

CORNICES Contd.

suite, and throughout basement floor) at junction of all walls and ceilings, and beams and ceilings, approved fibrous plaster cornices. Allow the sum of 6d per foot run for same, selected by Architect.

AIR VENTS.

Provide and fix No 40 - 9" x 6" cast plaster ornamental air vents to be selected by Architect.

see spec.

Burgess & Treep Architects

36

ASPHALTER.

FLAT ROOF. Cover the whole of the flat roof, including raised roof and sides to Elevator, with 1" thick laid in two thicknesses of Neuchatel Asphalte, to be turned up 6" at sides and through parapets, full thickness, with a rounded angle into brickwork, or raglet left in concrete. The roofing is to be laid perfectly smooth, with a soft (mastic) undercoat, and a hard top coat, and garded as shown or directed to R.W.P. outlets.

Form slightly dished channel at back of Parapet with outlets, in Asphalte.

All asphaltting is to be carefully done, and the roof left perfectly watertight.

The asphaltting contractor will be required to furnish a properly written guarantee warranting the work against all leakage for a period of 4 years from the completion of this Contract.

W. F. L.

Burgess & Trepo Architects

34

T I L E R.

GENEALLY. All tiling to be laid and jointed with neat Portland Cement in best manner, on a backing of one part Sand to one part Cement, and pointed in tinted Keen's or Portland, care to be taken to wipe off any Cement.

TILED ENTRANCE. small curved space of landing at Entrance to be tiled with encaustic tiles at a P.C. value of 27/6 per square yard, properly set and left perfect at completion.

NAME PANEL. over entrance to be tiled with mosaic tiling with name "Courtville" and border etc worked in same to detail. Allow the sum of 30/- per sq. yd for same, properly set as above.

BATH ROOMS. ~~Bath room of each suite (15 in all) to have all walls tiled to a height of 7'0" above floor with plain white glazed tiles, on top as directed to finish flush with plaster.~~

Floors to be tiled with white tiles at a P.C. value of 22/6 per sq. yd. with rounded hollow angle tile at junction of all walls and floors.

~~Enamel Baths to be cased in with concrete and tiled up to roll of bath as for walls.~~

SINKS. Back and ends of all sinks to be tiled to a height of 18" above board generally as for Bath room walls, with coloured bands etc.

GAS STOVES. Back and sides of all gas stoves to be tiled to a height of 7'0" above floor, generally as for Bath Room walls with coloured bands etc., Tiles to extend along walls as far as the hearths shown.

HEARTHES. All gas-stoves and fireplaces throughout to have tiled hearths as shown on drawings. Allow the sum of £36/-/- for same.

HEARTHES TO FIREPLACES. to be on concrete slabs built up 3"

m. G. S.

38

HEARTHES TO FIREPLACES Contd.

above floor.

Allow the sum of 30/- for each hearth. To have return tiles with angle bead on edge to front and ends of hearth.

Hearths to gas stoves to be flush with floor, and of White vitreous tile.

BACKS. all fireplaces throughout to have tiled slab at back.
Allow the P.C. sum of £46/-/-

BALCONETTE FLOORS. ~~throughout to be tiled with encaustic tiles at 20/- per sq yd super.~~

NOTE. All tiles throughout building are to be selected by the Architect and fixed by Contractor.

"Arkalite " Cover the whole of the staircase throughout, treads, risers, and inner side of string etc with $\frac{3}{4}$ " thick, of "Arkalite" flooring composition. Treads to have rounded nosing and mold under. Allow for forming border in different colour.

Burgess & Treep Architects

P A I N T E R A N D G L A Z I E R.

GENERALLY. to knot, step, prime, rub down, and otherwise properly prepare all wood, metal, or other work usually painted, and then paint same, finished in tints as will be directed.

 Rub down and sand paper, and stop between each coat. The Painter must draw attention to any roughness in timbers. All frames etc throughout, and all wood-work usually primed to have a good coat of red lead priming before being fixed. All other outside woodwork to be primed as erected or required.

MATERIALS. generally to be "Hubbocks" or "Champions" genuine white lead and raw linseed oil, no boiled oil to be used.

VARNISH. to be "Mander's" hard drying.

PAINTS. to be "Sherwin Williams" mixed paints S.W.

ENAMEL. to be "Blundel Spence's" petrifying liquid.

OUTSIDE PAINTING. The whole of the woodwork throughout to receive one coat priming, one coat oil, and two coats S.W. Paint.

IRONWORK. Paint all ironwork of Front Fence, also all soil, vent, rainwater, waste, and other pipes, and gratings etc., two coats "Jenson Nicholson" W. I. Paint.

DOORS. Finish all outside doors, folding doors etc in flat colour and two coats varnish.

INSIDE WORK. The whole of the inside Rimu work, including all moldings, doors, panelling, architraves, skirtings, and staircase joinery generally etc., to have one coat oil, one coat Shellac, and finish one coat "Mander's" varnish.

ENAMEL. ^Hoods and connections of all stoves, also all cisterns etc., and all woodwork throughout each bath-room (including seat, screen, door, window, cabinet etc)

W. J. S.

40

ENAMEL CONTD.

to be finished in two coats white enamel, and one coat of filler and one of oil.

ASBESTOS.

The whole of the asbestos partitions in Basement and Balconies also soffits of balconies, to have one coat filling, and two coats "Halls" washable distemper, in selected tints, to approval.

LETTERING.

Write name of building on each end Elevation, in position and size shown, in large block shaded letters, to approval, also write in small block shaded letters 20 (2") deep, separate numbers on entrance door of each suite also name "Lift" to same on each floor.

NOTE.

If panelling and joinery etc to Entrance Hall is finished in Oak, same to be stained grey to approval.

FRENCH POLISH. Rub down and French Polish in best manner Entrance swing doors, and newels and handrails of staircase throughout.

LIFT WELL.

The inside walls of lift well to have 2 coats Halls distemper (white) mixed with primasize.

GLAZING.

Generally, all glass to be free from air bubbles, shakes, waves, or other defects. All glass to be bedded, stopped sprigged, puttied, back-puttied, or filleted as the case may require.

PUTTY.

to be composed of genuine raw linseed oil and pure whiting, mixed to approval.

LEAD LIGHTS.

The whole of the sashes to Dome; The whole of the Fanlights (above transoms) to all Street Elevations; Top panels and side lights of Front Entrance door; Top panels of all internal doors opening into Main Entrance Hall and Landings; (including all lift doors). And small screen at foot of stairs in Main Entrance Hall, are all to be glazed with lead lights at 4/6 per ft. super.

W. J. L.

WHITE G. GLASS.

41
All remaining internal doors throughout; All Bathroom sashes; Sashes of Kitchen of each back suite; All sashes as shown in back balconies; All basement floor sashes throughout, And small screens to Bathrooms throughout, are all to be glazed with selected white G. glass.

CLEAR GLASS. Top panels of all folding doors to Balconettes as shown; top panels and fanlights to all casement doors to back suites as shown; top panels to all back external doors as shown; Top panel of door to office in Hall. All cupboard doors specified to be glazed; and generally the whole of the remaining sashes and fanlights are to be glazed with 26 oz. clear glass.

SCRUB AND CLEAN. To thoroughly sweep, scrub, and dust the whole of the interior, after various trades have completed their several works, and leave all floors etc., free and clear of paint and oil spots.

Also all glass to be left thoroughly clean, sound, and perfect on completion.

Wm John Platchue Bros Ltd
Wm John Platchue

W. F. STEWART,
Secretary.

CABLE ADDRESS: "HYDROGEN"
CODES USED: "A1"

ALL COMMUNICATIONS
TO BE ADDRESSED TO

"THE SECRETARY"
P.O. Box 34 AUCKLAND.

Auckland Gas Company Limited

Auckland 10th September, 1919

Messrs. Potter & Stanton,
AUCKLAND.

*These are the specifications
agreed to in my agreement
dated this 29th day of Sep-1919*

Dear Sirs,

I enclose herewith specification and estimate for Gas and Hot Water Appliances at your proposed building. As you are no doubt aware, the cost of all Gas Appliances is rapidly increasing, but provided the order is placed within a month from date, we are willing to reserve appliances, as per schedule, from present stock at the prices quoted. We are prepared to accept this order subject to the building being proceeded with within three months from the 9th September.

On the other hand, we are prepared to indent the whole of the calorifiers, cookers, etc. at a commission of 5% on landed cost. Should you prefer this, the order would have to be placed immediately, and even then no guarantee of delivery could be given.

Should our estimate be accepted, we would be willing to do the same for you as we did in connection with the previous building, that is, provide all pipes for and fix all main and branch services, also cooker services, and to run pipes and fix,

*Specimen Bros Ltd
100 George St Auckland*

free of charge, a bracket with connection for gas iron in the kitchen.

Yours faithfully,

Secretary.

Burgess & Treep Architects

7

SPECIFICATION OF GAS COOKING & WATER HEATING APPLIANCES,
GAS PIPES AND LAUNDRY FOR MESSRS. POTTER & STANTON'S
PROPOSED BUILDING, TO BE KNOWN AS "COURTVILLE".

BASEMENT.

Our estimate is for supplying and fixing 3 - 12 gallon Gas Coppers and 2 Clothes dryers in basement, each copper and dryer to be connected to a ld. slot meter; flues to copper to be taken through holes left in wall in suitable positions by the builder. A refuse destructor to be fixed in the basement, gas to be supplied from the main meter and connected to the flue in the corner. With this properly fixed there would be no danger of any smell in the building.

Builder to leave tees in suitable positions on cold water supply for connecting cold water to coppers.

Main meter to be fixed in suitable position and supply taken to ld. slot check meters for coppers, dryers and machine. We have no ld. slot meters in stock at present, but these would be fixed as soon as they come to hand.

The hire of check meters will be 1/6 each per month.

see spec.

be taken off necessary to supply main meter in basement and three on each floor. All service pipes exposed on wall and all meters to be boxed in by the builder, proper provision being made for access to pipes and meter.

GROUND, 1ST, 2ND., 3RD., & 4TH FLOORS.

Three Meters on each floor.

1 small Gas Cooker to be provided for each suite, with plate rack attached and hood over cooker to connect with flue provided by the owner.

1 - 1 gallon Califont to be provided in each suite and fixed over bath in bathroom, cold water to be taken from tee left by plumber on nearest cold water supply, and connected to califont; flue to be connected to flue provided by the owner which is to be within 6 ft. of califont. position to be arranged.

3 fires to be provided, one in each diningroom, as shown on plan; fires to be connected to meters supplying respective suites and flue connected to flue provided by owner, as shown on plan.

Each suite to have separate slot meters, to be placed on back balcony in most suitable position.

Builder to leave tee on cold water pipe in most suitable position to supply califonts, coppers, etc.

3 Vertical Main Service Pipes, to be each 2", 1½" and 1¼" with angle connection to the street mains, to be taken up back wall, through holes in balconies left by the builder, branches to be taken off where necessary to supply main meter in basement and three meters on each floor. All service pipes exposed on wall and all meters to be boxed in by the builder, proper provision being made for access to pipes and meter.

All pipes to be concealed where possible and where showing on interior wall to be painted or otherwise treated by the builder.

The builder to make good all holes left by men fixing gas pipes or flues.

Holes to be left by builder where necessary for gas pipes or flues.

Any chasing of brickwork required to be done by builder.

Burgess & Treep Architects

"COURTVILLE".

1 Refuse Destructor		£8: 0: 0
3 Washing Coppers	@ £9	27: 0: 0
2 Clothes Dryers	@ £12	24: 0: 0
15 Derby Cookers	@ £7	105: 0: 0
15 Califonts	@ £9	135: 0: 0
15 Gas Fires	@ £2:12: 6	39: 7: 6
		<u>338: 7: 6</u>

To Supplying and fixing gas piping,
cold water supply pipes to califonts
hoods to cookers, and fixing 15 Gas
Fires, 15 - 1 gallon califonts, 15
Derby Cookers, 2 Clothes dryers, 3
Washing coppers and 1 refuse destructor,
as per schedule

226: 8: 5

564:15:11

Plus 10% for builders discount.

56:10: 6

£621: 6: 5

*By order of the
Messrs. J. & W. G. G. G.
of London*

Courtville

Burgess & Treep Architects



DROPPED + HOUSE

EDEN + SEVEN + 102

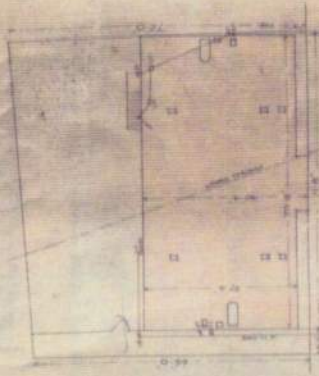
W. STATION + 100

SALT + 101 - ONE + 101

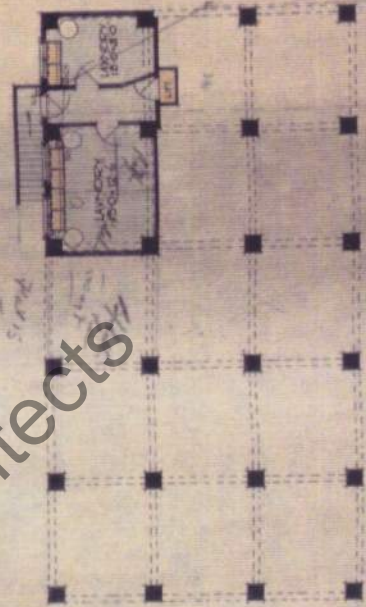
No. 7 PLAN

4 SPACES ROOMS
APARTMENT
BUILDING

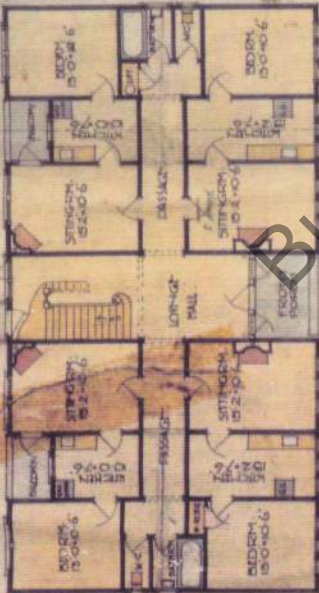
1-4
3-4-10



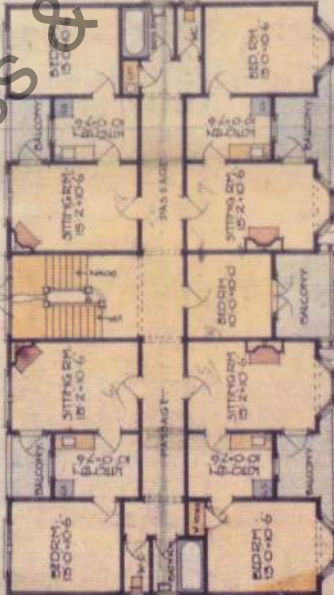
ROOM & DRAINAGE PLAN



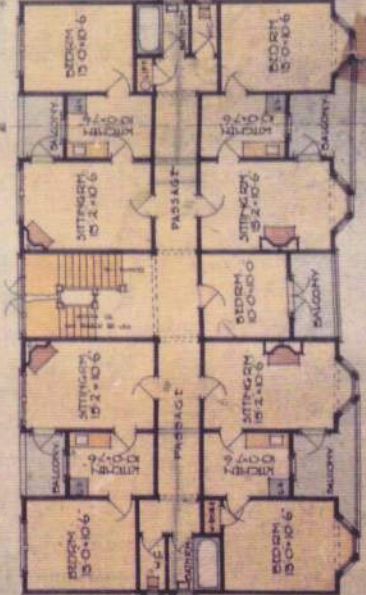
LAUNDRY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



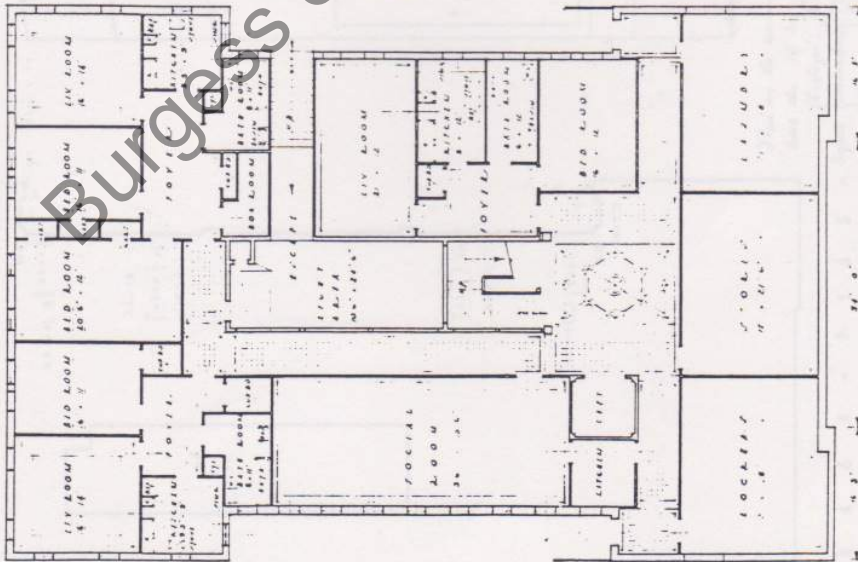
SECOND FLOOR PLAN

Burgess & Treep Architects

Burgess & Treep Architects

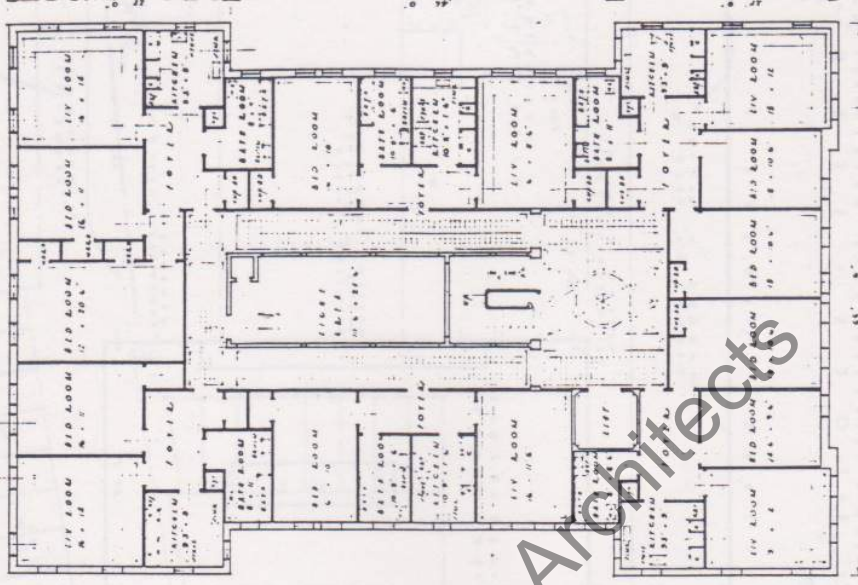


PROPOSED NEW COURTYARD FLATS
 EDEN STREET - AUCKLAND - N.Z. FOR
 MESSRS. POTTER AND STANTON

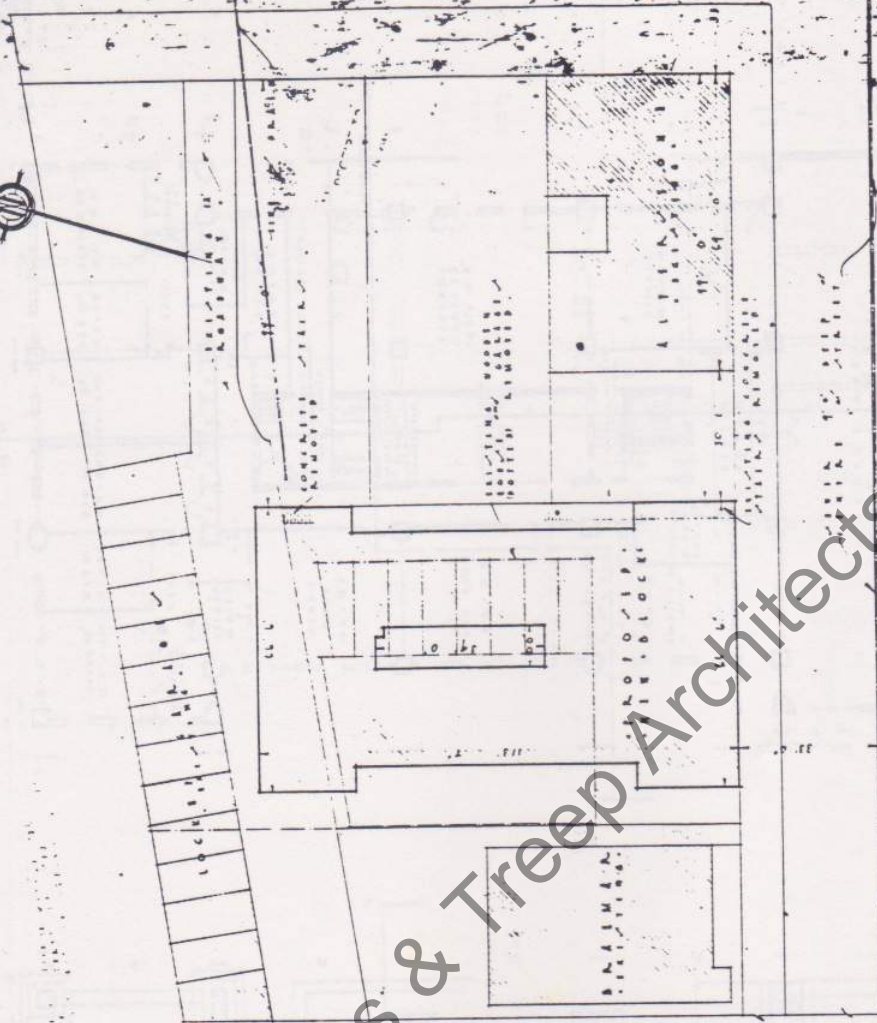
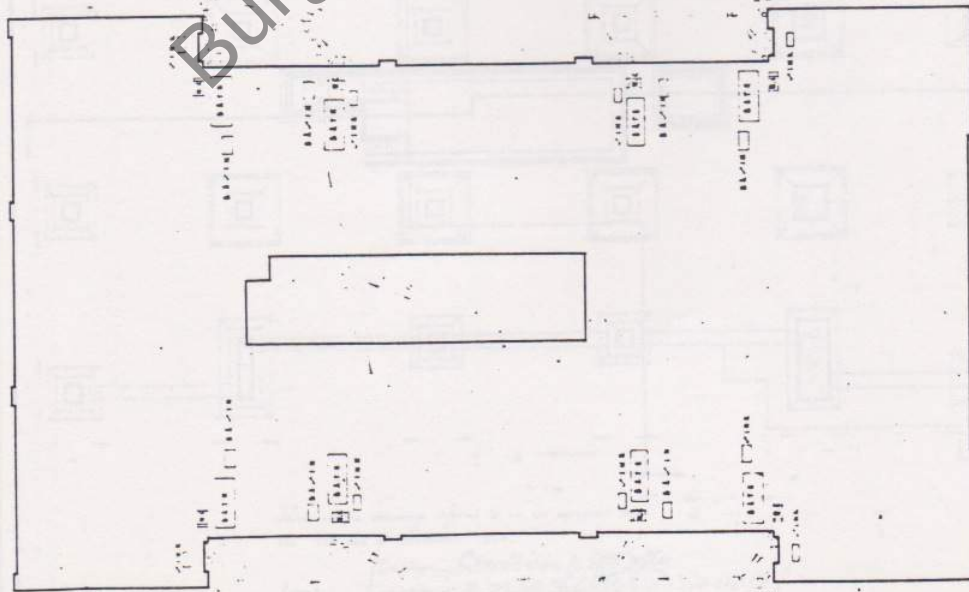


BASMENT FLOOR

SCALE 1/8" = 1'-0" FOR ALL DIMENSIONS
 1" = 1'-0" FOR ALL DIMENSIONS
 1" = 1'-0" FOR ALL DIMENSIONS



TYPICAL FLOOR 1, 2, 3, 4



These are the drawings referred to in our agreement dated the 1st day of November 1934.

Witness my hand and seal this 10th day of November 1934.
 J. H. BURNESS
 J. H. BURNESS & CO. LTD.
 Architects

Signed

Witness

Witness

Witness

Witness

Witness

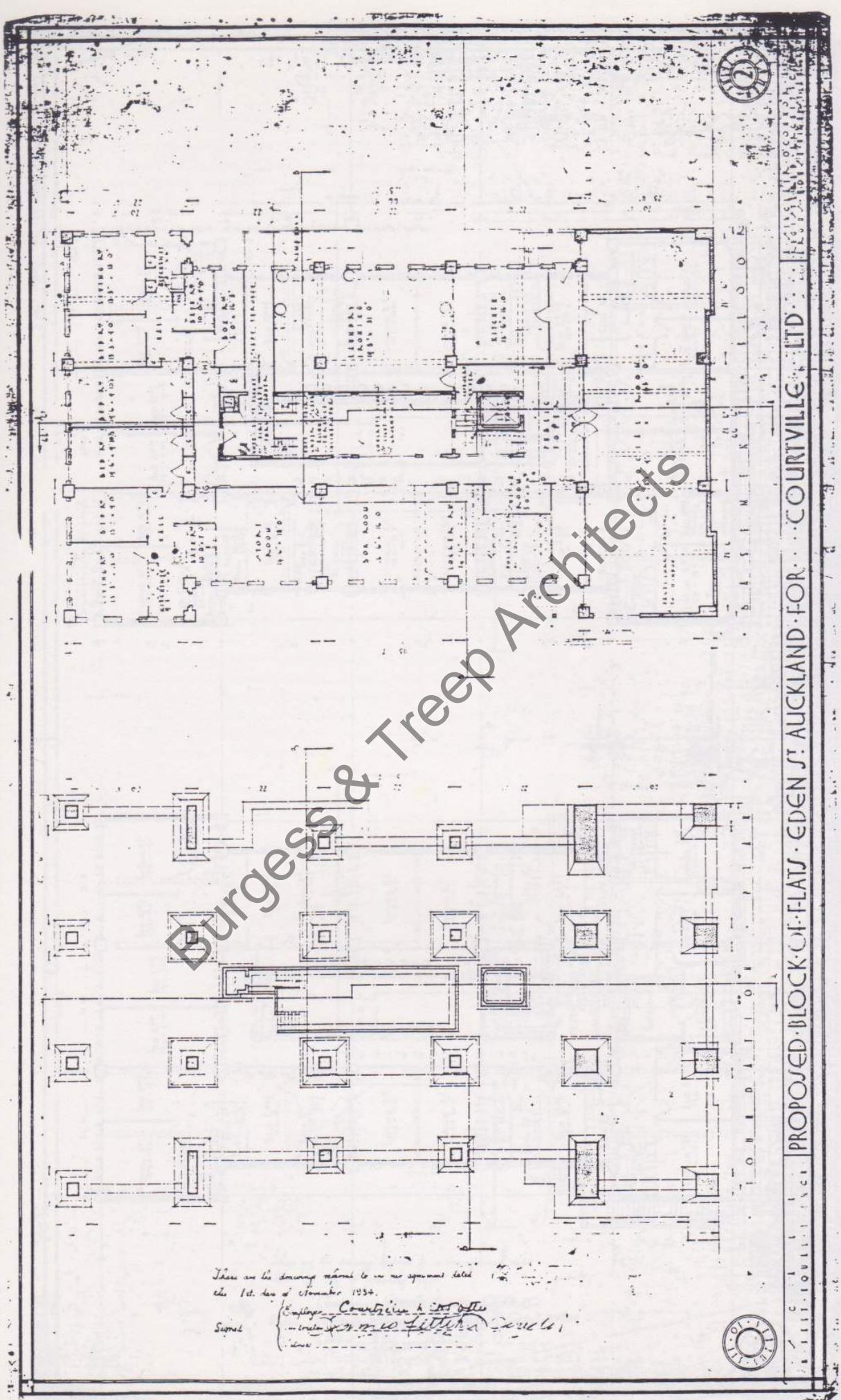
Witness

Witness

PROPOSED BLOCK OF FLATS • EDEN ST. AUCKLAND • FOR • COURTVILLE • LTD.

EDEN ST. AUCKLAND

EDEN ST. AUCKLAND

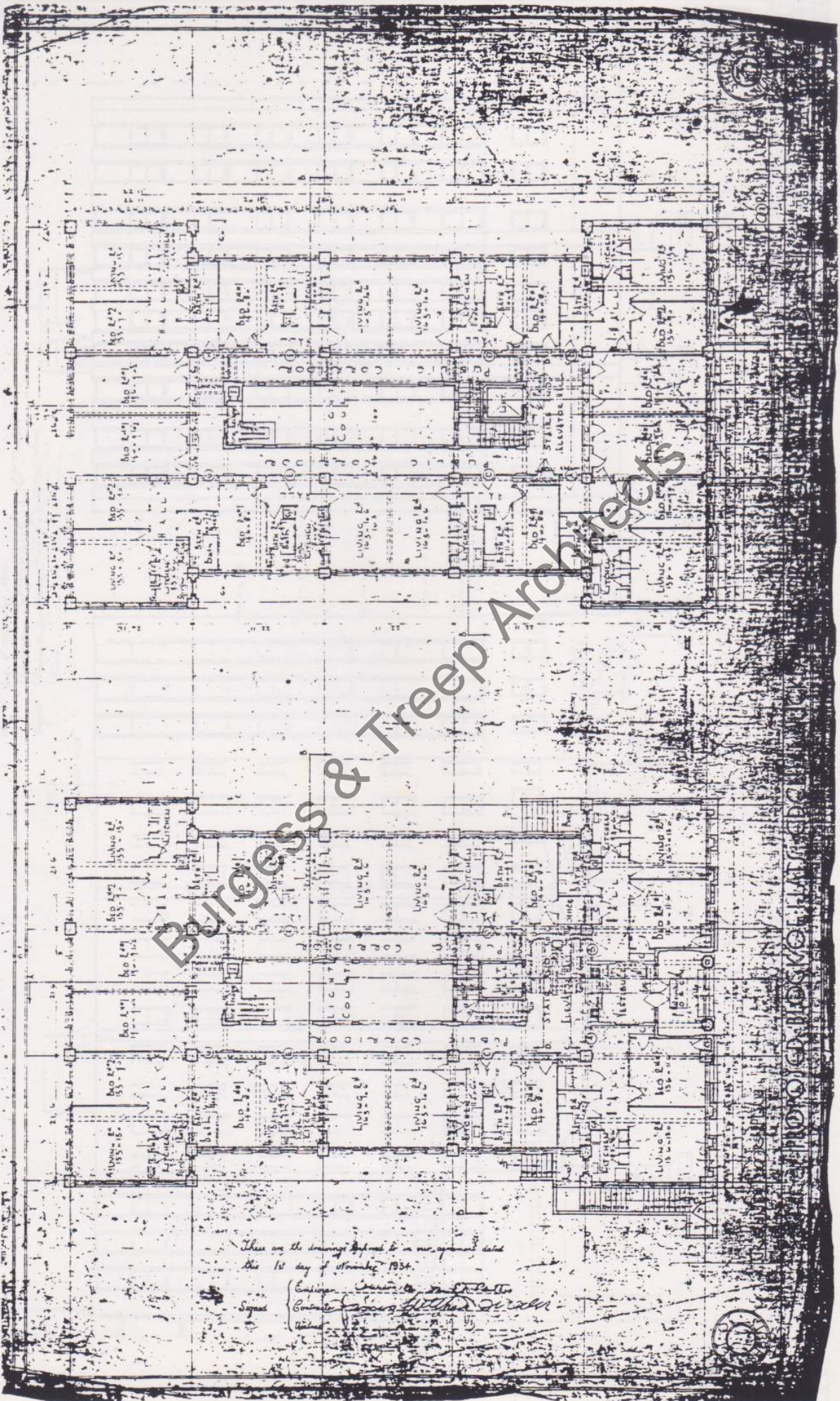


Burgess & Treep Architects

These are the drawings referred to in an agreement dated the 1st day of November 1934.

Signed Ernest Courtenay & Co. Architects

PROPOSED BLOCK OF FLATS · EDEN ST AUCKLAND · FOR · COURTVILLE LTD ·



These are the drawings referred to in our agreement dated
the 1st day of November 1934.

Signed { Engineer James C. Smith & Partner
Contractor James H. Treep & Partner
Witness

Architectural drawing of a building facade, likely a section or elevation. The drawing shows a multi-story building with a series of windows and a central entrance area. A large, diagonal watermark reading "Burgess & Trepp Architects" is overlaid across the entire image. The drawing is oriented vertically, with the building's facade running from top to bottom. The drawing is a technical architectural drawing, showing the building's structure and details. The drawing is a black and white line drawing, with the building's facade and windows clearly defined. The drawing is a technical architectural drawing, showing the building's structure and details. The drawing is a black and white line drawing, with the building's facade and windows clearly defined. The drawing is a technical architectural drawing, showing the building's structure and details. The drawing is a black and white line drawing, with the building's facade and windows clearly defined.

PROPOS/ED·BLOCK·OF·FLATS·EDEN ST·AUCKLAND·FOR...COURTVILLE...LTD.

Courtville

Burgess & Treep Architects



Courtville



Courtville



Courtville



Courtville

Burgess & Tremp Architects







COURTVILLE UNDER THREAT

The three Courtville buildings make up one of Auckland's most important residential complexes. Courtville is a unique example of Edwardian residential architecture. Its social history reflects the changing pattern of life in inner-city Auckland.

In 1979 Courtville's owner, the Department of Justice, was stopped from demolishing the complex. Its value to Auckland was recognised by the Auckland public and the City Council. Recently Courtville was declared surplus to the Department's needs. It is likely that the buildings will be sold at auction to commercial developers. If the Courtville site is auctioned on the open market, there is no way the buildings can escape demolition.

The Courtville Association has been formed by the present residents as the vehicle to prevent the destruction of these architecturally and historically important buildings.

This package contains background information about Courtville, its architecture, its history and its relationship with Auckland. Courtville is irreplaceable. The Courtville Association seeks your assistance to save these buildings.

THE COURTVILLE BUILDINGS

Similarly, the Courtville buildings are significant to the area because of their high visibility from the other important buildings nearby. The vista of the city from St Andrews Church and from the Supreme Court is dominated by Courtville in the foreground. From Old Government House the only historic built element visible through the trees to the north is the Courtville dome. This is important in reinforcing the idea of continuity with the past, connecting Old Government House with its historic city context. In short, Courtville is in itself an important urban landmark.

We believe the special nature of this entire area should be considered as a whole, and the particular fate of the Courtville buildings considered in the light of their distinctive contribution to the architectural, historical, and social qualities of the whole area. Such historic pockets of Auckland city need active protection in the face of modern development if we are not to lose all variety and character in the inner city.

Already the area is under threat. The loss of Radnor Flats and the very recent and unexpected demolition of Arundel Hotel has eroded the historic nature of the northern side of Waterloo Quadrant. The fact that this area is zoned Residential H by the Auckland City Council is only to be deplored, as this zone, despite its nominal intention, does nothing to protect or recognise the residential nature of the entire area and the individual architectural qualities of the many varieties of building types that enhance it. The Courtville group of buildings is certainly among the most well known and significant of these.

We believe that the Government, as owners of the Courtville buildings and the Auckland City Council both have a duty when considering the proposed sale of Courtville to recognise the historic nature of this small part of the city, and the importance of Courtville as a part of it, that future generations may appreciate its beauty and significance as so many have already done.

COURTVILLE AND ITS SURROUNDINGS

The three Courtville apartment buildings are in the centre of a unique part of Auckland city, an island of historic buildings and beautiful parkland overlooking the city and harbour. We believe that the Courtville buildings are not only significant in themselves, they also make an irreplaceable contribution to the special nature of this historic area, one of the oldest parts of the city.

This area - which includes Princes Street, Waterloo Quadrant and Parliament Street through to Symonds Street - is dense with buildings of historic and architectural significance. Old Government House and its grounds, the Supreme Court, the old Synagogue, the historic group of merchant's houses in Princes Street, the University's Old Arts Building, and Albert Park itself are all adjacent or near to the Courtville buildings. Attached is a list of these historically important buildings, and a map showing their relationship to Courtville.

The special nature of almost all of these neighbouring buildings has already been acknowledged. The Auckland City Council has designated a special conservation area in Princes Street, intended to protect the old merchant houses which line it - the first such designation in Auckland. Recent decisions to renovate and maintain the Supreme Court building and the old Synagogue reflect a growing awareness of the continuing usefulness and desirability of these fine old buildings.

It is our belief that the Courtville Apartment Buildings make a unique architectural and social contribution to the fabric of this historic area, one greatly appreciated by many Aucklanders. It would be a great loss to the city if the nature of this attractive area were debased with the sterile uniformity of modern office accommodation out of scale and character with the surrounding buildings and landscape.

The Courtville buildings stand adjacent to one of the earliest developed parts of Auckland city, between the Albert Barracks and the harbour, and near the site of the first Parliament. Parliament Street itself has a very distinctive architectural character, as it is bounded on one side by a mixture of high density residential accommodation of high architectural quality, and on the other side by a building complex of historic significance (the Supreme Court), linked by a road lined with large oak trees. The entire Courtville group of buildings is of vital importance to maintaining the character of this most urbane of Auckland streets. It would be a tragedy if the Supreme Court's neighbour was an overscaled tower block.

THE COURTVILLE BUILDINGS

The three Courtville buildings consist of the 'Corner Courtville', 'Middle Courtville', and 'Little Courtville'. They are described below. They contain 33 tenancies, with a total of 44 residents. The Courtville buildings have been providing comfortable inner-city rental accommodation since 1914, 1919, and 1942. They can continue to do so for many years.

Corner Courtville

CT 228/20

Address - corner of Waterloo Quadrant and Parliament (formerly Eden) Street.

This building was designed by the architect A. Sinclair O'Connor in 1919. It was originally built as 15 self-contained residential apartments. The builder was W. Fletcher. Its original owners were Ernest Stanton and William Potter. Since 1974 the owner has been the Justice Department.

The building consists of five storeys and a basement containing storage and clothes washing facilities. It has an electric lift, the first installed in a residential building in Auckland. The 15 apartments range in size from 38.5 to 79.4 square metres. There are ten two-bedroom and five one bedroom apartments. All have electric stoves, and most have electric water heating. Three are supplied with gas. The building is soundly constructed of reinforced concrete, and is in a good state of repair. The foundation piers are sunk to an average depth of six metres below the basement. The external walls are of rendered brickwork. The basement and ground floor walls are 550 millimetres thick, decreasing to 350 millimetres by the fourth floor. The internal walls are of plastered brickwork, 140 millimetres thick.

The bathrooms have English glazed ceramic wall tiles up to 2.7 metres high. The floors are reinforced concrete slabs overlaid with kauri floor-boards, except for the bathrooms and balconies which are smooth plastered. The flat roof is a 125 millimetre thick reinforced concrete slab, covered with asphalt. The apartments have Kauri skirtings, dados and picture rails, doors, 'fire-places', and kitchen fittings. The open stairwell is notable for the Art Deco mahogany panelling to the ground and first floors.

Corner Courtville is a unique example of an Edwardian apartment building, in largely original condition. The building is sited on a street corner, in a historically significant area of Auckland. It makes excellent use of a difficult corner site. Architecturally it is important for the skilled treatment of the corner entrance; in particular the corner elevation, topped with the dome. The street elevations are skillfully designed, the projecting bay windows contrasting with the receding balconies. The facades are noteworthy for the quality of the plasterwork ornamentation, especially the large cornice, and the entrance portico.

Middle Courtville

CT228/17

Address - 9 Parliament (formerly Eden) Street.

This building was designed by the architect A. Sinclair O'Connor in 1914. It was the first block of self-contained apartments in Auckland. Originally the twelve luxury apartments were fully furnished and serviced. The builder was W. Fletcher. The original owners were Ernest Stanton and William Potter. Since 1974 the owner has been the Justice Department.

The building is three storeyed, containing twelve one and two bedroom apartments, and a basement with a small bed-sitting room flat. The building is constructed of reinforced concrete, with rendered brick walls. The floors and flat roof are of reinforced concrete. The building is generally appointed in a similar manner to the Corner Courtville. The building's principal facade, with its shallow bay windows and deep balconies faces onto Parliament Street.

Little Courtville

CT 102/83

Address - 7 Parliament (formerly Eden) Street.

This building, originally called 'Braemar', was built by a Mr. Wrightson in the late 1880's. It was a private dwelling until 1942, when it was annexed by the Courtville development, and converted into flats. The building was owned by the Jacob Ziman family from 1903 to 1915. During these years it was described as a "...spacious Edwardian home, having six bedrooms, separate dining and drawing rooms, a study, kitchen and two pantries...".

Since 1974 it has been owned by the Justice Department. The building is now divided into five flats with shared bathrooms. It is built of rendered brickwork, with 125 and 225 millimetre thick external walls. The gabled roof is clad with concrete tiles. This building is not listed by the Historic Places Trust.

BUILDINGS ADJACENT TO COURTVILLE

Radnor (demolished)

CT 466/28

Address - Waterloo Quadrant.

This building was designed by the architect A. Sinclair O'Connor in 1914 and was originally built for the owners, Ernest Stanton and William Potter, as a private hotel. The builder was James Fletcher. Radnor was bought by the Justice Department from its four owner-residents in 1974. It was demolished in 1978. The site is now a car park. The land was sold to a private buyer in 1986. The Auckland City Council has zoned the land Residential H.

Westminster Court

Address - 5 Parliament (formerly Eden) Street

Also originally called Courtville, this building was designed by the architect A. Sinclair O'Connor in 1934. The owners of this seven-storey residential tower were, once again, Ernest Stanton and William Potter. It was built by James Fletcher. The building is now in private ownership. It has been extensively renovated, and the individual apartments were strata-titled in 1985.

Windsor Towers

Address - Corner of Eden Crescent and Parliament (formerly Eden) Street

This building, originally called 'Alverstone' was designed by the architect A. Sinclair O'Connor in 1926. The original owners were Stanton and Potter. The six-storey building is mixed apartments and offices. It is in private ownership.

St. Andrews Church

Address - Corner of Symonds Street and Alten Road.

Nave designed by Walter Robertson in 1847. The tower and portico were added by Matthew Henderson in 1882.

Historic Places Trust listed building, category A.

Auckland City Council registered building, category C1

The Supreme Court

Address - Corner of Symonds Street and Waterloo Quadrant

Designed by Edward Rumsey in 1865. The Law Library was added by the Government Architect in 1936.

Historic Places Trust listed building, category A.

Auckland City Council registered building, category C1

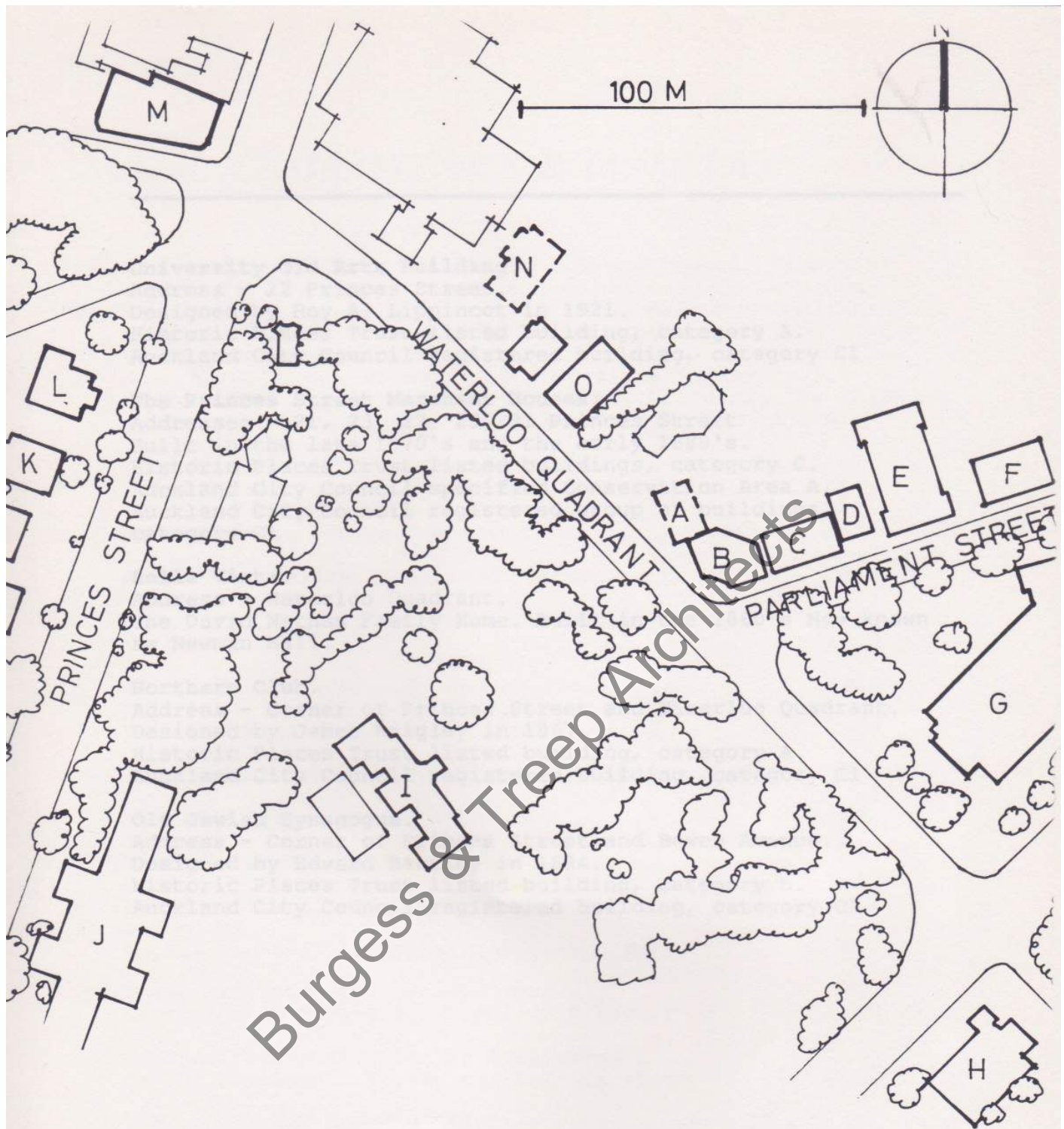
Old Government House

Address - 12 Princes Street.

In the grounds of the University, facing onto Waterloo Quadrant. Designed by William Mason in 1856.

Historic Places Trust listed building, category A.

Auckland City Council registered building, category C1



KEY

- | | |
|------------------------|---------------------------------|
| A: Radnor (demolished) | I: Old Government House |
| B: Corner Courtville | J: University Old Arts Building |
| C: Middle Courtville | K: Princes Street Houses |
| D: Little Courtville | L: Old Jewish Synagogue |
| E: Westminster Court | M: The Northern Club |
| F: Windsor Towers | N: Arundel (demolished) |
| G: The Supreme Court | O: Newman Hall |
| H: St Andrews Church | |

THE COURTVILLE ASSOCIATION

Ferguson Building (Civic House), Queen Street	1928
Tanfield Potter and Co. Shop, Queen Street	1928
Stormant and Co. Building, Kingsland	1929
The Ritz Restaurant, Queen Street	1930
Commercial Bank of Australia (remodelling), Queen Street	1930
Cadman's Garage, Cook Street	1931
Spanish Mission style flats (four storeys), overlooking Myers Park	1931
Church of England, Otahuhu	1931
Westminster Court (originally Courtville), Parliament Street	1934
Brooklyn Apartments, Eden Crescent	1936

Pamela Miranda
 Carmaine Shelley
 Deborah Ngan
 Terry Kennedy
 Mrs A. McGregor
 Diana Stiles
 Joan Mortensen
 David Green
 Chris Holliman
 Chris Orman
 Melvin Webb
 Julian Ray
 Frank Brown
 Selma Brown
 Megan Jackson
 Leslie Davis
 Sandra Peacocke
 Grant Chilcott

David Campbell
 David Cunningham
 Kristina Muller
 Helen Waki
 Margaret Lucas
 Kim Sinclair
 Kirsten Shuler
 Anna Horne
 John Simpson
 Giles Stout
 David Mitchell
 Graham Burgess
 Lucy Treep
 Ann Chilcott
 Robert Wolf
 Sueie Abdala
 Sheila McCabe
 Stephen Ballantyne
 Bruce Stout
 John Timmins

A. SINCLAIR O'CONNOR (A.N.Z.I.A.)

University Old Arts Building.

Address - 22 Princes Street.

Designed by Roy A. Lippincot in 1921.

Historic Places Trust listed building, category A.

Auckland City Council registered building, category C1

The Princes Street Merchant Houses:

Addresses - 21, 23, 27, 29, 31 Princes Street

Built in the late 1870's and the early 1880's.

Historic Places Trust listed buildings, category C.

Auckland City Council specified Conservation Area A,

Auckland City Council registered group of buildings,
category C1

Bella Vista.

Address - Waterloo Quadrant.

The David Nathan Family Home. Built in the 1860's Now known
as Newman Hall.

Northern Club.

Address - Corner of Princes Street and Waterloo Quadrant.

Designed by James Wrigley in 1867.

Historic Places Trust listed building, category A.

Auckland City Council registered building, category C1

Old Jewish Synagogue.

Address - Corner of Princes Street and Bowen Avenue.

Designed by Edward Bartley in 1884.

Historic Places Trust listed building, category B.

Auckland City Council registered building, category C1

A. SINCLAIR O'CONNOR (A.N.Z.I.A.)

This comparatively little-known but influential figure of Auckland inter-war architecture is believed to have come from England. He evidently had a small practice consisting only of himself and a draughtsman. He practiced from Civic House, Queen Street.

Sinclair O'Connor appeared to specialise in inner-city residential, commercial and industrial buildings. He ceased to practice in 1943. Buildings known to be by him are:

Competition for Parliament Buildings, in partnership with A.M.Bartley	1911
Radnor Hotel, Waterloo Quadrant	1914
Middle Courtville, Parliament Street	1914
Corner Courtville, Corner Waterloo Quadrant and Parliament Street	1919
Orange Coronation Hall, Newton Road	1922
Gillet Motors Ltd, Albert Street	1923
Lido Picture Theatre (originally Regent), Epsom	1923
Mt. Eden Swimming Bath additions	1924
Factory, Khyber Pass	1924
Mt. Eden Borough Fire Brigade Station	1924
George Court's Building, Karangahape Road	1924
Universal Motor Co. Garage, corner Upper Symond Street and Glenside Crescent	1925
Windsor Towers (originally Alverstone), corner Parliament Street and Eden Crescent	1926
W.R. Cooke and Son Ltd (seven storeys), Queen Street	1926
Eight shops for John Fuller and Son, Upper Symond Street	1926
Melvorn's Building (eight storeys), High Street	1927
Kean's Building, Queen Street	1927
Spanish style five storey shops and offices, Fort Street	1927

THE COURTVILLE ASSOCIATION

The Courtville Association consists entirely of residents of the three Courtville buildings. The Association was initially formed to express the resident's concern at the proposed sale of the buildings - under conditions which will effectively ensure their demolition.

The Association has the following aims:

- 1) To save Courtville from demolition.
- 2) To ensure the continuing residential use of the Courtville buildings.
- 3) To maintain the original architectural condition of the apartments.
- 4) To protect existing tenancies.
- 5) If necessary, to purchase the Courtville buildings as a means to these ends.

Members of the Courtville Association are:

Kenneth Maynard
Campbell McMullen
Kerry Greer
Fermian Miranda
Germaine Shelley
Deborah Ngan Kee
Terry Kennedy
Mrs A. McGregor
Diana Stiles
John Mortensen
David Green
Chris Helleman
Chris Orsman
Melvin Webb
Julian Hague
Franz Broszimmer
Salome Broszimmer
Megan Jenkinson
Leslie Davies
Sandra Peacocke
Grant Chilcott

Duncan Campbell
Ross Cunningham
Andrea Cunningham
Kristina Muller
Helen Waki
Margaret Lucas
Kim Sinclair
Kirsten Shouler
Anna Horne
John Simpson
Jules Stout
David Mitchell
Graeme Burgess
Lucy Treep
Ann Chilcott
Robert Weir
Suzie Abdale
Sheila McCabe
Stephen Ballantyne
Bruce Stout
John Timmins





KIM SINCLAIR
27 COURTVILLE
PARLIAMENT ST.
AUCKLAND
PH. 397-882

28 October, 1986

Deputy Director
New Zealand Historic Places Trust
Antrim House
63 Boulcott Street
Wellington.

COURTVILLE Ref. H.P. 6/1/6/1
H.P. 8/13/190

'Corner Courtville' 1919, designed by Sinclair O'Conner.
An appreciation by a tenant.

'Courtville' is a unique example of an Edwardian apartment house; a building of architectural and social significance. It is a particularly noteworthy example of Auckland urbanism, an early move to create a city rather than provincial suburban development. 'Courtville' illustrates the synthesis of a modern building type (the free-standing residential tower) within a Neo-classical schema. The vigorous classicism of 'Courtville' manifests the freeing of the debased, revivalistic Victorian style, through the influence of vital Twentieth century architectural ideas from Europe and America (formal, functional and structural). The importance of 'Courtville' to the urban morphology of Auckland city must be stressed.

The inner city is physically structured by memorable features such as roads, paths, squares, monuments and landmarks. Modern town-planning with its emphasis on zoning, and economic factors combine to create a uniformity of built form. In this way the memorable features of a city have become mainly historic elements, or natural (landform and flora). 'Courtville' is one of these historic urban features. The dome is a well known landmark in an area of the city rich with historical and architectural significance. Within a short walk of the central business district are: St. Andrews Church, the Supreme Court, Old Government House, the Princess Street Merchant Houses, Old Jewish Synagogue, the Northern Club, 'Bella Vista' (now Newman Hall), and 'Courtville' in the centre of this district.

The loss of 'Radnor' Flats in 1977, and the recent demolition of 'Arundel' Hotel is to be regretted. Despite its historical significance the northern side of Waterloo Quadrant is in very great danger of entirely losing its architectural character. The fact it is zoned Residential H can only be deplored. It will be a sad day when the Albert Barracks and associated historic district is completely cut off from the harbour by multi-storey office buildings.

'Courtville' is of crucial importance to the townscape from the Alten Road end of Waterloo Quadrant. From both St. Andrews Church and the Supreme Court the vista of the city centre to the west is dominated by 'Courtville' in the foreground. In this way the unfortunate presence of the Fisher Building and the Hyatt Kingsgate is visually attenuated.

From Old Government House, the only historic built element visible through the trees to the north is the 'Courtville' dome. This is important in reinforcing the idea of continuity with the past, connecting the Government House with the wider urban context. From the Northern Club end of Waterloo Quadrant, 'Courtville' is pivotal in the vista from Bowen Avenue/ Princess Street intersection towards the Parnell ridge in the east. The 'Courtville' dome is first visible on the left, followed as you proceed around Waterloo Quadrant, by the St. Andrews tower on the right. In this manner a 'gate' is formed, marking this busy route in and out of the inner city.

Parliament Street has a unique architectural quality, as it is bounded on one side by a mixture of high density residential accommodation of architectural quality, and on the other side by a building complex of historical significance (the Supreme Court), linked by a road lined with large Oak trees. The entire 'Courtville' group of buildings is of vital importance to maintaining the character of this most urbane of Auckland streets. It would be a tragedy if the Supreme Courts 'neighbour' became an over-scaled, modern office block.

The 'Courtville' building is architecturally significant for the masterful treatment of a multi-storey building sited on a street corner; and in particular the resolution of the ground floor corner entrance. The 'Dilworth' building on the corner of

Queen and Customs Streets is the only corner building in Auckland to rival the sophistication of 'Courtville'. Sinclair O'Connor's synthesis of plan and elevation displays great imagination and skill. Viewed from the diagonal, the vertically stressed entrance elevation is extravagantly public. Who can not have noticed the high silver dome against the sky, the broad spreading plane of the cornice, the complex attic ornament, the concave face of plastered masonry, punctuated by the projecting bow-fronted glazing, the elaborately modelled free-style Ionic porch and the sinuous, almost Art Nouveau feel of the canopy, the convex steps spreading out to street level. The building 'turns the corner' in a most exuberant manner. Flanking the predominantly receding entrance block, are the symmetrical, strongly articulated facades of the individual apartments. These are each composed of the central feature of recessed, shaded loggias, contrasting with the slightly advancing glazed bays each side. The whole composition is structured by rhythm of the vertical pilasters and contained by the heroic scale of the horizontal cornice. The facades are marvellous dynamic compositions of mass and void, lively yet reposed.

The 'Courtville' building is of reinforced concrete construction with plastered brickwork walls, concrete floors and flat roof. The quality of the plasterwork in general and its decorative ornamentation contribute much to the building's exuberant character. The enrichment is tightly controlled; almost austere 'here', and flamboyant 'there'. The design and detailing give 'Courtville' a strangely 'muscular' feel. It is a strong, open-faced building.

One enters 'Courtville' over a granite threshold. Inside is the central open stairwell, running five storeys up to the soffit of the dome. The ground floor entry lobby has fine Art Deco timber panelling to the walls and stair-rail, this remodelling is carried up to the first floor landing. The lift has plenty of character, of a mechanical kind! It is to be regretted that the original stairwell three-tone paint scheme (horizontally banded in shades of ochre) has recently been unsympathetically painted out. The floor plan reveals a clever resolution to the disposition of three apartments on each floor; for although the elevations are axially symmetrical, the floor plan is not.

The individual apartments are notable for their simple handling of the awkward plan shape. Features include fine timber-work, including doors, picture rails, breastwork to 'fire-places', Art Deco stained glass to doors and window fanlights, and tiled bathrooms in most cases in their original condition. The apartments open up to the light and space by means of glazed verandahs on the north side.

It is important to note that 'Courtville' has been in continuous use as inner city rental accomodation since 1919, and still continues to give excellent service today.

To conclude, 'Courtville' is a robust and extremely viable building. I hope the 'Courtville' buildings can long continue to serve the city as fine architecture, and continue to be home for their forty-five tenants.

Yours sincerely,

Handwritten signature

Burgess & Treep Architects

Courtsville

Burgess & Treep Architects



...view of the council's action, adding that, if the hospital system broke down, it would be the people's own responsibility.

The reputation spoke of the council's financial difficulties, which have arisen from the Government's diversion of road and bridge subsidies to the Mangonui Hospital Board consequent upon the council's refusal to strike the 1944-45 hospital rate. The chairman of the Hospital Board, Mr J. W. Hoskin, said that these subsidies had not yet been paid by the Government to the board, and the board itself was faced with the possibility of having to close the hospital.

Mr Webb undertook to lay the position before the Ministers concerned on his return to Wellington.

OBITUARY

MR W. W. STANTON

The death occurred yesterday at his residence, Pleasant Street, Onehunga, of Mr William Walter Stanton, a prominent business man, of Auckland. Mr Stanton was born 73 years ago in Altenham, and spent the whole of his life in the city. He was manager of the retail branch of the firm of Tanfield, Potter and Co. for 40 years, and was later



Mr W. W. Stanton

became a director of the firm. He was also a director of Civic House, Ltd., and Courville, Ltd., and Courville Securities, Ltd., operating the Court-Ta-Pa properties. He was also an expert and a keen horticulturist. He was survived by Mrs Stanton, two sons and four daughters. There are eight grandchildren.

MR C. F. BAKER

RUSSELL. Tuesday
The death has occurred of Mr Charles Frederick Baker, aged 78, of Russell. For the greater part of his life he was associated with the township of Russell, being for some years agent for the Northern Steamship Co. Later he founded a large general store business. A few years ago he retired to live on Oropaka Island, in the Bay of Islands.

MRS S. DOLBEL

WHANGAREI. Tuesday
The death has occurred of Mrs Susan Dolbel, aged 60, of Whangarei. Born in Otago, Mrs Dolbel later moved with her family to Hawke's Bay, and there married Mr P. C. Dolbel. In 1921 they came north, and lived at Kihikihia. After

therefore, the holders of the shares have no particular interest in the Reserve Bank. They were properly taken over at their value.

The position of the shareholder of the Bank of New Zealand is similar to that of the shareholder of the Westport-Stockton Coal Co. The market value of the Westport-Stockton ordinary shares was in the region of a share, and that was their value over a number of years—less than 1s. to be strictly correct. When the company was taken over by the State, the shares were taken at their asset value. At any rate, I am assuming this, and I think I am right to do so, because the shareholders of the Westport-Stockton Co. have already received 10s. a share, and they are to receive a sum estimated at 2s. a share, 12s. in all.

In other words, the share taken over by negotiation as between vendor and purchaser—that same method ought to be in the event of the shareholder of the Bank of New Zealand being bought by the State. If the two parties come to an agreement, then the dispute should be submitted to arbitration agreed upon by the court of arbitration.

RESERVE BANK RETURN

STERLING £2,570,333 H.P.A. WELLINGTON.

The Reserve Bank return for the week ended Monday, December 18, shows variations in the figures compared with those in the previous week's statement as follows:—

LIABILITIES	
General reserve	1,500,000
Bank notes	88,801,794
Demand liabilities	
State	12,268,321
Banks	26,217,107
Other	1,120,260
Other currencies	34,332
Other liabilities	2,292,362
Total	82,173,592
ASSETS	
Reserve	
Gold	2,801,877
Sterling ex.	89,271,053
Subsidiary coin	44,738
Advances	
Marketing	400,125
Other	25,848,100
Investment	11,732,114
Other assets	2,032,785
Total	82,173,592

Proportion of reserve to notes and demand liabilities, 52.817 per cent (last week).

The principal items in this week's return are compared with those at the corresponding date last year in the following table (000's omitted):

	1941	1942
Notes	88,804	85,965
Deposits		
State	12,268	15,730
Banks	26,217	29,790
Exchange	30,271	30,116
Advances		
Marketing	400	000
Other	25,848	37,730
Ratio (per cent)	53.012	40.730

SHOPPING HOURS

SUBURBAN ASSOCIATION

The Auckland Suburban Association decided at a meeting that members be recommended to the present shopping hours, except on Friday night and on Saturday mornings. The order to give their custom

Courtville

Burgess & Treep Architects



later they are back in the wings—it is all over.

But those minutes climax many hours of solid work and preparation. Weeks learning the basics of their art—the fundamental dance steps, the correct phrasing of words for elocutionists, voice training for vocalists and the endless scales and exercises for instrumentalists.

The bright costumes and well-designed props are usually made by parents or teachers just for that one item. A good performance, and everyone is happy. Only one in every 30 competitors at the festival can take a first place.

Saturday's dancing classes at the concert chamber were no different from any other day. There was the same bright music, the gay costumes and the close attention of a well-filled house.

The range was from classical ballet on a theme from "Faust," to fast tapping to the catchy rhythm of "Paper Doll." The dancing judge, Miss Dorothy Daniels, praised the work in both classes.

Throughout the sessions she has stressed the value of dancing as an art. Earlier she criticized parents and teachers for allowing children in make-up and costumes to mix with the audience in the body of the hall and even go on to the street.

"Not only does it lower the tone of dancing—so many people are ready to be swayed by small details like that—but it tends to make children precocious," she said.

The tone of several entries in the song and dance section also drew comment. Teachers should draw from musical comedy and not from the broader field of low vaudeville entertainment, she said.

Recalls in the women's radio vocal solo are Maureen Fletcher, Tul Uru, Daphne Ellwood and Fleur Hampton.

Saturday's results were:—

VOCAL

Women's Voice Choir.—Open: Church of Jesus Christ of Latter Day Saints (182). 1: The Celeste Singers (158). 2: Auckland Civic Choir (153). 3.

Church Choir Contest.—Open to any church choir, 20-40 voices: St David's Church Choir (159). 1: Church of Jesus Christ of Latter Day Saints (154). 2: Mount Albert Methodist Church Choir (153). 3.

Mixed Voice Choir.—Any number of voices: North Shore Harmonists Choir (164). 1: Church of Jesus Christ of Latter Day Saints (159). 2.

Mezzo-soprano Text Solo.—Dorothy Jones (87). 1: Kathleen Reardon (80). 2: Barbara Hivland (85). 3.

Girls' Song.—10 and under 18 years, own selection: Eleanor Yates (88). 1: Jill Evans and Angela Shaw (87). 2.

Vocal Duet.—Women and/or men, own selection: Maureen Fletcher and Ronald Macnaghtie (81). 1: Boreen Harvey and Mervil Pow (80). 2: Elaine Hackett and Valerie Lay. Nancy Gilroy and Gilda Fielding (78). 3.

British Art Song.—Women, any voices: Daphne Ellwood (89). 1: Kathleen Reardon (87). 2: Barbara Hivland and Tul Uru (85). 3.

ELOCUTION

Recitation.—Girls, 12 and under 16 years: Sylvia Weaver (77). 1: Margaret Smith (76). 2: Felicity Drereton-Sharpe (73). 3.

Character Recital.—Boys or girls, humorous, under 16 years: Ronald Chudley (80). 1: John Thomas (70). 2: Pamela Walker (75). 3.

Prepared Speech.—Man or woman, over 16 years: George Moore (78). 1: Samuel Fails (75). 2: Betty Kemp (73). 3.

Auckland Competitions Society's Scholarship.—Man or woman, 16 and under 21 years: Dulcie Needham (155). 1: Pamela Newcombe (149). 2: Errice McIntyre (142). 3.

DANCING

Solo Song and Dance.—Girls, 9 and under 12 years: Colleen Sayegh (81). 1: Nancy Crowe (80). 2: Lila McKenzie and Carol Hargraves (78). 3.

Demichurrier Dance.—Carole Sandham (74). 1: Ronald Jackson (73). 2: Annette Sherman (72). 3.

INSTRUMENTAL

Piano Test Solo.—14 and under 18 years: Douglas Prier (88). 1: Evelline Scott (87). 2: Diana Stephenson and Bonita Waugh (86). 3.

Navy Wants Men



At Star Monday, Aug 27, 1951, p. 4.

Spence's original sketch of a new cathedral for Coventry gives an impression of his un- Part of the ruins of the old cathedral (left) are connected by an arched porch to the new which he describes as "a contemporary building."

Death Of Mr E. H. Potter: Long Service To City

Mr Ernest Herbert Potter, died in Auckland on Saturday aged 86. He took an active part in the commercial and civic growth of the city as Mayor of Mount Eden for a number of years and as a member of the Auckland Hospital Board and the Auckland Electric Power Board.

He was elected as a councillor of the Mount Eden Borough in 1906. In 1923 he was elected mayor, holding the office until 1931. Many of the major roading and drainage works of the borough were carried out in his term of office.

Mr Potter was a member of the Auckland Hospital Board for 40 years, and for 27 years served on the



Auckland Electric Power Board from its inception. He helped in the formation of the Auckland Transport Board and served as chairman for a period.

He was also a member of the Auckland and Suburban Drainage Board and of the executive council of the Auckland Sailors' Home.

He was also well-known as proprietor of Tanfield Potter and Company and later as the company's chairman of directors. He was chairman of directors of several other firms.

He was born in Auckland in 1865 and lived in the city all his life. He was a regular attendee at the Mount Eden Congregational Church for 60 years.

Mr Potter was keenly interested in swimming, and was president of the Auckland Swimming Centre for many years. He was elected a life member.

He is survived by four sons, Mr P. R. Potter, Mayor of Mount Roskill, and Messrs R. A. Potter, W. A. Potter and Dr Noel Potter. There are six grandchildren.

★ Churchgoers all over Britain have been voicing to the plans for Coventry's new £500,000 cathedral, a "pushbutton cathedral," "monstrous," "like a modernistic nightmare." They dislike its flat roof, glass "disappearing" screen. The criticism has no architect, Mr Basil Spence, who is making special set interior and exterior for public display. Mr Spence's design is 319. He will get £2000.

LOOKS AS IF I DREAMT HIM

Special to the Auckland Star

LO. 000 (Airmail).—With his brown hand 44-year-old Basil Spence looks like something the up. But when he speaks of his cathedral design apocalyptic note. Well, nearly always. He did Coventry phoned to say he had won the competition.

His wife, Joan, and children, Gilliam, 16, and John, 13, knew before he did. There was some fevered telephoning because Coventry thought he was in Edinburgh, his home city.

When things simmered down, Mr Spence, whose London office is on the fourth floor—no lift—in Buckingham Street, above the Watergate Theatre, stroked his moustache, and said:

"I feel I have been paid already; I got so much out of this thrilling thing. After all, this is a modern cathedral."

He made his design, he said, as a relaxation from his work for the South Bank Exhibition of the British Festival. He designed the "Sea in Ships" section there.

"That was a terrible strain, I may say. I eased the strain with the cathedral."

"I worked in the hours of inspiration—between ten at night and three in the morning—mainly in my flat in Edinburgh."

It all started with small sketches. The work went on for eight months, and finished with six drawings for his entry.

While working, Mr Spence said little to anybody. "After all, you'd feel such a fool if someone said 'Let me look,' and then said: 'What a lousy design.'"

Nor did he consult anyone in Church circles, or even look at the earlier designs of Sir Giles Scott, which were abandoned following much controversy.

Four years ago the original idea, to have a building in the English Gothic tradition, was dropped.

Spence says his design is "a contemporary building." Just that.

★ Spence is an architect who likes puffing cheroots; who spent six years in the Army; who has designed English council houses and Indian



Edinburgh's 44 Years Old . . . he went to Coventry

He reminisces, my holidays in churches.

"My interest I back to the time Sir Edwin Lutyens signed Liverpool Cathedral."

The Cathedral grey stone build rectangle, at right runs. It will be

Spence was "beauty of the old will be incorporated cathedral."

He was "overfaith shown by it and the Charred the altar which runs and the thin in the future"

Courtsville

Burgess & Treep Architects



23 March 1990

CORNER COURTVILLE BUILDING
PARLIAMENT ST. & WATERLOO QUADRANT

UPGRADING EXISTING STRUCTURE FOR SEISMIC LOADING

1. INTRODUCTION:

- 1.1 This building which comprises of five floors and a basement built around 1920 has been described in the following previous reports:
- | | | |
|-------|-----------------------------------|------|
| (i) | Ministry of Works and Development | 1986 |
| (ii) | KRTA | 1987 |
| (iii) | Auckland City Council | 1988 |
| (iv) | Murray North | 1988 |
- 1.2 The description of the building on page 2 of the M.W.D. Report summarises information on the building construction available to date.
- 1.3 The reports are generally pessimistic as to the ability of the building to withstand even a moderate earthquake apart from the A.C.C. report which assumes the structure to be mostly reinforced concrete when in fact this is probably only limited to the interfloor slab, main stairs, some isolated columns and foundations with the remainder of the structure being unreinforced brickwork.
- 1.4 The reports also conclude that upgrading to the required degree of seismic resistance, based on the now generally accepted criteria of NZS 4203:1984, would be a difficult, disruptive and expensive operation (Murray-North estimated \$1,500,000 for structural work alone based on a 50% of code allowance for upgrading old buildings). Very little consideration was made in proposals for retaining the original character of the building or the possibility of sequential upgrading. In fact the reports also give no firm design loading requirements owing to conflict within the various codes. A definition in writing of this would be necessary from the relevant authority.
- 1.5 A brief inspection by myself showed the building to be in excellent structural condition for its type apart from some expected faults to the concrete work of this age which relate to the lack of good concrete compaction techniques at the time. However, records show that there have been negligible seismic forces encountered in the Auckland area during the life to date of this structure so given good workmanship, this excellent condition was to be expected.

UPGRADING EXISTING STRUCTURE FOR SEISMIC LOADING

2. PRELIMINARY ANALYSIS

- 2.1 Preliminary calculations show the interfloor weight of the structure to be approximately 300 tonnes (far heavier than modern buildings) and that the Centre of Rigidity of any possible new inbuilt seismic resistance systems would be eccentric to the building's Centre of Gravity. This introduces torsion and therefore adds more expense to upgrading (identified by Murray North). It should be noted that seismic loads are very closely related to structure height, weight and eccentricity.
- 2.2 The concrete floors and roof will give good diaphragm distribution of the horizontal seismic forces but even moderate initial design loadings would probably destroy most existing vertical supports of the roof and floor (both intermediate and perimeter). This concrete slab should not be asked to span more than 3 metres under residual vertical dead load assuming it has adequate reinforcing. Therefore, there is a problem of continuing to transfer these horizontal loads during an earthquake to the likely new perimeter shear walls unless a secondary internal support system is added at least where unreinforced brick masonry walls are a primary means of vertical support. Strategically placed steel columns (100mm x 100mm approximate plan dimensions) may be sufficient for this purpose. It must be accepted that the unreinforced brickwork would be damaged in any acceptable design earthquake. Sprayed G.R.C. (Glass Reinforced Concrete) to the existing brickwork could be an alternative but this is very disruptive and does not completely solve the problems of Section 2.3.
- 2.3 Existing beam/floor/column/wall joints are expected to be very brittle under seismic loads and a degree of ductility in these areas will need to be added at various locations throughout the structure. This is usually very labour intensive work.
- 2.4 The existing foundations appear to be adequate for vertical loads and their weight may be utilised to help counter the cyclic overturning nature of earthquake horizontal loadings. However, these forces on the foundations transferred through new shear walls etc. will probably also require additional ground beams and some piling. It could be quite difficult to place these around the existing mass concrete foundations so it will be necessary to work outside the existing perimeter walls as much as possible.

UPGRADING EXISTING STRUCTURE FOR SEISMIC LOADING

PRELIMINARY ANALYSIS (Cont.)

- 2.5 There would be considerable benefit gained by rebuilding the verandahs to rear as a structure isolated from the seismic loads induced by the main structure. This portion of the building is not located or orientated in such a way as to be efficient in providing overall seismic resistance. It could be designed to be more flexible and provide a means of egress which would help meet Council's overall requirements.

3. GENERAL PRELIMINARY PROPOSAL AND BUDGET ESTIMATE

- 3.1 Refer to attached sketch drawing of a typical floor with likely locations for remedial work. The majority of the construction would be reinforced concrete with some, timber, blockwork and structural steel. The use of G.R.C. (Glass Reinforced Concrete) may also be worthwhile investigating for local force distribution. Some reduction in the scope of this remedial work may be available for the upper floors although the dome and facades will need special attention.
- 3.2 This work can be spread over any accepted time frame although it would be preferable to improve the structure to required standards as soon as possible so as to achieve a maximum of safety to occupants and passers-by.
- 3.3 As instructed, the main aim of the general proposal is to maintain the character of the building and final detailing should allow for this.
- 3.4 The aim of the general proposal is also to keep the initial stages of work immediately outside the perimeter of the existing building so as to keep the period of internal disruption to a minimum.
- 3.5 If it is admissible to provide this protection piecemeal over a period of years, a minimum construction budget of \$200,000 is recommended to make a start worth while. 20% contingencies would need to be provided as backup in the event of unforeseen problems being encountered to help ensure that a particular area of work is structurally secure. Estimates to define the scope of the initial work should be carried out after more detailed design.

3. GENERAL PRELIMINARY PROPOSAL AND BUDGET ESTIMATE (Cont.)

3.5 Design fees and supervision for this type of work need to be based on hourly rates with regularly updated fee estimates. A brief geotechnical report should be prepared regarding the foundation material to provide input to design work. It is recommended that Soil and Rock Consultants, P O Box 33785, Takapuna, be engaged for this work and briefed not develop it into a major exercise within itself. In the unlikely event of very poor subsoil conditions being identified the whole project would need to be re-considered before more overhead costs are incurred.

4.0 SEQUENCE:

(Refer to attached sketch drawing for recommended sequence).

- 4.1 Rebuilding the verandahs as an isolated structure for safe egress. This could be of light weight construction provided necessary fire ratings are achieved.
- 4.2 Construction of perimeter shear walls of reinforced concrete probably with piled foundations providing floor connection details through the existing 500mm thick brick walls. This technique would be less disruptive and less labour intensive than working to the inside of the existing walls. These walls will need to be at least 300mm thick with wider footings.
- 4.3 Construction of similar reinforced concrete connecting to section 4.2 (along kitchen walls). Section 4.2 shear walls would not work effectively until this work was carried out. This is the first area of work that would be disruptive to the main living
- 4.4 Build in secondary support for the existing concrete roof and floors throughout the structure as defined in Section 2.2.
- 4.5 Provide protection to the front main stairwell which may involve constructing a stiff vertical column in the existing void. The scope of this work would depend on final overall Council minimum requirements.
- 4.6 Provide support to dome and facades so as to give protection to passers by during and immediately after the design earthquake. This section of work may have to be carried out earlier in the construction sequence depending on the importance placed upon passer by protection.

PAGE 5

UPGRADING EXISTING STRUCTURE FOR SEISMIC LOADING

4.0 SEQUENCE: Cont...

- 4.7 This proposed sequence may require modification to suit building management during the construction period. A floor by floor sequence is also possible.

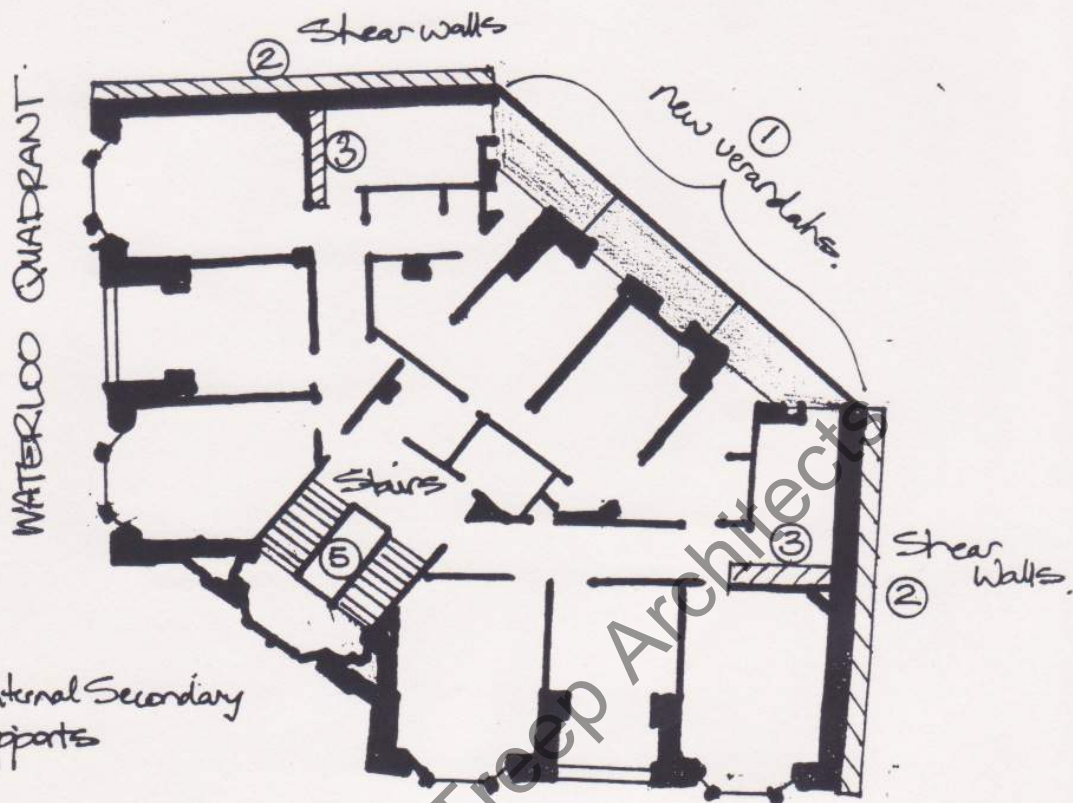
5. IMMEDIATE RECOMMENDATIONS:

- 5.1 Arrangements be made for a construction width of 1.0 metres on each side of the building. Foundations will probably encompass most of this width but walls above ground level should be less than half this width.
- 5.2 A more detailed identification of the reinforced concrete content the building be carried out. This would have some input as to the scope of construction in 4.4, 4.5 and 4.6 as well as a more accurate overall structural analysis.
- 5.3 The works outlined above would not make the building earthquake proof but are an estimate of the procedures towards a minimum level of increase in strength to meet probable Council requirements as opposed to the alternative of demolition. Council technical input at an early stage will be necessary if a reasonable solution as to requirements of degree of protection is to be achieved.

D J Shilton
B.E. (HONS.) M.I.P.E.N.Z.

SUGGESTED LOCATIONS
SEQUENCE OF UPGRADING
FOR SEISMIC LOADING

DESIGNED BY	DATE	SCALE	NO	CHANG	DS	COI
COURVILLE APARTMENTS	2/10	1/25	2/10	APPROVED		



PARLIAMENT ST

TYPICAL FLOOR AREA N.T.S.
(5 floors & basement).

SUGGESTED LOCATIONS
& SEQUENCE OF UPGRADING
FOR SEISMIC LOADING.

D.J. SHULTON - REGISTERED ARCHITECT

COURTVILLE APARTMENTS

SCALE: N.T.S.

DATE: 3/90

DRAWN:

APPROVED:

DS

Co1

deterioration.

- 5.2 PLASTERING: To NZS 4251. Carry out plastering under conditions which will not adversely affect the finished work.
- 5.3 DO NOT BEGIN coating work until all:
- Preparatory cleaning has been completed.
 - Remedial work to exposed steel has been completed
 - Other preparation is complete.
- 5.4 PROTECT all existing work and approaches, with boards, dust sheets, etc. All droppings on to finished work to be cleaned off immediately.
- 5.5 CONFORM to manufacturer's recommendations for all proprietary and special purpose plasters.
- 5.6 COMPLETION: Clear away all rubbish caused by this work and leave all adjacent materials, fittings and finishes clean. Cut out any damaged or faulty work and make good.
- 5.7 WORKING TIME: Do not use mixes after initial set has occurred. Do not re-temper mixes.
- 5.8 JOINING UP: Make junctions so that they are invisible in finished work.
- 5.9 ACCURACY: For trowelled wall surfaces : no deviation more than 3mm from a straight edge 1200mm long. Abrupt deviations not permitted.
- 5.10 FINISH TO WORK: Finish all surfaces evenly to line or level, with all angles and corners correct and walls and reveals plumb and square.

6 WORKMANSHIP SPECIFIC

- 6.1 CLEANING: Remove oils, greases, retarders, loose material and the like and leave the surface dust free and clean. Remove paint from already painted surfaces. Locally sand blast all exposed reinforcing steel to achieve the required finish and coat with Sika Monotop 610 system applied in accordance with the manufacturers instructions.

IMPORTANT NOTES:

Any steel reinforcement should be exposed and treated approximately 20 mm beyond its corroded length.

It may be necessary to cut and remove concrete from behind affected steel reinforcement to expose all corrosion. This should be done only after consultation with the Architect. This procedure is also required if concrete may be contaminated with chloride ions.

The exposed reinforcement should be cleaned to SA 2.5 before applying Monotop 610.

Generally it is recognised that reinforcement corroded to less than 80% of its original dimension should be cut out and replaced. If in doubt always consult the Architect for the project.

In some cases when delays occur, it may be necessary to apply second coat of