Auckland City Council Ordinances and Bylaws.

Relevant NZ standards — in particular:

NZS 1900 Chapter 3 1985 General Requirements

NZS 1900 Chapter 5 1988 Fire and Egress

NZS 4203: 1984 Structural Design

NZS 4205P 1973 Foundations

No. 25 Electrical Wiring Regulations 1976

Drainage and Plumbing Regulation 1978

The Resource Management Act 1991

The Building Act 1992

f) **Conservation issues**

The relevant local authorities and statutory bodies should have regard for conservation issues and take these into account when assessing applications relating to the Corner Courtville building.

g) **Incorporation of modern facilities**

The building must accommodate new technology without compromising its character. The introduction of new exposed elements is limited to the basement area, the rear balcony area and to the kitchens (but only where this has no adverse effect on highly rated existing elements). Some facilities within the building have already been altered with generally negative results. These should be removed and reconstructed. All new facilities for services such as meters, new piping and so on, are to be within original service areas and must not be obtrusive. Where plumbing services are renewed they are to be replaced in materials to match the original and to the same set out and shape as the original. All re-wiring is to be within original conduits or otherwise concealed and new permanent electrical switch plates and power points should be in character with the original, with the exception of the ground floor lobby where chrome backplates and such like are the norm.

In the bathroom areas it may be desirable to fit a shower — for example, in apartment 30 the existing shower has been plumbed to have hot water. A suitable system for achieving this should be investigated with concern for minimising its influence on the special character of this room.

h) **Availability of materials**

Where reconstruction or reinstatement is required it may be difficult to match period manufactured items such as hand basins, toilets, toilet cisterns, tiles and patterned or coloured glass. These should be reinstated in accordance with Articles 8,11 and 14 of the ICOMOS NZ Charter.

There are no unique original items missing from the building. Where fittings are damaged or missing or have been replaced they should be reinstated or reconstructed using new fittings or materials which match the original existing fittings and materials as closely as possible.

i) **Management of change**

A) Maintenance

A maintenance schedule should be prepared which will enable forward planning of works and ensure proper care of the building's fabric.

B) Reconstruction and reinstatement

Where highly-rated elements or fittings have been removed or modified they must be reconstructed or reinstated in accordance with section E(h). Where such work is required it must be supervised by a conservation specialist. All such work must be carried out to the highest possible standard.

C) Introduction of new fittings

Each proposal to introduce new fittings must be subject to a reasonable approval procedure which checks the suitability of the proposal against the criteria set out in the document and its appropriateness in context. The approval procedure would involve:

i) Preparation of models, plans and so on to describe the proposal.

ii) Submission of plans to the building manager/committee.

iii) Assessment of plans by a conservation specialist using the criteria set out in the ICOMOS NZ Charter and in this document.

iv) Copies of the documents should be sent to NZHPT's regional officer and to ACC's conservation section for their approval.

v) If in the opinion of the conservation specialist the proposal is acceptable and it is approved by the NZHPT, it is then passed back to the building manager/committee who may or may not approve the work. Where such work proceeds it must be supervised by a conservation specialist. If in the opinion of the conservation specialist or the NZHPT the proposal is inappropriate (reasons should be given and suggestions made), the proposal will not be approved by the building manager/committee and cannot proceed.

D) Major works required to meet statutory obligations

The ACC may require the building to be upgraded to meet minimum standards for seismic resistance and minimum fire and egress requirements. In the event of this demand being made a fully

planned process is required which would involve the building owners and their appointed specialist consultants, the NZHPT and ACC.

The aim of this process would be to formulate a solution which would make as little change as possible to the building while being cost-effective and have the approval of all parties to the process.

The particular consultants appointed by Courtville Apartments Limited must be both expert in their particular fields and capable of dealing sensitively with the conservation issues. A conservation specialist must be involved in the whole process.

The ACC is the local building authority which would request compliance with statutory obligations and process and approve an application for building works. A clear proposal should be formulated by the building owners and the New Zealand Historic Places Trust in association with their specialist consultants prior to approaching the ACC. After discussion a finalised proposal would then be submitted to the ACC for approval of a building permit.

The actual building works must be supervised by specialist consultants and in particular by conservation specialists. All due care must be taken to ensure that the work has the least possible harmful effect on the building — in particular, on highly-rated elements and zones such as the lift and stairwells.

E) **Use of the building**

The building was specifically designed for use as residential accommodation. *This use is an essential part of the building's character and must be maintained.* Commercial use of the building wouldd degrade the quality of residential life. (Home office use only , as defined in the Auckland City Council District scheme, is acceptable).

F) **Advertising hoardings and signage**

The only signs that should appear on the outside of the building are the original "COURTVILLE" signs. The building must not be used as a site for hoardings.

j) **Resources**

Courtville Apartments Limited does not have limitless resources. It is necessary to ensure that all work is cost-effective and affordable. In some instances it may be necessary to make temporary repairs in order to contain a problem until it can be properly attended to. Such work should be fully

Zone 2 Guideline — spaces of some significance

The principles of the ICOMOS NZ Charter should be followed as outlined in Zone 3 guideline above. Specific changes may be acceptable to allow for:

- improved kitchen facilities and to leave opportunity for building works to give compliance with statutory obligations.
- recovery of the overall cultural significance of the place
- changes that are necessary to the proper function of the proposed use of the space.

Any element should be recorded in detail (as per ICOMOS NZ Charter). No highly rated elements can be removed or adapted.

Zone 1 Guideline — spaces of slight significance

Elements and spaces with a heritage value of 1 are of slight significance or do not intrude on the fabric in a way that reduces significance. Both retention or removal are acceptable options.

Conclusion

Both the exterior and interior of Corner Courtville have great significance. It is important that any change to the building should be limited to those spaces and elements that can be adapted and that within these spaces other elements or finishes which are highly rated should be respected.

E3 CONSERVATION OF BUILDING FABRIC

The problems identified in the survey of the physical condition of the fabric of the Corner Courtville building have been listed in section D5, preceding.

All work should be done according to the principles, processes and practices for conservation as defined in the ICOMOS NZ Charter.

In all instances where stabilisation, repair, restoration or reconstruction are required, all work shall be carried out in accordance with the principles, processes and practices for conservation as defined in the ICOMOS NZ charter.

The following work is recommended:

a) Exterior

i) Dome roof : this should be checked for structural soundness and recovered using an appropriate waterproofing system.

ii) Dome exterior: plasterwork requires repair — some detail work needs to be reconstructed. Interior spalling indicates water ingress. A method is required to prevent water ingress without compromising the integrity of the exterior plaster.

iii) Cornice: requires a full check of its structural integrity. The modillions which were removed should be reconstructed in their original positions. Sufficient remnants and documentary photographs exist to form a basis for reconstruction.

iv) Concrete spalling: spalling to exterior surfaces requires full repair work, including repair of exposed reinforcing steel and making good of plasterwork.

v) Water damage: water ingress to exterior side walls requires investigation and remedy.

vi) Plasterwork: decorative plasterwork requires recording (ideally by taking moulds), restoration and reconstruction as required. Cleaning of plaster work must not be done using high pressure steam or high pressure water or using chemical agents. A mist spray of water and gentle brushing in accordance with best conservation practice should be used.

vii) Unsympathetic repairs to plasterwork: these should be investigated to establish the quality of the work. If necessary the new plasterwork should be removed and the reinforcing beneath treated to prevent rust. When replastering the finish of the new work should match the original plaster finish it adjoins.

viii) Exterior joinery: requires general continued maintenance and in some instances reconstruction. The paintwork should be restored to its original colour, generally dark green.

ix) Wrought iron work has been partially repaired. New fixings should be carried out in the manner of the original fixings. Welded rods on Parliament Street should be re-fixed and finished so no joint is apparent. The whole fence should be reinstated along the Waterloo Quadrant frontage.

x) Exterior services: all reconstructed or repaired services should match the original services in size and be in the position of the original. No plastic or PVC services should be used. All new work should be in cast iron, steel or copper.

xi) Accretions: where new elements have been fitted in highly rated zones these should be relocated to the lowest zones. An example of this is the gas connection on Waterloo Quadrant.

b) Interior

i) Unsympathetic alterations and repair work: where such work has occurred in highly rated zones and/or to highly rated finishes and features these should be reconstructed to match the original as closely as possible. Such reconstruction is required throughout apartment 29 and to a lesser extent elsewhere.

ii) Services: these generally require major upgrading. Removal of intrusive non-original reticulated services is required. Exposed pipe work to bathrooms should be reconstructed. Other new services should be concealed — behind existing timber trims, behind fittings,

under timber floors or chased into plasterwork and made good. Experts in plumbing and drainage, electrical services and all other services should be employed as consultants. Where possible all new services should be run in the original chases and ducts. New fittings such as switches and sockets should be in character with the original fittings.

iii) Paintwork: original decorative finishes to lobbies, stairs and landings are to be investigated and used as a basis for redecoration of these areas.

iv) Stained glass work: the stained glass work has some damage and some unsympathetic repair work. All reconstruction of stained glass work must match the original design. All glass and other materials used in such work shall match the original in pattern and colour as closely as possible. Reinforcing rods should be cleaned and treated to prevent rust..

v) Lights: reconstruct deco lights, switches and power points for ground floor lobby. Reconstruct original/compatible Edwardian switches and power points elsewhere. Provide compatible light fittings to lobbies and stair landings.

vi) Plasterwork: as for the exterior — decorative plasterwork requires recording (ideally by taking moulds), restoration and reconstruction as required.

vii) Cracking: as for the exterior — surface cracking to solid plaster requires making good.

viii) Timber floors: where timber floors have decayed these areas should be repaired using materials to match the existing original finish. The problem which has caused the damage should be investigated and attended to.

ix) Tile work to walls, floor and hearths: where severe damage has occurred the tile work should be repaired using tiles selected to match the existing tiles as closely as possible. All tile reconstruction shall be to the original format.

x) Woodwork: where woodwork has decayed or been damaged it should be repaired or reinstated to match its original finish using matching timber.

xi) Doors: the door giving on to the ground floor lobby requires repair work to its chrome rails. Its glass panel should be reconstructed with the word "COURTVILLE" sandblasted on it in a selected suitable typeface.

Doors giving on to the lobby for apartments 24 – 35 must have the exterior plywood panel removed and their original finish reinstated. These doors will almost certainly have to be modified in the same manner as the doors to the flats in the Middle Courtville building. The present panel of Georgian wired glass should be removed and a fire-rated clear glass panel put in its place. The doors to apartments 29, 30, 33 and 34 should be repaired to match the original doors. The original knocker/key arrangement on these doors has never been satisfactory. Any replacement for this should be carefully investigated to ensure it will function well and that it will be appropriate in style.

Doors have been removed within apartments. Where this has occurred the reinstatement of doors should be a matter of personal choice for apartment owners. The door frames must

remain in place to allow for future reinstatement. Where doors are reconstructed they shall match the original doors. The doors throughout apartment 29 should be reconstructed.

xii) Windows: some kitchen and bathroom window sashes have been removed. Others have been modified. These windows are likely to require some further modifications at a later stage to meet fire and ventilation requirements.

xiii) Decoration of apartments: the original varnished timberwork remains intact in apartment 30 and 34. This finish should be retained as a representative example. All tile work and stained glass work must remain exposed. The remaining surface decoration is a matter for the personal choice of apartment owners. It is recommended that finishes such as the varnished timberwork should be encouraged.

xiv) Hardware: Hardware is to be restored. Where elements are missing, they should be reconstructed to match the existing original specimens as closely as possible. Door furniture varies. On each floor the predominant style should be retained; where items are missing, reconstruct to match.

xv) Bathroom fittings: where original bathroom fittings have been removed or replaced they should be reinstated using fittings which match the originals as closely as possible.

xvi) Floor coverings: waterproof floor coverings are recommended for bathroom floors. Note that in the original specification the bathroom floors were to be tiled. If this alternative is used the tiles should be chosen to be appropriately designed in keeping with the rooms' intended character and the period of its construction.

xvii) Fire hose reels: these, along with their associated pipe work, should if possible be removed from the ground floor lobby and stair landings.

E4 CONCLUSION

The Corner Courtville Building is in very good condition and it is largely unchanged from its original state. The policies set out in this conservation plan have been formulated to protect the special character of the building to ensure that Courtville, both inside and out, remains one of Auckland's finest buildings. The buildings were saved from redevelopment by hard work and concern. It is now necessary to continue caring for its future with the same concern, carefully approaching problems to discover the best solution for Courtville in the future.

All existing original documents should be held in one place as an archive and conserved. This concept has been discussed with Mr Rowland Potter and Wendy Garvey of the University of Auckland School of Architecture.

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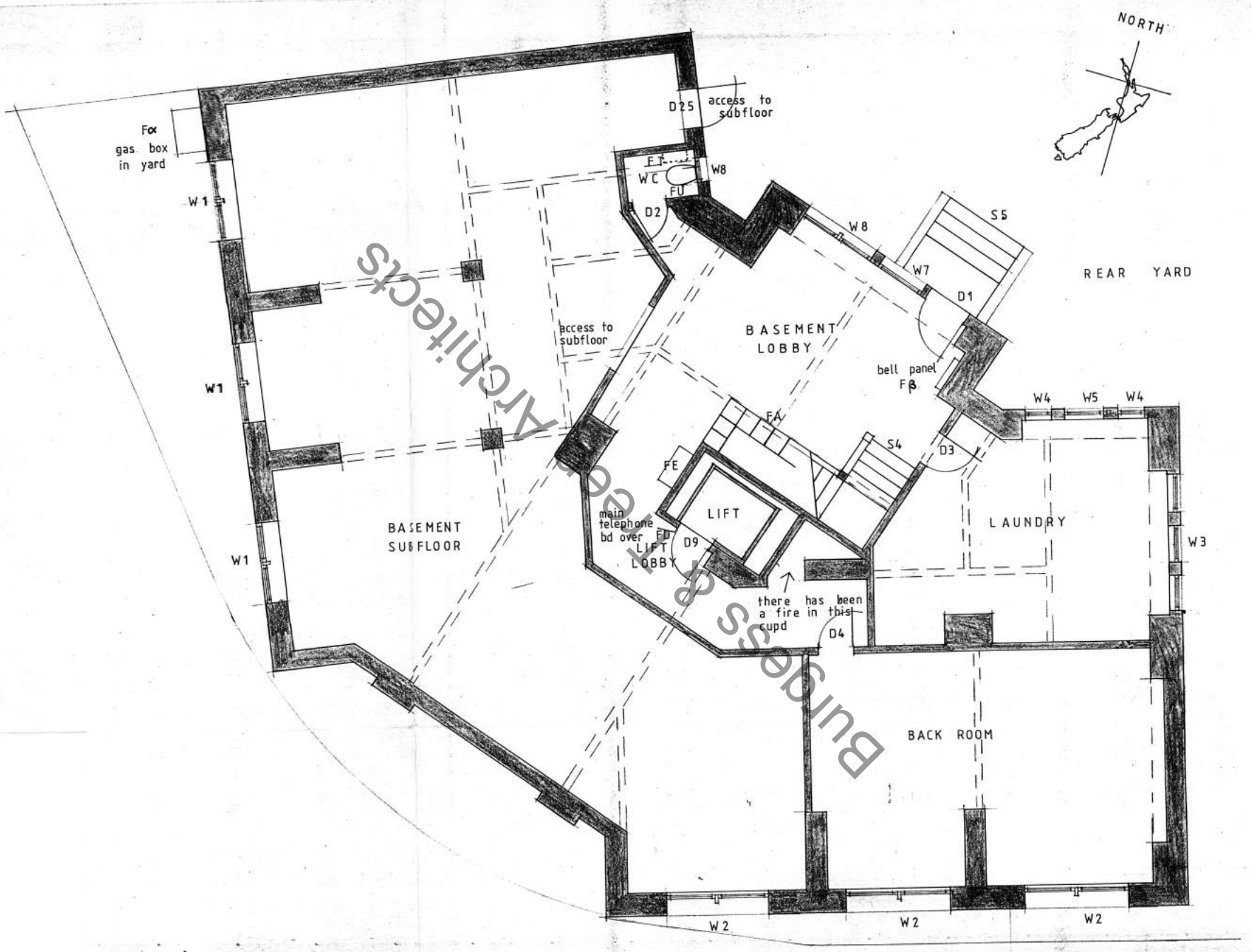
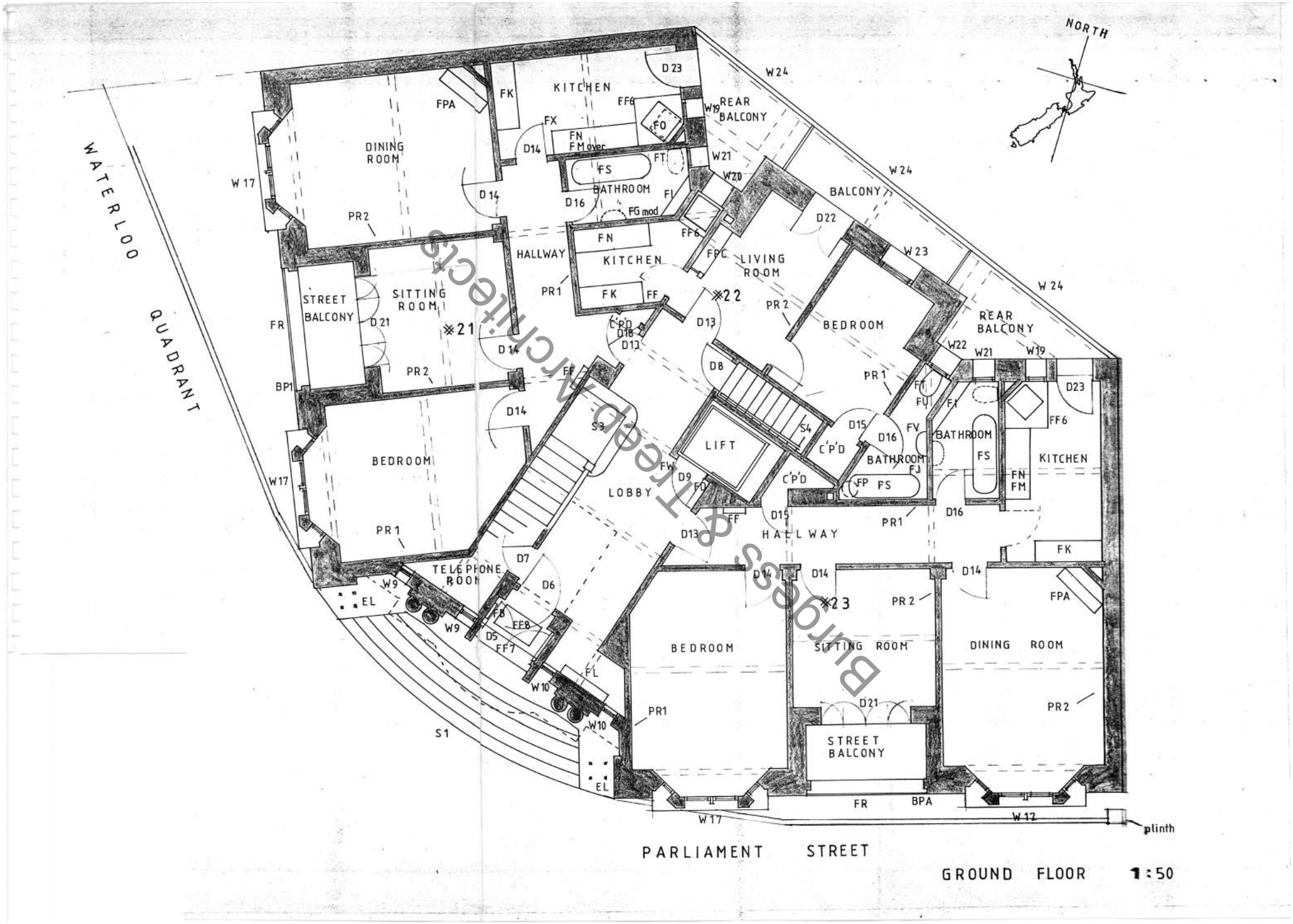
G: APPENDICES

(also refer to Middle Courtville Conservation Report for general appendices)

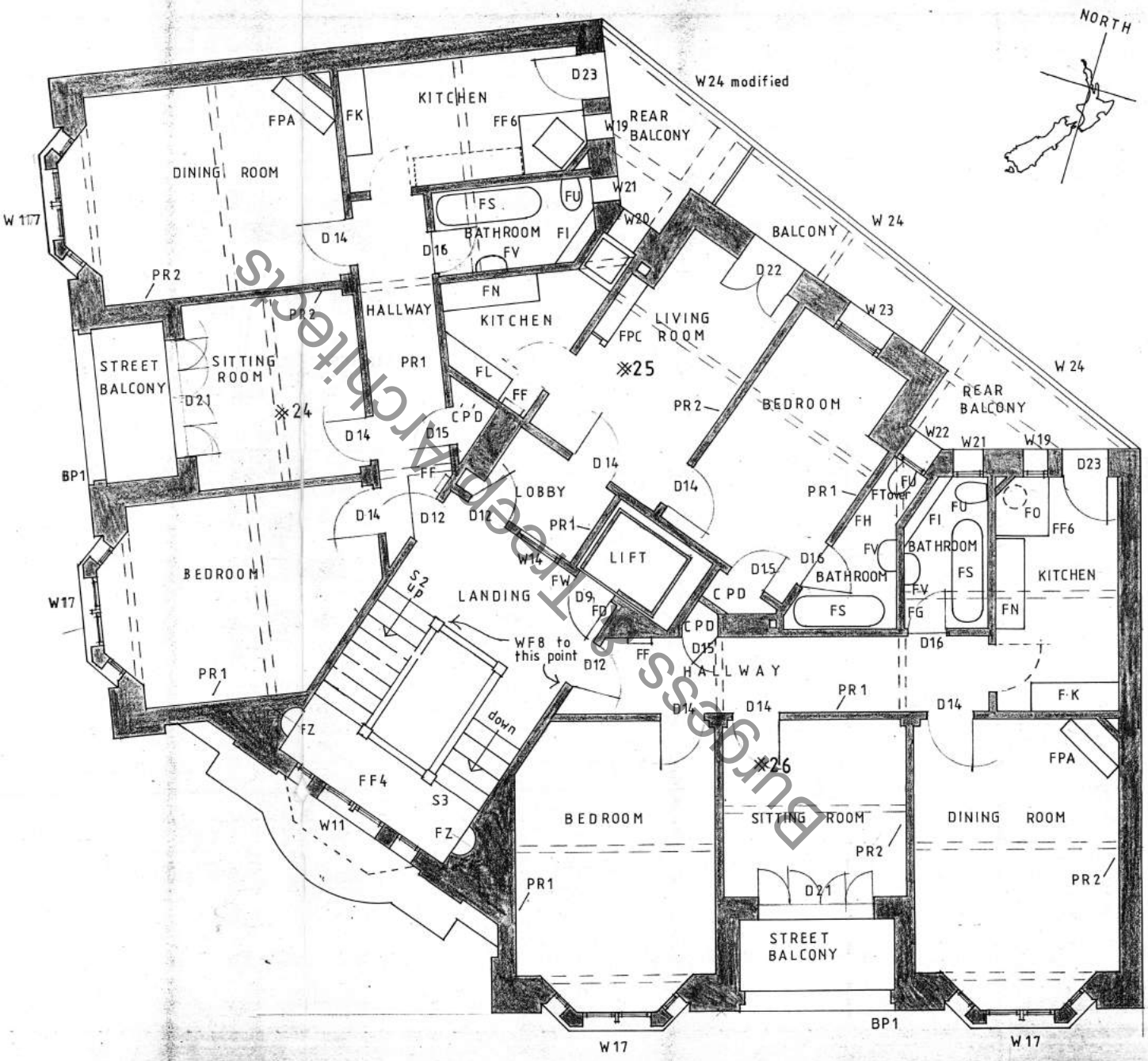
G1	KEY PLANS OF BUILDING
G2	PHOTOGRAPHIC RECORD OF THE BUILDING FABRIC 1993 (bound separately)
G3	ICOMOS NZ CHARTER
G4	COURTVILLE BUILDINGS PROTECTION NOTICE 1987
G5	ARCHITECT'S ORIGINAL DRAWINGS
G6	ARCHITECT'S ORIGINAL SPECIFICATION
G7	OTHER DRAWINGS BY SINCLAIR O'CONNOR
G8	ARCHIVE PHOTOGRAPHS OF COURTVILLE
G9	COURTVILLE ASSOCIATION PAMPHLET 'COURTVILLE AT RISK'
G10	SUBMISSION OF MR KIM SINCLAIR TO THE CLASSIFICATION COMMITTEE OF THE NZHPT
G11	OBITUARY OF WILLIAM STANTON
G12	OBITUARY OF ERNEST POTTER
G13	STRUCTURAL ENGINEERS REPORT



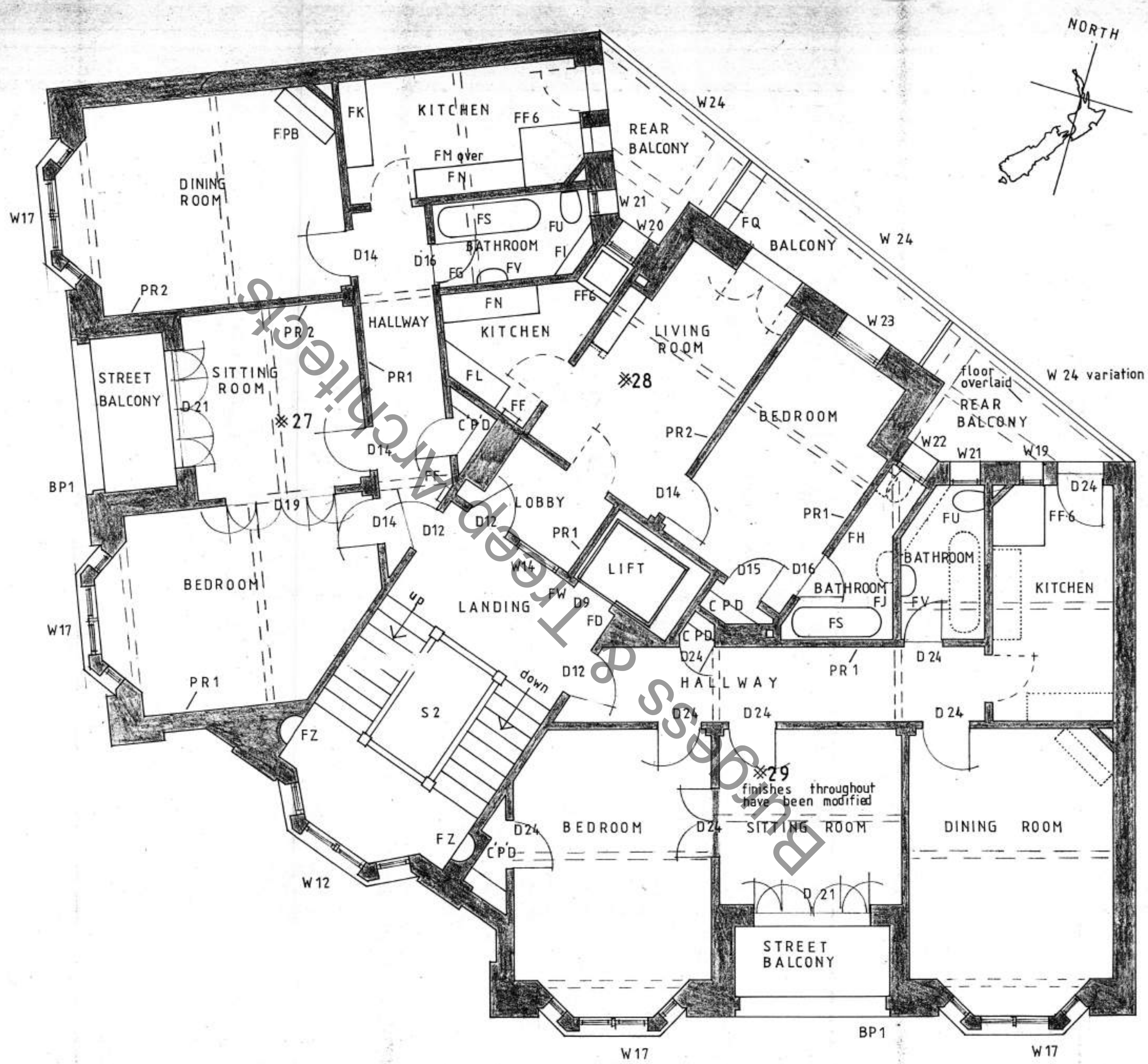
BASEMENT PLAN 1:50



GROUND FLOOR 1:50



FIRST FLOOR 1:50



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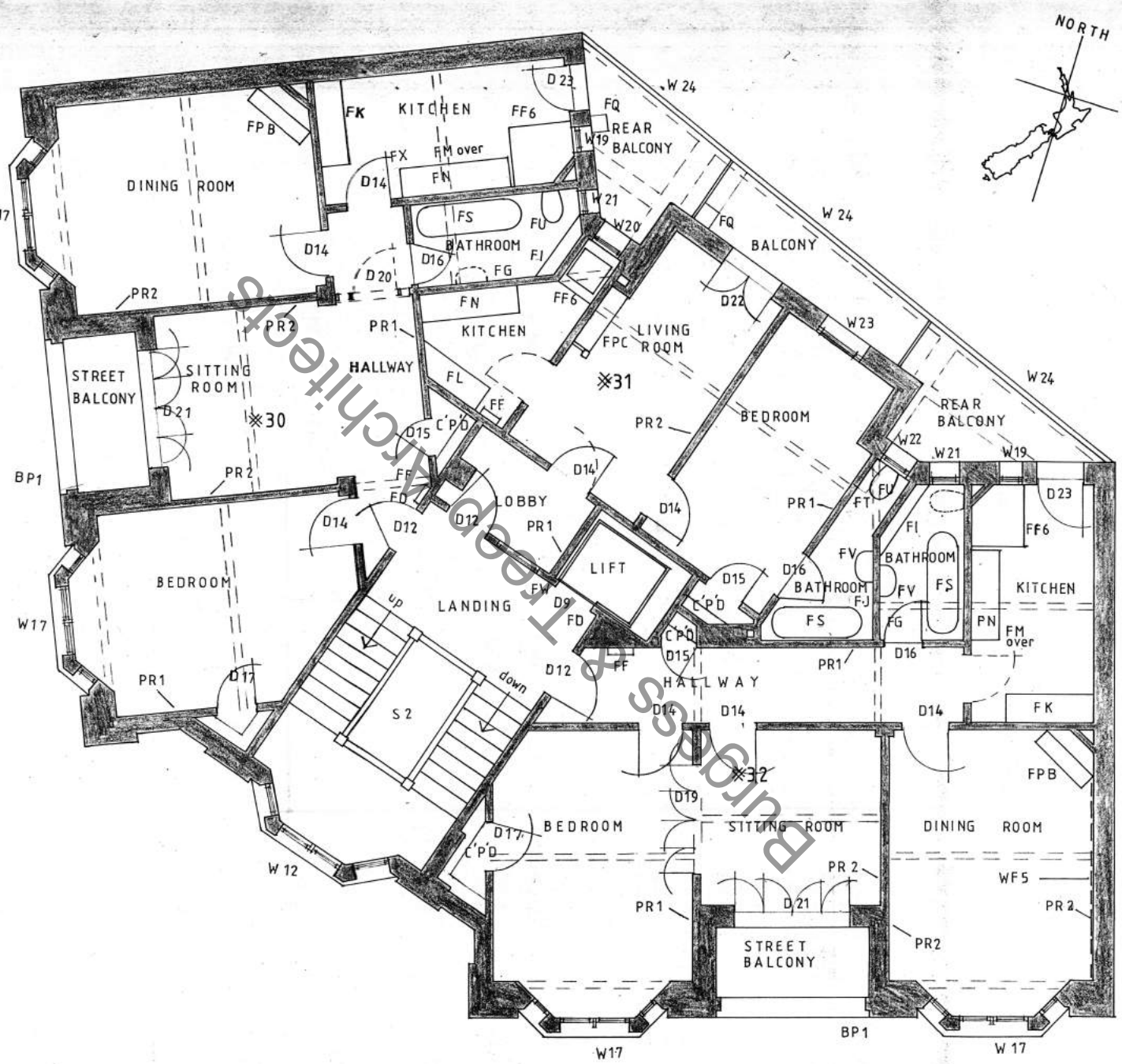

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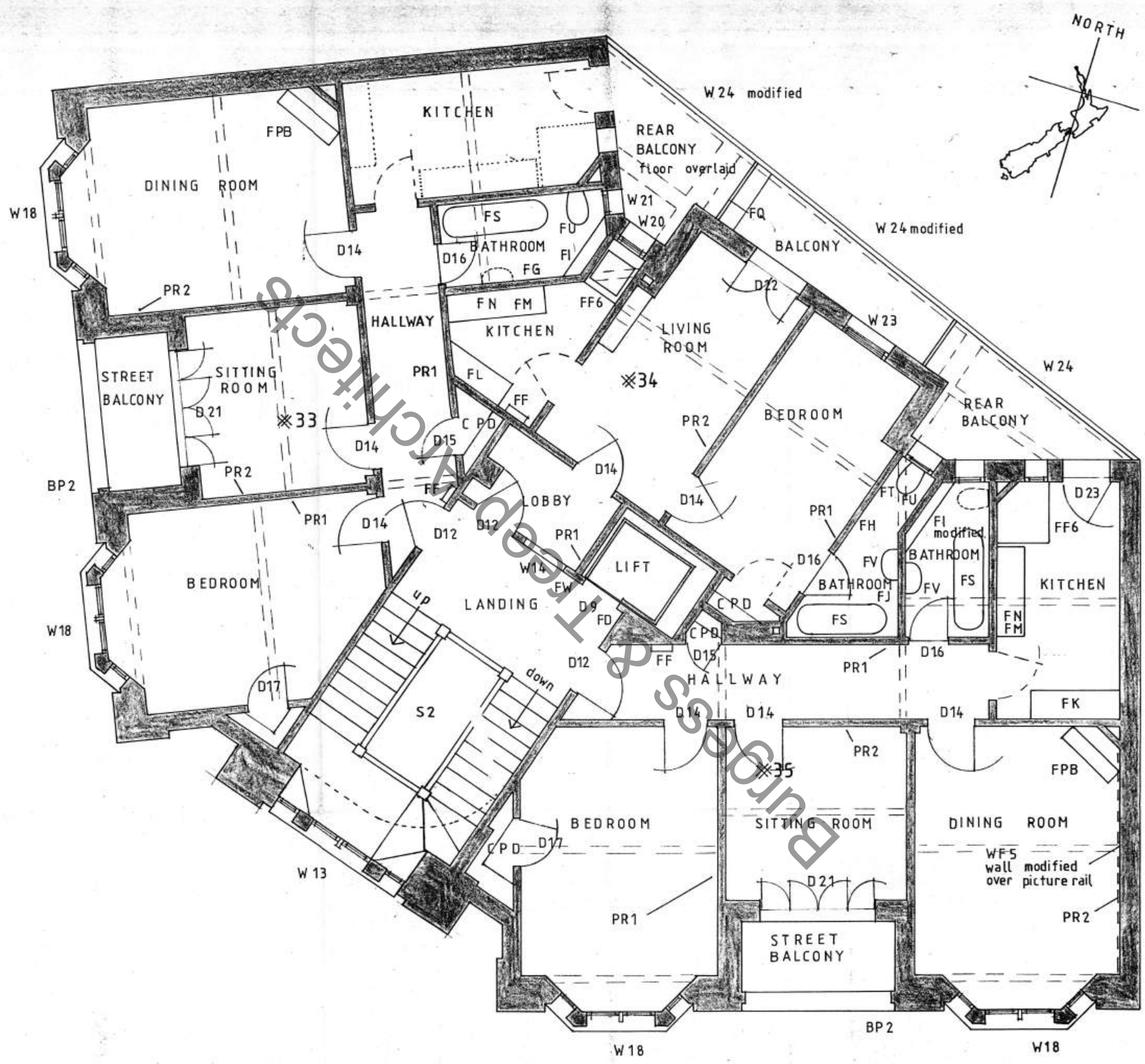

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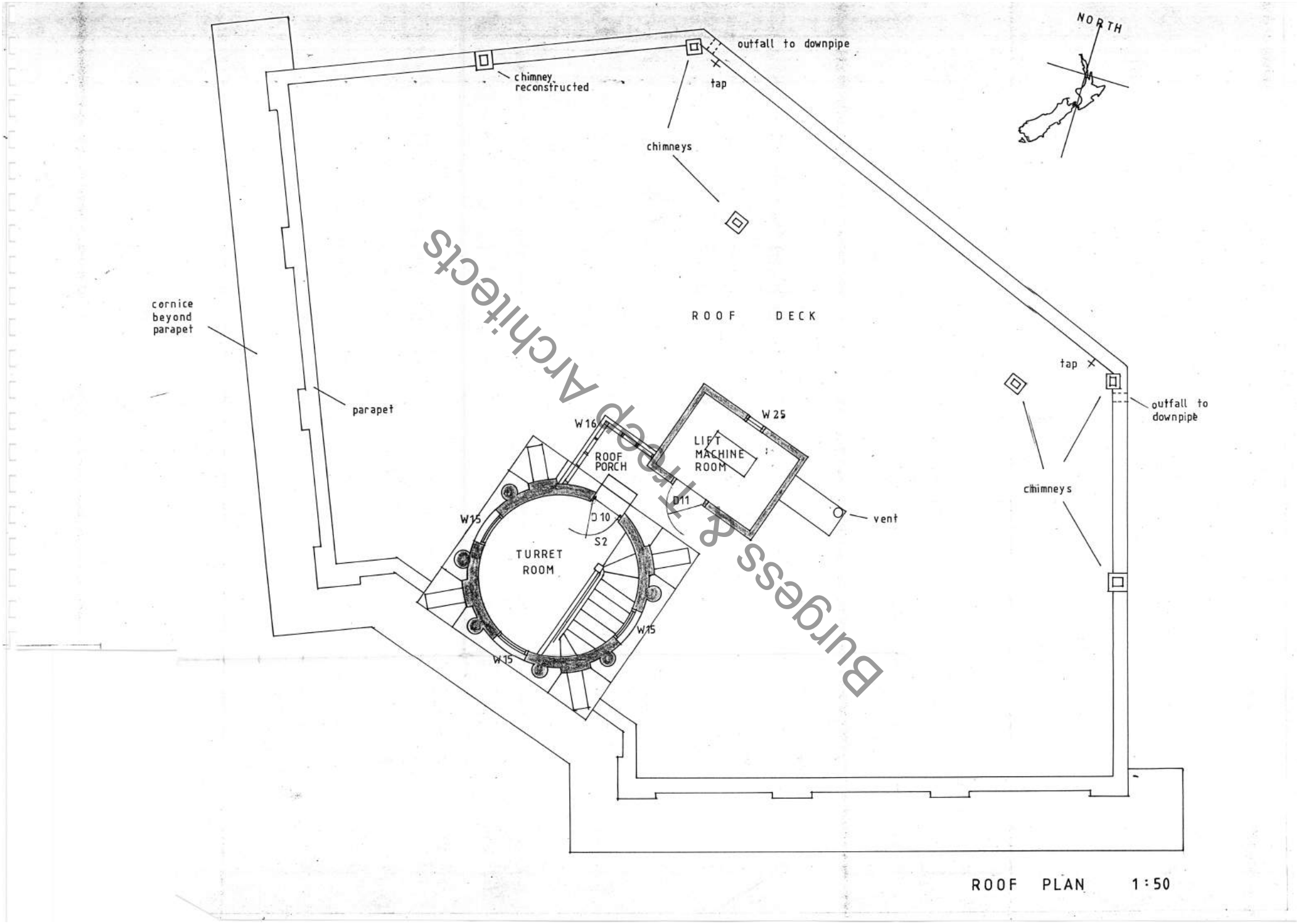

ROOF PLAN 1:50

PHOTOGRAPHIC RECORD OF THE BUILDING FABRIC

(bound separately)

ICOMOS New Zealand Charter For The Conservation of Places Of Cultural Heritage Value

Preamble

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. The Purpose of Conservation

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

(i) have lasting values and can be appreciated in their own right;

(ii) teach us about the past and the culture of those who came before us;

(iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

(iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

(v) provide visible evidence of the continuity between past, present and future.

2. Indigenous Cultural Heritage

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. Conservation Practice

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as

appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

(i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;

(ii) community consultation, continuing throughout a project as appropriate;

(iii) preparation of a plan which meets the conservation principles of this charter;

(iv) the implementation of any planned work; and

(v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD

Conservation should:

(i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;

(ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;

(iii) involve the least degree of intervention consistent with long term care and the principles of this charter;

(iv) take into account the needs, abilities and resources of the particular communities; and

(v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

(i) the site is not of associated value (an exceptional circumstance); or

(ii) relocation is the only means of saving the structure; or

(iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is

about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. Contents

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. Works of Art and Special Fabric

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. Records

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

Conservation Processes

13. Degrees of Intervention

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. Non-intervention

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. Maintenance

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. Stabilisation

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. Repair

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. Restoration

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. Reconstruction

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary

evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. ADAPTATION

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. INTERPRETATION

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS

For the purposes of this charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

conservation means the processes of caring for a place so as to safeguard its cultural heritage value

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

maintenance means the protective care of a place

material means physical matter which is the product of human activity or has been modified by human activity

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

preservation means maintaining a place with as little change as possible

reassembly (anastylosis) means putting existing but dismembered parts back together

reconstruction means to build again in the original form using old or new material

reinstatement means putting components of earlier material back in position

repair means making good decayed or damaged material

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

stabilisation means the arrest of the processes of decay

structure means any building, equipment, device or other facility made by people and which is fixed to the land

ISBN 0-473-01804-7

COURTVILLE BUILDINGS, AUCKLAND

PROTECTION NOTICE

1 Pursuant to Section 36 of the Historic Places Act 1980 the New Zealand Historic Places Trust hereby declares that the buildings situated at No 9 and No 7 Parliament Street, Auckland, and known as the Courtville Buildings Nos 1 and 2 (or Corner Courtville and Middle Courtville), together with their associated land described in the Schedule to this notice, are protected for the purposes of the Act and shall not be demolished, altered or extended except as provided herein.

2 The following conditions and restrictions shall apply in respect of the land and the preservation and protection of the buildings:

(a) The essential elements of the buildings that are to be preserved are their entire structure, including all exterior and interior walls, the roofs and all remaining original interior fittings and spaces.

(b) This notice does not apply to any other buildings or structures situated upon the land other than the buildings referred to in the Schedule hereto.

3 This notice may be cited as the Courtville Buildings, Auckland, Protection Notice.

SCHEDULE

Buildings: Courtville Buildings Nos 1 and 2 being buildings of five and three storeys respectively forming part of the Courtville Flats complex, Parliament Street, Auckland; also known by the postal address as Numbers 9 and 7 Parliament Street, Auckland, and also popularly referred to as "Corner Courtville" and 'Middle Courtville".

Land: All those pieces of land situated in the City of Auckland described as follows:

415m² more or less being Lot 3 and Part Lot 1, DP 8842; formerly all Certificate of Title Volume 228, Folio 17 (Auckland Land Registry).

370m² more or less being Part Lot 1, DP 8842 and being Part Allotments 9 and 10, Section 7, City of Auckland; formerly all Certificate of Title, Volume 228, Folio 20 (Auckland Land Registry).

(All declared to be Crown land subject to the Land Act 1948 by notice in the New Zealand Gazette, 10 July 1986, No 106, page 2900.)

Dated at Wellington this 29th day of September 1987.

THE COMMON SEAL OF
THE NEW ZEALAND HISTORIC
PLACES TRUST was hereunder
affixed in the presence of:

Board Member

Board Member

PURSUANT to Section 36 of the Historic Places Act 1980, I hereby approve the Courtville Buildings, Auckland, Protection Notice.

Dated at Wellington this 30th day of September 1987.

H. E. Clarke

Minister of Conservation

PROPOSAL FOR CLASSIFICATION

BUILDINGS CLASSIFICATION COMMITTEE REPORT

NAME OF BUILDING: Corner Courtville

ADDRESS: 9 Parliament Street
Auckland

OWNER: Crown (Departments of Lands & Survey and Justice)

OWNER'S ADDRESS: Commissioner of Crown Lands
Dept of Lands & Survey
Auckland District Office
PO Box 5249
Auckland

Secretary of Justice
Dept of Justice
Private Bag
Wellington

OCCUPIER(S): Occupants of 15 Flats

OCCUPIER(S) ADDRESS:

DATE OF BUILDING: 1919

ARCHITECT/ENGINEER OR DESIGNER: A. Sinclair O'Connor

SIGNIFICANCE OF ARCHITECT/ENGINEER/DESIGNER: Sinclair O'Connor was an Auckland architect who specialised in the design of inner city flats and commercial buildings. He designed the three remaining Courtville blocks as well as 'Radnor' built as a 3 storey private hotel in Waterloo Quadrant and demolished 1977. He is also thought to have designed the Brooklyn Flats in Eden Terrace in the late 1920s.

CONSTRUCTION: Reinforced concrete and brick walls. Reinforced concrete slab floors lined with kauri.

ARCHITECTURAL DESCRIPTION (STYLE): 5 storey building on corner site with shallow bay windows and deep eaves. The building is wedge-shape in plan with a prominent entrance way on the splayed corner of the building and a dome over the corner.

MODIFICATION: Largely in original condition.

ARCHITECTURAL SIGNIFICANCE: A very early and, architecturally, very fine example of inner city rental accommodation. A very sophisticated architectural statement with restrained use of ornament and very unusual and innovative plan. The wide eaves and geometrically designed corbels show the influence of the architecture of Louis Sullivan and Frank Lloyd Wright of the Chicago School while the corner treatment and dome is similar to the Dilworth Building in Queen Street and can be linked back to the architecture of Sir Edwin Lutyens.

HISTORICAL SIGNIFICANCE: A very early high-rise block of flats. It originally had 15 self-contained flats. It was built for private developers Mr Ernest Potter and William Stanton by James Fletcher (later Sir James) and was probably his first venture in Auckland. The building has provided comfortable inner city rental accommodation for hundreds of Aucklanders over the years, accumulating considerable social historical significance in the process.

TOWNSCAPE/LANDMARK SIGNIFICANCE: A key building in the townscape with its splayed corner, entrance and dome giving the intersection of Waterloo Quadrant and Parliament Street considerable emphasis. It is visually the most striking of the Courtville buildings and is of a similar style to all of these. It occupies a central position in relation to the other important buildings in this historic area of Auckland.

SPECIAL FEATURES: Elegant corner dome, splayed corner and inside the original decoration and fittings including stained glass, kauri skirtings, dado/picture rails, doors, fireplaces and kitchen fittings. The original lift, the first installed in a residential block in Auckland, is still intact.

REFERENCES: 'Courtville in Context' by Julie M. Stout. B. Arch thesis, School of Architecture, University of Auckland 1983.

DATE REPORT COMPLETED: 10 October 1986

COURTVILLE BUILDINGS, AUCKLAND

PROTECTION NOTICE

(Statement Accompanying Protection Notice)

This statement is issued under Regulation 40A of the Town and Country Planning Regulations 1978 and accompanies the Courtville Buildings, Auckland, Protection Notice. It explains the notice and reasons for it. It does not form part of the notice, and is for explanatory purposes only.

1 The Notice

The Courtville Buildings, Auckland, Protection Notice has been issued by the New Zealand Historic Places Trust, and approved by the Minister of Conservation, under the provisions of section 36 of the Historic Places Act 1980. The particulars it contains are those required by section 37 of that Act.

The effect of the Protection Notice is that after it has been served on the owner and occupier of the land upon which the Courtville Buildings stand no person shall, without the consent of the Trust, carry out any works for demolition, alteration or extension of the buildings, except as provided by the Protection Notice, until the Protection Notice has been cancelled by the Trust, or revoked by the Planning Tribunal under the Town and Country Planning Act 1977 or the Minister of Works and Development following an inquiry under section 119 of that Act.

The rights of the owner and occupier of the land subject to this Protection Notice, including rights of objection and appeal, are set out in sections 38 to 42 inclusive and section 53 of the Historic Places Act 1980, and sections 125A to 125H inclusive of the Town and Country Planning Act 1977.

Any person who wilfully demolishes, alters or extends or causes to be demolished, altered or extended any building subject to a Protection Notice without the authority of the Trust, or any person or body authorised by the Trust in that behalf, or by the Planning Tribunal pursuant to section 38 of the Historic Places Act 1980, commits an offence under section 54 of that Act.

2 Reasons for the Protection Notice

(a) The buildings have been classified by the Trust under section 35(1)(b) of the Historic Places Act 1980 as meriting permanent preservation because of their very great historical significance and architectural quality.

(b) The buildings in their original condition as built provide a direct illustration of high-rise inner city flat dwelling in the early 1900s.

Middle Courtville was built in 1914 for Ernest Potter and William Stanton. Corner Courtville was built for the same partnership in 1919. Potter and Stanton were early Auckland developers and businessmen.

(c) The Courtville buildings are an irreplaceable component in the streetscape and they enhance the other important buildings, such as the High Court, old Government House and St Andrew's Church in this most historic area of the city.

(d) The architect was A Sinclair O'Connor, an Auckland architect of note who specialised in the design of inner city flats and commercial buildings. The buildings are the last remaining examples of this type of residential architecture by this architect.

(e) The buildings have significant architectural features. Middle Courtville at No 7 Parliament Street is well proportioned and displays high quality detailing. The interplay between solids and voids on the facade gives the building considerable surface interest and is illustrative of the way in which the architect has designed the building to take into account the warm Auckland climate. The style of the building is an early and very competent example of transitional architecture, coming halfway between the opulence of Edwardian buildings and later, plainer international style architecture. The particular architectural features of Corner Courtville, No 9 Parliament Street, with its domed roof, splayed corner with dual frontage, entrance across the corner, original stairway and lift and its physical association with the immediate environs, serve to make it a landmark in this area of Auckland. The building is a very sophisticated architectural statement displaying restrained use of ornament, good proportioning and very unusual and innovative planning, aspects which combine to make the building architecturally unique.

(f) The future of the buildings is uncertain. The buildings are being offered for auction and there is no guarantee that they will be purchased by an owner sympathetic to preservation.

(b) Those buildings which merit permanent preservation because of their very great historical significance or architectural quality:

(c) Those buildings which merit preservation because of their historical significance or architectural quality:

(d) Those buildings which merit recording because of their historical significance or architectural quality.

(2) The classification of any building may from time to time be varied or removed.

(3) Neither the Trust nor any committee of the Trust shall consider any proposal regarding the classification of a building under paragraph (a) or paragraph (b) of subsection (1) of this section, or the removal of a building from either of those classifications, unless the owner and occupier of the building have, at least 3 months previously, been notified of the proposal and given the opportunity to make representations thereon, and the representations, if any, shall be considered with that proposal.

(4) As soon as practicable after any classification has been confirmed, varied, or removed, the Trust shall notify the owner and occupier of the building in writing accordingly.

(5) The Trust shall hold a list of all classified buildings, and shall supply copies to all persons interested therein on payment of such fee (if any) as it sees fit.

36. Protection of certain buildings—(1) Where the Trust has classified a building under paragraph (a) or paragraph (b) of section 35 (1) of this Act as having such historical significance or architectural quality as to justify its permanent preservation, it may, at any time, with the approval of the Minister, issue a protection notice declaring that building and all or part of its associated land to be protected for the purposes of this Act.

(2) Every such protection notice shall be included in the appropriate district scheme in accordance with Part VIA of the Town and Country Planning Act 1977.

(3) Where the Trust considers that a protection notice is no longer necessary, it shall cancel the protection notice.

(4) Every protection notice shall continue in effect until such time as it is cancelled by the Trust or revoked pursuant to the Town and Country Planning Act 1977.

37. Content of protection notice—A protection notice issued by the Trust shall provide that the building subject to the notice shall not be demolished, altered, or extended, and shall specify—

(a) The legal description of the land that is subject to the protection notice; and

(b) Particulars of the building; and

(c) The conditions and restrictions that apply in respect of the land and the preservation and protection of the building.

38. Work contrary to protection notice prohibited—(1) After any protection notice issued pursuant to section 36 of this Act has been served on the owner and occupier of the land under the Town and Country Planning Act 1977, no person shall, without the consent of the Trust, carry out any works for the demolition, alteration, or extension of the building subject to the protection notice, except as provided by the protection notice, until the protection notice has been cancelled by the Trust, or revoked by the Tribunal under the Town and Country Planning Act 1977 or the Minister of Works and Development following an inquiry under section 119 of that Act.

(2) The Trust may grant or refuse its consent, and, in granting consent, may impose such conditions, restrictions, and prohibitions as it thinks fit.

(3) Any body or person whose application for consent is refused or is granted subject to conditions, restrictions, or prohibitions may, within one month after advice of the decision, appeal to the Tribunal pursuant to the Town and Country Planning Act 1977 against the refusal of consent or against any of the conditions, restrictions, or prohibitions subject to which the consent was granted.

(4) In determining any such appeal the Tribunal may grant or refuse consent or confirm, modify, or revoke any such condition, restriction, or prohibition, as the case may be.

39. Grants in respect of building subject to protection notice—(1) The Trust may, on such terms and conditions as it thinks fit, make grants or advances of money or render any other assistance to the owner of a building subject to a protection notice for the protection, maintenance, and preservation of that building.

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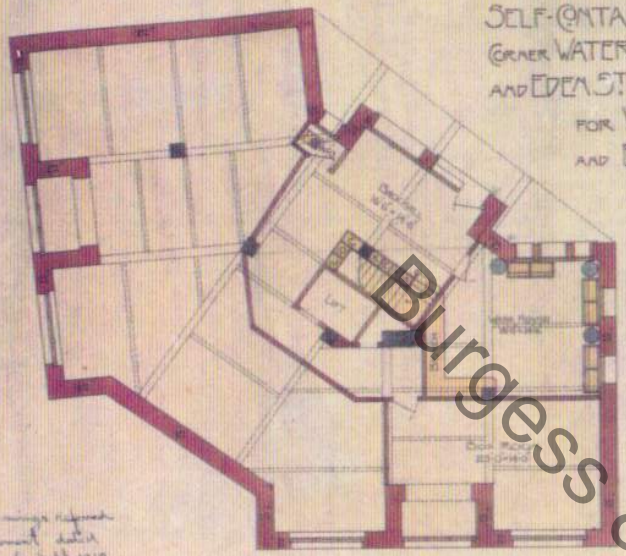
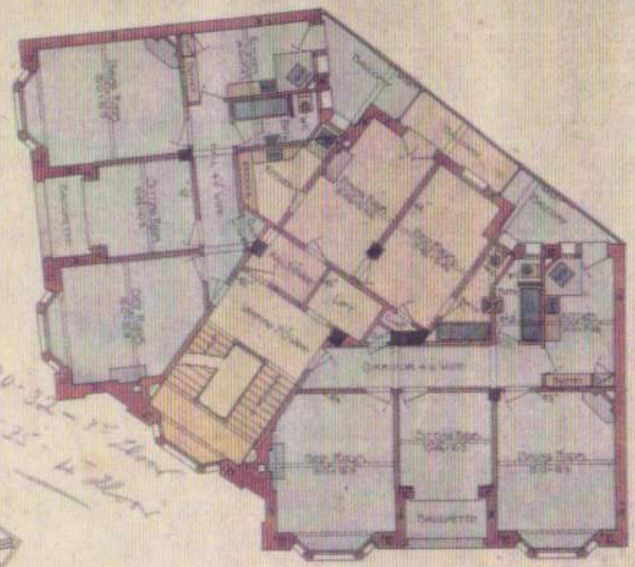
SELF-CONTAINED RESIDENCES
CORNER WATERLOO QUADRANT
AND EDEN ST AUCKLAND
FOR W. STANTON ESQ.
AND E.H. POTTER ESQ.
No. 2. Plan 1st

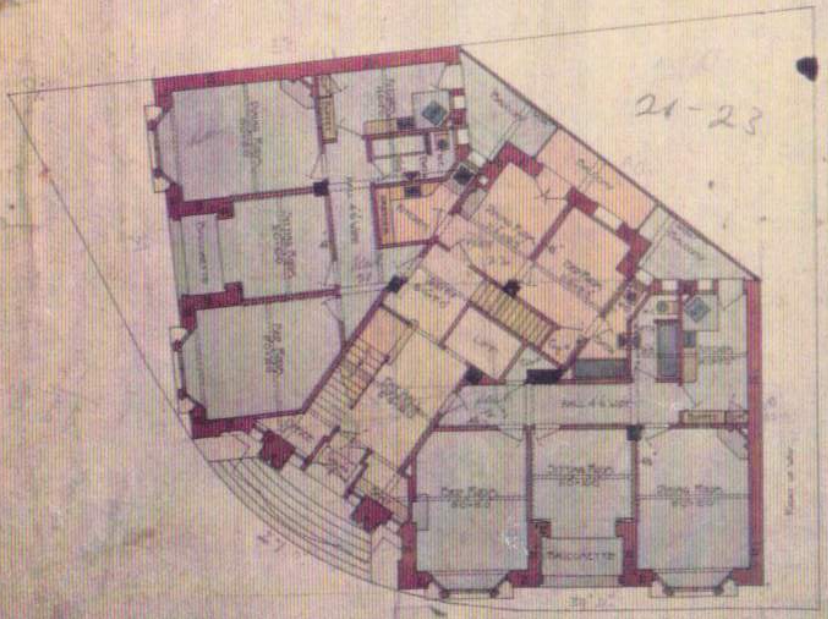


BASEMENT FLOOR PLAN



THIRD AND FOURTH FLOOR PLAN

TURRET



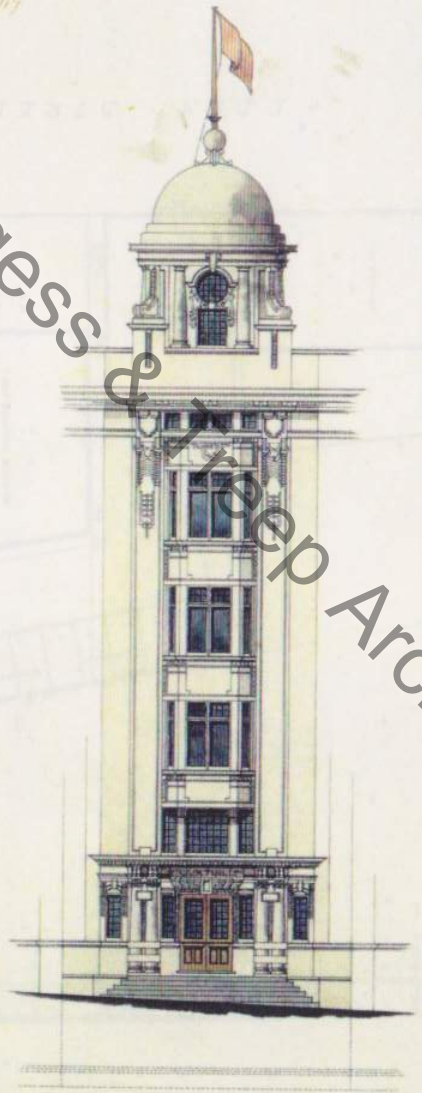
GROUND FLOOR PLAN

FIRST AND SECOND FLOOR PLAN

SELF-CONTAINED RESIDENCES
CORNER WATERLOO QUADRANT
AND EDEN ST AUCKLAND
FOR W. STANTON ESQ.
AND E.M. POTTER ESQ.

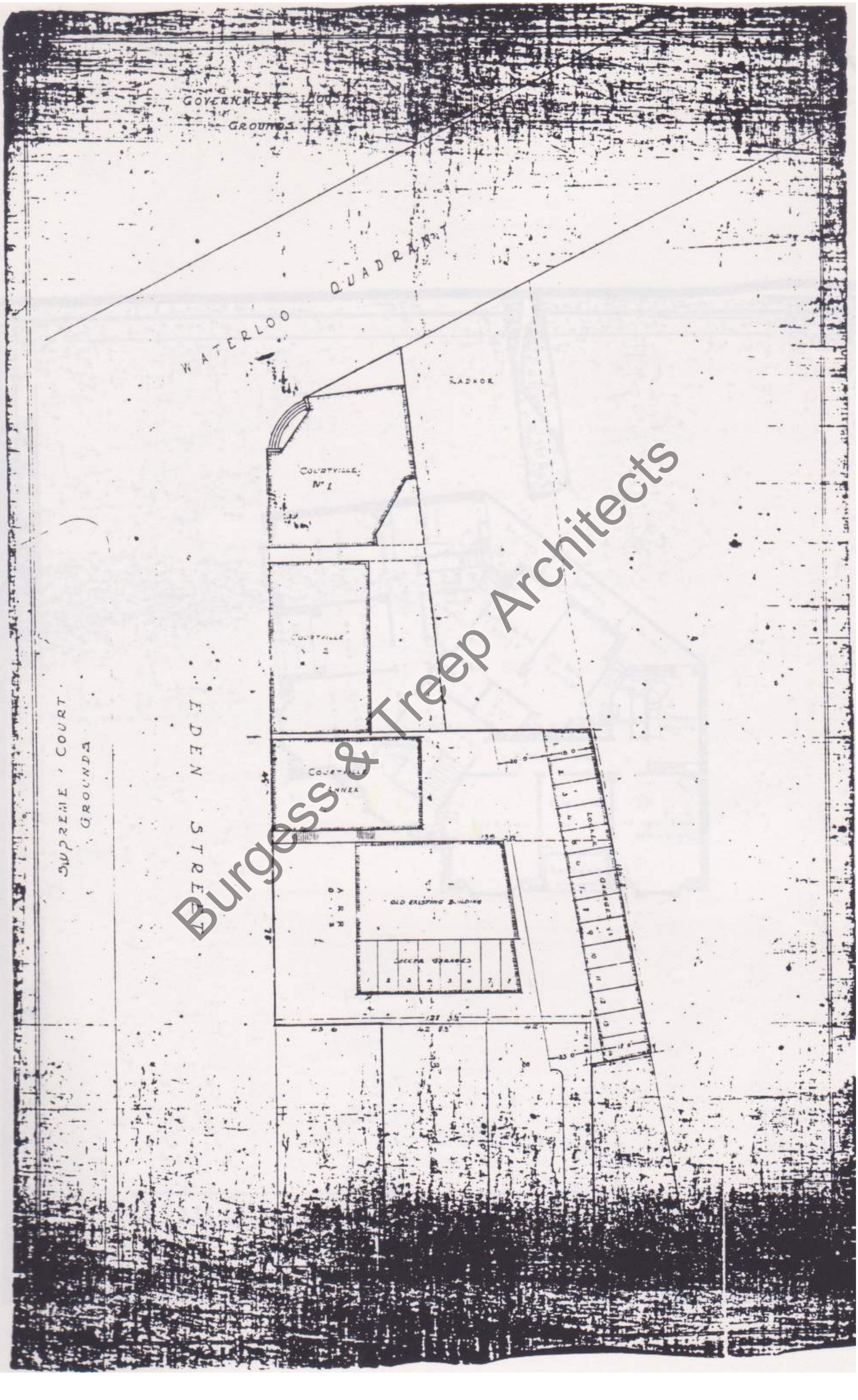
PLAN No 1.

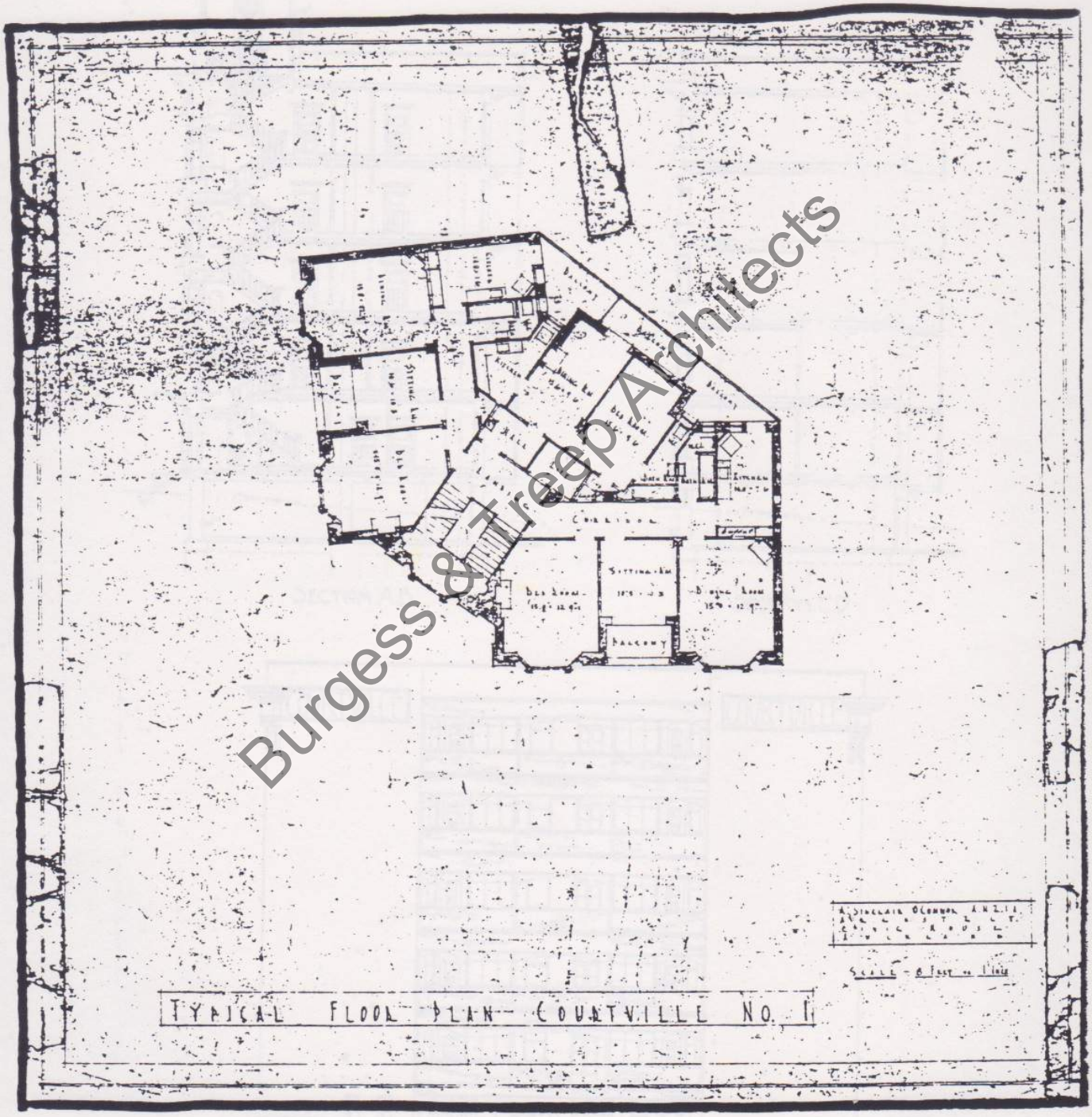
ELEVATION TO WATERLOO QUADRANT



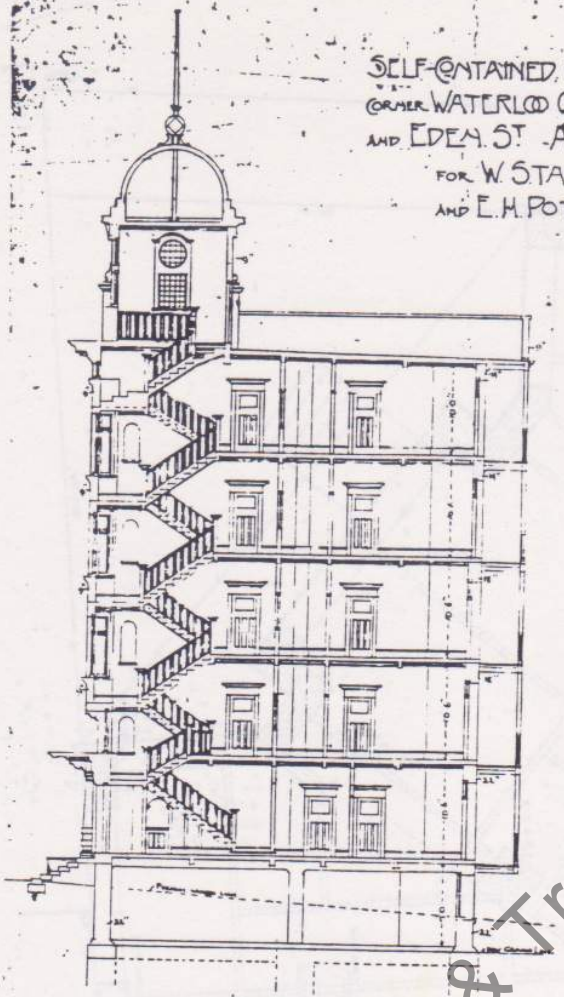
ELEVATION TO CORNER

ELEVATION TO EDEN ST

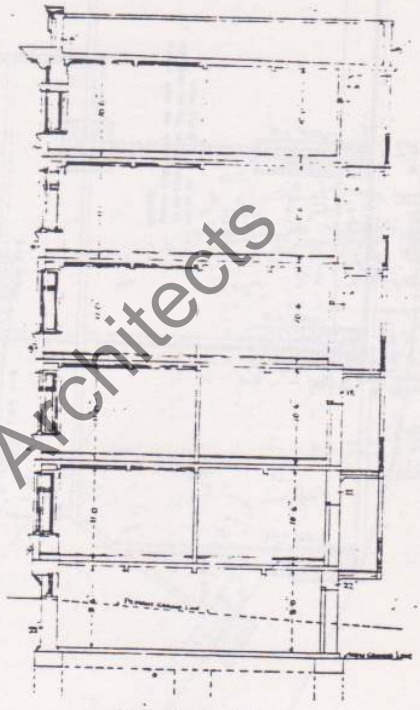



Burgess & Treep Architects
TYPICAL FLOOR PLAN — COUNTVILLE NO. 1

SELF-CONTAINED RESIDENCES
CORNER WATERLOO QUADRANT
AND EDEN ST AUCKLAND
FOR W. STANTON ESQ.
AND E.H. POTTER ESQ.

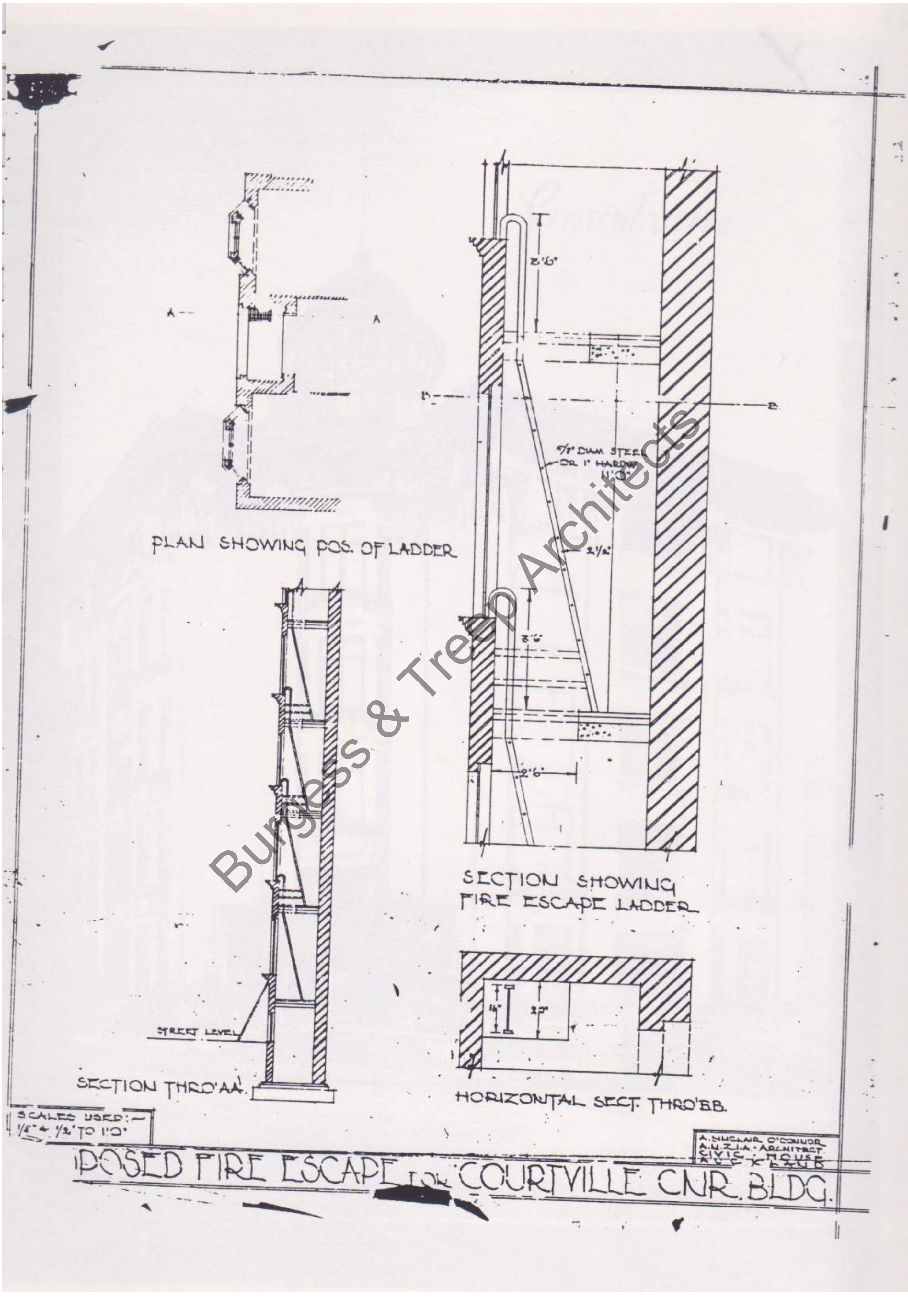


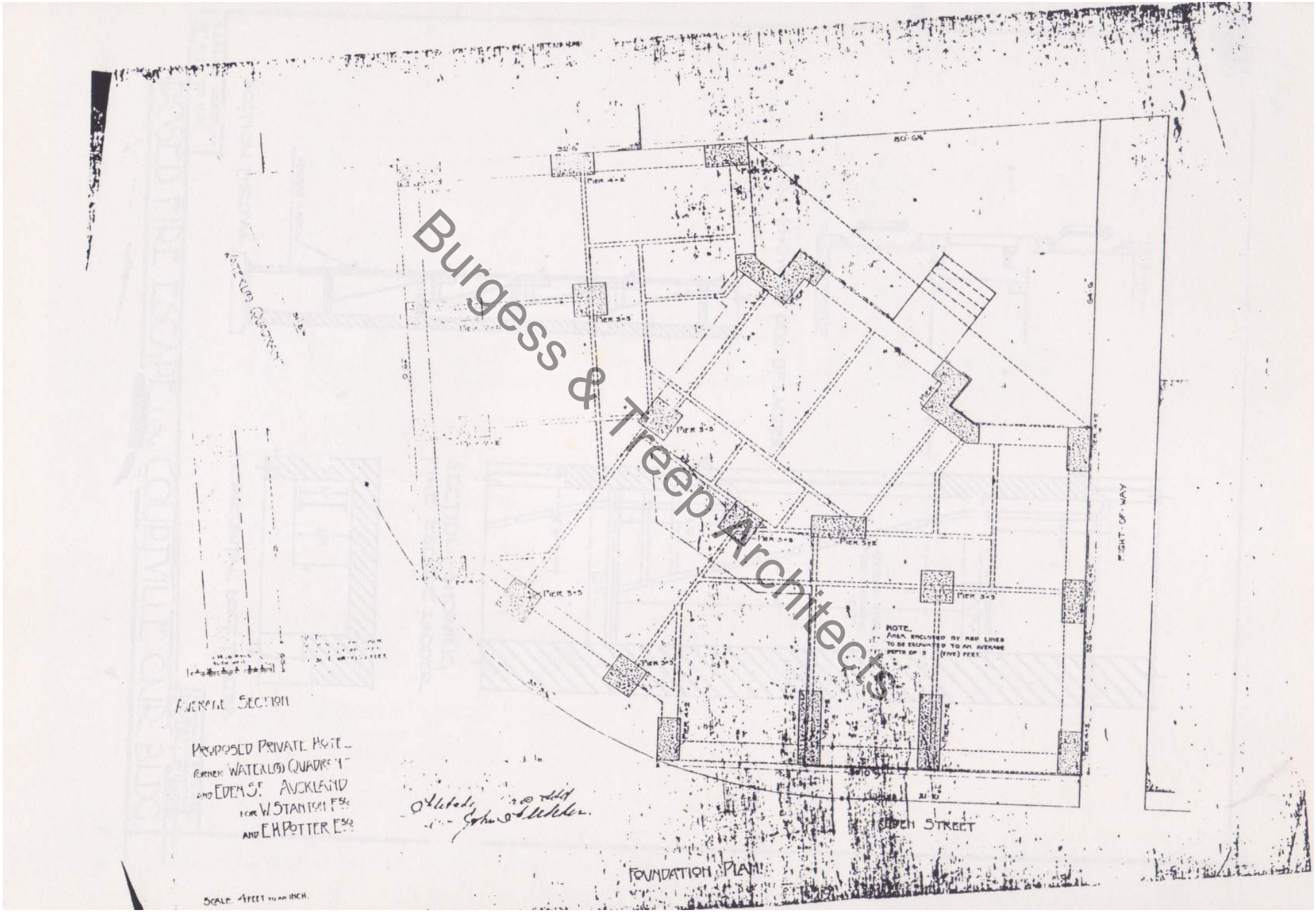
SECTION A.B.



SECTION C.D.

BACK ELEVATION





Signed Copy
Dated 27th Sept. 1913

SPECIFICATION OF "COURTVILLE"
WATERLOO QUAD. AND EDEN ST.

FOR E.H. POTTER ESQ.
AND W. STANTON ESQ.

SPECIFICATION of work to be done, and materials to be used in the Erection and Completion of SELF CONTAINED RESIDENCES, corner of Waterloo Quadrant and Eden Street.

for E. H. Potter, Esq.,

&

W. Stanton, Esq.

These are the specifications referred to in our agreement dated this 27th day of Sept 1919

J. Fletcher

Wm John Fletcher

The Contractor to provide all materials, tools, scaffolding, and labour required to perform the various works, subject to the annexed "Conditions of Contract", in accordance with this Specification, the accompanying drawings, and all such further details and instructions as may be furnished from time to time by the Architedt in elucidation thereof.

All materials to be of the best descripion of their several kinds, the work throughout to be performed in a thoroughly substantial and workmanlike manner, and both workmanship and materials to be to the entire satisfaction of the Architect.

Every trade, jointly and severally, to wait on, assist, and render all necessary help to each and every other trade during progress, so that the works may be rendered up sound and well finished, and with as little delay as possible.

The lowest or any tender will not necessarily be accepted. The whole of the works must be delivered up complete within months of signing contract.

W J F

GENERAL PROVISIONS.

HOARDING: Provide and fix efficient hoarding round works, wherever directed, with all means of easy access. L ighting at night.

PROTECT PUBLIC; Where public footpath passes within boundary of hoardings, provide suitable roof over them, in order to protect the passers by, and provide and fix suitable foot bridges over channels.

CLEAR AWAY; and remove at completion of works, all such hoarding, and all rubbish and debris, which may have accumulated during progress of the works.

NOTICES; Give proper notices to Municipal and other Authorities, obtain the necessary licebses, pay all fees, and generally comply with all Municipal Bye-laws and R egulations.

MAKE GOOD; on completion of works, all footpaths, channels, etc., and fill in all ruts. Any fences, walls, or other properties, which may be on, or adjacent to the site, are to be made good if damaged or disturbed.

WORKMEN'S COMPENSATION ACT; The Builder to produce written guarantee that a P olicy Insurance against accident is in force.

INSURANCE; The Builder to insure building, and keep it insured until final certificate of completion is obtained.

DEPOSIT; ---------

INSPECT SITE; Contractors are requested to carefully inspect site before tendering, so as to ascertain for themsleves the exact nature of the work required to be done.

PROVISIONAL SUMS; All provisional sums, and P.C. amounts, shall be expended as directed, or deducted in whole or part if not so expended, without any allowance for B uilder's profit.

WATER; Builder to provide and pay for his own water supply.

CONTRACT; to be subject to "Contractors and Workmens Lien Act 1892" "The W orkmens Wages Act 1893", and every act passed in amendment or substitution of the said Acts.

NOTICE BOARD; Provide and fix efficient notice board, about 6' 0" x 4' 0", where directed, with name of premises owners, architect, and contractor, suitably written thereon to approval.

CONVENIENCE; Provide all necessary temporary conveniences, for the use of the Workmen, to the approval of the Municipal Authorities, to be removed at completion of Contract.

SHEDS; Allow for temporary dry sheds for storage of materials.

SHORING; Provide and fix all shoring for protection of adjoining lands, streets, properties, and make secure the adjoining buildings to the satisfaction of the Municipal Authorities. The Shoring to consist of all requisite dogs, hoop iron, hooks, rakers, sole pieces, braces struts, needles, cleats, wedges and posts etc., of suitable material.

The Builder will be held responsible for the security of all shoring, and must take all risks, and make good all damage.

The B uilder to make all necessary arrangements

Shoring Contd; with adjoining owners with respect to shoring.

INDEMNITY; The Builder is to indemnify the owners against all claims, demands, and expenses, which may be occasioned by land slips, or interference with the lateral support of any adjoining land, buildings, street, or other property, and from all actions and suits thereof.

PROVIDE & FIX; The words "Provide"and"Fix" where used separately, shall be interpreted to mean "Provide and Fix" unless particularly specified otherwise.

TREES; All trees on site are to be carefully taken down and removed, and roots etc grubbed out to approval.

OLD MATERIAL; All old material, sheds, fencing, etc., at present on site, are to remain the property of the owner.

FOREMAN; An approved and competent foreman shall always be kept on the works while in progress, and he shall keep copies of all drawings, details, specifications, and other correspondence and instructions at the works.

SUB-LETTING; All Sub-Contractors amd sub-letting must be approved of by the Architect before acceptance of same. And no sub-Contract shall relieve the Contractor from any of his liabilities or obligations under this Contract, but he shall be responsible for all acts, defaults and neglects of the sub-contractor as fully as if they were his own.

GENERALLY; Any work shown upon drawings, but not mentioned in specification, or vice-versa, and which may reasonably be inferred therefrom, is to be executed to the satisfaction of the Architect.

SCHEDULE OF QUANTITIES; The successful tenderer must furnish to

Schedule of Quantities contd;

to the Architect his detailed schedule of quantities and priced showing how the price in his tender has been arrived at, every item being properly filled in. And upon this schedule, all deductions, extras and alterations that may be ordered shall be allowed, or paid for at the rates fixed in the schedule.

CONDEMNED MATERIAL; No condemned material to be removed from the site until completion of the building, or written permission is obtained from the Architect.

E X C A V A T O R.

GENERALLY; Excavate the ground for the foundations, piers, cellars, drains, yard etc., to the depths and widths shown on drawings, or as may be necessary to secure a good and solid foundation.

Well ram the earth around foundations after they are built. Do any filling, levelling, or consolidating necessary, and cart away all surplus earth.

BED OF TRENCHES; To beat down solid the beds of all trenches and fill in and well ram earth as each course of masonry is built.

KEEP CLEAR OF WATER; Carefully plank, close board, and strut the excavations as required, and pump and keep the work free from water as may be found necessary.

YARD; The whole of the back yard, right-of-way etc., to be trimmed and graded to an even surface to levels shown on drawings, and to be tarred and sanded to a thickness of not less than 1", all to be well rolled and consolidated.

D R A I N E R.

DRAINS; Dig out for, and lay such glazed 4" socketed Cast Iron drains, as are shown and figured on drawings. The whole to have a proper fall and connect to sewer in Eden Street., with all necessary angles, bends, junctions, taper pipes etc., jointed with tow, well caukled with molten lead, to be laid on a 4" bed of concrete, benched up both sides and reinforced with 2 - ½" rods.

Drains are to be in 6' 0" lengths, and, where possible, are to be supported from building with approved wrought iron straps and hangers at 6' 0" centres. Fill in and well ram earth round same, after joints have been inspected by Architect.

All drains to be laid in perfectly straight line, and each pipe to be thoroughly wiped out before next is laid.

INSPECTION JUNCTION; to be fixed where marked 1 J. on plans. Inspection pipe to be fixed where marked 1 P. on plans.

INSPECTION CHAMBERS; to be built where marked 1. C. on plans about 3' 0" x 2' 0" by required depth, in 9" brickwork. Cement inside, and form bed with open channels. Provide and fix an approved cast iron cover to same.

BUCHAN TRAP; to be fixed where marked B.T. on plan, to be a deep seal B.T. with capped cleaning shaft.

FRESH AIR INLET; to be fixed to B uchan trap, carried ~~by~~ above ground to approved height (about 8' 0" above pavement level) with 4" pipe, and finish with Mica flap.

CESS PITS; to be fixed where marked C.T. on plan, to be approved with iron grating etc., and 4" outlrt, Set on concrete bed, and form dished concrete border and kerb round same and finish in 1 to 1 Cement Mortar.

ALL DRAINAGE; must be in strict accordance with City Council's Bye-laws and Regulations, to be thoroughly tested by, and to be to the entire satisfaction of their P & D Inspector.

C O N C R E T O R.

GENERALLY; All floors, piers, beams, stair-cases, roof, cornices, etc., and all work coloured blue on plans, to be of Cement Concrete reinforced as shown on detail drawings.

CEMENT; To be Portland Cement of approved brand and quality.

SHINGLE; To be clean, hard, well graded from 1" down to coarse sand, and as far as possible, free from shell.

CEMENT CONCRETE; to be composed of one part Cement to 5 parts screened Shingle. Materials to be turned twice dry, then correct quantity of water added through a coarse hose, and the whole turned over twice in a wet state, and immediately deposited in boxings etc.

All ingredients for concrete to be mixed carefully by measure, on a proper close jointed wooden platform.

In depositing, the concrete must be well worked round all reinforcing rods. When placing fresh concrete against that which has already set, the surface of the latter must be cleaned, wetted, and sprinkled with dry Cement just in advance of the new deposit.

PLUGS; Fix, where directed, 2 plugs to each Balconette for hanging blinds, also fix any plugs of Heart Totara that may be necessary for fixing pipes, joinery, fibrous plaster work etc.

FLOORING BATTENS; Build into floors 2½" x 1½" bevelled wood strips at 18" centres for nailing flooring boards.

FOUNDATIONS; Form concrete piers to foundations of Cement shingle concrete to sizes and shapes shown on foundation plan, and span with concrete beams, reinforced as per details supplied. Contractors to allow for piers to be an average depth of twenty feet (20' 0") below underside of foundation beam. Should the depths required be greater or less than this, the price must be adjusted according to Contractor's Schedule of Quantities.

FLOORS; to be of thickness and reinforcements shown (4½") and the whole of each floor to be laid in one operation. Floors to small Balconettes to have slight fall and dished channel, and outlet where directed.

BALCONY FLOORS; to be as above, in lieu of wood as specified elsewhere.

BASEMENT FLOOR AND STAIRCASE; to be brought to a true and level surface and finished smooth with dry cement, dusted on, and trowelled to a hard, smooth surface.

NOTE; As the floors are finished, allow for covering same with wet sacks.

HOOD OVER ENTRANCE; to be of Cement concrete projecting and curved as shown on details, lintel under hood to be blocked out in a segmental shape to details to be supplied.

ROOF: Flat roof to be of Concrete, with fall as shown, 5" thick in thinnest part, generally as for floors, and to detail.

STAIRCASE; Form steps and landings of Cement Concrete as shown on details. Block out to form risers and treads with rounded nosings. No part of these stairs to be less than 5" thick. Soffitt of stairs between strings to finish flat. All risers to recede ⅝ from rounded edge of step. To be 5" thick in thinnest part.

STRINGS; to run both sides of staircase, so as to be quite independent of walls.

LINTELS; Form Cement concrete lintels over the whole of the door and window openings, full thickness of wall 18" larger than openings and 5 courses deep, reinforced with 3-⅝" rods generally bent and turned as per detail of beams.

SILLS; Form all sills of Cement concrete (including balustrade to balconettes) reinforced with 2-⅜" rods,

Sills Contd;

interlaced with No 10 gauge wire, shaped as shown and to detail.

TRANSOME AND CORNICE. and arch over Balconette of top floor to be of Cement concrete to sizes and shapes shown on details.

SINKING FOR MAT; Form sinking for mat to Entrance as shown, and finish with 3" x ¼" solid brass polished frame firmly fixed to concrete.

LIFT WELL AND PIT. Form sinking in basement floor about 3' 0" deep, to take lift, with dwarf walls and floor in reinforced concrete, and trim on all other floors for lift well as shown.

LIFT AND W.C. HEADS Trim in similar manner with necessary beams etc., above roof to height required to take any gear necessaary to lift, or to W.C. cisterns, to be covered with asphalte as specified elsewhere.

BULK HEAD. Form bulk head as above other basement staircase so as to give ample headroom from ground floor.

CENTREING AND BOXING.

Contractor to allow for all necessary boxing for concrete work, with flush joints, including all necessary supports and strutting that may be required and to be removed at completion or when directed.

No boxing will be allowed to be removed until the concrete is thoroughly set, and not until consent of the Architect is obtained.

All boxing to be thoroughly cleaned out of all shavings, dust, or other matter, and thoroughly hosed before concrete is deposited.

Boxing to be Oregan, and must be sufficiently strong to bear the necessary loads without deflection.

No Kakikikatea or Rimu will be allowed for boxing.

FILLETS. Provide bevilled fillets in boxing for piers, beams etc., where directed, so as to remove sharparisers.

Fillets contd.

Any boxing or centreing that may have twisted or warped shall be correctly adjusted or renewed before any concrete is placed in same.

The boxings are to be cambered sufficiently to allow of any small deflection due to its own weight when full.

The original supports for beams and girders must remain in place for at least 3 weeks after final batch of concrete has been placed in that span.

The sides of beams and girders boxing may be removed after the concrete has set 10 days.

The boxing of columns may be removed after the concrete has set one month.

Boxings of floors slabs shall not be removed in less than 10 days.after final batch of concrete has been placed in that span.

The concrete shall not be allowed to fall a greater height than 2 feet when being placed in position.

Planks for wheeling on new floors must have butt or bevelled joints, so as to prevent unnecessary jarring and shock on new concrete.

STEEL REINFORCEMENT:

All steel for reinforcements to be best quality Mild Steel, free from loose or scaly rust, the whole to be laced spirally with No 10 gauge Black Iron Wire at 6" centres, and the clearance between steel and surface of concrete shall be 1" in all cases.

All reinforcement to be generally as shown on drawings. No welds will be allowed in tension members, and all bends under $\frac{5}{8}$ diameter may be made cold, and a proper bending apparatus to be made for this work. No springing into position of the reinforcements will be allowed.

All shear members must be passed round and under, and fixed by wires to tensile members.

Centre rods of all floors slabs, running each way, must be tied at every intersection with other rods, with No.16 wire.

No wiring is calculated as reinforcement.

All butt joints of rods in piers to have black iron pipe sleeves 12" long to same.

CONDUIT PIPES. Before concrete is put into boxings of concrete floors and walls, all necessary screwed conduit pipes and boxes for Electric light, radiators, telephones, gas, or water mains, must be placed in position , to enable pipes or wires to be taken up to the different points necessary.

At junction of all beams, the rods of minor beams are to be pplaced so as to run under the top rods, and over the the bottom rods of the main beam, as shown generally in details.

BOND. Insert 3'0" lengths of No 8 gauge crimped galvd. wire in concrete piers, s that they may be built into every 4th. course of adjoining brick partitions.

BRICKLAYER.

BRICKS. The whole of the bricks throughout are to be sound, square, and well burnt, to have sharp and perfect arrises, to be of an even shape and colour, and obtained from an approved yard.

All bricks to be well wetted before being used.

LIME. to be best approved hydraulic lime.

CEMENT. to be best approved Portland cement.

SAND. to be best approved fresh-water sand .

GROUND MORTAR. to be composed of two parts clean red scoria ash, one part sand, and one part hydraulic lime, finely ground together in a mortar mill, and used while fresh.

CEMENT MORTAR. The cement mortar to be composed of one part Portland cement, and two parts sand, well mixed together and tempered together, and made in such quantities as may be required for immediate use. No cement to be used after it has once set.

BRICKWORK GENERALLY . Where coloured red, carry up bricks walls as shown and figured on drawings. All well toothed and bonded bedded and grouted in ground mortar as specified and in English bond. All joints thoroughly filled, including where walls abut adjoining beuilding. All joints vertically and horizontally true, with joints raked out where plastered, and neatly cut and struck where visable. No joint to exceed 5/16ths of an inch in thickness, (4 courses to 13 inches) and no one portion to be allowed to rise more than 4ft. above another at an time .

BRICKWORK IN CEMENT MORTAR. Upper four courses of all parapets, and every joint between concrete and brick-work to be built in cement mortar.

DAMP COURSE. At level where directed, lay on all walls a layer of asphalte $\frac{3}{4}$" thick, laid on hot, and to the full thickness of walls.

BED AND POINT. Door and window frames to be built in as the work proceeds. Fix fillets on jambs, and fix $1\frac{1}{8}$" x $\frac{1}{8}$" iron straps, turned up and down into piers. All frames to receive one good coat of priming before being fixed.

Bed & Point contd.

Bed and point all door and window frames in Cement Mortar. Bed in mortar all plates, beams, bond timbers, lintels etc.,

FIREPLACE; To build all fireplaces segmental headed on 2" x ⅝" wrot iron cambered bars, with ends built 9" into brickwork, and turned up and down.

FLUES; Gather in chimney throats, corbel over to prevent down draughts, and carry up flues, in best approved fire-brick (also to gas stoves) and califonts as shown, properly parged and cored. Flues to be carried four feet above top of parapet if required, or directed.

COKE BREEZE BRICKS; (approved) to be built in the walls where necessary to take door and window frames, skirtings, picture rails, and joinery generally.

GRATES; Allow for setting and building in grates on gas fires to each fireplace.

FRONT FENCE; to be generally as per detail supplied for fence to existing "Courtville" which must be also included in contract price for new "Courtville". Fencing to extend along alignment to Waterloor Quadrant and Eden Street to be of brick piers and concrete dwarf wall, with iron balustrade as shown.

To have approved new footings (existing footing only apply to existing "Courtville") Also build in hinges and latches for gates to right-of-way.

FRONT GATE; Allow the sum of £10/-/- for gates to right-of-way and build same into brick piers to approval.

AIR BRICKS; Build in, where directed, 40 9" x 6" approved terra-cotta air-bricks, and leave openings through walls for same, and render in Cement.

TEMPLATES; Fix approved bluestone templates under all beams full width of wall, 9" deep and 18" long, to be set in Cement mortar.

ARCHES OVER FIREPLACE; in B ed Room on one Ground Floor suite as shown, to be turned in 3 - 4½" rings, to be semi-circular, springing from about 6' 0" above floor.

RELIEVING ARCHES; All openings in internal brickwork under 5' 0" wide to have rough arches of two brick rings in Cement on approved wood lintels, arches to spring from ends of lintels.

CHASES; Form chases in external and internal walls where required to take R. W. Pipes, soil and vent pipes etc., and make good afterwards.

CORING; Core for all cornices (unless otherwise specified) strings, moldings, projections etc., built in Cement, and cut brickwork for same to detail.

FRONT STEPS AND LANDING; The front entrance steps and landing are to be set to sweep of corner alignment as shown on plan. They are to be of Concrete as specified in "Concretor".

Build dwarf walls at sides of steps as shown in brickwork on proper footings, and carefully fill in with brick and mortar rubbish, filling to be rammed solid to approval to take granite steps as specified . All to be done to details to be supplied.

Front steps, and all thresholds to be slightly graded to throw off water.

THRESHOLDS; Fix approved Coromandel Granite sunk and weathered thresholds to main entrance, and all external doors, 6" thick, full width of walls, and in one length. To be grooved for waterbar, and mortised for dowels of door frame. To be free from honeycomb or other defects, and fine axed where seen or exposed.

BALUSTRADES; Pilasters etc of balconettes to be 9" brickwork generally, but cut for moldings, channels, aprons etc., to design shown and to detail.

PILASTERS; to street Elevations to have raised panels, corbelling, and projections etc., as shown, and to details to be

supplied=

BOLTS; Build in, where asbestos partitions about against brick walls (Basement) ½" wrot iron bolts, with large washes, nuts, etc., to secure wall stud tightly against wall. To have three bolts to each stud.

CARPENTER & JOINER.

TIMBER; All timber to be Heart of the several kinds specified, free from sap, shakes, large, loose, or dead knots, and all other defects, well seasoned and cut square.

All timber visable when finished to be hand dressed in the cleanest manner.

JOINERY; All doors, windows and any joinery required in this Contract, to be made and stacked immediately Contract is signed.

GENERALLY; provide for, ease, fix, and strike all centreing and trimming pieces. Provide and fix all temporary shores and struts. Provide and fix all templates, fillets, stops, casings, sprining fillets, grounds, backings, furrings, cappings, wood bricks, plugs, and other requisites incidental to carpenter and joiner's work. together with all rebating, grooving, tongueing, framing, and finishings necessary to complete Contract.

Attend on Plumber, Gasfitter, and Electrician, and assist as may be necessary.

FLOORING; Cover the whole of the floor and landings (except basement or where otherwise specified) with 6" x 1" O. B. Matai, wrot one side, grooved on underside, all screwed up floor dogs and cramps, and twice nailed with 2 - 2½" floor brads at each intersection of the timbers. Punch in head and thoroughly plane over the whole of the floors, so as to leave faces perfectly smooth and even.

All flooring required in this Contract must be stacked to approval of Architect within three weeks of signing Contract. Provide suitable protection from weather.

NOTE No flooring to be laid until plastering is finished.

NOTE All sizes specified for joinery are to be finished sizes. Any roughness in dressed boards to be cleaned off before being fixed.

All door and window frames are to be built in as the work proceeds.

LINTELS; All wood lintels to be 1" thick for every foot of spans, and to be full width of walls.

PICTURE RAILS; Provide and fix to Entrance, Hall, and Landings throughout, and all rooms throughout building (except kitchen and bath of each suite and the whole of basement) 3" x 1½" chamfered picture-rail to height directed.

Plate rails to sitting & dining room of each suite with bracket etc and neck moulding to detail

DOORWAYS; Provide and fix to all external doorways 5" x 3" rebated and molded Heart Totara frames, with check groove for plaster with small mold mitred round to break joint.

Those shown with fanlights over to have 5" x 3" rebated, double weathered and throated transome.

DOORS; Front entrance doors to be of sizes shown on drawings (double doors) of first Kauri, 2¼" thick, finished panelled as shown, bolection molded outside, and flush molded inside, top panels to have glazing bars as shown, and prepared for glass. Each fold to be hung with 3-5" approved brass butts.

All outer doors to have throated weather strip checked into bottom rail and 3" x 1" water-bar.

Allow the sum of 30/- for furniture for these doors.

ALL BACK EXTERNAL DOORS; to be 6' 8" x 2'8" x 2" (except lower door which will be 7'0" x 3'0" x 2") generally as above of Heart Totara.

Allow the sum of 20/- for furniture of each of these doors.

INTERNAL DOORS; All internal doors (except otherwise specified) to be 6'8 " x 2'8" x 1¾" finished, of selected Heart Rimu three panel door as shown, top panels prepared for glass, hung with 3-4" approved butts to 1¼ wrot, rebated jamb linings of Heart Rimu. Allow the sum

OF 10/6 each for furniture for these doors.

SWING DOORS; in Vestibule of Entrance Hall to be of width and height shown on drawings (approx), to be generally as for Front Entrance doors, but to be of selected Heart Rimu and to details to be supplied. To be fitted with Smith's patent 5 spring hinges, and filled with Neatsfoot oil. Allow the sum of 40/- for furniture for these doors.

FOLDING DOORS; to Balconette from Sitting Room in each suite to be of sizes shown, 1¾" finished, top panel prepared for glass. To have styles with rounded tongue and groove, and to close against 5" x 3" grooved solid jambs. Hang with "Mc Cabes" patent accordian hangers, one hanger to each door (No 71) in Catalogue) and include for fixing hangers in proper manner to 5" x 3" head and 5" x 3" runners.

Provide and fix necessary rough bracketing, and finish with 1" Heart Rimu boarding, facia molding to detail. P rovide and fix in floor 20 gauge iron channel, dowelled to threshold, also fix to each door pivot pin with countersunk flange, screwed to underside or bottom rail to run above channel.

Each set of these doors to have mortice lock, and furniture value 30/- P.C. and fix two brass bolts to each leaf.

LIFT DOORS; to each floor, to be generally as for internal doors, but to be hung sliding, as above.

CASEMENT DOORS; to Dining Room of each back suite to be of sizes shown on drawings, 1¾" finished diminished styles, bolection molded outside, and flush molded inside. Upper panels to have glazing bars as shown, and to be prepared for glass. Hang with 3-4" approved butts, and fasten with two fasteners to each pair of casements.

Provide and fix approved 6" brass bolts top and bottom and 5" brass babin hooks to fasten back to wall

CASEMENT DOORS contd.
when open.

Allow the sum of 10/- for fasteners etc., for each pair of these doors.

~~DOORS OF MOTOR GARAGE; to be generally as for external doors, sizes shown, 2" thick, hung with approved wrot iron strap hinges.~~

Allow the sum of 20/- for furniture for same.

CUPBOARD DOORS; to be of sizes shown, 3 panel, generally as for internal doors.

Allow the sum of 7/6 each for furniture for these doors.

~~HARDWARE; Allow the P.C. sum of £200/-/- (TWO HUNDRED POUNDS) for Hardware for all door and windows in the Contract, in lieu of various sums mentioned.~~

WINDOWS; All windows in Street Elevations to be Casement Windows as shown, and to detail. Frames, heads, and transomes to be of 5" x 3" rebated and molded Heart T otara, and to have 8" x 4" double sunk, weathered and grooved sills.

SASHES; to be 2" finished ovolo molded Heart Totara. A ll to be hung opening outwards with 2-3½" butts to each, and to be prepared for glass.

FANLIGHTS; and Sidelights of Front Entrance door, to be generally as for sashes, two to each room to be hung opening outwards with approved butts to have glazing bars as shown, and left ready for glazing.

BASEMENT WINDOWS; to Street Elevations to be generally as above but all to be pivot hung with strong steel pin in centre.

ALL REMAINING WINDOWS. (back elevation etc.,) to be box frames of sizes shown on drawings, to have 2" wrot ovolo molded Totara sashes, rebated for glass, double hung in wrot grooved and tongued Tptara cased frames, having 4" wrot, double sunk, weathered, grooved and throated sills, pulley styles one a ½" in, inside and outside linings

All remaining windows contd.

1", parting slip ⅜", all hung with best lines, 2½" brass faced axle pulleys, and iron weights complete.

WINDOW NOSING. to all windows to be 1½" molded, rebated to sill, with small approved mold under to detail.

ALL BATHROOM WINDOWS. and K itchen windows to each back suite to be fixed but to have fanlights hung at bottom generally as above.

FURNITURE FOR WINDOWS. All Casement sashes to have adjustment at 3/6 and fastener at 3/6 to each sash.

All fanlights that are hung to have adjustments at ~~7/6~~ 5/- each.

All Basement (pivot hung) windows, to have adjustments at 5/- each.

All remaining windows to have fasteners at 1/6 each, and two sash liftd at 1/- eadh to each lower sash.

SKIRTINGS; Fix throughout whole building, all Halls, Rooms, C orridors, stairs, and landing etc., 7" selected Heart Rimu, bevilled skirting. All wel. plugged to walls, accurately mitred, and neatly scribed to floors.

ARCHITRAVES. Fix to both sides of all internal openings, and one side of all external openings 4" wrot bevilled heart Rimu architraves, properly plugged to walls.

DOOR HEADS. All doors showing in Main Halls to have door heads of 10" x 1" wrot Heart Rimu, with 4" approved mold, as shown on drawings, to be mortised to architrave to detail.

ARCH IN ENTRANCE HALL. Form A rch in Hall at foot of stairs (shown by dotted lines) newal of stairs to be carried up to arch, and pilaster at corner of lift-well to match same. To go full width of Hall, to have cut sweep 1½" finished stuff, with architraves, frieze, and cornice the same to detail. All of selected Heart of Rimu.

STAIRCASE.

(generally of concrete as specified elsewhere) strings to have 1⅛" molded cap, (1" wider than plastered finish of strings) properly plugged to strings. Newals to be 6" x 6" Heart Rimu tapered with molded cap and apron pieces to detail. (except newal at foot of stairs, which will form part of arch, as specified above)

Handrail of 5" x 3" Heart Rimu ramped and housed into newals. Balusters to be of 5" x 1" perforated to detail) and 1⅛" x 1" spaced as directed with small curved piece cut in between 5" x 1" pieces at top, all of Heart Rimu, properly checked into handrail, and to be to details to be supplied.

Spandril of staircase to be framed, and panelled with 1½ Heart Rimu Panelling to detail, with door to "Office" under same to match, with upper panel left for glazing.

PANELLED DADOES. Fix panelling round all walls of Main Entrance Hall to full height of door head, on approved battens plugged to walls where necessary to take same.

Styles, top rails and cross rails to be 3" x ⅝", skirting as before specified, Panels to be ⅜ thick.

Styles to be at about 20" centres. Capping to be 3" x ⅝(¾) with small bead on top edge, and with a pair of dentils under same on each style, also small ovolo mold under capping, cut in between dentils. All of selected Heart Rimu, cut to details.

Main Entrance Hall (Ground Floor) to be panelled as above, also dado 4'6" high to Ground and First floor staircases and landings.

ALTERNATIVE PRICE. An alternative price is requested for all Panneling, Dadoes, doors, skirtings, architraves, seat, handrail newals, spandril, balustrade etc., of staircase. Arch screen, and all joinery throughout Main Entrance Hall (Ground Floor) to be in best English approved Oak, stained grey to approval in lieu of Rimu as specified.

INDICATOR BOARD. Provide and fix where directed in Entrance Hall an indicator board, similar to one in existing "Courtville" and to detail. Allow the sum of £4/-/- for same.

LOCKERS; Provide and fix 15 lockers where shown on basement plan, with divisions, panelled doors, molded cap, catches, etc., similar to lockers in Hall in existing "Courtville" of Heart Rimu, all to detail.

SAFE. Provide and fix where directed to each suite a safe, about 2'6" x 1'6" x 4'0" high. Frame to be of 5" x 3" rebated jambs and heads, and weathered and throated sills, with 6" x ¾" louvres housed in to approval, with glavd. wire gauge at back. Ceil above louvres with 4" x 2" joists, and line tops with 4" x ¾ P.T.G. Finish withl" facia and mold. Cover top with 3 ply "Malthoid" on close boarding. Fix approved panelled door to same. with butts and catches complete. Fix 2 shelves, full size of safe, of 3" x 1" moveable battens for cleaning, on proper moveable bearers. Provide suitable brass adjustment pins and bore holes for same for moving bearers as may be directed.

DRESSER. Provide and fix where shown in Kitchen of each back suite (5 in all) a dresser with 1¼" top, two doors, and two drawers. The doors to be framed together with 1¼" timber panelled, to be hung to frame with 3" brass butts, and fastened with approved catches at 1/- each. Drawers to be dovetailed, and to have two approved brass handles to each drawer. Fix in cupboard one full width shelf, and five shelves over top. Top shelf to finish with approved cap mold as cornice. Shelves to have beads for dishes to rest against. Top of dresser to be 22" wide with molded nosing. Fix in front edge of shelves two dozen brass cup hooks.

SHELVING ; Provide and fix where directed (in addition to any that may be already specified) about 500' cf. 12"x1" planed shelving on proper skeleton brackets, and bearers as may be necessary.

SINK STAND. to be built in Kitchen of each suite as follows;-
Frame to be of 3" x 2" top to be of 22" x 1¼" 1st dressed Kauri, and to be in one piece, made into a draining board and grooved, Sink to be prpperly bedded in thick white lead.

Form cupboard under same with 4" x ⅝" heart Rimu vertical boarding, and provide and fix two 20" doors to match, made to slide, with beads, grooves, and rollers etc., as for china cupboard, and finish with brass bolts. Provide and fix one full width shelf inside out of 1" shelving.

HAT AND COAT HOOKS. Fix where directed about 100 ft. run of 4" x 1" heart rimu chamfered batten, and screw on same about 8 dozen approved brass selected hat and coat hooks.

FLAG POLES. Erect a flag pole where shown on Elevations to be worked out of selected Oregan. To be 7" x 7" at the base and tapered and finished with rounded top. Provide with the necessary pulley, and approved flexible cord. Also provide and build in the necessary wrot iron straps etc., to support the pole.

MANHOLE; Make provision for manhole to ceiling of small dome. Lines sides of trap with ⅞ wrot rimu, plugged to ceiling slab. Form framed and panelled covers, hinged and bolted.

SEAT Construct seat in Hall where shown on plan. To be of 1½" heart rimu, on 2" x 1½" framing. To have rounded nosing with small scotia, on 1½ out sweep under same to detail.

BASEMENT PARTITIONS All basement partition walls (coloured sepia on plans) to be as follows;-

Studs 4" x 2" at 18" centres. Top and bottom plates to be 4" x 3", allof Oregan Pine. Studs adjoining brick walls to be bolted to same, as specified in "Bricklayer".

Cover the whole of the partitions (both sides) with

BASEMENT PARTITIONS contd.

¼" approved Asbestos sheets, well fixed with 1¼" flat headed galvd. lath nails, and having 4" x 2" cross pieces, cut in between studs at all butt joints. Cover all joints with 4" x 1" batten.

MANTEL PIECES ; Allow the sum of £75/-/ (SEVENTY FIVE POUNDS) for Mantel pieces. Fix same to be made to detail or to be selected by Architect or Owner.

BALCONIES. Posts Checked into concrete ⅝" at least and bedded in thick White Lead. Posts 5" x 5" square, mortiged for rails. Frieze plates 4" x 3". Handrails of 4" x 3" wrot and molded, well sunk into posts. Filling under rail (balustrade) and above frieze plate to be approved Oregan shingles on 3" x 2" framing at 3' 0" centres and ⅛" rough lining. Lower rail 3" x 2" blocked up clear of floor.

Put 1½" piece under frieze plate, between posts, cut to true sweep to detail.

Soffits of all balconies to be covered with ⅛"(¼) asbestos sheets and battens as for ceilings.

Partitions dividing Balconies to be generally as specified for Basement partition walls.

WASH-TUBS. Fix where shown in Wash House, three sets of wooden tubs, to stand upon 3" x 2" legs, and bearers 16" high. Tubs to be made of first class heart of Kauri 1½" thick. To be the length shown on plan, with one division in centre, forming two tubs 18" deep, 14" inside at bottom, and 20" inside at top. The centre pieces and ends to be housed into the sides, and the bottom nailed with 3" galvd Ewbank nails. All to be put together with thick white lead, and to have two ⅝" galvd. iron rods at ends with nuts to tighten up. Fit tubs with brass plugs and washers complete.

BENCH Form bench where shown in Wash House, with 1", 1st Kauri top on 3" x 2" framing as above.

GAS BOX. 1st floor Form a gas meter box to meter in each suite, with

GAS BOX contd.

1" timbers, where required, with panel door, hinged complete with approved catch.

CHASE UP PIPES. All water or other pipes that may pass through rooms are to be cased up with 1" timber to approval.

P L U M B E R.

FLASHING Any flashing necessary to be done with 4 lb milled lead, let into joints of brickwork at least 2", and plugged with scrap lead.

OVERFLASH. Flash and overflash all asphalte as above where it is tucked into rebate on all walls.

DOWN PIPES. Conduct water from roof where shown and required, in circular 4 (4) inter diam cast iron socketed piping, 3/16ths metal, with ears for fixing, and discharge as shown or diredted.

Make joints with molten lead, and secure by cast pipe hooks to walls etc.

Allow for necessary bends, knees etc., complete.

R. W. HEADS. Provide and fix cast iron R. W. Heads to each outlet at a P.C. value 45/- to approval, and cover each with very small mesh galvd. wire netting bonnet.

OUTLETS; Flash at outlets with 4 lb lead, neatly work and secure and leave watertight.

BATHS; Provide and fix to each bathroom, where shown on plan, (15 in all) a porcelain enamel bath, value £12/-/, with necessary plug, chain, and grating complete. Each to have a trapped waste (with capped cleaning eye) of 6 lb. lead 1½" diam. the waste connected with 2" screwed galvd. iron pipe, which is to be taken down and discharged into gully trap under grating.

BASINS Provide and fix to each bathroom where shown on plan (15 in all) a basin with plug and grating complete, value £2/-/-. Provide and fix approved cast iron frame to same. To be trapped, with wastes etc., as for baths.

SINKS. Provide and fix to each Kitchen where shown on plan (15) in all) a sink with plug and grating complete value £2/-/- set in thick white lead as specified in "CARPENTER" To be trapped with wastes etc., as for baths.

SHOWER Fix shower over each bath, with

TUBS AND COPPER. to be provided with wastes generally as for baths.

NOTE RE WASTES. Access for cleaning purposes to be provided where necessary to all wastes.

ANTI- SYPHONAGE PIPES; Allow for anti-syphonage-pipes of screwed galvd. iron to each trap, and connect to main anti-syphonage pipe in sizes as required by the Sanitary Authorities. Carry up at least 3'0" above top of parapet, and finish with a cone.

WATER. Lay on from street main 1½" piping, and 1" separate service to each suite, in galvd. screwed iron service piping, 1" ¾" and ½" branches, with all necessary bends, junctions, tees etc., to all baths, basins, sinks, showers, califonts, tubs, coppers, W.C's and all necessary points, also to point in Front and Back garden and two points on flat roof where directed.

Provide each suite with a stop-cock to its own service, so that each may be turned off separately from the others if necessary.

TAPS; Provide and fix to each Bath, Basin, and Sink a pair of approved selected nickle taps, marked "HOT" and "COLD", also a pair of selected nickle stop-cocks to each shower. marked "HOT" and "COLD". All remaining points to have best approved H.P. brass taps. Taps to garden to have screw for nozzle.

Nickle taps to have nickle ring or washer at junction of tap to plastered wall, so as to finish off perfectly, and the whole of projection from wall to be nickled.

METER; Provide and fix any meter that may be necessary, and arrange with Authorities re same.

W.C's. Provide and fix in B ath room of each suite, also in basement as shown (16 in all) ALL "Humber" or other approved pan. Provide with cedar one-piece shaped seat, with flap, and with an approved cistern, with all necessary supply tanks or cisterns, stop-cocks, overflows, and all connections in accordance with the makers directions. Take down 1½" lead discharge pipe with bands and nails to closet pan.

Connect W.C. to 4" best quality heavy cast iron soil pipe, glazed inside and out, connecting with soil pipe in ground. Fix all bends, junctions etc., and caulk all joints in molten lead. Carry up soil pipes to form vents, and connect anti-syphonage pipes from W.C. trap to same, and finish top of vent with wire cone.

WINDOW TRAYS; Provide and fix approved 24 gauge galvd. iron trays of the usual pattern to all window sills.

GENERALLY; The whole of the plumbing throughout is to be carried out in strict accordance with the Auckland City Council Bye-laws and Regulations.

GASFITTER.

Contractor to allow the P.C sum of £621/6/5 ~~£650/-/-~~ (Six hundred and twenty one ~~fifty pounds~~) for Gas fittings as follows;-

1 Refuse Destructor.

3 Washing Coppers.

2 ~~3~~ Cloths Dryers.

~~1 Ironing & Mangling Machine.~~

15 Derby ~~Main~~ Cookers.

15 Automatic Califonts.

15 ~~25~~ Gas Fires.

the whole of which will be supplied and fixed, including mains and branches, and connections to each point, by the Auckland Gas Company. The price is absolutely nett and contractor must add whatever profit he may consider himself entitled to.

Contractor to afford all reasonable facilities to the Gas Company and their employers for the carrying out of this work and give them all reasonable assistance, so that the work may proceed as smoothly as possible.

Contractor to reasonably protect the Gas Company's work, and if it is damaged in any way by his workmen, or those of his sub-contractors, the principal contractor will be responsible.

Contractor to make all holes, etc., that may be necessary for gas pipes and flues, and fill in same and make good after Gas Company have finished ~~xix~~ their work.

The Gas Company will arrange with the Architect and the Contractor the course of his mains and branches etc., and the position of the holes, openings or chases necessary and they must be arranged during the erection of the Building as specified elsewhere.

E L E C T R I C I A N.

Contract for the Electric Lighting, System of bells, Electric Automatic Elevator etc., will be let separately. Builder to include the sum of £1100/-/- (One thousand one hundred pounds) in his tender for above work, and must afford all reasonable facilities to the Electrical Contractor and his employees, and give them all reasonable assistance, so that the work may proceed with as little delay as possible.

The Electrical Contractor will do all his own cutting away, boring, chasing, etc. or will arrange with the Builder to do it for him at his cost.

The Builder to reasonably protect the Electrical Contractors work, and if it is damaged in any way by his workmen, or those of other sub-contractors, the builder is to be responsible.

The Electrical Contractor must arrange with the Architect and Builder the course of the conduits, and the position of the holes, openings, or chases he proposes to cut, and they must be arranged during the erection of the building, and to the approval of the Architect.

PLASTERER.

EXTERNALLY. Plaster the whole of all the Elevations including walls and ceilings of Balconettes, Pilasters, Cornices, mouldings, panels, columns, corbels, projections, sills, reveals, and all other work shown including front fence also back of all parapets down to roof, with water-proofing cement mortar as follows;-

WATER-PROOFING CEMENT MORTAR. shall be made by thoroughly tampering, to required consistency, a dry mixture of one part Cement to two parts Sand, with water to which "Trus-Con" Water-proofing Paste" Concentrated" has been added in the proportion of one part of Paste to eighteen parts of water, generally as per Trus-Con directions.

Before plastering, the surface shall be roughened by chipping, and very thoroughly cleaned with a heavy wire brush, so as to remove all dust and dirt.

To the cleaned surface apply with a strong fibre brush a coating of pure Cement, mixed to a creamy consistency with water to which Trus-Con Waterproofing Paste Concentrated" has been added as before specified. Rub in vigorously so as to fill all crevices and cavaties.

Immediately after applying the above slush coat, the first coat of waterproofed cement mortar shall be applied to a thickness of ⅝" directly on the slush coat, and well trowelled and rubbed into the crevices of the surface. Before the first coat has set, the second coat shall be applied, of equal thickness so as to give a full thickness of ¾". The finishing coat shall be thoroughly floated, and iron trowelled to a hard and smooth surface.

When hardened, the waterproofed plaster coat shall be sounded with a light hammer, and all loose and defective plaster shall be cut out and replaced as before.

NOTE silver Sand to be used for finishing coat.

BASEMENT WALLS. Plastering of all Elevations must extend below ground on basement walls to footings.

ALL CORNICES. moldings, sills, etc., to be cleanly and sharply run to details with iron molds.

CAST WORK. All cast work, shields, brackets, corbels, bands modillions, and all enrichments, etc., shown on drawings, to be carefully cast to approval in a sharp and clean manner and to details to be supplied.

LINE the face of plaster to all street Elevations, to imitate stone joints, by pressing in the face of the plaster with pointing steel while still soft.

CESS PITS. For, dish, and kerb and plaster all cess-pits (see "Drainer")

POINT UP all frames, flashings, etc., in strong cement.

ADJOINING WINDOW where new wall covers adjoining window opening, same to be plastered as "Internally".

BASEMENT FLOOR. and steps to be finished as specified in "Concretor"

FRONT STEPS to be finished with "Arkalite" as specified for internal stairs.

INTERNALLY. The whole of the walls and ceilings, soffits and strings of staircases, and beams and piers etc., throughout internally (except basement floor) to be rendered and brought, to a smooth and even surface with 3 to 1 Cement Mortar not less than ½" thick, and finished in Keen's Cement and Lime putty of even proportions ⅛" thick, trowelled to a hard, smooth surface, and to finish free from stains, specks, or other defects.

ALL SALIENT ANGLES throughout to be finished with ovolo stop chamfer, or rounded with 1½" radius as directed.

CORNICES. Provide and fix throughout to all ceilings of all rooms, Main Hall, (except kitchen and bath of each