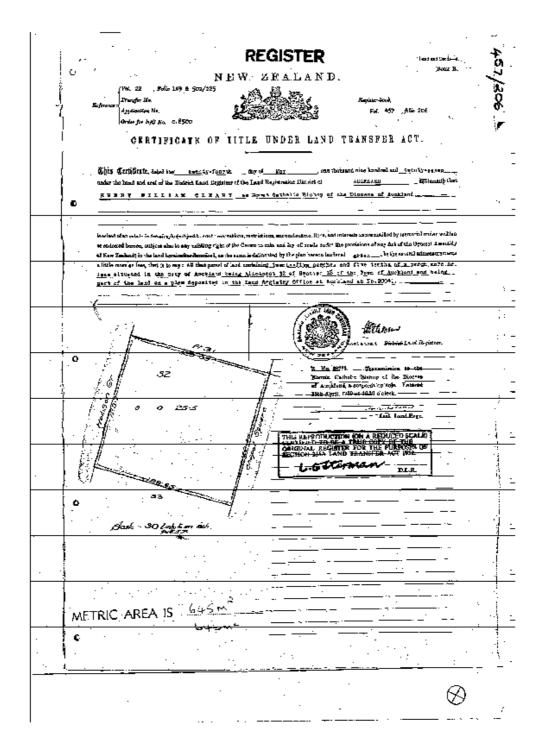
**Original Proprietors** 

The Roman Catholic Bishop of the Diocese of Auckland

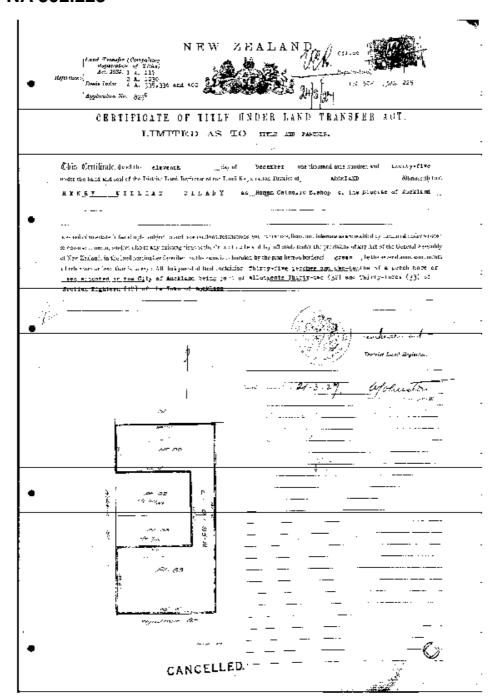
Interests

Transaction Id 32533968 Client Reference etruttman001 Historical Search Copy Dated 15/12/11 6:31 pm, Page 1 of 1

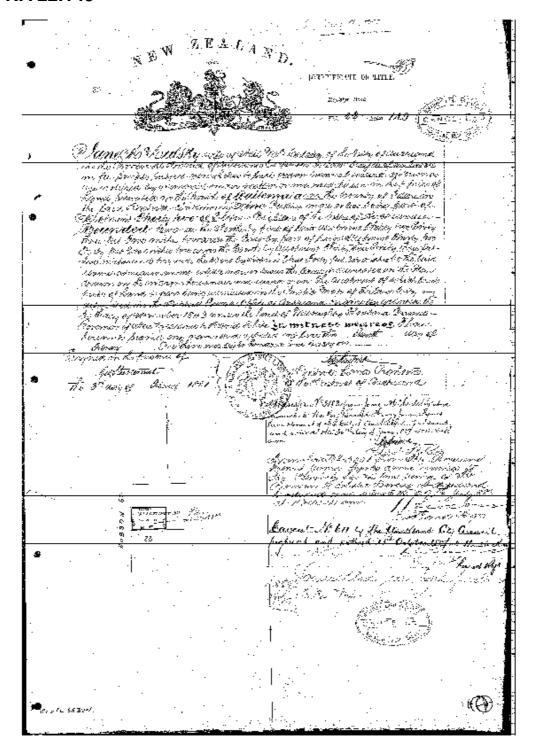
#### NA 457.206b



#### NA 502.225



#### NA 22.149



**Appendix 4 Photos** 



Elevation to Hobson Street





Left; View north down Hobson Street, past the Presbytery towards 30 Hobson Street. At right, view of the ground floor level and base of 30 Hobson Street.



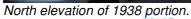
View to St Patrick's Square elevation.





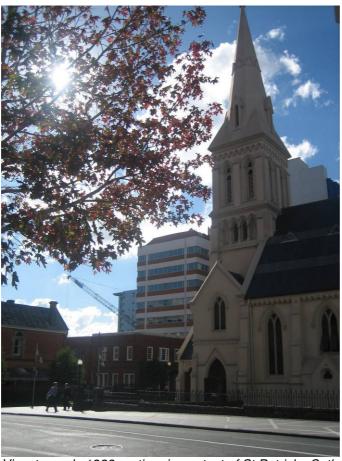
Left: Detail of curtain wall and expressed concrete frame, St Patrick's Square elevation. Right: detail of stepped frame to entry and the lead-light top light with 'Z' for Zealandia, whose offices were located in this building.







View towards 1938 portion from Wyndham Street



View towards 1938 portion, in context of St Patricks Cathedral.



View past north side of St Patrick's Cathedral towards Liston House.

## Liston House: Interior 1960-61 part



Main Hall, view to stage at north end





Kitchen servery

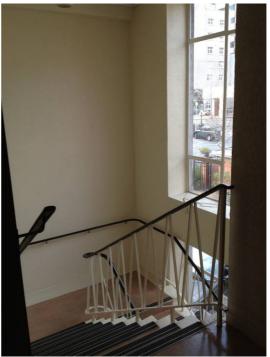
View to entry, southern end



South west stairwell



Stair and lobby from Hobson Street



South west stairwell



Entrance doors, Hobson Street







Foundation Stone, entrance from St Patricks Square



Offices ground level, from St Patrick's Square







Offices ground level, from St Patrick's Square





Southern stair way and lobby southern

Pink mosaic tiled floor and cleaners sink, first floor.

**Liston House: Interior 1930s portion** 





Upper level views





Ground Floor views





Ground Floor views

## **Appendix 5 Copies of Architectural Drawings**

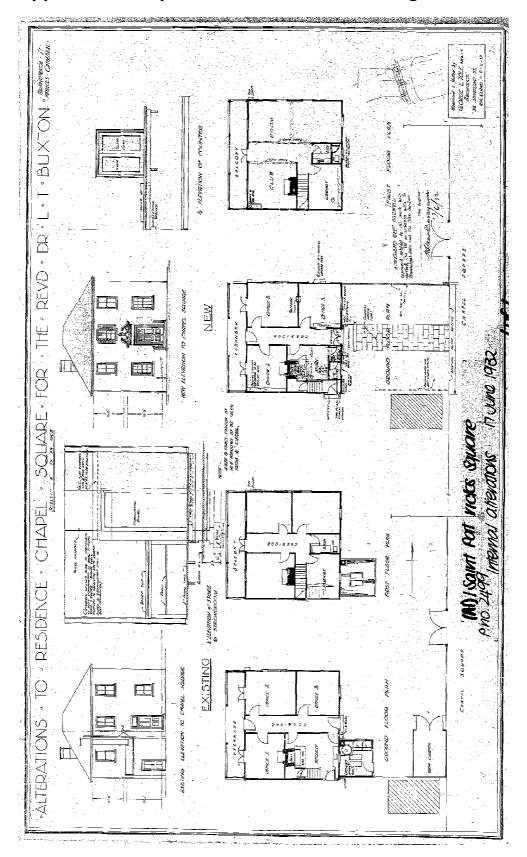


Figure 2: 1932 Architectural drawing by GE Tole to alter the existing building at 30 Hobson Street. Source: Auckland Council Property file for St Patrick's Square.

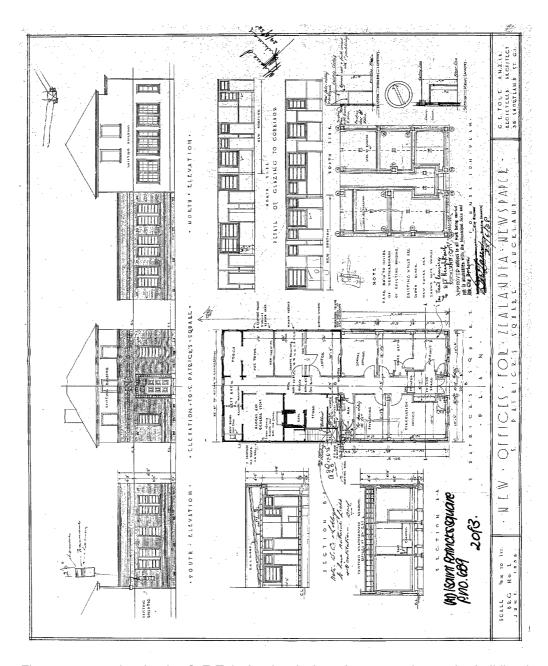


Figure 3: 1938 drawing by G E Tole for the design of an extension to the building he had designed an alteration for in 1932. Source: Auckland Council Property file for St Patrick's Square.

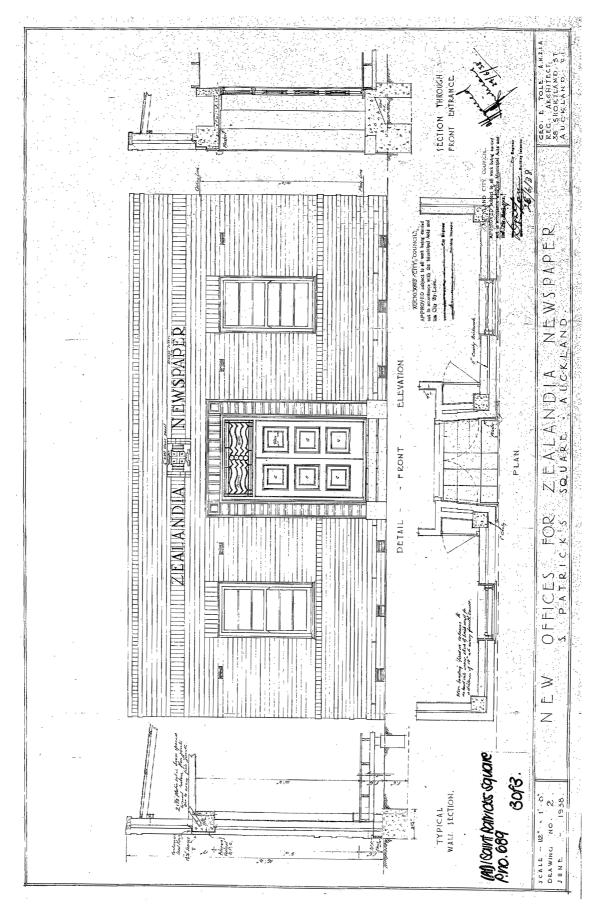


Figure 4: Detail drawing of the elevation facing St Patrick's Square designed in 1938 by GE Tole. Source: Auckland Council Property file for St Patrick's Square.

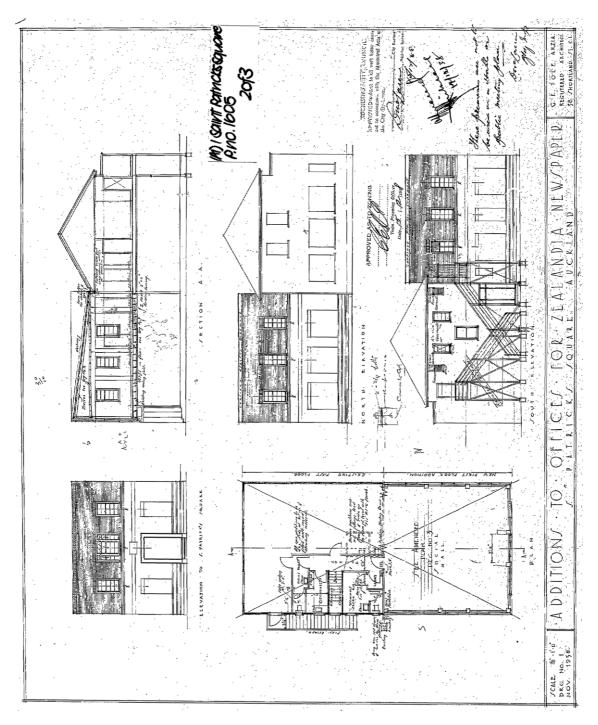


Figure 5: Drawing of the December 1938 addition to the June 1938 building extension, designed by GE Tole. Source: Auckland Council Property file for St Patrick's Square.

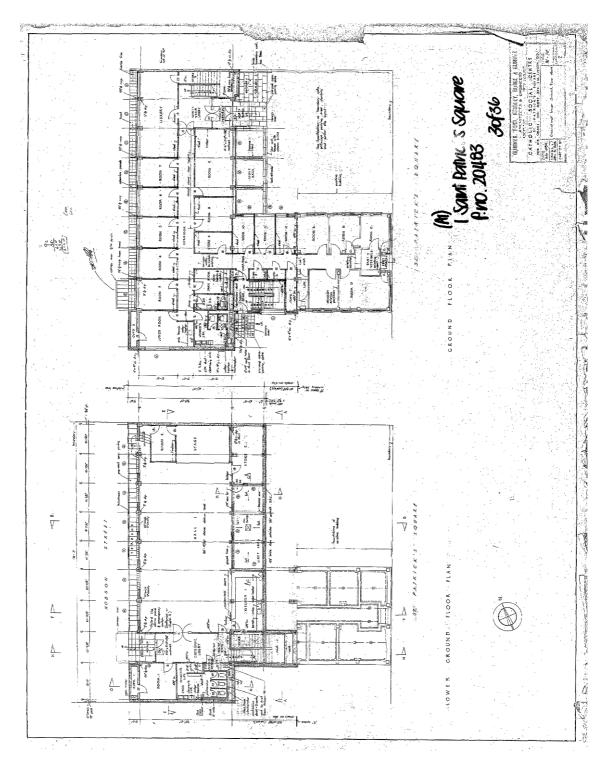


Figure 6: Plans for Liston House, lower ground and ground floor, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

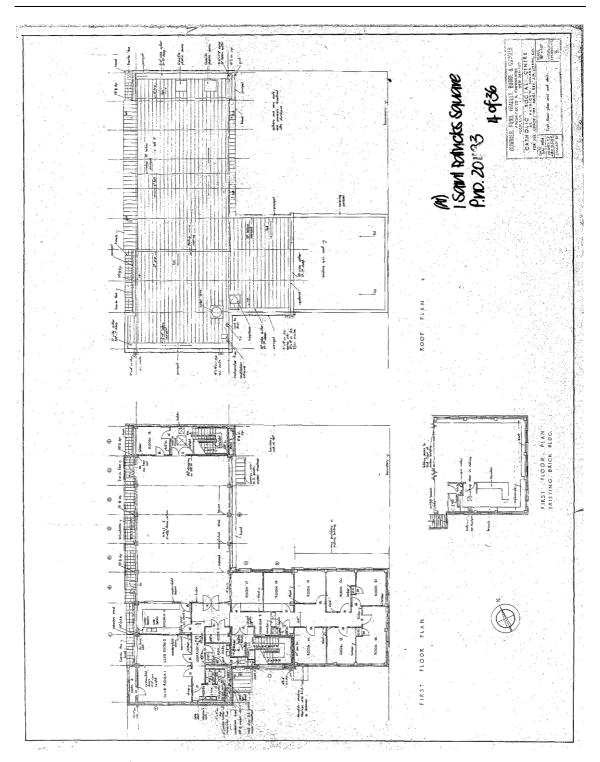


Figure 7: Plans, 1<sup>st</sup> floor and roof plan, for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

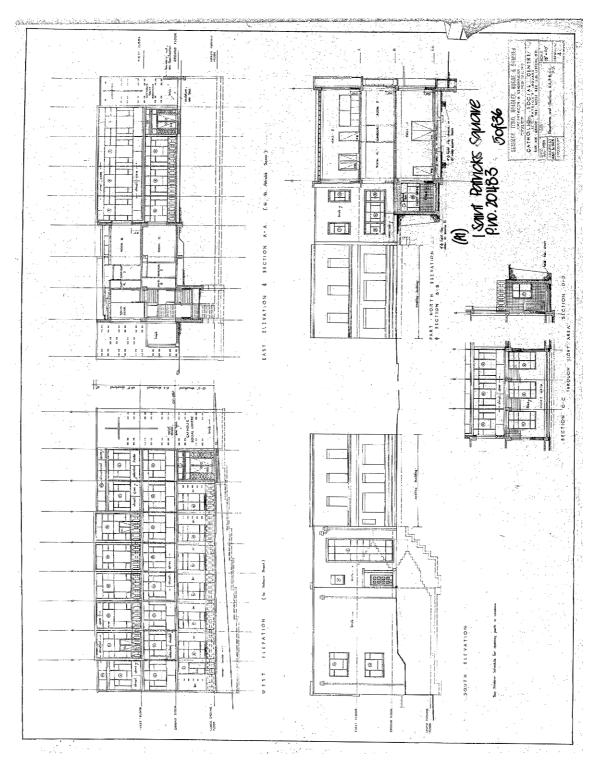


Figure 8: Elevations for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

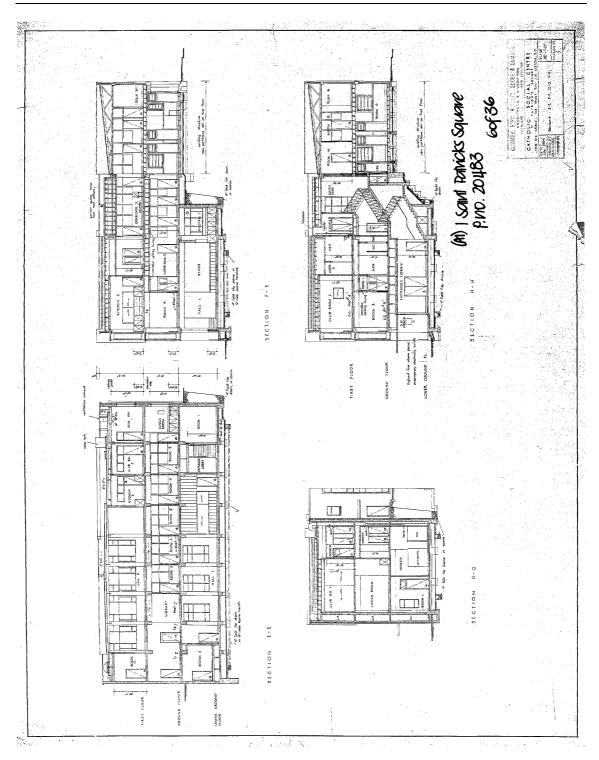


Figure 9: Sections for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

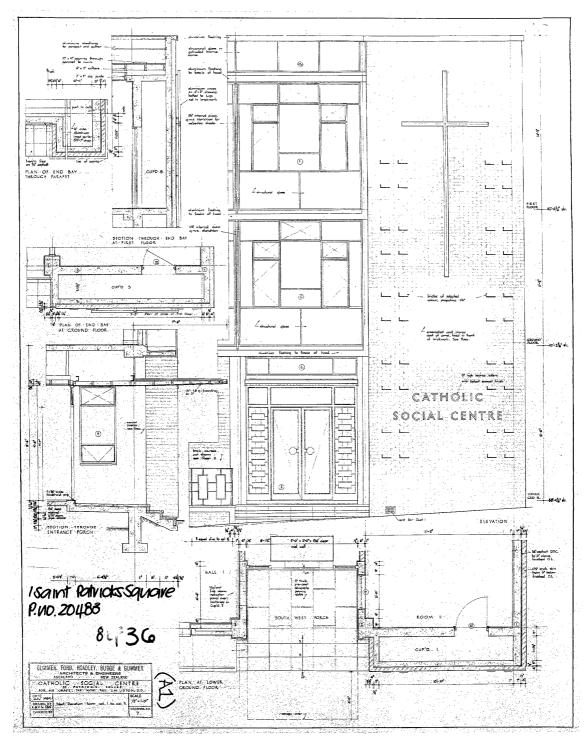
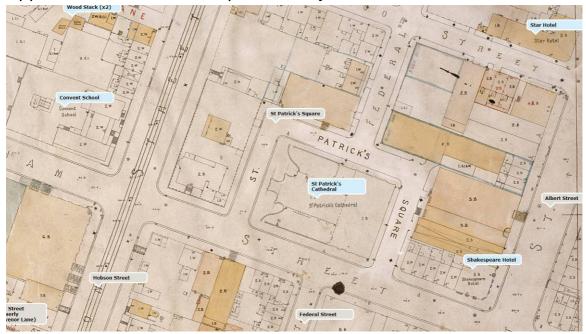


Figure 10: Detail drawings for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

## Appendix 6 Part 1908 Map of the City of Auckland



## **END NOTES**

<sup>1</sup> Valuation field sheets file, ACC 213/70d, Auckland Council Archives; City of Auckland plan, 1908-1919, ACC 014 D12, Auckland Council Archives.

<sup>&</sup>lt;sup>2</sup> ACC Property File for St Patrick's Cathedral {A8FDB580-B803-422E-B72B-59318202CED8}\_images.

<sup>&</sup>lt;sup>3</sup> "Liston House – Auckland's Roman Catholic Centre", *Home & Building*, 1 July 1961, p. 72.

<sup>&</sup>lt;sup>4</sup> Sheet 2 of 36, Permit No. 20483, Auckland Council property file.

<sup>&</sup>lt;sup>5</sup> Permit No. 23514, Auckland Council property file.

<sup>&</sup>lt;sup>6</sup> BLD 20080253801, Auckland Council property file.

<sup>&</sup>lt;sup>7</sup> "Archbishop Opens Church Centre", NZ herald 17 April 1961.

<sup>&</sup>lt;sup>8</sup> Rory Sweetman. 'Liston, James Michael - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10, sighted March 2012. <sup>9</sup> File ref. G974j, Shepherd Collection, School of Architecture, University of Auckland.

<sup>&</sup>lt;sup>10</sup> NZHPT Registration Records.

<sup>&</sup>lt;sup>11</sup> NZHPT Register Number 7695.

<sup>&</sup>lt;sup>12</sup> Auckland's Original Shoreline, Heritage Walks booklet, Auckland City, 2005, p. 10.

<sup>&</sup>lt;sup>13</sup> See Felton Mathew's plan of Auckland, 1841, NZ Map 4611, Sir George Grev Special Collections. Auckland Libraries.

<sup>&</sup>lt;sup>14</sup> Map of Section 18, City of Auckland, LINZ records

<sup>&</sup>lt;sup>15</sup> E. R. Simmons, *In Cruce Salus*, *A History of the Diocese of Auckland 1848-1980*, p. 31.

<sup>&</sup>lt;sup>16</sup> DI 2A.1230, 4A.402, 4A.335 LINZ records.

<sup>&</sup>lt;sup>17</sup> DI 4A.336.

<sup>&</sup>lt;sup>18</sup> DI 1A.201, 4A.336.

<sup>&</sup>lt;sup>19</sup> Salmond Reed Architects, St Patrick's Cathedral - Conservation Plan, prepared for the Parish of Saint Patrick's Cathedral, 1998, p. 5.

<sup>&</sup>lt;sup>20</sup> Website for St Patrick's Catholic Cathedral, http://www.stpatricks.org.nz/History/CathedralHistory. Sighted 24 January 2012.

<sup>&</sup>lt;sup>21</sup> Auckland City Street Names database, Auckland Council Libraries.

<sup>&</sup>lt;sup>22</sup> Ibid.

<sup>&</sup>lt;sup>23</sup> See "City of Auckland" map, John Vercoe and E Harding, 1866-1867, NZ Map 18. Sir George Grev Special Collections, Auckland Libraries.

<sup>&</sup>lt;sup>24</sup> Valuation field sheets file, ACC 213/70d, Auckland Council Archives; City of Auckland plan, 1908-1919, ACC 014 D12, Auckland Council Archives.

<sup>&</sup>lt;sup>25</sup> Permit No. 2499, Auckland Council property file.

<sup>&</sup>lt;sup>26</sup> Sheet 2 of 36, Permit No. 20483, Auckland Council property file.

<sup>&</sup>lt;sup>27</sup> "Liston House – Auckland's Roman Catholic Centre", *Home & Building*, 1 July 1961, p. 72.

<sup>&</sup>lt;sup>28</sup> Building application form, Permit No. 20483, 12 February 1960, Auckland Council property file.

<sup>&</sup>lt;sup>29</sup> File ref. G974i, Shepherd Collection, School of Architecture, University of Auckland.

<sup>&</sup>lt;sup>30</sup> Home & Building, July 1961, p. 72.

<sup>&</sup>lt;sup>31</sup> "Archbishop Opens Church Centre", *NZ herald* 17 April 1961.

<sup>&</sup>lt;sup>32</sup> "Name chosen for centre". Auckland Star, 15 November 1960.

<sup>&</sup>lt;sup>33</sup> Permit No. 23514, Auckland Council property file.

<sup>&</sup>lt;sup>34</sup> BLD 20080253801, Auckland Council property file.

<sup>&</sup>lt;sup>35</sup> Gatley J, Long Live the Modern, 2008, p20

<sup>&</sup>lt;sup>36</sup> Shaw, P, New Zealand Architecture from Polynesian Beginnings to 1990, 1991, pp. 111-112.

<sup>&</sup>lt;sup>38</sup> Shaw, P, New Zealand Architecture from Polynesian Beginnings to 1990, 1991, page 112.

<sup>&</sup>lt;sup>39</sup> Wilson, J, Ed., Zeal and Crusade, the Modern Movement in Wellington, 1996, page 10.

<sup>&</sup>lt;sup>40</sup> Gatley J, Long Live the Modern, 2008, p20.

<sup>&</sup>lt;sup>41</sup> Peter Lowe. 'Ford, Charles Reginald - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10, sighted March 2012.