

A3

EVALUATION SHEET

SUPERSEDED

AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

Name(s)	Begg's Building - (Streven's - 1996)	
Address	112 Queen Street, City	
Unique ACC Identity Number	699	

PHYSICAL CHARACTERISTICS

PHYSICAL CHARACTERISTICS								TOTALS
A	Style	Modern.	40	20	10	5	0	10
			U	E	S	M	N	
B	Construction	Steel frame and reinforced concrete fireproofing, floors.	30	15	8	4	0	4
			U	E	S	M	N	
C	Age	1939	20	10	5	2	0	0
			before1839	1840-59	1860-79	1880-1913	1914 +	
D	Architect/ Designer/Originator	Chilwell & Trevithick.	16	8	4	2	0	4
			U	E	S	M	N	
E	Design	Significant in its characteristics.	16	8	4	2	0	4
			U	E	S	M	N	
F	Interior	Moderate in its characteristics.	8	4	2	1	0	1
			U	E	S	M	N	

HISTORY: PEOPLE/EVENTS/ASSOCIATIONS

G	Personnel		50	25	10	0	0
			E	S	M	N	
H	Events		45	20	10	0	0
			E	S	M	N	
I	Social Context	Good example of 'investment' building of era.	40	20	10	0	10
			E	S	M	N	

ENVIRONMENT

J	Continuity		5	3	2	0	0	
			E	S	M	N		
K	Physical Context (setting)	N/A.	3	2	1	0	0	
			E	S	M	N		
L	Landmark Quality		10	5	3	2	0	0
			U	E	S	M	N	
M	Group Significance		16	8	4	2	0	0
			E	S	M	D	N	

INTEGRITY

N	Site	On original site	10	5	0	-5	10
			E	S	M	L	
O	Changes:		E	S	M	N	
		Form	4	2	1	0	4
		Materials	4	2	1	0	2
		Design	4	2	1	0	2
		Interior	4	2	1	0	2
		Surround	4	2	1	0	0

TOTAL

53

Evaluated by: Allan Kirk

28-Apr-96

Reviewed by: George Farrant

10-Sep-96

Signature: 

Comments: _____

Recommendation:

NOTIFIED

Category	Interior	Surrounds
B	NO	NO

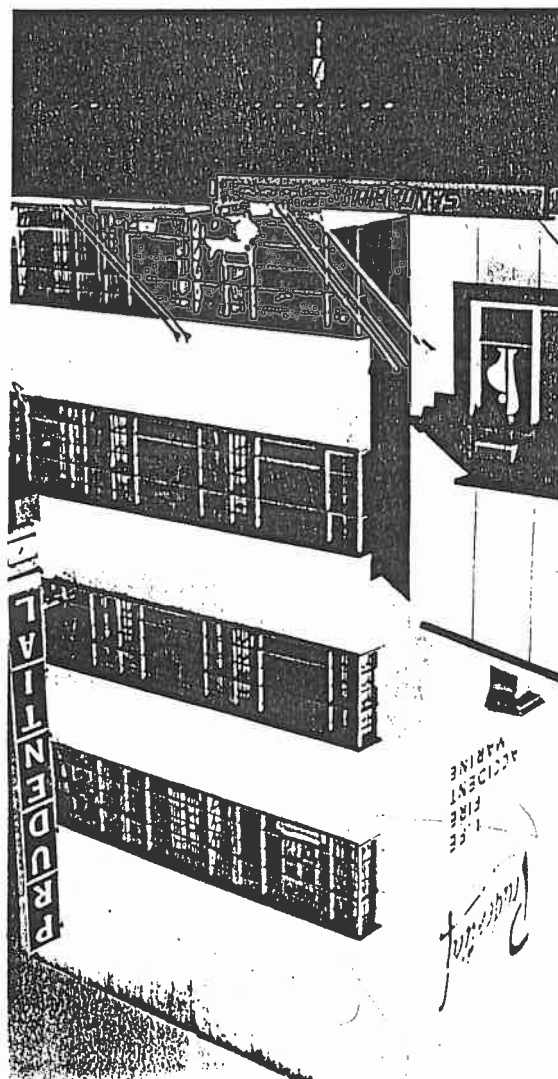


N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 4592

HP FILE No.:

NAME of Building/Structure <i>Prudential Building</i>	
REGION	<i>Auckland</i>
LOCAL BODY	<i>Auckland City Council</i>
CITY/TOWN	<i>Auckland</i>
STREET AND No.	<i>Queen Street 112</i>
DISTRICT SCHEME DETAILS Not listed as heritage building	
IF BUILDING IS PART OF AN HISTORIC AREA, ENTER NAME OF PRECINCT OR CONSERVATION AREA	
ARCHITECTURAL INFORMATION:	
Style	<i>Modern</i>
Construction	<i>Steel frame</i>
Materials	<i>steel framework and concrete with concrete floors, glass, metal sash bars.</i>
Architect/s	<i>Chilwell, B.C. & Trevithick C.</i>
Engineer/s	-
Builder/s	<i>W.H. Whittaker & Co. Ltd.</i>
Date of Construction	<i>1939</i>
Associated Buildings	-
Use/s	<i>retail/office</i>
Condition of Building	

 <p><i>Auckland Regional Office NEH7, Photo Album A, page A11.</i></p>	
TAKEN BY:	
Negative held by:	<i>Neg. Ref. No.</i>
BUILDING TYPE:	<i>Commercial</i>
OWNER	Name Address
OCCUPIER	Name Address
RECOMMENDED CLASSIFICATION	Inspected by
APPROVED CLASSIFICATION	Board Minutes

HISTORICAL INFORMATION

HISTORY

- The building was constructed in 1939 for the firm of Arthur Eady Ltd. The founder of the firm had died ten years before, however, the building was occupied by Messrs Charles Begg & Co. Ltd as a musical and electrical centre.
- Arthur Eady (1856 - 1929) was born at Northampton and came to New Zealand with his parents in 1865. He became involved in the music business, as joint manager with Mr. E. Triphook, of Sir Henry Brett's music shop in Queen Street. Sir Henry Brett, founder of the Auckland Star newspaper found difficulty in procuring music and had decided to import on his own account so starting business to Messrs Milner & Thompson. Eady and Triphook sold his go into partnership opening a music store themselves in Queen Street. The business of Milner & Thompson was not carried on long and when the shop at the corner of Vulcan Lane became vacant Eady and Triphook moved in.
- Arthur Eady Ltd was founded in 1876. Neither Triphook nor Eady were men of great wealth, however, they made extra money, most of which went into the business, by playing at concerts and dances. Arthur Eady, a violinist himself, founded an orchestra known by his name, which was engaged for balls and other gatherings. Arthur Eady Ltd were also publishers of New Zealand music late last century. Arthur Eady was a brother of Lewis Eady another person involved in the music industry (see record form 611).
- At the time of its construction the building attracted considerable interest because of its extensive use of "structural glass" which appeared in horizontal bands around the building contrasting with the bands of plate glass windows. Both facades to Queen Street and Vulcan Lane were covered with opaque glass of cream, red and green. The building was flood-lit at night. As the cladding is now an undistinguished stipple plaster the opaque glass has either been plastered or removed altogether.
- The building was occupied by Dundee Musical and Electrical firm Charles Begg & Co (founded in 1861) which had established an Auckland branch in 1934. Begg's had purchased the goodwill and assets of Insurance Co. Ltd in 1938. In 1960 the building was sold to Prudential Chilwell & Trevithick who the building's present name is derived. Such buildings as the Manonic ^{aka} architectural partnership designing Park Kindergarten (1916), Whitcomb's build 'Queen Street (1915); Dalgety's wool store, The Strand (1917); Hawing Corporation Building, Rutland/Come Streets (1929) and several grand theatres such as "Elmstone" c1911 (by Chilwell), "Marinco", formerly in Symonds Street; & a home for Mr. E. B. Thorne. Tamaki.

CRITERIA FOR CLASSIFICATION (Please tick box or encircle letter as applicable. If necessary add brief (e.g. one word) explanation.)

- 1 a ☒ b ☐ c ☐ [Arthur Eady Ltd.]
- 2 ☒ a ☐ b ☐ c ☐ d ☐ e ☐ f ☐ g ☐ [Built by Music Merchandising Co.]
- 3 ☒ [1939]
- 4 ☒ a ☐ b ☒ c ☐ d ☐ e ☐ [Modernist Architecture]
- 5 ☒ [Suit at time to be largest external use of structural glass to date in NZ]
- 6 ☐ []
- 7 ☒ [distinctive opaque "structural glass" now either removed or covered with plate glass]
- 8 ☒ [corner site, although modern by comparison with other Vulcan Lane Bldgs. still sympathetic to scale]
- 9 ☒ a ☐ b ☐ c ☐ [well-known Auckland Architects]
- 10 ☒ []
- 11 ☒ []
- 12 ☒ [Early use of "structural glass" see "5" above]
- 13 a ☐ b ☐ []
- 14 ☐ []
- 15 ☐ []

REFERENCES (Write on separate sheets as necessary)

Primary Sources

Secondary Sources

- Auckland Star 12/1/1929 p7 (Obituary A. Eady)
- Auckland Telegraph (Auckland Lib): Nov 1959 p118; July 1963 - p245; Nov 1966 - p44
- Home & Building May 1939, August 1939, Nov 1939 pp22, 30-31.
- J.M. Thorne The Oxford History of NZ Music p293.
- Shppard files T9 (Trevithick), CS88 (Chilwell), AUL, AUL School.

Vitrinite
coloured
opaque
glass

Name(s)	Begg's Building (Stevens 1996)	Unique ACC Identity Number	0699
Address	Queen Street 112, City	Hobson/C	

PHYSICAL CHARACTERISTICS

A Style	Moderne	40	20	10	5	0	+10
		U	E	S	M	N	
B Construction	Steel frame and reinforced concrete fire proofing, floors.	32	16	8	4	0	+4
		U	E	S	M	N	
C Age	1939	40	20	10	5	0	+0
		before 1839	1840-59	1860-79	1880-1913	1914 +	
D Architect/Designer /Originator	CHILWELL & TREVITHICK	24	12	6	3	0	+6
		U	E	S	M	N	
E Design	Was a good example of the style, but cladding and neon highlighting have been lost	32	16	8	4	0	+8
		U	E	S	M	N	
F Interior	Of some interest only.	24	12	6	3	0	+3
		U	E	S	M	N	

LISTED BUILDINGS/PLACES/OBJECTS

HISTORY CHECKLIST

Researchers Name: N Campbell
Research Date: 21-1-96

Name of Building: Residential Building

Address: 112 QUEEN ST

Location/Ward: City

Architect: B.C. CHILDS & C. TREDITHICK

Major Contractor or Builder: W.H. WHITTAKER & CO. LTD

Engineer: 1916

Present Owner: 1916

Address of Owner: 1916

Tenant: 1916

Year of Construction: 1939

Year of Demolition: N/A

Original Use: COMMERCIAL

Allocated or other uses: None known

State of building: Good

Site: ☒ Original ☐ Moved

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:

Arthur Gaddy (1856-1929) came to NZ in 1865. He founded his music business in 1876. Arthur Gaddy Ltd were also music publishers.

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

The building was constructed for the music firm of Arthur Gaddy Ltd. The building was sold in 1960 to the Prudential Insurance Co. Ltd.

SOURCE

Wright Bray Record Journal
Home & Building November, 1939
pp 30-31.

List Entry Record

List Number: 4592

Site Reference: P3217

Name: Arthur Eady Building (Former)

Other Names:	Name	Year From	Year To
	Arthur Eady Building		
	Arthur Eady Ltd Building		
	Arthur Eady Limited Building		
	Begg's		
	Monteil Buildings		
	The Musical and Electrical Centre		
	Prudential Building		
	Prudential Building (Provident Life)		

Location: 112-116 Queen Street and 4 Vulcan Lane, AUCKLAND

List Entry Legal Description: Pt Lot 3 DP 10760 (CT NA273/222), North Auckland Land District

Local Authority: Auckland Council (Auckland City Council)

Summary: Regarded as ultra-modern when it opened in the commercial heart of Auckland in 1939, the five-storey Arthur Eady Building was designed by the well-known local architectural practice of Chilwell and Tevithick following amalgamation of New Zealand's two largest music businesses. Occupying a landmark site at the corner of Vulcan Lane and Queen Street, the concrete and steel-framed premises were purpose-built for Dunedin-based Charles Begg and Company. The building is notable for its three-dimensional character and simple symmetrical lines emphasised by horizontal bands of metal-framed windows maximising natural light and ventilation. Fabricated with potential for four additional storeys, the Inter-War Functionalist design strongly influenced the later New Zealand Shipping Company Building in Quay Street designed in 1945 by the same architects. Along with the technically advanced Dingwall Building (1934) and Post-War International-style AMP Building (1958-62), the Arthur Eady Building illustrates aspects of modernism including the greater use of glass as a construction material, and intensification of commercial development in Auckland's main street over two-and-a-half decades from the mid-1930s. The Inter-War Functionalist style with connotations of modernity, utility and disassociation with styles of the past was well suited to Begg's as retailers of labour-saving electrical household appliances.

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 3 to William Mason, auctioneer, who subdivided the holding shortly after. Early Auckland buildings on the site included the offices of the Daily Southern Cross newspaper. Timber merchant Daniel Lynch bought the property in 1853 on which a two-storey

brick building was erected. In 1884, music seller Arthur Eady became the lessor, buying the building in 1914. Following his death in 1929, Eady's estate redeveloped the site after the business was bought by Dunedin-based Charles Begg and Company Limited.

Begg's negotiated a ten-year lease for new purpose-built premises to be erected. The Musical and Electrical Centre was designed by architects Chilwell and Tevithick and constructed by W.H. Whittaker Limited. The Arthur Eady Building described at the time of construction as essentially modern, involved what was claimed to be the largest external use of structural glass in New Zealand prior to that time. Spandrel panels were of a material generally marketed as Vitrolite. The three-dimensional character of the corner-site design was enhanced by a rear lane adjoining a third boundary. The structure projecting Begg's image as a progressive and dynamic commercial organisation, incorporated a ground floor mezzanine and upper floors notable for their utility and modernity, which were accessed via a lift and a curving staircase. Office partitions were of plate glass for even distribution of light. The Queen Street retail outlet specialised in the traditional mainstays - sheet music and musical instruments; music recordings, gramophones and radios; and an expanding range of labour-saving electrical appliances which Begg's assembled or held agencies for in a climate of government import restrictions and import substitution policies. While electrical appliances had become more common in the homes of the well-to-do in the 1930s, it was not until the 1940s and 1950s that they became more widespread.

Begg's failed in their 1955 bid to buy their distinctive, purpose-built premises and relocated in 1960. In 1956, new owners Monteil Buildings Limited enclosed the stairs and filled-in the mezzanine. Known as the Prudential Building for many decades from 1960, the property survived a proposed public open space designation and was unit-titled in 2001.

List Entry Status:	Listed
List Entry Type:	Historic Place Category 2
List Number:	4592
Date Entered:	10 September 1987
Extent of List Entry:	Extent includes the land described as Pt Lot 3 DP 10760 (CT NA273/222), North Auckland Land District, and the Arthur Eady Building (Former) thereon.

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.A
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fully referenced upgrade report is available on request from the
Northern Region Office of Heritage New Zealand

**General Nature of Wahi
Tapu:**

Section 66(1) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)
	Section 23(2)	Registered under previous legislation (HPA 1980).

Section 66(3) Detail:

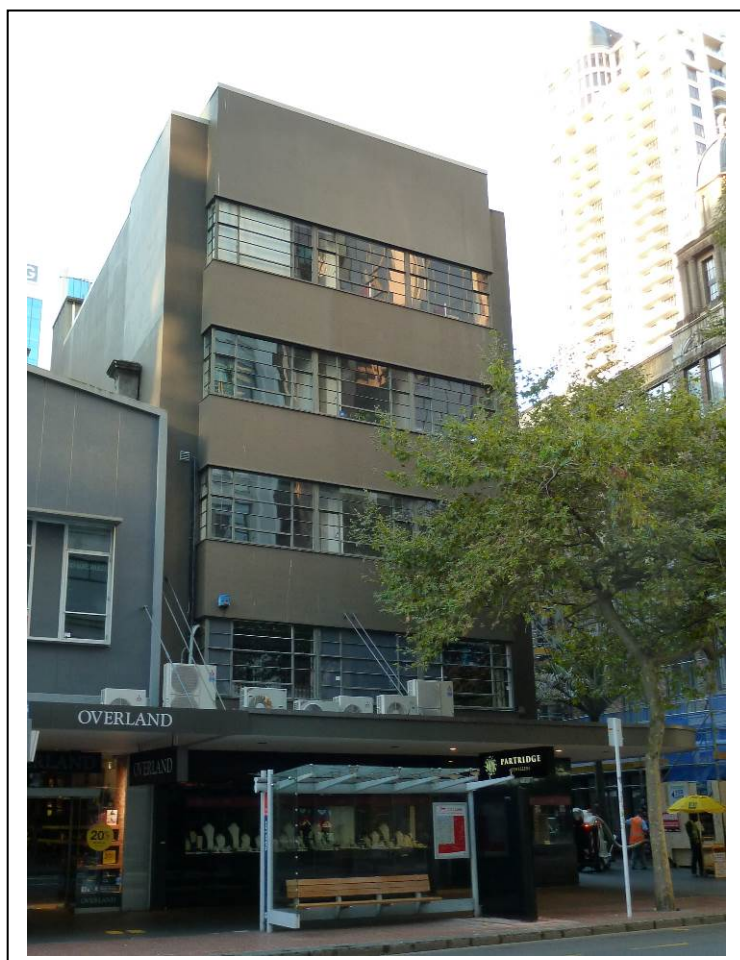
Statement of Wahi Tapu:



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Report
**Arthur Eady Building (Former), AUCKLAND (List No.
4592)**

File: BDG 399



Arthur Eady Building (Former), Joan McKenzie, copyright Heritage New Zealand, 30 May 2015

Address	112-116 Queen Street, 4 Vulcan Lane, AUCKLAND NZTM Easting: 1757468.2 NZTM Northing: 5920647.3
Legal Description	DP 10760 (CT NA273/222), North Auckland Land District
Extent	Extent includes the land described as DP 10760 (CT NA273/222, North Auckland Land District, and the building known as Arthur Eady Limited Building (Former) thereon.

Constructed by:	Arthur Eady Estate (Owners) Chilwell and Trevithick (Architects) W.H. Whittaker and Company (Contractors)
Owners	Securities House Trustee Limited.

Summary:

Regarded as ultra-modern when it opened in the commercial heart of Auckland in 1939, the five-storey Arthur Eady Building was designed by the well-known local architectural practice of Chilwell and Trevithick following amalgamation of New Zealand's two largest music businesses.¹ Occupying a landmark site at the corner of Vulcan Lane and Queen Street, the concrete and steel-framed premises were purpose-built for Dunedin-based Charles Begg and Company. The building is notable for its three-dimensional character and simple symmetrical lines emphasised by horizontal bands of metal-framed windows maximising natural light and ventilation. Fabricated with potential for four additional storeys, the Inter-War Functionalist design strongly influenced the later New Zealand Shipping Company Building in Quay Street designed in 1945 by the same architects.² Along with the technically advanced Dingwall Building (1934) and Post-War International-style AMP Building (1958-62), the Arthur Eady Building illustrates aspects of modernism including the greater use of glass as a construction material, and intensification of commercial development in Auckland's main street over two-and-a-half decades from the mid-1930s. The Inter-War Functionalist style with connotations of modernity, utility and disassociation with styles of the past was well suited to Begg's as retailers of labour-saving electrical household appliances.

Prior to European arrival, successive iwi and hapu groups occupied Horotiu, which included the present-day Queen Street gully.³ Shortly after the establishment of Auckland as colonial capital in 1840, the Crown granted Allotment 3 to William Mason, auctioneer, who subdivided the holding shortly after.⁴ Early Auckland buildings on the site included the offices of the *Daily Southern Cross* newspaper.⁵ Timber merchant Daniel Lynch bought the property in 1853 on which a two-storey brick building was erected. In 1884, music seller Arthur Eady became the lessor, buying the building in 1914.⁶ Following his death in 1929, Eady's estate redeveloped the site after the business was bought by Dunedin-based Charles Begg and Company Limited.⁷

Begg's negotiated a ten-year lease for new purpose-built premises to be erected.⁸ The Musical and Electrical Centre was designed by architects Chilwell and Trevithick and constructed by W.H. Whittaker Limited.⁹ The Arthur Eady Building described at the time of

¹ *New Zealand Herald (NZH)*: 19 Nov 1938, pp.8, 15.

² *NZH*: 12 Jul 1938, p.11; 15 Jul 1938, p.15; 8 Mar 1945, p.4.

³ Reed, A.W., *Auckland City of the Seas*, Wellington, 1955, p.150.

⁴ New Zealand Archaeological Association (NZAA) Site Record R11/1675.

⁵ *Ibid.*

⁶ *Ibid.*; T.W. Hickson, Map of Auckland, New Zealand, 1882, NZ Map 60d, Sir George Grey Special Collections, Auckland Libraries; *Auckland Star (AS)*, 17 Jan 1914, p.9; *NZH*: 19 Jan 1914, p.8; 12 Jul 1938, p.11.

⁷ *NZH*: 14 Jan 1929, p.12; 12 Jul 1938, p.11; 19 Nov 1938, p.17; 17 Dec 1938, p.14; 11 Jan 1939, p.10; Gleeson, Clare, *Meet Me at Begg's: The Store of Charles Begg & Co, Music and Appliance Manufacturers and Retailers, 1861-1970*, Wellington, 2012, p.212.

⁸ *NZH*: 12 Jul 1938, p.11; CT NA213/222, North Auckland Land District, LINZ.

⁹ *NZH*, 17 Dec 1938, p.10; 19 Nov 1938, pp.8, 15.

construction as essentially modern, involved what was claimed to be the largest external use of structural glass in New Zealand prior to that time.¹⁰ Spandrel panels were of a material generally marketed as Vitrolite.¹¹ The three-dimensional character of the corner-site design was enhanced by a rear lane adjoining a third boundary.¹² The structure projecting Begg's image as a progressive and dynamic commercial organisation, incorporated a ground floor mezzanine and upper floors notable for their utility and modernity, which were accessed via a lift and a curving staircase. Office partitions were of plate glass for even distribution of light.¹³ The Queen Street retail outlet specialised in the traditional mainstays - sheet music and musical instruments; music recordings, gramophones and radios; and an expanding range of labour-saving electrical appliances which Begg's assembled or held agencies for in a climate of government import restrictions and import substitution policies.¹⁴ While electrical appliances had become more common in the homes of the well-to-do in the 1930s, it was not until the 1940s and 1950s that they became more widespread.¹⁵

Begg's failed in their 1955 bid to buy their distinctive, purpose-built premises and relocated in 1960.¹⁶ In 1956, new owners Monteil Buildings Limited enclosed the stairs and filled-in the mezzanine.¹⁷ Known as the Prudential Building for many decades from 1960, the property survived a proposed public open space designation and was unit-titled in 2001.¹⁸

Further Reading

Auckland Star, 17 Jan 1914, p.9

New Zealand Herald: 12 Jul 1938, p.11; 15 Jul 1938, p.15; 13 Oct 1939, p.9; 19 Oct 1939, p.15.

Gleeson, Clare, *Meet Me at Begg's: The Store of Charles Begg & Co, Music and Applicant Manufacturers and Retailers, 1861-1970*, Wellington, 2012

Photograph: Arthur Eady Building with scaffolding, 1939 (Sir George Grey Special Collections, Auckland Libraries, 34-T7B, Clifton Firth).

Other Names	Arthur Eady Limited Building (1939-) Begg's (1939-60) The Musical and Electrical Centre (1939-60)
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¹⁰ *NZH*, 19 Nov 1938, p.17; *Home & Building*, November 1939, p.25.

¹¹ *NZH*, 19 Nov 1938, p.17; Auckland City Council, City Heritage Walks: Downtown, Midtown, Uptown, Auckland, [2005?], (Midtown, entry 33); Apperly, Richard, Robert Irving, Peter Reynolds, *A Pictorial Guide Identifying Australian Architecture: Style and Terms from 1788 to the Present*, Sydney, 1989 (1994 ed.), p.186

¹² CT NA213/222, North Auckland Land District, LINZ.

¹³ *Home & Building*, November 1939, n.p.; BPM B/1939/999 - BUILDING CONSENT plan - O/1704/10, Property File 112-116 Queen Street, Auckland Council; Apperly, Irving and Reynolds, p.187.

¹⁴ *NZH*, 19 Oct 1939, p.15; *Home & Building*, Nov 1939, p.22; Gleeson, pp.124-9.

¹⁵ Cook, Megan, 'Household management - Inside work', Te Ara - the Encyclopedia of New Zealand, updated 9-Jul-13, URL: <http://www.TeAra.govt.nz/en/household-management/page-2>; Kerry Pollock, 'Domestic recreation and hobbies', Te Ara - the Encyclopedia of New Zealand, updated 24-Jul-13, URL: <http://www.TeAra.govt.nz/en/domestic-recreation-and-hobbies>

¹⁶ Gleeson, p.153; CT NA273/222, North Auckland Land District

¹⁷ CT NA273/222, North Auckland Land District; BPM B/1956/2437 - BUILDING CONSENT plan - O/7979/10, Property File 112-116 Queen Street, Auckland Council.

¹⁸ Auckland City Council, City Heritage Walks: Downtown, Midtown, Uptown, Auckland, [2005?], (Midtown, entry 33); Manager Central Area Planning, Auckland City Council to New Zealand Historic Places Trust, 26 Aug 1999, Heritage New Zealand, Auckland, file BDG, 399.

	<p>Monteil Buildings (1955-1960) Prudential Building (1960-?)</p> <p>(NZAA R11/1675 - Subsurface remains from nineteen-century occupation)</p>
Key Physical Dates	<p>1840s: Construction - Timber buildings 1858: Demolition – Fire? Pre 1882: Construction - Brick building 1938-9: Demolition 1939: Construction: Five-storey concrete structure with steel frame. 1956: Modifications: Stairs and floor well [mezzanine] enclosed.¹⁹ 1960: Modification: Stair constructed to basement.²⁰ 1961: Modification: Strong-room constructed (third floor).²¹ 1973/77: Modification: Fire protection and egress upgrading.²² 1998: Modification: Lobby upgraded, including new doors.²³ 2001: Subdivision: Unit titles created.²⁴ Various: Modifications - partition walls; ground floor shop fronts. Unknown: Modification: Vitrolite spandrels covered or removed.²⁵</p>
Uses	<p>Trade - Shop Trade – Offices building/Offices</p>
Associated List Entries	Vulcan Lane Historic Area, List No. 7011
Protection Measures	<p>NOT Listed, Auckland Council District Plan - Central Area Section - Operative 2004 (updated 11 Feb 2013)</p> <p>NOT Listed, Auckland Council Proposed Unitary Plan (notified 30 Sep 2013).</p>
Recommendation	<p>Technical change required:</p> <p>Board Paper reference: BCC paper HP 279/1987.</p>

¹⁹ BPM B/1956/2437 - BUILDING CONSENT plan - O/7979/10, Property File 112-116 Queen Street, Auckland Council.

²⁰ BPM B/1960/5545 - BUILDING CONSENT plan – O/7177/05, Property File 112-116 Queen Street, Auckland Council.

²¹ BPM/1961/5996 - BUILDING CONSENT plan – O/81780, Property File 112-116 Queen Street, Auckland Council.

²² BPM/1973 - BUILDING CONSENT plan – O/11815/05; BPM/1977 - BUILDING CONSENT plan – O/23322/01, Property File 112-116 Queen Street, Auckland Council.

²³ BPM B/1998/3803592 - BUILDING CONSENT plan - Building Consent (Hobson), Property File 112-116 Queen Street, Auckland Council.


²⁴ R/Sub/2001/4002815 - DIVISION CONSENTS certificate - Unit title, Property File 112-116 Queen Street, Auckland Council.

²⁵ Auckland City Council, City Heritage Walks: Downtown, Midtown, Uptown, Auckland, [2005?], (Midtown, entry 33).

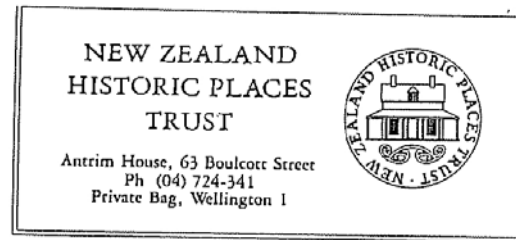
	<p><i>Change Name:</i> Arthur Eady Buiding (Former)</p> <p><i>Change Address:</i> 112-116 Queen Street and 4 Vulcan Lane, AUCKLAND</p> <p><i>Add Legal Description:</i> Pt Lot 3 DP 10760 (CT NA273/222), North Auckland Land District.</p> <p><i>Clarify Extent:</i> Extent includes the land described as Pt Lot 3 DP 10760 (CT NA273/222), North Auckland Land District, and the Arthur Eady Building (Former) thereon.</p>
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Attachments

Technical Change Request

List Entry Record		 HERITAGE NEW ZEALAND POUHERE TAONGA	
List Number:	4592	Site Reference:	P3217
Name:	Prudential Building (Provident Life)		
Other Names:	Name	Year From	Year To
	Arthur Eady Building		
	Arthur Eady Ltd Building		
Location:	112-116 Queen St, AUCKLAND		
List Entry Legal Description:	Pt Lot 3 DP 10760		
Local Authority:	Auckland Council (Auckland City Council)		
Summary:			
List Entry Status:	Listed		
List Entry Type:	Historic Place Category 2		
List Number:	4592		
Date Entered:	10 September 1987		
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) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
Section 66(3) Detail:			
Statement of Wahi Tapu:			
Report Execution Time: 05/05/2015 19:00:50		Page 1 of 1	

BD Minute Board Paper reference: (BCC paper HP 279/1987)



Paper No: HP 299/1987
File No: HP 3/4



MINUTES OF THE 133RD ORDINARY MEETING OF THE NEW ZEALAND HISTORIC PLACES
TRUST BOARD HELD ON 10 SEPTEMBER 1987 AT ANTRIM HOUSE, WELLINGTON

Buildings Classification Committee (HP 262/1987, HP 273/1987,
HP 279/1987)

RESOLVED: That the following buildings be classified "C" under
Section 25(1)(c) of the Historic Places Act 1980:

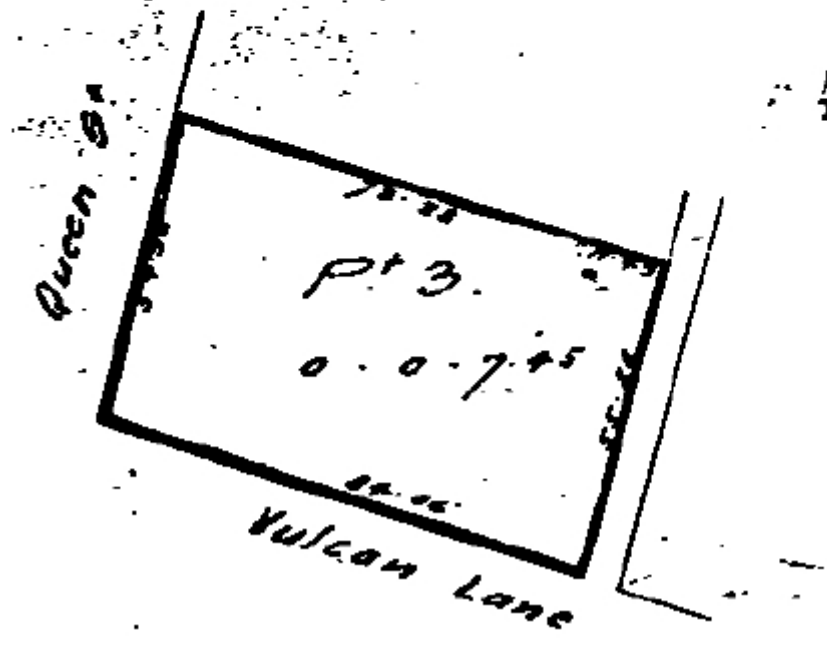
Auckland City

Prudential Building
112 Queen Street

	COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952	
Search Copy		
Identifier	NA273/222	
Land Registration District	North Auckland	
Date Issued	19 December 1917	
Estate	Fee Simple	
Area	187 square metres more or less	
Legal Description	Deposited Plan 10760	
Proprietors	Securities House Trustee Limited	
Interests	Subject to Section 89E (a) Land Transfer Act 1952 (affects Lot 1 DCP 148460)(also affects CT NA115D/840) 9079779.3 Mortgage to TSB Bank Limited - 5.6.2012 at 5:42 pm	
Transaction Id	41120109	Search Copy Dated 9/23/13 10:26 am, Page 1 of 1
Client Reference	jmckenzie011	Register Only

FA IS 187 m²

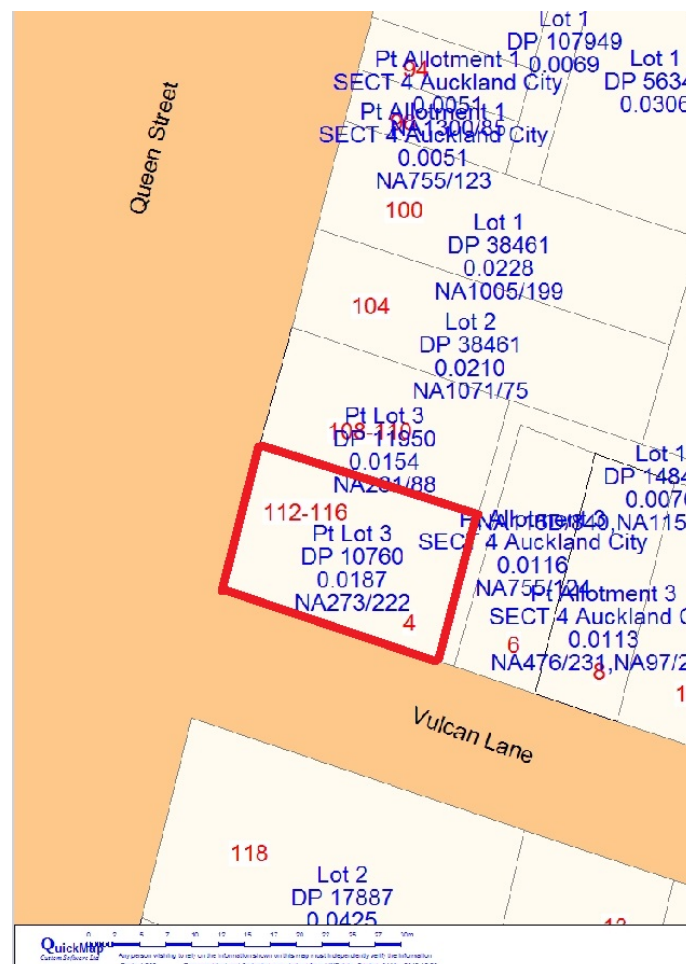
187 M²



Evidence of Address: 112-114 Queen Street, 4 Vulcan Lane, AUCKLAND

Parcel Details			
Appellation:	Pt Lot 3 Deposited Plan 10760	Parcel Area (ha):	0.0187
Land District:	North Auckland	Total Area:	
Statute:		Graphical Area (ha):	0.0189
Non Survey Information:		Parcel Intent:	Fee Simple Title
Associated Title Details			
Appellation	Title(s)	Estate Type	Owner(s)
Pt Lot 3 Deposited Plan 10760	NA273/222	Fee Simple	Securities House Trustee Limited
Associated Street Address			
112-116 Queen Street, Auckland Central			
4 Vulcan Lane, Auckland Central			
Valuation Reference Information			

Extract from Property Report (QuickMap)



Map of Extent: Extent includes the land described as DP 10760 (CT NA273/222, North Auckland Land District (outlined in red), and the building known as Arthur Eady Building (Former) thereon.

(QuickMap)

Images



Arthur Eady Building (Former): Under construction, looking northeast, 1939.
(Sir George Grey Special Collections, Auckland Libraries, 34-T7B, Clifton Firth).



Arthur Eady Building (Former): Located at northeast corner of Vulcan Lane Historic Area.
(Google Earth, 21 May 2012)

AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

Name(s)	Warwick Building	
Address	166 Queen Street, City	
Unique ACC Identity Number	702	

PHYSICAL CHARACTERISTICS							TOTALS	
A	Style	Art Nouveau.	40 U	20 E	10 S	5 M	0 N	10
B	Construction	Standard reinforced concrete and plastered brick. Plaster decorations.	30 U	15 E	8 S	4 M	0 N	0
C	Age	1913 - 14.	20 U	10 E	5 S	2 M	0 N	0
D	Architect/ Designer/Originator	Wade & Wade.	16 U	8 E	4 S	2 M	0 N	2
E	Design	Good example of art nouveau decorations	16 U	8 E	4 S	2 M	0 N	4
F	Interior		8 U	4 E	2 S	1 M	0 N	0
HISTORY: PEOPLE/EVENTS/ASSOCIATIONS								
G	Personnel			50 E	25 S	10 M	0 N	0
H	Events			45 E	20 S	10 M	0 N	0
I	Social Context	Good example of 'investment' building of era.		40 E	20 S	10 M	0 N	10
ENVIRONMENT								
J	Continuity	Consistent with the dominant character of the area.		5 E	3 S	2 M	0 N	2
K	Physical Context (setting)	N/A.		3 E	2 S	1 M	0 N	0
L	Landmark Quality		10 U	5 E	3 S	2 M	0 N	0
M	Group Significance	Queen Street buildings.	16 E	8 S	4 M	2 D	0 N	4
INTEGRITY								
N	Site	On original site		10 E	5 S	0 M	-5 L	10
O	Changes:			E	S	M	N	
	Form		4	2	1	0		4
	Materials		4	2	1	0		4
	Design		4	2	1	0		2
	Interior		4	2	1	0		0
	Surround		4	2	1	0		0
TOTAL								52

Evaluated by: Allan Kirk

25-Apr-96

Reviewed by: George Farrant

10-Sep-96

Signature: 

Comments: _____

Recommendation:

Category	Interior	Surrounds
B	NO	NO

NOTIFIED

Researchers Name: N. CampbellResearch Date: 3-8-95

Name of Building: WARWICK BUILDING
 Address: 166 Queen St
 Location/Ward: City
 Architect: Wade & Wade (AEPPB Building, Harbour Board Workshops)
 Major Contractor or Builder: _____
 Engineer: _____
 Present Owner: _____
 Address of Owner: _____
 Tenant: _____

Year of Construction: 1913-14 ☐ Estimated ☒ Researched ☐ Known

Year of Demolition: N/A ☐ Estimated ☐ Researched ☐ Known

Original Use: COMMERCIAL

Allocated or other uses: NONE KNOWN

State of building: Good

Site: ☒ Original ☐ Moved

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:

Arthur Gady (1856-1929) Musical Instrument importer and publisher of sheet music

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

This building was erected for the Musical Instrument Importer Arthur Gady, although his business was located elsewhere. Many of the tenants have been connected with the music business. Together with the adjoining Brunswick Building, Canterbury Arcade and Gibson Chambers this group form an attractive complex.

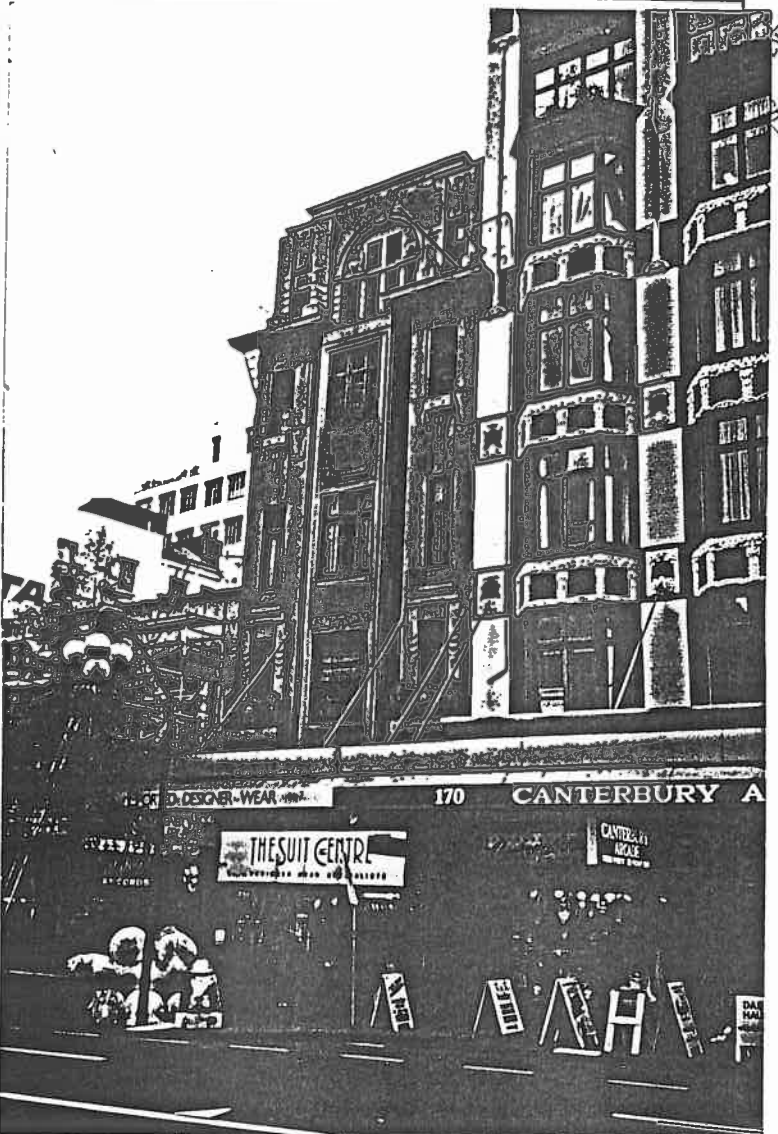
SOURCE

Auckland Star 12.1.29 (Arthur Gady Nov.)
NZIPP Classification



N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 4590
HP FILE No.: 1



TAKEN BY: B. Eby July 1993

Negative held by: At Regional Office NZHPT Neg. Ref. No. N92119 July 1993.

BUILDING TYPE: Commercial

OWNER Name Iron Vinyls Properties Ltd
Address 211A St Andrews Rd,
Epsom, Auckland 3.

OCCUPIER Name
Address

RECOMMENDED CLASSIFICATION

Research by Inspected by

APPROVED AT ASSISTANT TOWN PLANNING OFFICER

NAME of Building/Structure

Marwick Building

REGION

Auckland

LOCAL BODY

Auckland City Council

CITY/TOWN

Auckland

STREET AND No.

Queen Street, 116

DISTRICT SCHEME DETAILS Not listed as a heritage building

IF BUILDING IS PART OF AN HISTORIC AREA,
ENTER NAME OF PRECINCT OR CONSERVATION AREA

ARCHITECTURAL INFORMATION:

Style

Art Nouveau

Construction

Brick & Reinforced concrete.

Materials

plastered brick and reinforced concrete.

Architect/s

Made & Made

Engineer/s

-

Builder/s

J. T. Sullivan & Sons

Date of Construction

1913-1914

Associated Buildings

-

Use/s

office / retail

Condition of Building Appears sound.

Vol. NZ Reg. 1570-18900 CT508/936 ALL DP 814

HISTORICAL INFORMATION

HISTORY

- The "Warwick Chambers" were constructed in 1913-1914 to the design of Wade and Wade, architects. The client was Musical Instrument Importer Arthur Eady (1856-1929). Eady does not appear to have conducted his own business there but from a shop at the corner of Vulcan Lane and Queen Street which he was able to buy in 1914. (He later constructed the Arthur Eady Building on the Vulcan Lane site in 1929 - see Rec 4592 Prudential Building). Many of the Warwick Building's tenants have nevertheless included people with an interest in music such as music and dancing teachers and the Auckland Orchestral Society.

- Eady was born in Northampton and came to New Zealand as a child in 1865. He became involved in the music business as a manager of Auckland's first music shop founded by Sir Henry Brett. He founded his own music business with E. Typhook in 1876. A violinist himself, Eady also founded an orchestra by his name. Arthur Eady Ltd were also publishers of New Zealand sheet music late last century.

- Eady bought the site, upon which the "Warwick Chambers" now stand, in 1904. The building's architects were also the designers of the adjoining "Brunswick Building" (now known as Canterbury Arcade) which was constructed at the same time for James Haidie of the firm Haidie Brothers, "remigrants". The "Warwick Chambers" and "Brunswick Building" are two of four buildings on what is now a single site.

- In 1919 Eady sold to J. Wiseman and son of the Auckland saddlery business founded in 1861. The retail store, managed by Frank Wiseman, moved from the opposite side of Queen Street to the adjoining "Brunswick Building" in 1920. An interior photo of J. Wiseman and Co. c.1922 (probably in the "Brunswick Building") shows an extremely well-ordered sports shop boasting "every requisite for Cricket, Golf, Football, Boxing, Juggling, Tennis, Croquet and Shooting" - also Travelling goods, Harms, Saddlery, Electrophone and Gift Goods. In 1924 Frank Wiseman formed a separate company to operate the retail side of business. Wiseman sold the "Warwick Chambers" in 1932 although Frank Wiseman Ltd purchased it again in 1942 and remained as a tenant after 1964 when the building was sold to the Canterbury Building Society. Between 1925 and 1942 the "Warwick Chambers" were owned by Ruby Amelia Stanborg, wife of Gunnar Stanborg, an Auckland piano repairer, little is known about either of the Stanborgs although Mrs Stanborg may possibly have been a music teacher.

CRITERIA FOR CLASSIFICATION (Please tick box or encircle letter as applicable. If necessary add brief (e.g. one word) explanation.)

- 1 a b c [.....]
- 2 (a) b c (d) e f g [.....]
- 3 ☒ [1913-1914.....]
- 4 (a) b (c) (d) e [.....]
- 5 ☐ [.....]
- 6 ☐ [.....]
- 7 ☐ [.....]
- 8 ☒ [This building and the adjoining Brunswick Building are two of several notable buildings in an extended block between Victoria Street East and Vulcan Lane. Other buildings are Vulcan Building, Elman Chambers, Remi Building, Lewis Eady's, Whitcomb and the corner.....]
- 9 (a) b (c) [.....]
- 10 ☒ [.....]
- 11 ☒ [.....]
- 12 ☐ [.....]
- 13 a b [.....]
- 14 ☒ [.....]
- 15 ☐ [.....]

REFERENCES (Write on separate sheets as necessary)

- Primary Sources
- Census of Tika 57/33 & 620/244 (Cancelled)
 - Auckland Public Library Photo Collection.
 - Neg 1405 29/8/1913 (showing both "Warwick Chambers" and "Brunswick Building" under construction)
 - Neg 1414 4/12/1917 (Eady & Co. Music Warehouse, Vulcan Lane)
 - Neg 49963 J. Wiseman & Sons in Jones in Auckland City NE, 1922
- Secondary Sources
- Auckland Star 12/11/1924 p7 - Obit Arthur Eady
 - NZ Building Progress : 1/9/1911 p814; Feb 1914 p926; Nov. 1920 p70-71
 - Auckland Scrapbook (APL) : Oct 1961 p203, 216; July 1965 p245; Oct 1965 p23
 - Shopped Files for Wade TEN & Wade H.L. (Auckland Arch. Library).



N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 4590

HP FILE No.:



NAME of Building/Structure

Warwick Building

REGION

Auckland

LOCAL BODY

Auckland City Council

CITY/TOWN

Auckland

STREET AND No.

Queen Street, 166

DISTRICT SCHEME DETAILS Not listed as a heritage building

IF BUILDING IS PART OF AN HISTORIC AREA,
ENTER NAME OF PRECINCT OR CONSERVATION AREA

ARCHITECTURAL INFORMATION:

Style

Art Nouveau

Construction

Brick & Reinforced concrete.

Materials

plastered brick and reinforced concrete

Architect/s

Wade & Wade

Engineer/s

-

Builder/s

J. T. Julian & Sons

Date of Construction

1913-1914

Associated Buildings

-

Use/s

office/retail

Condition of Building Appears sound.

Val. NZ Ref. 1570-18900 CT50B/936 ALL DP 814

TAKEN BY: B. Pety July 1993

Negative held by: AK Regional Office NZHPT

Neg. Ref. No. Neg 21A July 1993.

BUILDING TYPE: Commercial

OWNER

Name

Iron Vinelight Properties Ltd

Address

211a St Andrews Rd,
Epsom, Auckland 3.

OCCUPIER

Name

Address

RECOMMENDED CLASSIFICATION

Research by

Inspected by

APPROVED CLASSIFICATION

Board Minutes

10.9.87.

HISTORICAL INFORMATION

HISTORY

- The "Warwick Chambers" were constructed in 1913-1914 to the design of Wade and Wade, architects. The client was Musical Instrument Importer Arthur Eady (1856-1929). Eady does not appear to have conducted his own business there but from a shop at the corner of Vulcan Lane and Queen Street which he was able to buy in 1914. (He later constructed the Arthur Eady Building on the Vulcan Lane site in 1929 - see Rec 4592 Prudential Building). Many of the Warwick Building's tenants have nevertheless included people with an interest in music such as music and dancing teachers and the Auckland Orchestra Society.
- Eady was born in Northampton and came to New Zealand as a child in 1865. He became involved in the music business as a manager of Auckland's first music shop founded by Sir Henry Brett. He founded his own music business with E. Triphook in 1876. A violinist himself, Eady also founded an orchestra by his name. Arthur Eady Ltd were also publishers of New Zealand sheet music late last century.
- Eady bought the site, upon which the "Warwick Chambers" now stand, in 1904. The building's architects were also the designers of the adjoining "Brunswick Building" (now known as Canterbury Arcade) which was constructed at the same time for James Hardie of the firm Hardie Brothers, ironmongers. The "Warwick Chambers" and "Brunswick Building" are two of four buildings on what is now a single site.
- In 1919 Eady sold to J. Wiseman and sons of the Auckland saddlery business founded in 1861. The retail store, managed by Frank Wiseman, moved from the opposite side of Queen Street to the adjoining "Brunswick Building" in 1920. An interior photo of J. Wiseman and Co. c. 1922. (probably in the "Brunswick Building") shows an extremely well-ordered sports shop boasting "every requisite for Cricket, Golf, Football, Boxing, Angling, Tennis, Croquet and Shooting - also Travelling Goods, Harness, Saddlery, electroplate and Gift Goods." In 1924 Frank Wiseman formed a separate company to operate the retail side of business. Wiseman's sold the "Warwick Chambers" in 1922 although Frank Wiseman Ltd purchased it again in 1942 and remained as a tenant after 1964 when the building was sold to the Canterbury Building Society. Between 1925 and 1942 the "Warwick Chambers" were owned by Ruby Amelia Stenborg, wife of Gunnar Stenborg, an Auckland piano repairer. Little is known about either of the Stenborgs although Mrs Stenborg may possibly have been a music teacher.

CRITERIA FOR CLASSIFICATION (Please tick box or encircle letter as applicable. If necessary add brief (e.g. one word) explanation.)

- 1 a b c [.....]
- 2 (a) b c (d) e f g [.....]
- 3 ☒ [1913-1914.....]
- 4 (a) b (c) (d) e [.....]
- 5 ☐ [.....]
- 6 ☐ [.....]
- 7 ☐ [.....]
- 8 ☒ [This building and the adjoining Brunswick Building are two of several notable heritage buildings in an extended block between Victoria Street East and Vulcan Lane. Other buildings are Vulcan Building, Ellison Chambers, Premier Building, Lewis Eady's, Whitcove and the corner.....]
- 9 (a) b (c) [.....]
- 10 ☒ [.....]
- 11 ☒ [.....]
- 12 ☐ [.....]
- 13 a b [.....]
- 14 ☒ [.....]
- 15 ☐ [.....]

REFERENCES (Write on separate sheets as necessary)

Primary Sources

- Certificates of Title 57/33 & 620/244 (Cancelled)
- Auckland Public Library Photo Collection.
 - Neg 1405 29/8/1913 (showing both "Warwick Chambers" and "Brunswick Building" under construction)
 - Neg W1614 4/12/1917 (Eady & Co. Music Warehouse, Vulcan Lane)
 - Neg A9967 J. Wiseman & Sons in scenes in Auckland City NZ, 1922

Secondary Sources

- Auckland Star 12/1/1929 p7 - Obit Arthur Eady
- NZ Building Progress: 1/9/1911 p814; Feb 1914 p926; Nov. 1920 p70-71
- Auckland Scrapbook (APL): Oct 1961 p203, 214; July 1965 p245; Oct 1967 p237
- Sheppard Files for Wade TEN & Wade H.L. (Auckland Arch. Library).

List Entry Record

List Number: 4590

Site Reference: P3215



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name: Warwick Building

Other Names:

Name	Year From	Year To
------	-----------	---------

Location: 166 Queen Street, AUCKLAND

List Entry Legal Description: All DP 814 CT 50B/936

Local Authority: Auckland Council (Auckland City Council)

Summary:

List Entry Status: Listed

List Entry Type: Historic Place Category 2

List Number: 4590

Date Entered: 10 September 1987

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:

E5 EVALUATION SHEET

AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

DECISION REPORT

Name(s)

AMP Society Building (Include bronze screen and sculpture by David Barker)

Unique ACC Identity Number

0864

Address

Queen Street 214-220, City

Hobson/C

PHYSICAL CHARACTERISTICS

A Style

High Modernism

40

20

10

5

0

+10

B Construction

Standard reinforced concrete

32

16

8

4

0

+0

C Age

1958-62

40

20

10

5

0

+0

D Architect/Designer /Originator

MANNING Jack, THORPE, CUTTER, PICKMERE & DOUGLAS

24

12

6

3

0

+6

E Design

Glass curtain wall - mini skyscraper Incorporating bronze screen by David Barker

32

16

8

4

0

+8

F Interior

Moderate example of open plan office layout

24

12

6

3

0

+3

HISTORY PEOPLE / EVENTS / ASSOCIATIONS

G Personnel

40

20

10

0

+0

H Events

20

10

5

0

+0

I Social Context

20

10

5

0

+0

ENVIRONMENT

J Continuity

12

6

3

0

+0

K Physical Context (setting)

N/A

12

6

3

0

+0

L Landmark Quality

Conspicuous in context of neighbourhood Prominent corner site.

24

12

6

3

0

+3

M Group Significance Scheduled Items

24

12

6

3

0

+0

INTEGRITY

N Location

On original site.

0

-5

+0

O Intactness

E

S

M

N

+4

Recommendation

Schedule: yes/no

Category

Interior

Surrounds

N

Interior Def:

Surrounds Def:

Form

Materials

Design

Interior

Surrounds

4

4

4

4

4

2

2

1

1

0

0

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0

Evluated by: IG

Date: 2000 Jan

Reviewed by: Team

Review date: 2000 Feb

Heritage Manager: George Farrant

TOTAL

42

Researchers Name: N Campbell
 Research Date: 13.5.96

Name of Building:

Amr Building
 on Queen Victoria Sts / 214 Queen St

Location/Ward:

Architect:

Major Contractor or Builder:

Engineer:

Present Owner:

Address of Owner:

Tenant:

Year of Construction:

1958-62

Estimated



Researched



Known

Year of Demolition:

N/A

Estimated



Researched



Known

Original Use:

Commercial

Allocated or other uses:

None known

State of building:

Good

Site:

Original



Moved



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

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

SOURCE

①. Match the largest shed. N.2
 Architecture since 1945, OUP
 or, 1984.
 P. Shaw, 'Modernism in N.2. Architecture
 in N.2. Home Building (South Island)
 1994.2.

This glass curtain wall building was the
 first of its type in Queen Street. The
 building received a 25 year N.2.1.A
 award. David Match described the
 building as a 'scaled down Kuri'.
 version of the glam skyscraper of America



30.7.14. Neg W1382 APL
Haversten's Bldg completed



29.8.13. Neg W1366 APL.
Haversten's Bldg being rebuilt.

FILE COPY

AUCKLAND PUBLIC LIBRARY
Photograph Collection

Negative No. W1715

Date: Nov. 1919

Looking south-east from Victoria Street showing the
A.M.P. Buildings (left) premises of T. Peacock and Son
Opticians A.J. Harding, bookellers and stationery Hallenstein Bros. Ltd
Princess Buildings and other premises to Wellesley Street
East.

Q41DE
Z-00617
C23



Researchers Name: N Campbell
 Research Date: 15.7.98

Name of Building: Hawenstein's Building
 Address: 224 Queen St
 Location/Ward: City
 Architect: Mahoney & Son
 Major Contractor or Builder: not known
 Engineer:
 Present Owner:
 Address of Owner:
 Tenant: NG Rubut from old structure
 Year of Construction: 1912 ☒ Estimated ☐ Researched ☐ Known
 Year of Demolition: 2/1 ☐ Estimated ☐ Researched ☐ Known
 Original Use: COMMERCIAL
 Allocated or other uses: None known
 State of building: Good
 Site: ☒ Original ☐ Moved

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

SOURCE

This Queen Street store was one of few H.B. stores in Auckland - the location in N.2. at one time. The Queen Street structure was remodelled by Mahoney & Son in 1912-1913. AMP purchased the building in 1963 - at this time demolition was needed

Bendix Hawenstein (1835-1905) established the New Zealand Clothing Factory (Hawenstein Brothers) in Dunedin in 1873 - the first store opened there in 1876. Mr. Hawenstein was a vocal supporter for early trade unionism in N.2.

Star 9.6.65
 South Auckland Courier 29.9.65
 The Heart of Central Auckland, T. Hodgson
 Herald 2.4.63

AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

Name(s)	Theosophical Society	
Address	371 Queen Street, City	

Unique ACC Identity Number

723

PHYSICAL CHARACTERISTICS

		40	20	10	5	0	TOTALS
A Style	Neo -Classical	U	E	S	M	N	10
B Construction	Reinforced concrete and brick	U	E	S	M	N	0
C Age	1922	before 1839	1840-59	1860-79	1880-1913	1914 +	0
Architect/		16	8	4	2	0	2
D Designer/Originator	H.F. Robinson	U	E	S	M	N	
E Design	Moderate in characteristics	U	E	S	M	N	2
F Interior	Altered	U	E	S	M	N	0

HISTORY: PEOPLE/EVENTS/ASSOCIATIONS

G Personnel	Lilian Edgar (1861-1941) an early President of the Theosophy Society was one of New Zealand's first womens graduates	50	25	10	0	10
H Events	No known particular events	45	20	10	0	0
I Social Context	Theosophy important community movement	40	20	10	0	10

ENVIRONMENT

J Continuity	Forms a built 'edge' to Myers Park.	5	3	2	0	3
K Physical Context (setting)	Significant in defining the surviving early character of the context, with Myers Park & surrounds	3	2	1	0	2
L Landmark Quality	Memorable in the context of the neighbourhood because of visual exposure	10	5	3	2	2
M Group Significance	No particular significance	16	8	4	2	0

INTEGRITY

N Site	On original site	10	5	0	-5	10
O Changes:		E	S	M	N	
Now a nightclub, some small exterior changes.		E	S	M	N	
Form		4	2	1	0	4
Materials		4	2	1	0	2
Design		4	2	1	0	2
Interior		4	2	1	0	2
Surround		4	2	1	0	0

TOTAL

61

Evaluated by: Richard Bollard

29-Apr-96

Reviewed by: George Farrant

9-Sep-96

Signature: 

Recommendation:

NOTIFIED

Category	Interior	Surrounds
B	YES	YES

Comments: _____

Name(s) Theosophical Society Building (The Club 1996)

Unique ACC Identity Number

0723

Address Queen Street 371, City

Hobson/C

PHYSICAL CHARACTERISTICS

A Style

Neo-classical

40

20

10

5

0

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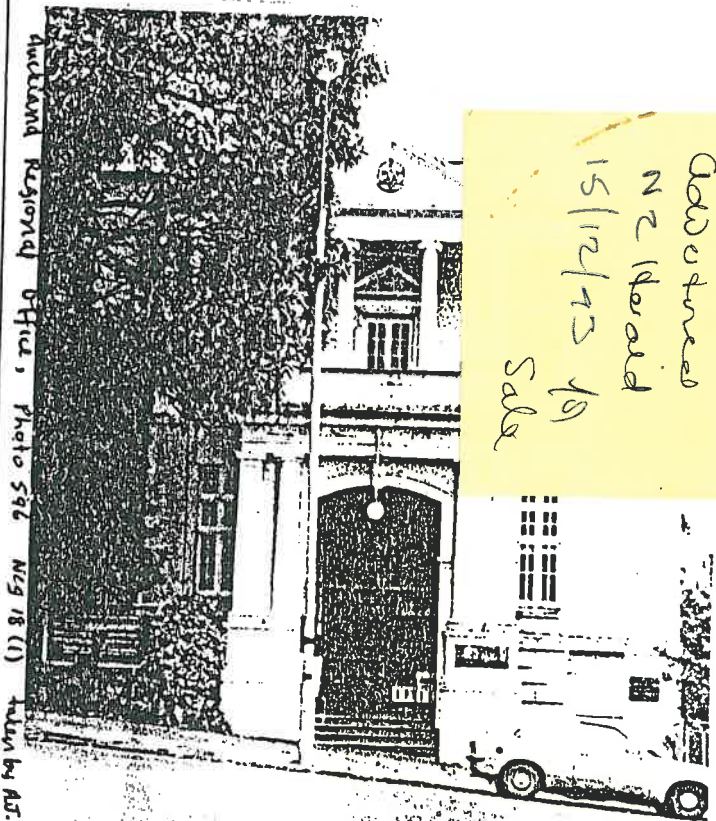


N.Z. HISTORIC PLACES RUST BUILDINGS RECORD FORM

COMPUTER No.: 2650

HP FILE No.:

Admitted
NZ Board
15/12/73
Sale



Auckland Regional Office, Photo 596 Neg 18 (1) taken by A.S.M. (Jae Matthews?)

TAKEN BY:

Negative held by:

Neg. Ref. No.

BUILDING TYPE: Religious

OWNER Name

Address

OCCUPIER Name

Address

RECOMMENDED CLASSIFICATION

Research by

Inspected by

APPROVED CLASSIFICATION

Board Minutes

NAME of Building/Structure

Theosophical Soc. Hall (418 Lodge)

REGION Auckland

LOCAL BODY Auckland City Council

CITY/TOWN Auckland

STREET AND No. Queen Street 371

DISTRICT SCHEME DETAILS Not listed as heritage bldg.

IF BUILDING IS PART OF AN HISTORIC AREA, ENTER NAME OF PRECINCT OR CONSERVATION AREA

-

ARCHITECTURAL INFORMATION:

Style Neo - Classical

Construction Reinforced Concrete, & brick

Materials Concrete & rendered brick, interior timber paneling, stained glass windows.

Architect/s Mr. H.F. Robinson (a member of the local lodge)

Engineer/s -

Builder/s Mr. Duncan Clark of works

Date of Construction 1932

Associated Buildings -

Use/s Religious Meeting Hall, library/bookshop.

Condition of Building

HISTORICAL INFORMATION

HISTORY

The building was designed by H. F. Robertson, a member of the congregation, as the headquarters for the Theosophical Society in Auckland. With its formal entrance and Ionic columns supporting a pediment over the balcony, the HFB lodge was described by the Society at the time of construction as "much in advance of anything which the Society in New Zealand had hitherto attempted." It incorporated a library, bookshop, office, the main hall seating 300, lodge room, strong room and shrine room.

The Theosophical Society was formed at New York on 17 Nov. 1875, by Colonel Olcott and Madame Helena Petrovna Blavatsky (HPB). The Society's primary aim is promotion of a new world concept which envisages a universal brotherhood of humanity without barriers of colour, race, sex or caste. Ancient world religions are studied with the purpose of selecting universal ethics and meditation as a mainstay of the Society.

In New Zealand an attempt had been made to establish a branch at Wellington in 1888. A more successful effort was made in Auckland in November 1891. By 1896, 7 branches had been established in New Zealand. Early this century when the Society first moved to a building on the site of the existing lodge in Queen Street, there was disquiet among members that the new location was in a part of town renowned for its opium dens and houses of ill repute, however, shortly afterwards the immediately surrounding area was cleared and formed as Myers Place.

An early President (1896-1897) of the Auckland branch of the Society was Lilian Edgar c. 1861-1940, one of New Zealand's first New Zealand women university graduates. (Lilian's sister, Kate Edgar, had graduated BA in 1877 (Auckland); Helen Conner had received her MA in 1881 (Christchurch); and Lilian herself had graduated MA in 1882.) Lilian Edgar is reputed to have had considerable powers as an orator. After making a lecture tour through New Zealand, Australia and India, she made her home in India for about 40 years during which time she was for several years principal at the Theosophical Girls' School at Benares. In 1934 she returned to New Zealand where she died in 1941. Another woman of note who was involved in Auckland's Theosophical Society was Miss Geraldine Marion Warner c. 1875-1957, one of the first women to become a practising solicitor in New Zealand. In 1904 Miss Warner and Helen Melville enrolled at Auckland University College for their professional examinations, being the only women in the class. In 1906 Ellen Melville became the second woman in New Zealand to be admitted to the bar. Geraldine Warner was admitted to the bar the following year.

CRITERIA FOR CLASSIFICATION (Please tick box or encircle letter as applicable. If necessary add brief (e.g. one word) explanation.)

- 1 a b ☒ c ☐ d ☐ e ☐ f ☐ g ☐ h ☐ i ☐ j ☐ k ☐ l ☐ m ☐ n ☐ o ☐ p ☐ q ☐ r ☐ s ☐ t ☐ u ☐ v ☐ w ☐ x ☐ y ☐ z ☐ aa ☐ ab ☐ ac ☐ ad ☐ ae ☐ af ☐ ag ☐ ah ☐ ai ☐ aj ☐ ak ☐ al ☐ am ☐ an ☐ ao ☐ ap ☐ aq ☐ ar ☐ as ☐ at ☐ au ☐ av ☐ aw ☐ ax ☐ ay ☐ az ☐ ba ☐ bb ☐ bc ☐ bd ☐ be ☐ bf ☐ bg ☐ bh ☐ bi ☐ bj ☐ bk ☐ bl ☐ bm ☐ bn ☐ bo ☐ bp ☐ bq ☐ br ☐ bs ☐ bt ☐ bu ☐ bv ☐ bw ☐ bx ☐ by ☐ bz ☐ ca ☐ cb ☐ cc ☐ cd ☐ ce ☐ cf ☐ cg ☐ ch ☐ ci ☐ cj ☐ ck ☐ cl ☐ cm ☐ cn ☐ co ☐ cp ☐ cq ☐ cr ☐ cs ☐ ct ☐ cu ☐ cv ☐ cw ☐ cx ☐ cy ☐ cz ☐ da ☐ db ☐ dc ☐ dd ☐ de ☐ df ☐ dg ☐ dh ☐ di ☐ dj ☐ dk ☐ dl ☐ dm ☐ dn ☐ do ☐ dp ☐ dq ☐ dr ☐ ds ☐ dt ☐ du ☐ dv ☐ dw ☐ dx ☐ dy ☐ dz ☐ ea ☐ eb ☐ ec ☐ ed ☐ ee ☐ ef ☐ eg ☐ eh ☐ ei ☐ ej ☐ ek ☐ el ☐ em ☐ en ☐ eo ☐ ep ☐ eq ☐ er ☐ es ☐ et ☐ eu ☐ ev ☐ ew ☐ ex ☐ ey ☐ ez ☐ fa ☐ fb ☐ fc ☐ fd ☐ fe ☐ ff ☐ fg ☐ fh ☐ fi ☐ fj ☐ fk ☐ fl ☐ fm ☐ fn ☐ fo ☐ fp ☐ fq ☐ fr ☐ fs ☐ ft ☐ fu ☐ fv ☐ fw ☐ fx ☐ fy ☐ fz ☐ ga ☐ gb ☐ gc ☐ gd ☐ ge ☐ gf ☐ gh ☐ gi ☐ gj ☐ gk ☐ gl ☐ gm ☐ gn ☐ go ☐ gp ☐ gq ☐ gr ☐ gs ☐ gt ☐ gu ☐ gv ☐ gw ☐ gx ☐ 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lu ☐ lv ☐ lw ☐ lx ☐ ly ☐ lz ☐ ma ☐ mb ☐ mc ☐ md ☐ me ☐ mf ☐ mg ☐ mh ☐ mi ☐ mj ☐ mk ☐ ml ☐ mm ☐ mn ☐ mo ☐ mp ☐ mq ☐ mr ☐ ms ☐ mt ☐ mu ☐ mv ☐ mw ☐ mx ☐ my ☐ mz ☐ na ☐ nb ☐ nc ☐ nd ☐ ne ☐ nf ☐ ng ☐ nh ☐ ni ☐ nj ☐ nk ☐ nl ☐ nm ☐ nn ☐ no ☐ np ☐ nq ☐ nr ☐ ns ☐ nt ☐ nu ☐ nv ☐ nw ☐ nx ☐ ny ☐ nz ☐ oa ☐ ob ☐ oc ☐ od ☐ oe ☐ of ☐ og ☐ oh ☐ oi ☐ oj ☐ ok ☐ ol ☐ om ☐ on ☐ oo ☐ op ☐ oq ☐ or ☐ os ☐ ot ☐ ou ☐ ov ☐ ow ☐ ox ☐ oy ☐ oz ☐ pa ☐ pb ☐ pc ☐ pd ☐ pe ☐ pf ☐ pg ☐ ph ☐ pi ☐ pj ☐ pk ☐ pl ☐ pm ☐ pn ☐ po ☐ pp ☐ pq ☐ pr ☐ ps ☐ pt ☐ pu ☐ pv ☐ pw ☐ px ☐ py ☐ pz ☐ qa ☐ qb ☐ qc ☐ qd ☐ qe ☐ qf ☐ qg ☐ qh ☐ qi ☐ qj ☐ qk ☐ ql ☐ qm ☐ qn ☐ qo ☐ qp ☐ qq ☐ qr ☐ qs ☐ qt ☐ qu ☐ qv ☐ qw ☐ qx ☐ qy ☐ qz ☐ ra ☐ rb ☐ rc ☐ rd ☐ re ☐ rf ☐ rg ☐ rh ☐ ri ☐ rj ☐ rk ☐ rl ☐ rm ☐ rn ☐ ro ☐ rp ☐ rq ☐ rr ☐ rs ☐ rt ☐ ru ☐ rv ☐ rw ☐ rx ☐ ry ☐ rz ☐ sa ☐ sb ☐ sc ☐ sd ☐ se ☐ sf ☐ sg ☐ sh ☐ si ☐ sj ☐ sk ☐ sl ☐ sm ☐ sn ☐ so ☐ sp ☐ sq ☐ sr ☐ ss ☐ st ☐ su ☐ sv ☐ sw ☐ sx ☐ sy ☐ sz ☐ ta ☐ tb ☐ tc ☐ td ☐ te ☐ tf ☐ tg ☐ th ☐ ti ☐ tj ☐ tk ☐ tl ☐ 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bf ☐ bg ☐ bh ☐ bi ☐ bj ☐ bk ☐ bl ☐ bm ☐ bn ☐ bo ☐ bp ☐ bq ☐ br ☐ bs ☐ bt ☐ bu ☐ bv ☐ bw ☐ bx ☐ by ☐ bz ☐ ca ☐ cb ☐ cc ☐ cd ☐ ce ☐ cf ☐ cg ☐ ch ☐ ci ☐ cj ☐ ck ☐ cl ☐ cm ☐ cn ☐ co ☐ cp ☐ cq ☐ cr ☐ cs ☐ ct ☐ cu ☐ cv ☐ cw ☐ cx ☐ cy ☐ cz ☐ da ☐ db ☐ dc ☐ dd ☐ de ☐ df ☐ dg ☐ dh ☐ di ☐ dj ☐ dk ☐ dl ☐ dm ☐ dn ☐ do ☐ dp ☐ dq ☐ dr ☐ ds ☐ dt ☐ du ☐ dv ☐ dw ☐ dx ☐ dy ☐ dz ☐ ea ☐ eb ☐ ec ☐ ed ☐ ee ☐ ef ☐ eg ☐ eh ☐ ei ☐ ej ☐ ek ☐ el ☐ em ☐ en ☐ eo ☐ ep ☐ eq ☐ er ☐ es ☐ et ☐ eu ☐ ev ☐ ew ☐ ex ☐ ey ☐ ez ☐ fa ☐ fb ☐ fc ☐ fd ☐ fe ☐ ff ☐ fg ☐ fh ☐ fi ☐ fj ☐ fk ☐ fl ☐ fm ☐ fn ☐ fo ☐ fp ☐ fq ☐ fr ☐ fs ☐ ft ☐ fu ☐ fv ☐ fw ☐ fx ☐ fy ☐ fz ☐ ga ☐ gb ☐ gc ☐ gd ☐ ge ☐ gf ☐ gh ☐ gi ☐ gj ☐ gk ☐ gl ☐ gm ☐ gn ☐ go ☐ gp ☐ gq ☐ gr ☐ gs ☐ gt ☐ gu ☐ gv ☐ gw ☐ gx ☐ gy ☐ gz ☐ ha ☐ hb ☐ hc ☐ hd ☐ he ☐ hf ☐ hg ☐ hh ☐ hi ☐ hj ☐ hk ☐ hl ☐ hm ☐ hn ☐ ho ☐ hp ☐ hq ☐ hr ☐ hs ☐ ht ☐ hu ☐ hv ☐ hw ☐ hx ☐ hy ☐ hz ☐ ia ☐ ib ☐ ic ☐ id ☐ ie ☐ if ☐ ig ☐ ih ☐ ii ☐ ij ☐ ik ☐ il ☐ im ☐ in ☐ io ☐ ip ☐ iq ☐ ir ☐ is ☐ it ☐ iu ☐ iv ☐ iw ☐ ix ☐ iy ☐ iz ☐ ja ☐ jb ☐ jc ☐ jd ☐ je ☐ jf ☐ jg

Heritage Division
City Planning
Kland City
Private Bag 92516
Wellesley St

30 November 2004

Dear Sir/Madam,

I would like to nominate 371 Queen St as an historic building. It was built in 1905 by the Theosophical Society and is a beautiful example of architecture of that time.

It's a mixture a church and buddhist temple and greco\roman elegance. It has pillars and arches and balistrades and gorgeous stained glass featuring the Theosophists symbol of entwined triangles. The main interior space is 'hallowed' and even it's current configuration can't change that – in my view it is one of the most special buildings in Auckland and deserves classification as 'historic' if ever a building did.

You will be aware that it has been converted into a brothel\strip-bar\lap-dance club 'complex' – an entirely inappropriate usage in that is next to the only park on Queen St (Myers Park) and very near a kindergarten, government offices, taxi\bus-stands, a religious institution and 'on Queen St'.

The Council has expressed an intention to make Myers Park more appealing to the public – that can't happen until the Theosophists building is restored to it's original usage – a place that inspired positive thought and philanthropy.

It is this City's shame and disgrace that it has been allowed to fall into the hands of a flesh-merchant\pimp of the low standing of it's current occupier.

Yours Sincerely,

PHILLIP SMITS

3/37 Ripon Crescent
Meadowbank

AUCKLAND CITY		PLANNING SERVICES		Document		317348 A		- 3 DEC 2004	
4				DATE	ACT	INITIAL	1. S. Jocky	2. J. Givens	3. J. Givens
3				10/12	90	90			

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Scanned 44

Research Summary, 371 Queen Street, City.

The Cultural Heritage Assessment compiled by Matthews and Matthews, on this building, covers every possible aspect required for a conservation document. It includes internal and external plans, a comprehensive collection of photographs and a considerable amount of background material on the Society itself and the writings of one of its founders, Madam Helena Blavatsky.

The Theosophical Society of New Zealand received its separate charter on 7th April 1896,¹ giving it independence from the Australasian Section under which it was founded. The General Secretary at this time was Lillian Edgar,² who was one of the earliest woman graduates from the University.

Matthews and Matthews assessment covers the early homes of the Society, prior to 1922. The purchase of land from Sophia Hoffman, registered on 10th May, 1922,³ is the beginning of the history of 371 Queen Street.

The plans, submitted by Matthews and Matthews, show the signature and work of Henry F. Robinson, Architect who was a member of the Society. The building was designed in the classical style of an earlier period, rather than looking forward to modernity, such as art deco for example, and seemed to reflect the thinking of a Society which valued the most enlightened ideas of all religions, also taken from the past.

Perhaps the low point, in the history of building changes to 371 Queen Street, came after its purchase by Heard Park Consultancy Ltd., registered on 27th May 1994.⁴ A certain Mr Paul Chen wished to change the interior of the building for use as an exclusive Karaoke bar and proceeded to do so without a building consent. A 'Notice to Rectify' dated 26th May, 1994,⁵ showed that the City Council knew what was going on.

In their Assessment Matthews and Matthews have gone into great detail covering the architectural style and construction of the building, on pages 9 to 11, with an assessment summary of both the external and internal elements on pages 15 to 19. There is also a summary on page 20 entitled, "Working within the Heritage Constraints" which contains information on the most desirable features to be retained, particularly within the building.

371 Queen Street was not a public building as a bank or a shop would be. It was for those who shared the same beliefs -- members of the public who selected themselves. In a sense the Karaoke bar it became was also for the

1 Web-site; www.theosophy.org.nz

2 Ibid.

3 C. T. vol. 133, folio 213.

4 C. T. 352/144.

5 Auckland City Environment Records; 371 Queen Street, doc. 4424897.

few, though 'beliefs' would not have been what brought them together. In its current state, as a brothel,⁶ a certain exclusivity remains. A photograph, presumably taken when the Heritage Assessment was carried out⁷ shows the classical facade debased by a metal, graffitied roller door. The bar may be open to the public but it is likely that that 'public' still selects itself.

One can find a list of the General Secretaries of the Theosophical Society, most easily, on the internet,⁸ but the public face of this organisation is rather muted, so that individuals don't stand out. That they were members of the Theosophical Society was unlikely to have been the first item on their curricula vitarum. Rather they would have prided themselves on being upright members of their professions.

The Theosophical Society building enjoys a prime position in Queen Street. Being next to a public park gives it an air of being on an edge -- an edge to the greenery and space; and an elegant edge to the concrete and glass of modern Queen Street. When viewed from along Turner Street it is a point to aim for -- an end to the street that is attractive, even welcoming with its stately columns and its human proportions. It is a land mark because of its architectural difference and its air of being slightly other-worldly.

**Dorothy Maddock,
8th March, 2005.**

**Reviewed by: Lisa J Truttman
9 March 2005**

6 *The New Zealand Herald*, 2nd March 2005, p.2.

7 Matthews and Matthews, *Cultural Heritage Assessment*, June 2000, 5.2.

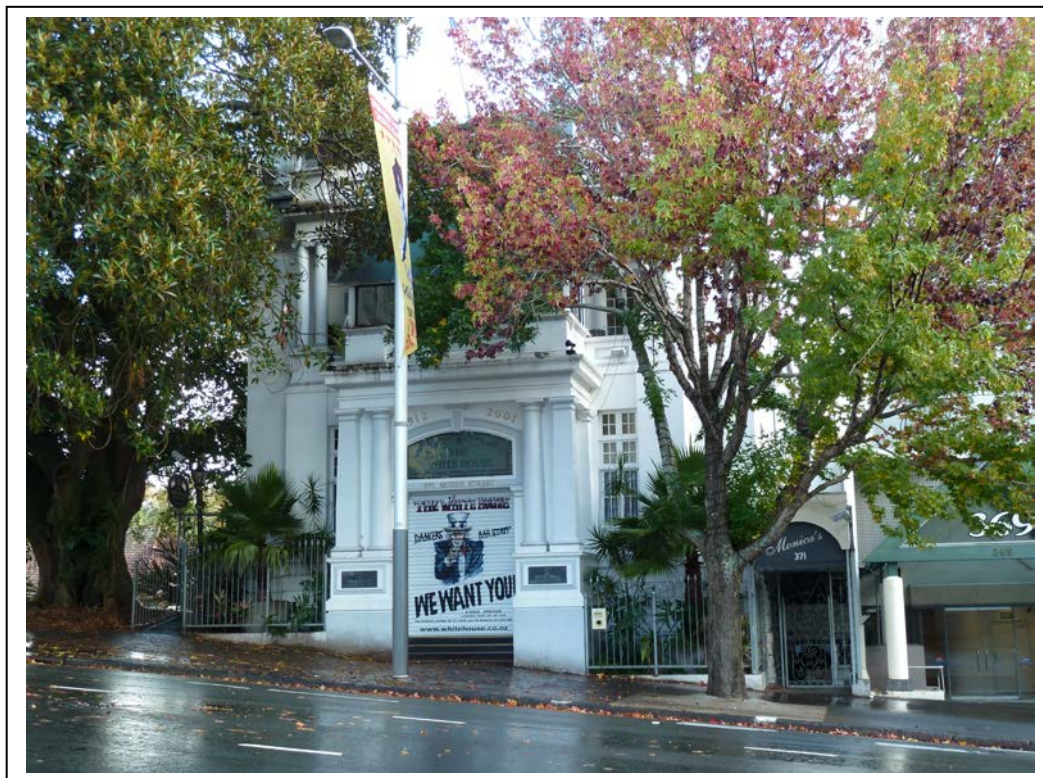
8 www.theosophy.org.nz



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Report
**Theosophical Society Hall (HPB Lodge) (Former),
AUCKLAND (List No. 2650)**

File: BDG 228



Theosophical Society Hall (HPB Lodge) (Former), Joan McKenzie, copyright Heritage New Zealand, 24 May 2015

Address	371 Queen Street, AUCKLAND NZTM Easting: 1757100.7 NZTM Northing: 5919732.9
Legal Description	Pt Allot 14 Sec 29 Town of Auckland, Pt DP 5256 (CT NA352/144), North Auckland Land District
Extent	Extent includes the land described as Pt Allot 14 Sec 29 Town of Auckland, Pt DP 5256 (CT NA352/144), North Auckland Land District, and the building known as Theosophical Society Hall (HPB Lodge) (Former) thereon.
Constructed by:	Henry F. Robinson (Architect). Craig Brothers (Builders). Auckland Theosophical Society (Owners).
Owners	White House Holdings Limited.

Summary:

The monumental Theosophical Society Hall (HPB Lodge) built in 1922-3 in Auckland's Queen Street reflects the major importance of Theosophy as a new spiritual movement in late nineteenth- and twentieth-century New Zealand society and the organisation's ability to create enduring and prosperous institutions.¹ The purpose-built facility has aesthetic and architectural significance for the quality of its neo-Classical design by Auckland architect and Lodge member H.F. Robinson, including notable interior features some of which survive. The place is a significant visual element within the context of upper Queen Street, and the Myers Park Historic Area (List No. 7008). As the former rooms of one New Zealand's early Theosophical Societies the place has historical significance as the focus of Theosophical activity in the city from 1923 until 1987; for its strong association with significant Theosophists including Lilian Edger and Geraldine Hemus; and as the former New Zealand Sectional Headquarters (1923-48).

Successive iwi and hapu groups occupied Horotiu including the present-day Queen Street gully. Traditions refer to a small pa on or near the current Town Hall.² Shortly after the establishment of Auckland as colonial capital in 1840, the Crown granted Allotment 14 to a Thomas Cassidy. In 1883, the property on which a timber building was constructed by 1908 was bought by Wilhlem Paganini whose daughters sold to the Theosophical Society in 1922.³

The foundation stone was laid in December 1922.⁴ The brick building described as much in advance of anything the Society in New Zealand had attempted, was designed by Auckland architect and Society member Henry F. Robinson and built by local contractors Craig Brothers.⁵ Featuring a projecting entry porch, columns, upper-storey balcony of temple-front appearance and a notable interior, the visually striking neo-Classical design was of a style traditionally associated with monumental public architecture, or the buildings of the banking sector, Freemasonry, and Nonconformist churches.⁶

The Theosophical Society was founded in New York in 1875 as a world organisation for the promotion of brotherhood and encouragement of the study of religion, philosophy and

¹ Elwood, Robert S., 'Islands of the Dawn: The Story of Alternative Spirituality in New Zealand, Honolulu, 1993, pp.96-7.

² Best, Simon, 'The Myers' Park Excavations Dam Wall Site (R11/2017): Final Archaeological Report', Auckland, 1998, p.2.

³ Deeds Index 1A.373, CTs NA1/141, NA133/213, North Auckland Land District, LINZ; W. Hickson, Map of Auckland, New Zealand, 1882, NZ Map 60b, Sir George Grey Special Collections, Auckland Libraries; 1908 City of Auckland Map; Map G12, ACC 014-G12, Auckland Council Archives.

⁴ *Auckland Star* (AS), 3 Nov 1923, p.12.

⁵ Ibid., pp.12, 17; 'New Theosophical Head Quarters', *Theosophy in New Zealand*, Vol XXI, No. 1, Jan 1923, [n.p.]; *New Zealand Herald* (NZH), 8 Nov 1923, p.10. Henry F. Robinson and the Craig Brothers were also responsible for The Higher Thought Temple, a non-denominational church constructed in 1928 in nearby Union Street: NZHPT Registration Report, 'Higher Thought Temple', 13 Jun 2005, (List entry No. 4540), p.8.

⁶ Matthews and Matthews Architects Limited, '371 Queen Street, former theosophical society building - cultural heritage assessment (prepared for Brian Le Gros), Auckland, 2000, pp.9-10; James S. Curl, *The Art and Architecture of Freemasonry: An Introductory Study*, London, 2002, p.229; Dixon, Roger, and Stefan Muthesius, *Victorian Architecture*, London, 1985, pp.229, 231.

science and man's place in the universe.⁷ New Zealand Prime Minister Harry Atkinson was among the movement's many followers.⁸ The Auckland Society (the second in New Zealand) was chartered in March 1892, four years before formation of the New Zealand Section.⁹ The movement attracted middle-class business and professional people and some of the early leaders were women.¹⁰ Founding member of the Auckland Society and first General Secretary (1896-7) of the New Zealand Section, Lilian Edger (1862-1941), had graduated MA from Canterbury College in 1882.¹¹ Her niece Geraldine Hemus, an Auckland solicitor and in 1907 only the third woman to be admitted to the bar in New Zealand, joined in 1898 and was among the founders of the Society's Vasanta Primary School at Epsom (1919-59).¹² The H.P.B. Lodge, which took its name from the initials of Helena P. Blavatsky one of Theosophy's founders, was chartered in February 1903.¹³

In 1923, The HPB Lodge and the Section moved to the new Queen Street building, the primary venue for meetings, study classes, meditation classes and social gatherings.¹⁴ The Section occupied the first floor, a mezzanine. On the ground floor were the Society's lecture hall, the library, and a combined book depot and enquiries office. The basement contained the lodge room, classrooms and a social room; the lower basement the strong-room and the shrine room.¹⁵ In 1948 the Section moved to Epsom, followed by the H.P.B. Lodge membership in 1987.¹⁶ Following sale of the Queen Street property in 1994, the building became a nightclub and narrowly escaped demolition in 1997.¹⁷ In 2000, the building underwent further alterations for conversion to a cabaret-type entertainment venue, its current (2015) use.¹⁸

⁷ Donovan, Peter (ed.), *Beliefs and Practices in New Zealand: A Directory*, Palmerston North, 1985, p.235.

⁸ Morris, Paul, 'Diverse religions – Recent and new age religious movements', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12 URL: <http://TeAra.govt.nz/en/diverse-religions/page-9>

⁹ Elwood, pp.101, 103, 106; Neff, Mary, *How Theosophy came to Australia and New Zealand*, Sydney, 1943, p.82 (f.n.). The Wellington branch founded in 1888 was the first but lapsed and was re-charted in 1894. Prior to 1896, New Zealand fell within the Australasian Section; Hemus, G.M., 'Early Days of Theosophy in Auckland', *Theosophy in New Zealand*, Vol. 7, No. 2, (April-June 1946), p.52.

¹⁰ Elwood, p.96; Gilling, Bryan, [Review] Robert S. Elwood, *Islands of the Dawn*, URL <http://www.nzjh.auckland.ac.nz/document?wid=647&page=0&action=searchresult&target=> (accessed 23 May 2015), p.116.

¹¹ Elwood, pp.106-9; Hughes, Beryl, 'Edger, Kate Milligan', from the Dictionary of New Zealand Biography. Te Ara – the Encyclopedia of New Zealand, updated 30-Oct-2012 URL <http://TeAra.govt.nz/en/biographies/2e3/edger-kate-milligan>

¹² Hughes; Coney, Sandra, 'Ellen Melville (1882-1946)', McDonald, Charlotte, Merimeri Penfold, Bridget Williams (eds), *The Book of New Zealand Women: Ko Kui Ma Te Kaupapa*, pp.436-7; Elwood, pp.107-8; Stone, R.C.J., 'An Anatomy of the Practice of Law in Nineteenth-Century Auckland', *New Zealand Journal of History*, 1988, Vol. 22, No. 2, p.95; Patterson, Jack, 'HPB Lodge/History', URL <http://hpb.theosophy.org.nz/content/history> (accessed 20 May 2015).

¹³ Patterson.

¹⁴ Patterson; Donovan, p.235; AS, 18 Dec 1922, pp.13, 17; NZH, 8 Nov 1923, p.10; 29 Dec 1923, p.5.

¹⁵ 'New Theosophical Head Quarters', *Theosophy in New Zealand*, Vol XXI, No. 1, Jan 1923, [n.p.]; B/1922/390 - BUILDING CONSENT plan - O/20634/03 (Sheets 2, 3, 5), Property File 371 Queen Street, Auckland Council; Matthews and Matthews, pp.11-12; NZH, 8 Nov 1923, p.10.

¹⁶ 'Theosophical Encyclopedia, Theosophy in New Zealand' (published 13 Nov 2012) URL <http://www.theosophyforward.com/theosophical-encyclopedia/677-theosophy-in-new-zealand> (accessed 24 May 2015).

¹⁷ CT NA352/144, North Auckland Land District, LINZ; B/1997/306755- BUILDING CONSENT plan – Building Consent (Hobson), Property File 371 Queen Street, Auckland Council; NZH, 8 Jan 1998, p.A7.

¹⁸ Mathews and Mathews, p.20; Senior Architect/Planner Heritage Division to Central Area Planner, Auckland Council, 8 Aug 2000 (copy held HNZPT Auckland file BDG 228).

Further Reading

'Theosophical Society - New Building Begun', *Auckland Star*, 18 Dec 1922, p.13.

'Theosophical Society - Auckland Headquarters - A Striking Building', *New Zealand Herald*, 8 Nov 1923, p.10.

Patterson, Jack, 'HPB Lodge/History', URL <http://hpb.theosophy.org.nz/content/history> (accessed 20 May 2015)

'Theosophical Encyclopedia, Theosophy in New Zealand' (published 13 Nov 2012) URL <http://www.theosophyforward.com/theosophical-encyclopedia/677-theosophy-in-new-zealand> (accessed 24 May 2015).


Other Names	Theosophical Society Hall The White House Monica's
Key Physical Dates ¹⁹	Pre-1908: Construction - Timber building Unknown: Demolition 1922-3: Original Construction - Theosophical Society Hall (HPB Lodge) Unknown: Modification - Sectional Room divided into two (first floor) 1953: Modification:Part of lodge room flooring replaced (basement);False wall constructed in shrine room (lower basement); 1983: Modification - toilets in library area; fire separation; c.1994: Modifications:Bar in lecture hall, fire egress door and ramp (ground floor);Men's toilet area, and classroom area changed (basement);Strong room door removed (lower basement); c.2000: Addition - Rear, for new stage and backstage facilities; c.2000: Modifications:Additional level in roof space; dormer windows introduced;Performance area, bar, restore entry, new toilets and office provided; mezzanine installed in main hall office converted to bar (ground floor);Basement converted for accommodation suites;Lower basement converted for manager's suite; Lift installed.
Uses	Trade - Brothel Trade - Pub/bar/tavern/public hotel Religion - Religion - other (Former)

¹⁹ Material for this section is from Matthews and Matthews, pp.11-12; and memo, Senior Architect/Planner Heritage Division to Central Area Planner, Auckland Council, 8 Aug 2000.

	<p>Religion - Shrine (Former)</p> <p>Religion - Religious office (Former)</p> <p>Religion - Meeting House (Former)</p> <p>Education - Adult Education/training (Former)</p>
Associated List Entries	Myers Park Historic Area, List No. 7008
Protection Measures	<p>NOT Listed, Auckland Council District Plan - Central Area Section - Operative 2004 (updated 11 Feb 2013).</p> <p>NOT Listed, Auckland Council Proposed Unitary Plan (notified 30 Sep 2013) District Plan Listing/Reserve/Covenant or other status; supply details.</p>
Recommendation	<p>Technical change required:</p> <p>Board Paper references: HP 286/1981; BD 2010/02/25.</p> <p><i>Change Name:</i> Theosophical Society Hall (HPB Lodge) (Former).</p> <p><i>Add Legal Description:</i> Pt Allot 14 Sec 29 Town of Auckland, Pt DP 5256 (CT NA352/144), North Auckland Land District.</p> <p><i>Clarify Extent:</i> Extent includes the land described as Pt Allot 14 Sec 29 Town of Auckland, Pt DP 5256 (CT NA352/144), North Auckland Land District, and the building known as Theosophical Society Hall (HPB Lodge) (Former) thereon.</p>

Attachments

Technical Change Request

List Entry Record		 HERITAGE NEW ZEALAND POUHERE TAONGA	
List Number:	2650	Site Reference:	P3840
Name:	Theosophical Society Hall (HPB Lodge)		
Other Names:	Name	Year From	Year To
	Theosophical Society Hall		
Location:	371 Queen Street, AUCKLAND		
List Entry Legal Description:	Pt DP 5256		
Local Authority:	Auckland Council (Auckland City Council)		
Summary:			
List Entry Status:	Listed		
List Entry Type:	Historic Place Category 2		
List Number:	2650		
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) Assessment:	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
Section 66(3) Detail:			
Statement of Wahi Tapu:			
Report Execution Time: 05/05/2015 18:59:26		Page 1 of 1	

BD Minute Board Paper references:

(BCC paper HP 286/1981)

Theosophical Society Hall (HPB Lodge),
371 Queen St, Auckland.



(BD 2010/02/25)

55*	2650	Theosophical Society Hall (HPB Lodge)	371 Queen St, Auckland	None Provided	Change address: 371 Queen Street, AUCKLAND
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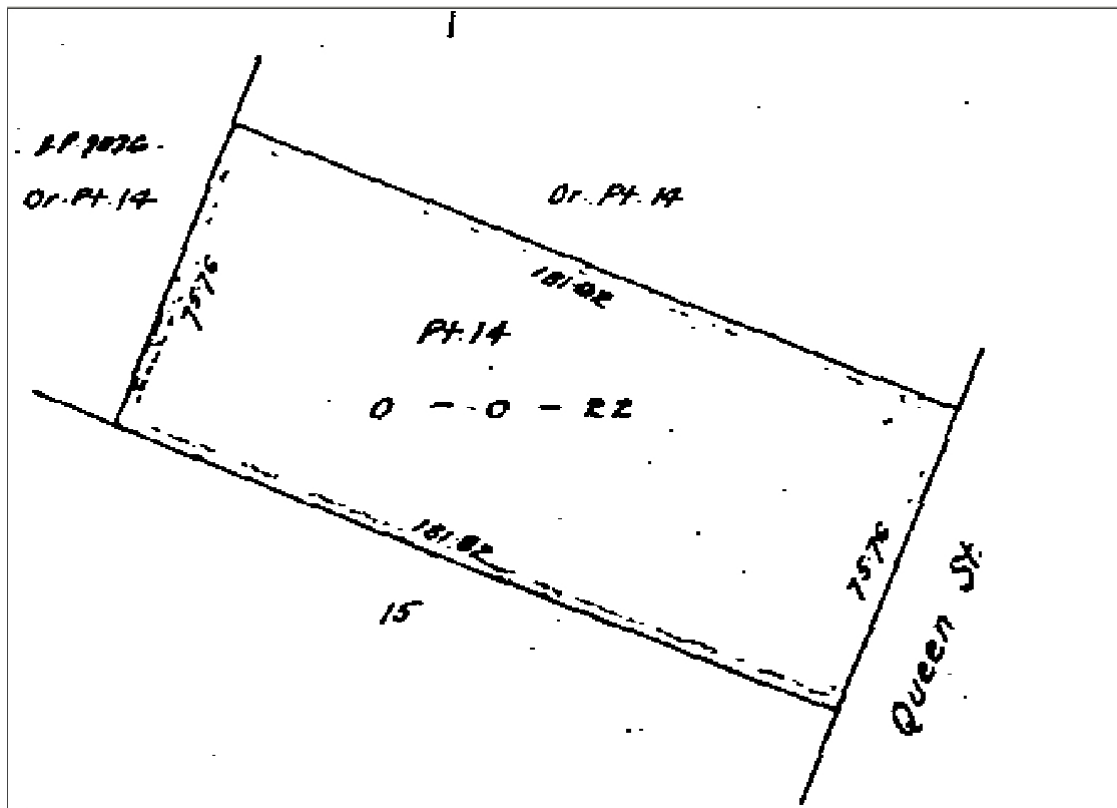
Change address: 371 Queen Street, AUCKLAND

Evidence for Proposed Changes

Current Identifier: CT NA352/144, North Auckland Land District

		COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952			
Search Copy					
Identifier	NA352/144				
Land Registration District	North Auckland				
Date Issued	10 May 1922				
Prior References					
NA133/213					
Estate	Fee Simple				
Area	556 square metres more or less				
Legal Description	Part Allotment 14 Section 29 Town of Auckland and Part Defined On Deposited Plan 5256				
Proprietors					
White House Holdings Limited					
Interests					
7087214.3 Mortgage to Westpac New Zealand Limited - 27.10.2006 at 9:00 am					

Transaction Id: 41120072 Search Copy Date: 9/03/13 9:19 am, Page 1 of 1
Client Reference: jmcKENZIE011 Register Only





Map of Extent: Extent includes the land described as Pt Allot 14 Sec 29 Town of Auckland, Pt DP 5256 (CT NA352/144), North Auckland Land District (outlined in magenta) and the building known as Theosophical Society Hall (HPB Lodge) (Former) thereon.
(Google Earth, 21 May 2012)

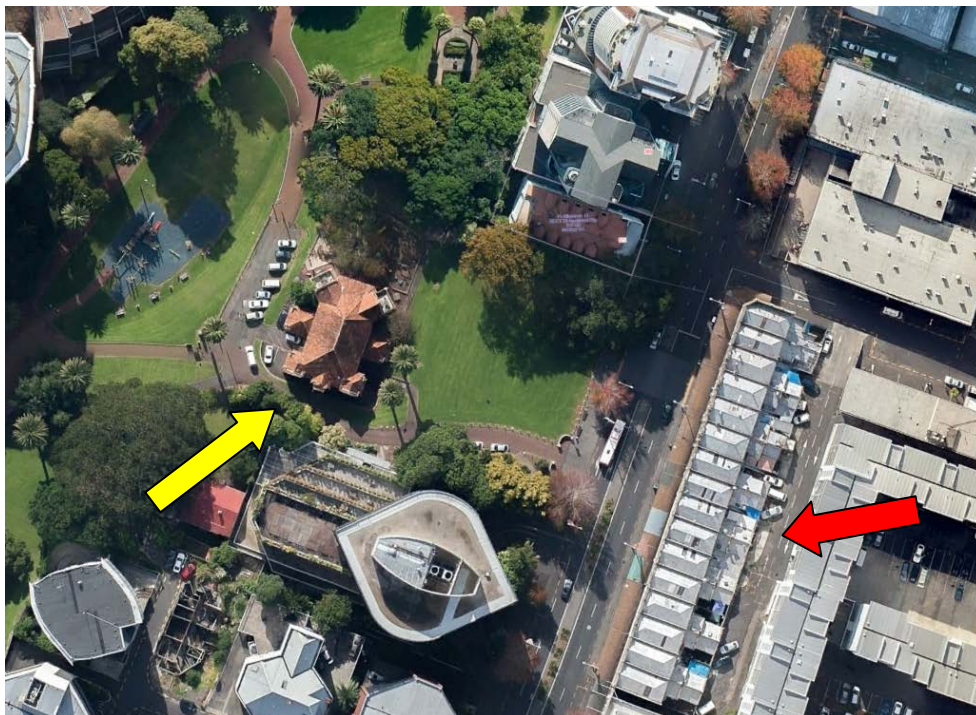
Images



The above imposing hall has just been completed in Upper Queen Street for the Theosophical Society. The building was designed by Mr. Henry F. Robinson. The architecture is a combination of Tuscan and Ionic. Besides a main hall, with a seating capacity of 300, there is a smaller hall or lodge capable of accommodating 150 persons. In addition there is a social lounge, executive offices, and a basement for classrooms. The building is of brick and reinforced concrete, with interior finishing in kauri and rimu.

—Renalred photo.

Auckland Star, 3 Nov 1923, p.17 (National Library's Papers Past website)



Theosophical Society Hall (HPB Lodge) (Former): Showing relationship of place to Myers Kindergarten (yellow arrow); terrace of Queen Street Shops (red arrow) and Myers Park Historic Area (Google Earth, 21 May 2012)

Name(s)						Barristers Chambers (Associated retail use 1996)								Unique ACC Identity Number				0731					
Address						Shortland Street 023 / Corner O'Connell Street, City								Hobson/C									
A Style						Edwardian stripped classical																	
B Construction						Brick																	
C Age						1918																	
D Architect/Designer /Originator						PATTERSON D.B																	
E Design																							
F Interior						In good condition.																	
G Personnel																							
H Events																							
I Social Context						Original barasters chambers.																	
ENVIRONMENT																							
J Contnuity						Corner building																	
K Physical Context (setting)																							
L Landmark Quality																							
M Group Significance Scheduled Items														48									
INTEGRITY																							
N Location						On original site:																	
O Intaclness																							
Recommendation																							
Schedule: yes/no						Category		Interior		Surrounds		Interior Def:											
N												Surrounds Def:											
												Form		E		S		M		N			
												Materials		4		2		1		0			
												Design		4		2		1		0			
												Interior		4		2		1		0			
												Surrounds		4		2		1		0			

Name of Building: GAIL BILLING HAIR DESIGN
 Address: 23 SHORLAND ST
 Location/Ward: CITY
 Architect: D.B. PATTERSON
 Major Contractor or Builder: NOT KNOWN
 Engineer: _____
 Present Owner: _____
 Address of Owner: _____
 Tenant: _____

Year of Construction: 1918 ☐ Estimated ☒ Researched ☐ Known

Year of Demolition: N/A ☐ Estimated ☐ Researched ☐ Known

Original Use: BARRISTERS CHAMBERS

Allocated or other uses: COMMERCIAL / RETAIL

State of building: GOOD

Site: ☒ Original ☐ Moved

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:

Now part of the large conglomerate Russell, McKerrin, McVeagh etc. Jackson & Russell were influential early lawyers in Auckland's early commercial history.

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

Also known as Jackson & Russell's building, this was originally built as barristers chambers for well known Auckland lawyers. It now houses a commercial and retail mix.

SOURCE

Auckland City Plans (1918)
 Cityscape (1995)
 R.C.T. Stone, Makers of the City