

The Former

ST ANDREWS SUNDAY SCHOOL HALL

Opened in 1929



St Andrews Church Hall, New Lynn c. 1950s, Image Source: Auckland University Sheppard File: Clinton Savage.

40 Rankin Avenue, New Lynn, Auckland

CONSERVATION PLAN

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for the New Lynn Protection Society

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TABLE OF CONTENTS

ACKNOWLEDGEMENTS

PART 1 CULTURAL SIGNIFICANCE

1.0 EXECUTIVE SUMMARY

- 1.1 Introduction
- 1.2 Legal Description + Heritage Identification
- 1.3 Brief Description of the Property
- 1.4 Summary of Cultural Heritage Significance
- 1.5 The Purpose of the Conservation Plan
- 1.6 Methodology
- 1.7 Constraints

2.0 HISTORICAL OUTLINE

- 2.1 Early Maori Occupation
- 2.2 Arrival of Pakeha
- 2.3 Development of New Lynn - The Hetana Hamlet
- 2.3 The Brick Industry in New Lynn
- 2.5 Albert Crum & his Brick Works
- 2.6 St Andrews Presbyterian Church
- 2.7 Reverend William Pillans Rankin (1881 - 1943)
- 2.8 The Sunday School Movement
- 2.9 Building the Hall 1928 - 1930
- 2.10 During the Depression – The 1930s
- 2.11 Subsequent History
- 2.12 Recent History
- 2.13 Summary of Key Changes to the Property

3.0 ARCHITECTURAL DISCUSSION

- 3.1 The Architect - Clinton Savage (1890 – 1957)
- 3.2 Architectural Style of the Hall Building
- 3.3 Comparable Examples: Brick Church & Hall Buildings

3.3.1 New Lynn Congregational Church, 3043 Great North Road, New Lynn

3.3.2 *St Augustine's Church, Devonport, Auckland*

3.3.3 *St Thomas, New Lynn, Auckland*

4.0 DESCRIPTION OF ST ANDREWS SUNDAY SCHOOL HALL

4.1 General Description

4.2 Setting

4.3 Exterior

4.3.1 *South Elevation:*

4.3.2 *West Elevation:*

4.3.3 *East Elevation:*

4.4 Interior

4.4.1 *Margan Road Entry*

4.4.2 *The Hall*

4.4.3 *Stage*

4.4.4 *Western Wing/ Classroom*

4.4.5 *Female Toilet*

4.4.6 *Basement Rooms*

4.5 General Condition

5.0 TABULATION OF HERITAGE VALUE

5.1 Assessment Values

5.2 Heritage Inventory

5.2.1 *Site / Landscape Character*

5.2.2 *Building Exterior – Roof*

5.2.3 *Building Exterior – North Elevation*

5.2.4 *Building Exterior – East Elevation*

5.2.5 *Building Exterior – South Elevation*

5.2.6 *Building Exterior – West Elevation*

5.2.7 *Building Interior – Entry vestibule*

5.2.8 *Building Interior – East Ancillary Room*

5.2.9 *Building Interior – West Ancillary Room*

5.2.10 *Building Interior – Main Hall*

5.2.11 *Building Interior – Class Room*

- 5.2.12 *Building Interior – Male Bathroom*
- 5.2.13 *Building Interior – Women’s Bathroom*
- 5.2.15 *Building Interior – Rear Lobby*
- 5.2.16 *Building Interior – Basement Level*

6.0 CULTURAL HERITAGE SIGNIFICANCE

6.1 Statement of Cultural Significance

- 6.1.1 *Historical*
- 6.1.2 *Social/Cultural*
- 6.1.3 *Archaeological*

PART II. CONSERVATION POLICY

7.0 FACTORS AFFECTING THE CONSERVATION OF THE FORMER ST ANDREWS CHURCH SUNDAY SCHOOL HALL

- 7.1 Introduction / Conservation Policy Objectives
- 7.2 Methodology
- 7.3 Implementation of Conservation Policy
- 7.4 Factors Affecting the Conservation of the Former St Andrews Church Sunday School Hall

8.0 CONSERVATION POLICIES

BIBLIOGRAPHY

APPENDIX

- Appendix 1 ICOMOS Charter
- Appendix 2 Certificates of Title – Current + Historic
- Appendix 3 Preventative Cyclic Maintenance Plan
- Appendix 4 Timeline: The Work of H. Clinton Savage
- Appendix 5 Report: Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn, prepared by Lisa J Truttman, October 2012
- Appendix 6 Auckland Council Property File information – 40 Rankin Avenue
- Appendix 7 Seismic Assessment Report prepared by Compusoft Engineering 2010

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PART 1. CULTURAL SIGNIFICANCE



An aerial view of New Lynn, 1966, looking southwest from above Margan Avenue showing roads off Margan Avenue (from left to right), Hutchinson Avenue, New Lynn School, Seabrook Avenue and Titirangi Road, Lawson Park (left of centre, distance) and Thom Street and Islington Avenue (left) Image Source: Sir George Grey Special Collections, Auckland Libraries, 580-13580

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This conservation plan is intended to set out the history and significance of the Former St Andrews Sunday School Hall in New Lynn and develop policies for conservation and maintenance of the building in a way that retains the overall cultural heritage significance of the place. The conservation plan will assist in the ongoing management of the property and will guide the process of upgrading and maintenance to enhance and protect the cultural heritage values of the place.

This report was commissioned by The New Lynn Protection Society with support from The Whau Local Board, Auckland Council and the of the owner of the property, Peter Ting.

The document was written by Lilli Knight + Graeme Burgess of Burgess Treep + Knight Architects Ltd.

The following conservation plan has been carried out in accordance with the methodologies set out in James Semple Kerr's document *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage Significance*, National Trust (NSW) 1990 and with the principles of the NZ ICOMOS Charter (1995) and Heritage New Zealand's *Guidelines for Preparing Conservation Plans* by Greg Bowron and Jan Harris, NZHPT, 2000.

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Aerial view of the site, 2010. Image Source: Auckland Council GIS 2010

1.2 LEGAL DESCRIPTION + HERITAGE IDENTIFICATION

The former St Andrews Sunday School Hall is situated at 40 Rankin Avenue, New Lynn, Auckland. The property is legally defined as LOT 1 DP 49993.

Under the Proposed Auckland Unitary Plan, the property has been zoned *Residential – Terrace Housing and Apartment Building*.

The hall building has been identified as a *Category B - Historic Heritage Place (St Andrews Sunday School – Schedule ID 189)*. The entire site is covered by a *Built Heritage and Character: Historic Heritage Overlay Extent of Place*.

Other overlays on the site include '*Natural Heritage: Notable Trees Overlay - 1807, Pohutukawa, Chinese Juniper, Rhododendrum*'. The site is located within the '*New Lynn Sub-Precinct D*'.

Under the former Auckland Council District Plan – Waitakere Section the property is zoned '*Community*'. The hall is listed as a *Historic Site (Schedule ID 1607)* and two Pohutukawa trees on the property have been identified as *Historic Trees (Schedule ID 18 & ID 333)*. The hall has not as yet been recognised as a place of historic importance by Heritage New Zealand.

The associated St Andrews Church, opposite at 39 Margan Avenue, has been identified as a Historic Heritage Place (*Tongan Methodist Church, ID 182*) under the Proposed Unitary Auckland Plan. The church building was also identified as a Historic Heritage Place under the former Waitakere District Plan.



Aerial view of the hall site in 1940 (left) and in 1959 (right). Image Source: Auckland Council GIS



Aerial view of New Lynn, Waitakere City, Auckland, with Crown Lynn Potteries Ltd (right of centre), Amalgamated Brick and Pipe Company (right top), and clay pits. Includes Clark Street (right) Astley Avenue (bottom), Margan Avenue (left), Rankin Avenue (left). Photograph taken 30 September 1971 by Whites Aviation. Ref: WA-69883-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23066908>

1.3 BRIEF DESCRIPTION OF THE PROPERTY

The former St Andrews Sunday School hall occupies a prominent position above the New Lynn town centre on the Margan Avenue ridge line. A large double skin, brick building with a steeply pitched tiled roof, the hall is a local landmark and has been used by the New Lynn community since its construction in 1929 up until recently.

The property is a large corner site with two buildings. The hall at the eastern end of the site, is positioned close to the property boundary on three sides and has a frontage to Margan Avenue. The manse, also a brick building, is situated in the north western corner of the property and has a frontage to Rankin Avenue.

There are remnants of a brick and tile boundary wall which formerly ran along the Rankin Avenue and Margan Avenue street boundary. There was a war memorial archway (demolished) within the wall constructed as a gateway to the site.

The church hall is highly visible from the surrounding New Lynn district because of its dominant position on the site. Since its construction, the hall has been largely surrounded by undeveloped land.

The hall site was once part of the former brickworks founded by Albert Crum. The land was donated to the St Andrews Presbyterian church for the purpose of building a Sunday school hall. The site was formerly used as a clay pit by the brickworks.

The former brick works property is currently being developed as a housing development. Excavation has been carried out as part of the work and large retaining walls have been constructed along the north and eastern boundaries of the site, close to the hall building.

The brick hall is considered by Auckland Council to be dangerous and an earthquake risk due to its poor structural condition. It is currently vacant.

1.4 SUMMARY OF CULTURAL HERITAGE SIGNIFICANCE

The hall was constructed by and for the St Andrews Church of New Lynn as a church hall and Sunday School in 1929. The hall was designed by notable Auckland architect H. Clinton Savage and is an excellent example of his work. The earlier St Andrews Church on Margan Avenue, constructed in 1919, was also designed by Savage.



St Andrews Church, 39 Margan Avenue, New Lynn c. 1950s (left) St Andrews Church Hall, New Lynn c. 1950s, Image Source: Auckland University Sheppard File: Clinton Savage.

The building represents the typical approach to architecture of most architects of the period when designing ecclesiastical buildings. The form and detail of the building are based on a diluted version of a historic architectural style, in this case the English Gothic revival.

The building and place is strongly associated with the New Lynn brick and ceramic industry. The land was donated by the former NZ Brick Tile and Pottery Company, a business started by Albert Crum in 1905, and which eventually became the Amalgamated Brick and Tile Company in 1929 (the same year the hall was constructed). The bricks used to construct the hall were donated by the Gardner family (Gardner + Parker Brickworks). C.F Gardner was also the first Mayor of New Lynn (the borough was incorporated in 1929). He held office from 1929 to 1931.¹

¹ New Zealand Herald, Volume LXXVI, Issue 23370, 12 June 1939

The Fletcher Construction Company donated the timber joinery used on the project, and supplied labour to assist with the construction process.

The hall is a rare surviving example of a purpose-built Sunday School building. The hall contributes to, what was up until recently an intact historic landscape, that included; the corner store, corner Margan and Seabrook Avenue (c.1920), St Andrews Presbyterian Church, Margan Avenue (1919), St Thomas's Anglican Church, Islington Avenue (1927), New Lynn Primary School, Margan Avenue (1914 building demolished) and the former brick yards and associated development (demolished) and all in close proximity.

The site is at the edge of the former Hetana Hamlet. A subdivision established by the government at the beginning of the twentieth century, where leasehold land was made available for workers. The Hetana Hamlet set the character of residential development for the New Lynn area.

The hall site is also at the edge of the former brick and pottery works, an industry that defined New Lynn during its early years of development as a suburb. The hall building is closely associated with that industry as both the site and materials were donated to the church by the local brickworks for the purpose of building a Sunday School.

1.5 THE PURPOSE OF THE CONSERVATION PLAN

A Conservation Plan is a working document that provides a template to assess the impact of change on the future care, development, and interpretation of a place. It is a document that, as accurately as possible, from available records and examination of the physical fabric of the place, establishes the history of that place and a record of its development.

From this evidence an assessment is made of the cultural significance of the place and its component parts. The conservation plan also discusses processes for appropriately protecting the most culturally significant fabric of the place, and considers other factors influencing the future of the place as a whole.

The heritage assessments, set out at the conclusion of the first section of the document, are intended to clarify which components are most significant to the heritage value of the place. There is a hierarchy of values and a defined set of appropriate conservation processes which may take place according to the particular value. These processes are defined in the ICOMOS (NZ) Charter. (Appendix 1)

1.6 METHODOLOGY

This document is based on *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage Significance*, National Trust (N.S.W.), 1990, by James Semple Kerr, and on the principles and practices set out in the *ICOMOS New Zealand Charter for The Conservation of Places of Cultural Heritage Value*, 1995, and the *NZHPT Guidelines for the Preparation of Conservation Plans*, Greg Bowron + Jan Harris, 1994.

This document is intended to provide as full as possible a record of the buildings and site, as it is, from readily available primary and secondary historical sources, a survey of its present state, and from the recollections of those associated with the property.

The conservation plan is divided into two sections: Cultural Significance and Conservation Policy.

PART 1: CULTURAL SIGNIFICANCE establishes the history of the place, and its relationship to the development of the suburb of New Lynn and the associated brickworks and clay industry which

defined the area at that time. This section also describes the relationship with the Reverend Rankin who was responsible for the construction of the hall and the New Lynn community, who used the hall continuously up until relatively recently. This has been summarised in the 'Statement of Cultural Significance' at the end of Part 1 of this report.

PART 2: CONSERVATION POLICY is intended as a management tool to guide the future development and care of the place, in a manner which will retain and reinforce its significance. The policies are intended to allow for the future use of the place and its care. Consideration has been given to potential restoration of the building in order to enable future use. At present the hall is closed to the public as it is structurally unsound.

1.7 CONSTRAINTS

The hall building and site is currently closed to the public. We were able to access the site and inspect the interior and exterior of the building at one occasion on the 6th July 2016. We measured the hall and took photographs of the building during this visit.

We were unable to view the building from the adjoining site (to the east) as excavation work for the neighbouring housing development was underway. We were not able to obtain any original architectural drawings of the hall but were able to obtain some historic photographs.

Any comments on structural integrity and condition of the hall in this report are based on visual inspection and on the existing structural report carried out by Compusoft Engineers (2010).

The importance of the place to Mana Whenua has not been directly assessed.

An assessment of archaeological values has not been undertaken.

This document is a draft for consultation purposes.

2.0 HISTORICAL OUTLINE

2.1 EARLY MAORI OCCUPATION

The suburb of New Lynn is located at a narrowing of the Auckland isthmus. It is one of the two narrowest points of land between the Waitemata and Manukau Harbours, the other being at Otahuhu.

The area, first occupied during the 1300s by Māori, was historically a portage between the two harbours. Originally the Whau Creek penetrated as far as Portage Road, and it was from there that *for convenience, Ngati Whatua permanently left canoes.*² The Whau portage allowed waka to be dragged a short distance between tributaries of the two harbours permitting Maori with waka to travel between the coasts without having to circumnavigate the island.

The New Lynn area was never heavily populated by Maori in pre-European times because of its heavy clay soils, unsuitable for agriculture. Settlement was largely based around small resource gathering settlements beside the Whau River and its inlets.

Maori left no physical evidence of permanent settlement, but plenty of clues of regular transient occupation (plentiful shell middens attest to the abundance of local shell fish) reinforcing the importance of the area as a place to gather resources.

Coastal birds that came in large flocks to feed on the intertidal harbour flats were also hunted here.

“Maori would wait on the Whau saddle above Green Bay and club the low-flying kuaka to death as they flew in a flock between the Manukau and Waitemata Harbours with the changing tides.”³



Illustration depicting Maori killing godwits or kuaka as they flew over the saddle at the Green Bay end of the Whau portage image Source: J. White, *The Ancient History of the Maori*, 6 Volumes (Government Printer: Wellington), 1887-1891

The Whau Portage, Riverhead Portage, the Kaipara to Whau walking track and the Te Henga to Whau walking track formed the backbone of a comprehensive communications network through west Auckland and the area was of strategic importance.⁴

² Heritage & Character Context New Lynn urban Plan

³ http://www.chimaera.co.nz/greenbay/007_Colonisation1.html

B. W. Hayward and J. T. Diamond, *Prehistoric Archaeological Sites of the Waitakere Ranges and West Auckland*, New Zealand, Auckland Regional Authority, 1978.

⁴ Heritage & Character Context New Lynn urban Plan

2.2 ARRIVAL OF PAKEHA

Land began to be obtained by settlers in the west of Auckland as early as 1835, when Thomas Mitchell, originally from Sydney, sailed into the Manukau harbour past Huia and around Puponga Point, eventually presenting himself at the Karangahape Pa (present day Cornwallis). Mitchell was a miller and trader in search of Kauri to export to Australia, but he also had an interest in obtaining land. Mitchell negotiated with Ngati Whatua chiefs Te Kawau and Reweti Tamaki, Tinana. They agreed that he would be allowed to establish a trading post at the pa, and allowed him to cut timber and purchase land.

A deed dated 11 January 1836 shows that Mitchell purchased all of the land of the Auckland isthmus. The northern boundary of his purchase ran from the Manukau Heads to the mouth of the Whau river on the Waitemata stretching to the southern boundary, along the portage from Otahuhu to the Tamaki River.⁵

The vast land area purchased by Mitchell was around 40, 000 acres at a total cost of 160 pounds in money and trade goods to the locals. In 1836 he was the first and only settler in the region, consolidating his position by building a house at Puponga Point. Mitchell died suddenly in November of that year and the land was sold to The New Zealand Manukau and Waitemata Company, a rival to The New Zealand Company.⁶

Early European explorers such as William Colenso, provided graphic descriptions, documented through journal entries, of the nature of the landscape which lay to the west of Auckland in the mid-1800s. In January 1842, Colenso had reached the Manukau approach to the Whau Portage and headed on foot for the Kaipara along a Maori track that crossed what is now present day New Lynn.

“We travelled on, over open and barren heaths, in a northerly direction until sunset. Observed nothing new in these dreary and sterile wilds (save a handsome shrubby Dacophyllum). Bivouacked for the night in a little dell nestling among the close growing Leptospermum (Manuka), not a stick being anywhere within ken large enough to serve as a tent pole.”

By the 1850s the crown had purchased all of the land east of the main ridge of New Lynn and, following the purchase of the land west of the ridge in 1854, the remaining Kawerau hapu were reduced to living in ‘native reserves’ near the west coast. Ngati Whatua, who had occupied their Karangahape Pa until 1837, moved to their settlement at Orakei.

Doctor Hochstetter, who was employed by the New Zealand Government to make a rapid geological survey of the islands, crossed the same territory as Colenso in 1859 and described the landscape as ‘dreary and sterile.’⁷ Five years later a special correspondent of the Daily Southern Cross newspaper was equally unimpressed with the area;

“From Auckland to Riverhead there is nothing of interest to note. The country is extremely tame, the soil sterile beyond anything, perhaps to be found in the province. There are occasional patches of alluvial soil and scoria and these are fruitful; but the general characteristic of the district north of the scoria belt, ending at the Great Northern Hotel, three miles from Auckland, is stiff clay on which it would be folly to extend capital and labour in a new county”

⁵ Fire on the clay pg. 19

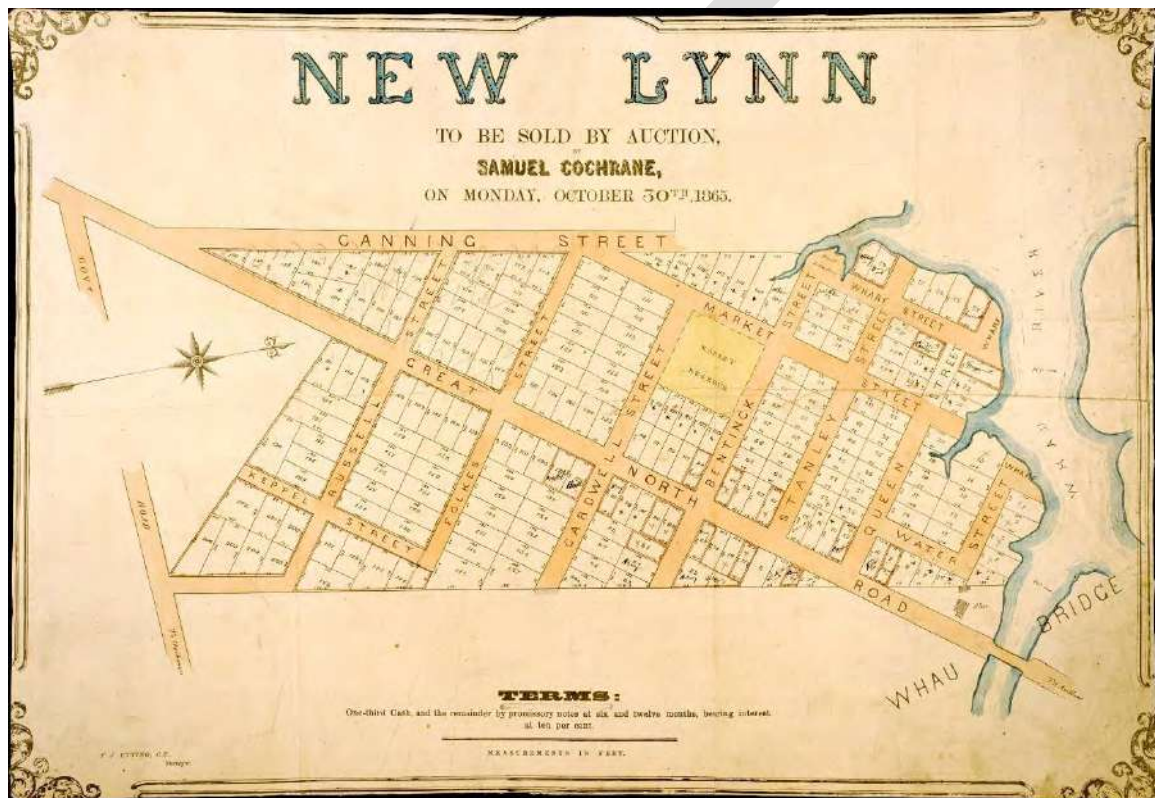
⁶ Fire on the clay pg. 21

⁷ Fire on the clay pg. 94

The correspondent goes on to say that he firmly believes that “*nine out of every ten ... who travel this route to the Kaipara would be fast asleep... and unconscious of the dreary waste on either hand.*”

This “dreary and sterile wasteland” described by the early explorers was christened ‘New Lynn’ by the surveyor Frederick Utting who carried out a comprehensive survey of the area in 1863. Utting was originally from Kings Lynn in Norfolk, East England, and was struck by the similarity of the land to his home town, because of the undulating creek cut country, covered in low vegetation.⁸

By 1865 the township of New Lynn was subdivided and lots were offered up for sale. The area was advertised as “Port of New Lynn – Whau Bridge” in the Daily Southern Cross Newspaper and the description of the area painted New Lynn in a more positive light than those early travellers had.



Plan shows sections for sale in New Lynn, 1865. Image Source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 4498-5

“the township of New Lynn, situated on the Great North Road, about six and a half miles from Auckland, and immediately contiguous to the property of Mr. Elliot, will be offered for sale by auction today by Mr Samuel Cochrane at his land market, Fort Street”⁹

This valuable township is situated on the fine navigable river or creek known as “the Whau” to which it has extensive frontage. It has five public Wharves accessible by vessels drawing from 12 feet to 15 feet. It is intersected by the Great North Road, and must at no distant time command a considerable trade. The ground is nearly level having just sufficient slope for effectual drainage; the soil is the best in the vicinity, and is really of excellent quality, much of it well adapted for market garden.

⁸ Heritage & Character Context New Lynn urban Plan

⁹ Daily Southern Cross, Volume XXI, Issue 2623, 14 December 1865

New Lynn, from the superiority of its position and advantages, must soon become the nucleus of population for the rapidly improving neighbourhood. Ample space is reserved for market place and wharves, and every religious body, including the Jews, will be entitled to an allotment.

*New Lynn is distant from Auckland, by the Karangahape or Great North Road, six miles; and from the southern portion of the city, by the New North road, five miles, both roads now being metalled almost the entire distance.*¹⁰

MONDAY, OCTOBER 30,
PRELIMINARY NOTICE.
TOWNSHIP OF NEW LYNN,
Adjoining the Whau Bridge.

The subscriber has been instructed to sell, at the Land Mart, Fort-street, on Monday, the 30th instant, at 12 o'clock,

THE whole of the TOWNSHIP of NEW LYNN, consisting of about 200 ALLOTMENTS, a large portion of which have valuable deep water frontages.

Plans will be ready in a few days.

SAMUEL COCHRANE,
AUCTIONEER.

The arrival of many European settlers in the area from the 1860s saw the continued use of New Lynn's rivers and the reliance of Whau river ports for transport interchange.

New Lynn was regarded very early on as the 'gateway to the west'.

These transport benefits along with clay soils and vast amounts of vacant land available for urban expansion, soon contributed to the establishment of an industrial working town.

Advertisement for land for sale at New Lynn. Image source: Daily Southern Cross, Volume XXI, Issue 2566, 9 October 1865

2.3 DEVELOPMENT OF NEW LYNN - THE HETANA HAMLET

In the early 1900s Premier Richard Seddon's Liberal Government set up a land settlement scheme in which leasehold land was made available near urban centres for landless workers. West Auckland's 'Hamlets for Workers' were located in New Lynn (Hetana Hamlet) and Waikomiti, now Glen Eden, (Waari Hamlet).

The Hetana Hamlet in New Lynn was offered for leasehold in 1902. Hetana was the name given to Richard Seddon by Maori. He was an advocate of self-sufficiency and small land holders, and believed that large estates would be better off subdivided into smaller family units. Houses were not supplied with the land as a ready supply of mill timber was available and it was thought that skilled workers would be able to construct their own houses on the land made available to them.

The Hetana Hamlet covered a large portion of New Lynn and was the most substantial of all the West Auckland land settlements.

The land was originally purchased from a 'Mr Hoffman' under the 1894 Land Settlement Act, Hetana Hamlet contained 123 sections from one to five acres, and a 40 acre partially developed farm with a house. The farm included all the land bounded by today's Titirangi and Parker Roads and Willerton and Seabrook Avenues.¹¹

¹⁰ Daily Southern Cross, Volume XXI, Issue 2623, 14 December 1865

¹¹ Wilhelm Paganini Hoffmann, born London 1828, died Auckland 1905, arrived in New Zealand in 1860. A music teacher and piano importer, he owned land in most Auckland Suburbs. He also owned several city buildings and property in other centres. Hoffman lived near Meyers park, Queen Street, but several sons later lived in the new Lynn District.



Section of a plan of the Hetana Hamlet, surveyed by E P Turner, drawn by Rob C Airey 1902, showing the hall site (J Pollock PT 267). Image Source: National Archives, Survey Files – Hetana Homestead Hamlet, New Lynn, Reference BAAZ A557 1109 Box 1682.

The 408-acre block of land making up the Hamlet was bounded by Margan Avenue, Titirangi Road (formerly Brooklyn Road), part of Golf Road, with the south eastern edge of the Hamlet lying to the south east of Hutchinson Avenue. The area was laid out by government surveyor E. F. Turner and was offered for lease on April 22, 1902.

Most of the land was in rough grass, bracken and Manuka. Some had been rough ploughed, being described as "of a stiff clayey nature, very suitable for fruit culture".



View of New Lynn train station and Todd Avenue from Gardner's Brickyard chimney, showing a train entering the station and a few houses in the background, 1905. Source: Auckland Libraries, JTD-111-03000-1

By September of that year the introduction of "workers train services" enabled those working in city businesses and factories to travel to and from New Lynn regularly and with relative ease.

Applicants for the land could not already own land more than three times the value of a site, with landless people given priority. Those applying for land had to be "*any male or female person above the age of 21 years who is engaged in manual, clerical or other work for hire or reward*".¹²

Half yearly lease hold rents ranged from 11 shillings for a steep acre at the top of West Lynn Rd, to £3. 16 shillings for flat land of five acres.

Despite the attractive rents and good transport, the land was not taken up quickly, with Hetana Hamlet having to be promoted again in 1909.

Many of the settlers at Hetana Hamlet were English immigrants. Leasehold land was not popular with them. They left England hoping to be able to own land, and there was constant agitation by leaseholders for the land to be made freehold, which, by the 1920s, was achieved in most cases. Hetana Hamlet determined New Lynn's land settlement pattern of large urban sections, today easily broken down into smaller multi-dwelling units.¹³

2.4 THE BRICK INDUSTRY IN NEW LYNN

New Lynn's early development as the industrial centre for West Auckland can be attributed to the grey and white Pleistocene deposits and its strategic location on the Whau River, Great North Road and the northern railway line. The great clay and ceramics industry sprang up there from the 1850s.

This industry began in 1852 when Dr Daniel Pollen established the first West Auckland brickyard on the Whau Creek. Pollen, the Dublin born son of a builder was quick to recognise that the clay deposits on the Rosebank Peninsular estate were raw material of commercial value that could be the basis of a great brick industry. He constructed a kiln on the banks of the Whau River near its mouth and for several years engaged skilled brick and pottery workers from Staffordshire to run it.¹⁴

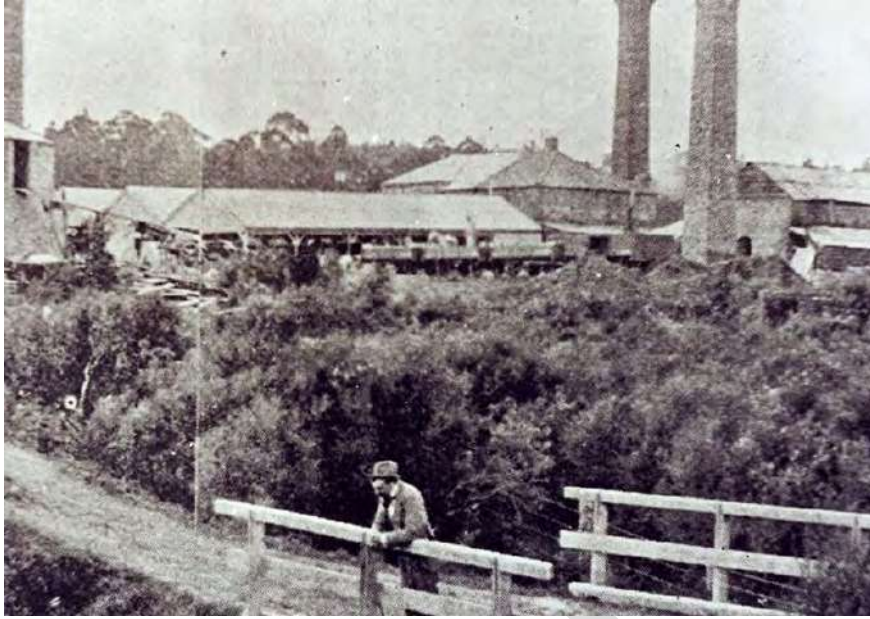


Brickworks along the Whau c. 1900 - View of Laurie's brickyard showing chimney and buildings, including kilns and drying sheds. Image Source: Auckland Libraries, West Auckland Research Centre, JTD-11G-02328-2

¹² Early state land schemes, Peter Buffet

¹³ Early state land schemes, Peter Buffet

¹⁴ Fire on the Clay pg. 94



J. J. Craig's brickworks, Avondale. Image Source: West Auckland Research Centre, Waitakere Central Library JTD-0568T

Following on from this first brickyard many small works were established along the Whau River and by 1870, 13 brickyards were located along the Whau and

associated creeks and waterways. The river was used to transport bricks by boat to Auckland. During the 1860s the city side of New Lynn was often referred to as the Whau.¹⁵ By the 1900, there were about 20 brick and pottery yards sited on both sides of the Whau River and the competition between them was fierce. The Whau continued to thrive through the 1880s as an area for pottery manufacturing.¹⁶

By the beginning of the twentieth century, the name Joseph James Craig became synonymous with industry in Auckland. He owned coalmines, lime works and much of the local shipping. His substantial brickworks at Avondale was said to be capable of producing 200 000 bricks a day. The company was later owned by Fletcher Construction Co, Amalgamated Brick and Tile Co and finally Ceramco.¹⁷

In 1901 Rice Owen Gardner and his two brothers John and Charles, came down from the family farm at the Kaipara and purchased 48 acres of land adjoining the New Lynn Railway Station. The Gardner Brothers (whose maternal grandfather was R. O. Clark) bought the land from W. J. Parker, who in partnership with Frank Jagger had been making bricks in the area since 1892.

The brothers were well acquainted with the business of brick making through their grandfather R. O. Clarke and his brick empire situated at Helensville. Before the move to New Lynn, the Gardner's had been involved in a brick making enterprise which manufactured bricks for the railway tunnels beyond Kaukapakapa. C. F. Gardner, looking back on his arrival in the district in 1901, paints a graphic picture of New Lynn in the early part of the 20th century.

*"New Lynn was a wilderness of scrub and gorse and black berries, mostly scrub. The few houses were widely spread and little in the way of farming had been attempted; west of the Whau bridge was a close approach to no man's land ... New Lynn in the first year of this now half completed century... was grim, unpainted, untidy and for much the greater part uncultivated. Our business was to engage in the business of brick making for Auckland. Here was virgin country needing development."*¹⁸

¹⁵ Heritage & Character Context New Lynn urban Plan

¹⁶ D Goodall. Manufacturing in the Western Districts of Auckland, Unpublished Thesis, University of Auckland 1965. Pg. 64

¹⁷ Pearson, Dave. Gardner Kiln Conservation Plan. 2005

¹⁸ Fire on the Clay pg. 120

“New Lynn was not much more than a waste of burnt off tea tree scrub, where the gum diggers had been at work and there were probably six people in all living there. So small was the population that if one wanted to board the train after dark one had to strike matches on the platform to let the engine driver know someone was waiting.”¹⁹

The Gardner brothers built houses on site, to accommodate themselves and their sister Briar, who had come to New Lynn to act as their housekeeper. They installed modern plant and machinery at the former Jagger and Parker brickworks site and business began to thrive. It was the first time there was a real challenge to J J Craig’s virtual monopoly on the industry.

2.5 ALBERT CRUM & THE NZ BRICK TILE AND POTTERY COMPANY BRICK WORKS

Albert Crum, arrived on the fiercely competitive New Lynn brickmaking scene from Ashburton in 1905. he was described as an “ambitious, hard-driving builder-brick maker”. Crum had arrived in New Zealand in 1878 as a boy of thirteen and first worked as a stonemason but then turned to brick. His brickworks in Ashburton had been very successful and supplied the bricks for many of that towns grain stores, warehouses and other large scale buildings in the Canterbury region.

His business partner in the New Lynn venture was Hugo Friedlander. Together they established a yard on the land neighbouring the Gardner Brothers brickworks and opposite the Hetana Hamlet (to the south across Margan Avenue).

The entire site for Crum and Friedlander’s NZ Brick, Tile and Pottery enterprise was 64 acres in three sections, fronting present day Matai (now Rankin) Avenue, bound by Totara Avenue, Astley Avenue and Margan Avenue.



1908 trademark for the NZ Brick, Tile & Pottery Company Ltd printed in the NZ Gazette, 28 May 1908, p. 1580.
Image Source: www.timespanner.blogspot.nz

According to Charles Gardner (in an address given in 1950) ²⁰

...recognising the value of the clay, especially with the establishment of the Gardner’s works across Rankin Avenue in 1901, a man named Charles Thomson, together with J. Gardner and R. O. (Tonks) Gardner, started what was termed the No. 4 site in 1903²¹ on what was a “decayed orchard”. This partnership didn’t work, however, and the site became part of that purchased in 1905 by Friedlander and Crum.²²

¹⁹ STILL HALE AT 80. Auckland Star, Volume LXI, Issue 67, 20 March 1930

²⁰ JT Diamond collection, Waitakere Central Library, Henderson

²¹ according to a note from the Crum Collection, recorded by JTD in 1978

²² Lisa Truttman, <http://timespanner.blogspot.co.nz/2011/01/albert-crums-new-zealand-brick-tile.html>

The other sections were apparently purchased from Astley, Bethell and King²³. The 19 acres fronting Rankin Avenue (NA 132/249) was originally part of a farm owned in the 1880s by a man by the name of Foley.²⁴ Crum's New Zealand Brick and Tile Company expanded at such a rate that it seriously challenged the already established brick works for leadership of the brick industry.

In February 1906, the following report was published:

*According to Mr E. Hartley, the retiring President of the Auckland Branch of the Architects' Institute, the Auckland-made bricks of to-day were not as good as they were 23 years ago, when the Victoria Arcade was built; they did not keep their colour as well, and were not as durable. This was a serious loss, both to the architects and the public, for it meant that they were constantly being driven back on the monstrous compo. It was lamentable and a disgrace to Auckland to think that if they wanted a good facing brick they had to send out of Auckland for it.*²⁵

To which Hugo Friedlander (it is believed) wrote the following response to the Auckland Institute of Architects, 16 February, on reading the report in the Christchurch Press:

*"In justice to the brickworks I am connected with, I wish to say that the N Z Brick, Tile & Pottery Co at New Lynn will be in a position to supply when its works are completed as good a brick as ever was made in Auckland. It is, as a matter of fact, mainly due to the inferior quality of bricks which were being made in such an important centre as Auckland that the N Z Brick Co was floated. With an up-to-date plant that will run to something like £15,000 and a man in charge who has the undoubted reputation of being the "best brick maker" in New Zealand there will be no difficulty to give every satisfaction to the members of your Association as regards the quality we shall supply."*²⁶



Image from a letterhead held in the J T Diamond collection, Waitakere Central Library, Henderson. Image Source: Lisa Truttman,

timespanner.blogspot.co.nz

²³ JT Diamond notes. <http://timespanner.blogspot.co.nz/2011/01/albert-crums-new-zealand-brick-tile.html>

²⁴ Lisa Truttman <http://timespanner.blogspot.co.nz/2011/01/albert-crums-new-zealand-brick-tile.html>

²⁵ Evening Post 16 February 1906

²⁶ Handwritten copy of letter, not original, on JT Diamond collection

By December 1907 competition in the brickmaking industry was about to bring the trade to crisis point. R. O. Clark in an attempt to solve this crisis had converted his family firm, neighbouring Crum's brickyard, to a limited liability company with special provision for other companies to join it. An agreement was then drawn up between local brick makers Craig, Clark and Carder to join forces and eliminate competitive tendering. Crum declined to join²⁷

Ten years later in 1927, R. O. Clark Ltd set out to make a bid for possession of Albert Crum's brick works. Crum's New Zealand Brick, Tile and Pottery was the largest ceramic business in New Zealand at that time. Its accumulated assets in land, buildings, plant and machinery were almost equal to those of Gardner's and the Craig's works combined. Adding Crum's yard to his own, meant R. O. Clark would be in a powerful position to revive his industry amalgamation dreams of 1907.²⁸

On Clarke's third offer, Crum, who had previously come into conflict with his financial backer, Friedlander, accepted. He continued to work at the company as works manager.

In 1929 the four major companies of the West Auckland Clay industry were combined to form the Amalgamated Brick & Pipe Company Ltd, later known as AMBRICO²⁹

The onset of the great depression meant extremely tough times for the new company (Amalgamated Brick Pipe and Pottery Ltd). In the beginning bricks were still being made at the former Gardener Bros works in New Lynn and at Glenburn, by 1930, Glenburn had closed, and by the end of that year the operation was reduced in scale at Gardner's.³⁰

The demand for bricks again increased in the late 1940s through the 1950s and the Amalgamated Brick, Pipe and Pottery Co Ltd. thrived. From 1946, the company was known as AMBRICO. Around 1948, the name changed to Crown Lynn Potteries under the direction of Tom Clark II. While the demand for the decorative pottery and homewares increased, the demand for bricks declined and by the latter part of the twentieth century only two brickworks remained in the New Lynn area.³¹

Now there are none.



View of a scene at the N. Z. Brick, Tile and Pottery Company's works showing buildings and a line of rail trucks loaded with pipes alongside the Hoffmann kiln. Image source: Auckland Libraries, West Auckland Research Centre JTD-11G-00174-1

²⁷ Fire on the Clay pg. 126

²⁸ Fire in the Clay pg. 132

²⁹ Fire on the Clay pg. 133

³⁰ Pearson, Dave. Gardner Kiln Conservation Plan. 2005

³¹ Pearson, Dave. Gardner Kiln Conservation Plan. 2005



View over clay pit from Margan Avenue, New Lynn c. 1958. Image Source: Auckland Libraries, West Auckland Research Centre JTD-11G-01649-2



Aerial photograph taken by Whites Aviation. 1987. Image Source: New Lynn, Auckland, including Rankin Avenue. Whites Aviation Ltd: Photographs. Ref: WA-79689-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23187269>



Aerial photograph over New Lynn, Photograph taken by Whites Aviation 1968. Image Source Crown Lynn Potteries, New Lynn, Auckland. Whites Aviation Ltd: Photographs. Ref: WA-67943-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22676630>



View of small stacks of bricks drying outside at the Amalgamated Brick and Pipe Company's works at New Lynn, with hall in background (right) Image Source: Auckland Libraries, West Auckland Research Centre, JTD-11G-04689-1

2.6 ST ANDREWS PRESBYTERIAN CHURCH



St Andrews Church, 39 Margan Avenue, New Lynn c. 1950s, Image Source: Auckland University Sheppard File: Clinton Savage.

The first Presbyterian services in New Lynn were conducted by the minister of the Avondale parish in the 1908 school building (now the site of Kelston Girls). Services were then held at the New Lynn Primary School when it was constructed in 1914 on Margan Avenue, (across the road and to the west of the St Andrews hall).

In 1903 at a meeting of the Auckland presbytery held in St Andrews Church, Lower Symonds Street. It was noted that Reverend McLean thought a site for a church should be secured at New Lynn.³²

In 1909 it was resolved that the Reverend A. McLean be requested to furnish a report from his session to the Home Mission Committee, and that the Home Mission Committee report to the meeting of Presbytery in regards to the needs of the New Lynn District.³³

The Sunday School associated with St Andrews Church, New Lynn was established by 1912.³⁴

The section of land on which the St Andrews church now stands was purchased in 1918.

The present St Andrews Presbyterian Church building, opened in 1919, was designed by notable Auckland architect Clinton Savage at the beginning of his career³⁵ The builder was George Yearbury, as noted on the foundation stone.

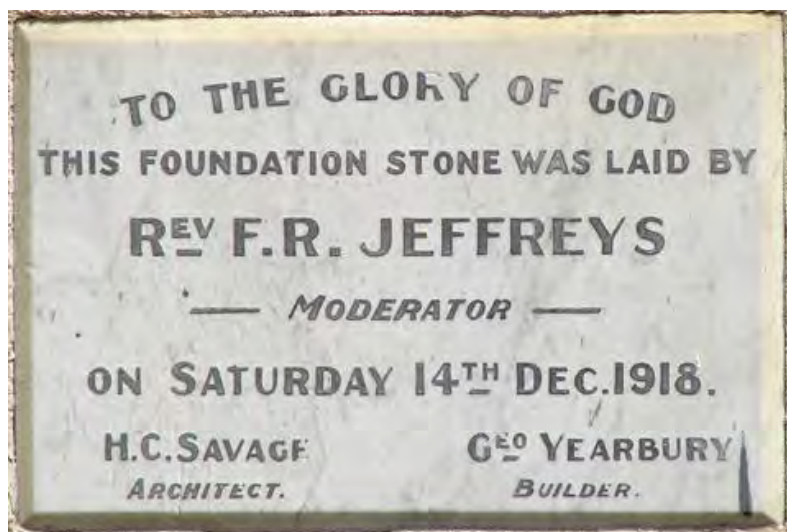
³² AUCKLAND PRESBYTERY. Auckland Star, Volume XXXIV, Issue 287, 2 December 1903

³³ AUCKLAND PRESBYTERY. New Zealand Herald, Volume XLVI, Issue 14244, 15 December 1909

³⁴ SOCIAL NEWS. New Zealand Herald, Volume LXVIII, Issue 21015, 28 October 1931

³⁵ Auckland University School of Architecture – Sheppard File – H Clinton Savage

The foundation stone was laid by Rev F. R. Jeffreys (Moderator) on Saturday 14th December 1918.



Foundation stone. Image source: dawn-innz.blogspot.co.nz

The Rev. Frank Rupert Jeffreys was born in 1877 and licensed by Presbytery of Dunedin in December 1910. He was ordained St Andrews in 1911-resigned 1914. He was the Superintendent of the Presbyterian Support Services Association,

Auckland from 1914 -1928. He resigned from ministry in 1929 and then had a bookshop in Queen Street Auckland. He died in January 1939.³⁶

The builder George Yearbury, was born in Adelaide, South Australia, in 1865. He came to Auckland with his parents in 1877, and learned his trade with Messrs Philcox and Son, builders. In 1889 he went to Melbourne for two years, and on his return to New Zealand, was on the Kuaotunu goldfield for three years. With a partner, he built the Kuaotunu Quartz Crushing Company's battery, and later erected, on his own account, additions to the Try Fluke battery. He was also engaged in other work in the district. He was involved in building a number of houses in Auckland.³⁷

In 1919 the parishioners at New Lynn held a floral fete to raise money towards paying off the debt on the recently constructed Presbyterian Church in Margan Avenue. In addition to donations of materials the building cost £600 of which only £25 had been paid off, mainly through the efforts of the Ladies Guild.

"The fete will be held alongside the railway station. Two marquees and several tents have been erected to house the exhibits, and in addition both the Congregational Hall and St Thomas's Hall will be used. A feature of the fete will be the decorated motor cars and other vehicles, display of flowers and garden produce, needlework, cookery etc. A programme of amusements has also been arranged and the public shall have no cause to complain for the lack of entertainment. In the floral section Messrs Cutler Bros intend making a display of roses which in itself should attract many people."

In 1920 the development of the district between Avondale and Henderson was the subject of comment at a meeting of the Auckland Presbytery.

"The Rev. Patterson presented a report of a commission appointed to consider the advisability of dividing the Avondale charge (which currently included New Lynn). It was stated that as at present constituted, it was utterly unworkable as there were less than 500 homes to be visited which could not be done by one minister. It was decided to divide the parish. It was noted that the New Lynn people had promised to give £100 per annum towards a settled minister at Avondale. ³⁸

³⁶ Presbyterian Archives

³⁷ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d63-d38.html>

³⁸ AVONDALE'S GROWTH.

Auckland Star, Volume LI, Issue 137, 9 June 1920

The parish was served by the Avondale minister until 1922, when the Rev. Angus Macdonald took over the district. The district at that time extended from the Whau Creek to Huia, Nihotapu and the Henderson boundary.³⁹

In 1922, upon recommendations from the Presbyterian congregations at Avondale and New Lynn and a commission of the Presbytery, it was resolved to separate the two sections of the combined charge and constitute them as distinct charges. The minister of the combined charge was the Rev. A. McDonald. The newly constituted New Lynn District was given permission to take steps to erect a manse and raise 400 pounds on the church property to supplement the building fund. The Rev R Crockett was appointed moderator for New Lynn.⁴⁰

In 1926 it was announced at a meeting of the Auckland Presbytery that there would be an "induction at New Lynn". It was arranged provisionally that the Rev W P Rankin be inducted to the New Lynn Charge on September 23: that the Rev R Usher preside and induct: The Rev M Richards to preach, Revs G Budd and F R Jeffrey's address minister and congregation respectively.⁴¹

2.7 REVEREND WILLIAM PILLANS RANKIN (1881 - 1943)



Left: A young Reverend Rankin. Image source: St Andrews Society Jubilee Booklet. Auckland Libraries

The Reverend W. P. Rankin was born on the 18th September 1881 in Hutchenson Town, a District of Glasgow, Scotland.

Before entering the ministry Rankin worked as a builder and while studying at Glasgow University he was apprenticed to a bricklayer. He was ordained by the Presbytery of Manchester on the 9th October 1907 and licensed by the Presbytery of Glasgow later that year.⁴²

He married his wife, Annie (born 5.10.1884, died 30.7.1966) in 1910⁴³

Rankin and his wife arrived in New Zealand in 1913. First settling in Geraldine and then Cromwell where his three children, Bill, Nancy and Helen were born. Rankin was received by the General Assembly in November 1914. In 1926 the family relocated to Auckland and Rankin became the minister of St Andrews Church New Lynn in November of that year.

³⁹ 50th Birthday for N. L Church. Source: Western Leader, 19 September 1968

⁴⁰ AUCKLAND PRESBYTERY. New Zealand Herald, Volume LIX, Issue 18016, 15 February 1922

⁴¹ AUCKLAND PRESBYTERY.

Auckland Star, Volume LVII, Issue 189, 11 August 1926

⁴² <http://www.archives.presbyterian.org.nz/Page193.htm>

⁴³ <http://www.archives.presbyterian.org.nz/Page193.htm>

He founded the St Andrews Society of New Lynn in 1932.

Rev. Rankin never returned to his beloved homeland Scotland. He was honoured to become a life member of the St Andrews society in 1934. Rankin was also one of the founders of the Lynndale Athletics Club. He organised and participated in many indoor bowls events, some which were held inside the St Andrews Hall. He won many championships and in 1938 was one of a team of four to represent New Zealand at the Empire Games in Sydney.⁴⁴

Rankin was also involved in many fundraising efforts particularly with regard to children's health and wellbeing. He was asked by Sir Ernest Davis, Mayor of Auckland to assist in raising funds for 'Crippled Children' in the 1930s. He travelled extensively throughout the North Island speaking to groups and also spoke on the radio to appeal for help for the cause. He was also involved in raising funds for the King George V Health Camps for New Zealand children.

Rankin and his family remained in New Lynn until he resigned in January 1939. Rankin then took up office in Huntly where he resided until his death in April 1943.⁴⁵

2.8 THE SUNDAY SCHOOL MOVEMENT

Sunday schools were first popularised by Robert Raikes in 18th century Gloucester, England. It has been suggested that the key element behind their success *"was that they provided the education and expressed the values that working-class parents wanted for their children."*⁴⁶

Consistent with its commitment to education, the Presbyterian Church has long been known for its children and youth ministries.

The foundations for the Bible Class movement in New Zealand can be traced back to Sir George Troup who, in 1888 at St John's in Wellington, advocated "the cooperative method" – the sharing of leadership among young people themselves, rather than being in the role of students in the minister's bible class. Troup's vision was for a "four square" balance of the spiritual, mental, physical and social.

For many young people, Bible Class became their life outside work and study. In 1901, a national camp was organised at Titahi Bay in Wellington and a national movement launched a year later. Bible study was at the heart of the movement, and Easter and summer Camps a key feature. By 1903 there were 85 classes and some 2000 members. The growth of the movement was phenomenal, and it spawned many of the future leaders of New Zealand Presbyterianism.⁴⁷

The importance of Sunday schools in early colonial New Zealand can be measured by the numbers of pupils and teachers represented by the affiliation of six churches to the 1865 Auckland Sunday School Union: 992 pupils and 112 teachers. The 1877 Education Act provided only for free, compulsory and secular education, this meant that traditional religious education was restricted to Sundays.

As historian Helen Laurenson says in her book *In This Familiar Place* (1999), parents who wanted such education for their children as part of their moral upbringing chose to send them to Sunday schools, even if they didn't attend the church themselves.⁴⁸

⁴⁴ A personal account of Reverend Rankin written by his daughter May 2002

⁴⁵ <http://www.archives.presbyterian.org.nz/Page193.htm>

⁴⁶ Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012

⁴⁷ The Presbyterian Church of Aotearoa New Zealand: A Brief History. Graham Redding 4 September 2012. Pg 13

⁴⁸ Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012

2.9 BUILDING THE HALL 1928 - 1930

In the latter part of the 1920s at St Andrews in New Lynn it was noted that *“the work of the young people was hampered for want of room for the Sunday School.”*⁴⁹ and that the *“the need for a more commodious building has long been felt in the district, and donations of material towards it have paved the way for commencement.”* The Sunday school classes were, up until the construction of the hall, taught in St Andrews Church across the road at 39 Margan Avenue. The Sunday School was so well attended that the children were described as being *“as crowded as sheep”*⁵⁰ inside the tiny church building.

The New Zealand Brick and Tile Company, which had previously given five acres of its land for a football ground was persuaded to donate a section opposite the St Andrews Presbyterian Church, at the corner of Margan Avenue and Matai (later renamed Rankin) Avenue. The land was officially transferred to trustees James Sims Ockleston (manager of the NZ Brick, Tile and Pottery Company works), brickyard manager Charles Fisher Gardener and accountant Herbert Stanley Wilding on 12 June 1929. Wilding (1875-1952) was a member of the New Lynn Town Board from 1922, chairman of the Board in 1925, and auditor for the Lynndale Amateur Athletics Club in 1929.⁵¹

The congregation initially had grand plans and it was initially intended to build a hall measuring 110 feet by 48 feet and a main school 70 feet by 34 feet.⁵² It was also planned that the congregation would build a bigger church building alongside the new Sunday School hall, to the west, on the corner of Matai (now Rankin) and Margan avenues.

It was eventually resolved that a single brick schoolroom 60ft by 34ft with additional classrooms at the side would be constructed. Gardner Brothers and Parker brickworks gifted the bricks for the building. It was reported that the additional materials necessary to complete the hall would cost around £1000, and for that sum it was expected that the congregation would then own upon completion a building worth about £4000.⁵³

The Reverend Rankin not only instigated the hall project he physically built it. Rankin was well aware that New Lynn was not a wealthy church district and as funds were not readily available in the local Presbyterian community he decided to *“make use of some of the technical knowledge he had picked up in his younger days, and do the job himself.”*⁵⁴ He informed his congregation that he was prepared to do the massive job of brick-laying himself for the new building, even *“if no volunteers come forward to aid him.”*⁵⁵

Rankin began building the hall on the 7th of November 1928. By the 9th of November it was reported that he was working on site with two assistants laying the foundations.⁵⁶

⁴⁹ WORKMANLIKE JOB. Auckland Star, Volume LX, Issue 15, 18 January 1929

⁵⁰ WORKMANLIKE JOB. Auckland Star, Volume LX, Issue 15, 18 January 1929

⁵¹ Truttman, Lisa. St Andrews Sunday School Hall Report October 2012

⁵² Truttman, Lisa. St Andrews Sunday School Hall Report October 2012

⁵³ LAYING THE BRICKS. Evening Post, Volume CVI, Issue 101, 9 November 1928

⁵⁴ WORKMANLIKE JOB. Auckland Star, Volume LX, Issue 15, 18 January 1929

⁵⁵ LAYING THE BRICKS. Evening Post, Volume CVI, Issue 101, 9 November 1928

⁵⁶ LAYING THE BRICKS. Evening Post, Volume CVI, Issue 101, 9 November 1928



SELF-RELIANCE.—An interesting story (see letterpress) surrounds this scene. These men are putting in the foundations for the New Lynn Presbyterian Sunday school, and the minister, the Rev. W. P. Rankin, second from left, intends to lay every one of the 90,000 bricks in the job himself.

Laying the foundations. Image source: Auckland Star, Volume LIX, Issue 264, 7 November 1928

In January, 1929 the Auckland Star newspaper reported that ultimately they “hoped to have a handsome new church alongside, there being plenty of room for the purpose. Mr Rankin has made a workman like job of the school, and probably when the need arrives for a church to replace the present one the parish will have become rich enough to afford it. The Sunday school and land will represent about 1400 pounds in value – a handsome gift to the congregation.”⁵⁷

On the first day of the build a reporter from the Auckland Star visited the site to interview Rev. Rankin. An article with a detailed account of the “Parson Bricky” and his mission was published on the 7th of November 1928.⁵⁸

“Yes that’s my name” said one of three men in a wet trench this morning at New Lynn when a “Star” reporter asked if the Rev. W P Rankin happened to be about. New Lynn mud has a decidedly clingy nature, especially after a rainy night. Mr Rankin had quite a lot of it on his bluchers, as he was without a coat and the usual identifying collar, it was no wonder he was difficult to sort out. The wet trench which was being filled with rough concrete, was the start of the foundations of a school room which will surely merit that much abused word “unique” the parson intends to lay every one of the 90,000 bricks himself. Mr Rankin said he noticed that in the old country a minister of the crown (Mr Winstone Churchill) had taken to brick laying and there was no reason why a minister of another kind should not do something in the same way.

During the two years he has been in charge of the Presbyterian church at New Lynn, that rapidly expanding suburb, which some of us remember only the other day as a tea tree waste synonymous with bricks and tiles and nothing else, Mr Rankin has done a lot for the social welfare of the rising generation and now he is going to see that his overcrowded Sunday school children have a bit more room.

At present they are taught in the church and are as crowded as sheep. Fortunately, there are generous people in new Lynn. The New Zealand Brick and Tile Company, which had previously given the minister five acres for a football ground, presented him with a fine bit of land just opposite the present little brick church. On this new section there is to be built a brick schoolroom 60 ft by 34 ft with additional classrooms at the side.

⁵⁷ WORKMANLIKE JOB. Auckland Star, Volume LX, Issue 15, 18 January 1929

⁵⁸ PARSON “BRICKY”. Auckland Star, Volume LIX, Issue 264, 7 November 1928

In addition to having got the land as a gift, Mr Rankin was presented with 90 000 bricks by Gardener brothers and Parker. Cement, timber and iron are expected to cost about 1000 pounds, and for that sum the congregation will have a building estimated to be worth something over 4000 pounds when completed.

Mr H. Clinton Savage has drawn the plans of a neat building and as soon as the foundations are in Mr Rankin will start on his lone hand job of building. He is not without some knowledge of the craft. When he was a young man attending university in Scotland there was talk of him going out to China as a missionary, and he used to put in his spare time looking after building jobs which were undertaken by some of his family, who were all in the building business.

That is how it comes about that New Lynn's Presbyterian Minister can and will build his own school room. if somebody comes along and lends a helping hand he will be all the more pleased, but if not he is not a bit dismayed by having to lay 90 000 bricks. He says it will probably take him about 6 months as he has to carry on his other duties as well.

"We are not rich out this way" he said this morning "and I don't see how we are going to get it. No I don't mind the job at all. We must get more room for our scholars. All I want is to leave something for the young people of the district, and this Sunday School is the most pressing need at the present time." All right, I will give him a hearty welcome" Remarked Mr Rankin, when it was suggested that when people read of his courageous effort a helper might be found. And the parson at the bottom of the trench picked up his spade and went on with the job of levelling concrete.⁵⁹

The article in the star was a success and the Rev Rankin had said that *"lots of people wrote to him offering help or wishing him well."*⁶⁰

By the mid-January 1929, the Rankin and his helpers were reported to have laid between 20,000 and 30,000 bricks; the emerging building was described in the Auckland Star:

"In spite of the sweltering heat, the amateur bricklayer at New Lynn has made excellent progress with his one-man job of building the new Sunday School Hall. The walls rising 10 feet in parts, while in places the foundations are three feet below ground level. Joists and flooring are now going in, but until the foundation stone is laid the parson builder cannot get on with the work."⁶¹

The two foundation stones were laid on the 19th of January 1929, and there was a fair attendance of parishioners at the ceremony.⁶²

One foundation stone was laid by C. F. Gardner on behalf of Gardner Brothers & Parker Brickworks and the other laid by Mr J. S. Ockleston on behalf of the NZ Brick and Tile Company who donated the land to the church for the building.

On the second stone there was *"an acknowledgment of the fact that the joinery was given by the Fletcher Construction Company, and that the carpentry work was the voluntary labour of Messrs G. E. McWhirter and Albert Overington, of New Lynn. The first tone also stated that the school was built by Mr Rankin, and that the architect was Mr Clinton H. Savage."⁶³*

⁵⁹ Auckland Star, Volume LIX, Issue 264, 7 November 1928

⁶⁰ WORKMANLIKE JOB. Auckland Star, Volume LX, Issue 15, 18 January 1929

⁶¹ LAYING THE BRICKS. Evening Post, Volume CVI, Issue 101, 9 November 1928

⁶² NEW LYNN PRESBYTERIANS. Auckland Star, Volume LX, Issue 17, 21 January 1929

⁶³ Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012



Left: Church Enterprise at New Lynn. The Rev. W. R. Rankin speaking at the laying of the foundation-stone of St. Andrew's Presbyterian Sunday School on Saturday. Source: New Zealand Herald, Volume LXVI, Issue 20159, 21 January 1929

At the ceremony the Rev. Rankin expressed that *"the function could not be postponed until the children returned from their holidays, and that the pressing nature of the work made that an impossibility."*⁶⁴

In his speech at the ceremony he outlined the intended purpose of the new building. In doing so he compared the Sunday School to a garden.

"Just as the gardener assisted the growth of his plants by ridding the garden of weeds, so Sunday School

teachers promoted the children's welfare by removing the weeds of evil. Sunday School teachers were gardeners and their work a commendable one since the children were assuredly worth saving."

Mr Rankin thanked all those who had rendered assistance. He said he had no conscience where asking for help was concerned. He had asked favours already and intended to continue asking until the building was complete.

Mr H G R Mason, MP for the district eulogised the efforts of the congregation and expressed the opinion that the work of the school would be executed in the same business-like manner as that in which the school was being erected. The parishioners had done something of which they might well be proud. The spirit in which the task was commenced was often the deciding factor in the quality of the final result said Mr Mason.

On the motion of Mr Gardner (the Mayor of New Lynn), hearty applause was given to Mrs Wilson in appreciation of her excellent work as superintendent of the Sunday School.⁶⁵

Cheers were given for Mr Rankin and the ceremony closed with the singing of the National Anthem.

On the morning of the 16th of February 1929, Rankin was joined in his toil by the welcome addition of 20 bricklayers and labourers employed by Fletcher Construction, putting in a full eight-hour day helping to build the hall (six hours of labour were paid for by the company, the remaining two contributed by the workers voluntarily).

By that stage, the front elevation, facing Margan Avenue had been completed. With regard to the rest of the building, brick walls had been formed to the level of the window arches.

⁶⁴ Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012

⁶⁵ NEW LYNN PRESBYTERIANS. Auckland Star, Volume LX, Issue 17, 21 January 1929



PROGRESS ON NEW SUNDAY SCHOOL FOR NEW LYNN PRESBYTERIANS.
This building is being personally erected by the minister, the Rev. W. R. Rankin.



An Ambition Realised - The Rev. W. P. Rankin laying the last brick in the New Lynn Presbyterian Sunday School yesterday. Source: Auckland Star, Volume LX, Issue 121, 24 May 1929

The brickwork part of construction was completed by around April that year (Rankin laying the last brick shown in picture – above right), but there ended up being delays that pushed completion of the entire building into the spring.

The total number of bricks used was somewhere between the figure of 90,000 quoted in the newspapers, to 210,000 quoted by Mary Taylor (née Gardner). Certain initialled bricks were set in place during construction “by interested friends”.⁶⁶ One of the initialled bricks, inscribed H S W

positioned high up on the south wall was possibly laid in place by Herbert Stanley Wilding, former New Lynn Town Board chairman and co-trustee of the land.⁶⁷

The St Andrews Presbyterian Sunday School Hall was officially opened by Mrs C. Wilson, Superintendent of the Sunday School on the afternoon of the 20th October 1929.

⁶⁶ Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012

⁶⁷ Truttman, Lisa. St Andrews Sunday School Hall Report October 2012

It was reported that “no person more fitted could have been chosen for the honour”⁶⁸ as Mrs Wilson “for years has been a devoted worker among Sunday School Children”⁶⁹ There was an attendance of around 500 people at the opening ceremony. During the opening service Mrs J A Parry sang a solo, “Open the Gates of the Temple”.

It was noted in the Rev. Rankins speech that ‘The primary object of the hall is for use as a Sunday school, the church immediately opposite the new building, being too small for the large number of children attending.’⁷⁰ and that “at 60ft by 34ft, the hall makes a fine addition to the neighbourhood, and hence the work among the young people of St Andrews will not be cramped for want of such a building.”⁷¹



Fruits of a Pastor's Efforts. St. Andrew's new Presbyterian Sunday school and hall, New Lynn, officially opened this week as the result of the efforts of the Rev. W. P. Rankin, who, with the help of a number of friends, performed the actual work of erecting the building. Source: Auckland Star, Volume LX, Issue 253, 25 October 1929

Later that day a special children's service was held in the hall, those taking part being Mrs Wilson, the Rev. Rankin and the Rev. Rogers. The official ceremony concluded with a baptismal service. Mr Rankin was reportedly “pleased to see all those friends who were good enough to lend him a hand or give him material”⁷² at the opening celebrations.



Left: New Lynn's First Borough Council. Attending a Divine Service conducted by the Rev. W. Rankin. Frontrow: Councillors H. Dove, Geo. Lawson, C. F. Gardner (Mayor), C. Shanly, and S. James. Back row: Rev. W. Rankin, J. H. Reich (town clerk), Councillors W. Piatt, and J. Worthington. Source: Auckland Star, Volume LX, Issue 123, 27 May 1929

⁶⁸ NEW LYNN SUNDAY SCHOOL. Auckland Star, Volume LX, Issue 248, 19 October 1929

⁶⁹ NEW LYNN SUNDAY SCHOOL. Auckland Star, Volume LX, Issue 248, 19 October 1929

⁷⁰ Church Hall Opened - New Zealand Herald, Volume LXVI, Issue 20391, 21 October 1929

⁷¹ NEW LYNN SUNDAY SCHOOL. Auckland Star, Volume LX, Issue 248, 19 October 1929

⁷² NEW LYNN SUNDAY SCHOOL. Auckland Star, Volume LX, Issue 248, 19 October 1929

Three days after the official opening, on the 23rd of October 1929, a social evening was held in the St Andrews Church Hall to celebrate the completion of the building. All the friends of St Andrews who has assisted in various ways during the construction of the hall were invited. The evening took the form of a *conversazione*, with musical items given by Mrs W. J. Parry and the Rev. Rankin. A musical programme was supplied by an orchestra.

The Mayor, Mr C. F. Gardner thanked those present, especially the Fletcher Construction Company, who it was acknowledged had made large contributions of both labour and material, and also Mr Clinton Savage, architect of the hall. The room was "*pleasingly decorated with roses, stocks and other spring flowers. There were over a hundred guests, including the New Lynn Borough Councillors, who were accompanied by their wives.*"⁷³

2.10 THE GREAT DEPRESSION: 1930s

During the Depression period of the 1930s, the St Andrews Hall served as a collection depot for the Western Suburban Social Service, aimed at relieving distress to those residing in the western suburbs by collecting clothing. Election campaign meetings were also held in the building.⁷⁴

The hall was used for numerous church and community functions and fundraiser events throughout this difficult time. The Rev. Rankin was heavily involved in the welfare of the entire New Lynn community, not just those who attended the Presbyterian Church. He opened a barter shop in the New Lynn town centre. This is where many people who had surplus of fruit, vegetables or other supplies were able to trade them for other sort after items like boots or clothing.

A bazaar, held to raise church funds was held at the hall on the 23rd of May 1930. Lord Bledisloe, the Governor General (1930 - 1935) and his wife, Lady Bledisloe were invited to New Lynn to open the event. In opening the bazaar, Lord Bledisloe expressed his admiration of the manner in which the hall had been built. In extending a warm welcome to Mr Bledisloe, Rev. Rankin said that his Excellency was the first stranger to enter the hall and remarked that it was a great honour.⁷⁵



Above: The Governor General and Lady Bledisloe at New Lynn, where His Excellency opened a bazaar in aid of the church funds. Lady Bledisloe is depicted receiving a floral bouquet. The Rev. W. Rankin is on the right. Source: New Zealand Herald, Volume LXVII, Issue 20572, 24 May 1930

The event, described in the New Zealand Herald as "*A sale of work held in aid of the church funds*" was reported to have been "*an attractive and busy scene... A guard of honour was formed outside the hall by a troupe of*

Girl Guides and on arrival their Excellencies were received by the Rev W. P. Rankin, Minister of the

⁷³ Auckland Star, Volume LX, Issue 252, 24 October 1929

⁷⁴ Truttman, Lisa J. Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. October 2012

⁷⁵ BAZAAR AT NEW LYNN. New Zealand Herald, Volume LXVII, Issue 20572, 24 May 1930

Church. Lady Bledisloe was presented with a bouquet of pink and white roses and carnations by little Mary Gardner, daughter of the Mayoress of New Lynn, Mrs C. F. Gardner. The stalls were attractively decorated with blue and yellow streamers and ferns and tall flax plants were placed at either side of the stage. Afternoon tea was served in the hall, a corner having been partitioned off with trellis work, through which fern leaves were intertwined.⁷⁶

In September of that year another 'sale of work and daffodil show', was held in the hall in an effort to raise funds for the community. This time, the event was opened by the Countess of Orford.

An account of the event reported that "The Rev. Rankin presided and made a speech of welcome. Also on the platform were Mrs T. H. Oakes who was accompanying Lady Orford, and the Mayoress of New Lynn, Mrs C. F. Garner. The following stalls were set up in the hall: flowers, work, produce, sweets, cakes and jumble, along with a tearoom."⁷⁷

The hall floor was reportedly spread with sawdust. Rankin was at that time a member of the Waitemata Electric Power Board and "two ladies would spend the day cooking on electric stoves inside the hall - demonstrating and no doubt advertising the value of installing them in the home."⁷⁸

Rev. Rankin's daughter remembered that during the time her father presided over St Andrews, the field next to the hall, before the manse was constructed, was planted out with hundreds of daffodils, his favourite flower⁷⁹ Halloween was another event that was celebrated every year, and parties were held in the hall. "The minister always placed a pumpkin face in his letterbox, with a candle burning within to mark the event."⁸⁰

The hall was not only used for events related to the church or only by the parishioners. The building was utilised during this period to hold large political and community meetings. There were no other large buildings fit for this purpose in New Lynn at the time. The Congregational Church hall on Great North Road had been used for this purpose up until the construction of the St Andrews hall but was too small to cater for large crowds.

In 1931 on the evening of the 18th November "Mr R. H. Marryat, Coalition Reform candidate for Auckland Suburbs, had an excellent hearing from a large audience, probably 300 strong in St Andrews Hall, New Lynn".

The Mayor Mr G. Lawson presided. "There are three main solutions for our difficulties today" said Mr Marryat, "the first is to keep the farmer on the land, the second is to encourage secondary industries and the third is to put more people on the land. At the present moment our farmers find themselves in a position of finding their pound at 10/." A voice: "and finding themselves able to buy American cars (laughter)"⁸¹

In October 1931, St Andrews Presbyterian Sunday School, New Lynn celebrated its nineteenth anniversary. The event was held in the hall. "Proceedings began with a tea for the children, at

⁷⁶ BAZAAR AT NEW LYNN. New Zealand Herald, Volume LXVII, Issue 20572, 24 May 1930

⁷⁷ SALE OF WORK. New Zealand Herald, Volume LXVII, Issue 20671, 17 September 1930

⁷⁸ A personal account of Reverend Rankin written by his daughter May 2002

⁷⁹ A personal account of Reverend Rankin written by his daughter May 2002

⁸⁰ A personal account of Reverend Rankin written by his daughter May 2002

⁸¹ THREE MAIN SOLUTIONS. Auckland Star, Volume LXII, Issue 274, 19 November 1931

*which a large birthday cake figured prominently. Games were played until early in the evening, after which followed a concert organised by Miss Blease and Miss Findlay.*⁸²

In the midst of a depression, the early 1930s were challenging times for a working class suburb like New Lynn. Many people were without work and the St Andrews parish was also struggling.

In April 1932, it was reported that there were difficulties with the Presbyterian Church and that the stipend for the Minister at New Lynn was in arrears.⁸³

“There is no hope of New Lynn meeting its liabilities said Mr J. W. Ryburn, reporting to the Auckland Presbytery on behalf of the property and finance committee.

He moved that in view of the gravity of the situation at New Lynn the Presbytery direct the property and finance committee to inquire about the possibility of the amalgamation of New Lynn and adjoining charges. That was the only way they could see out of the difficulty.

*It was mentioned that the minister’s salary was £175 in arrears. The motion was agreed to and it was agreed to ask all congregations where stipends were in arrear for half the year ending April 30th 1932 to furnish a statement to Presbytery.*⁸⁴

It is not known if the charges were actually amalgamated.

In October 1932, the first organised meeting for the St Andrews Society of New Lynn was held at the hall. The meeting was convened by the Rev Rankin, a founding member, who said that

*“for some time he had felt the need of the Scots people coming together educationally and socially. Families coming from the homeland met and passed each other on the street never realising that they were brother Scots, with all the romance and history behind them of the land of mountain, flood and heather.”*⁸⁵



The first committee of the St Andrews Society of New Lynn Inc – 1933 (left) St Andrews Society of New Lynn badge (right).
Image source: St Andrews Society Jubilee Booklet

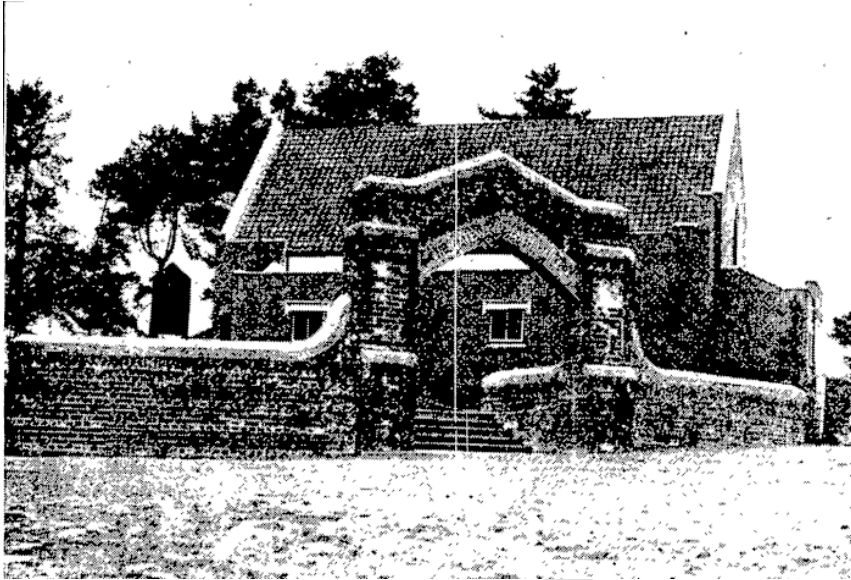
⁸² SOCIAL NEWS. New Zealand Herald, Volume LXVIII, Issue 21015, 28 October 1931

⁸³ STIPEND IN ARREARS. New Zealand Herald, Volume LXIX, Issue 21156, 13 April 1932

⁸⁴ STIPEND IN ARREARS. New Zealand Herald, Volume LXIX, Issue 21156, 13 April 1932

⁸⁵ Truttman, Lisa J. Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. October 2012

In 1933 a 'Gateway of Remembrance', also designed by Clinton Savage, was erected on the church property at the corner or Matai (now Rankin) and Margan Avenues, New Lynn



Left: New Lynn War Memorial - The gateway of remembrance which has been erected at the St. Andrew's Presbyterian Church, New Lynn, as a memorial to the men who served in the Great War. Tablets will be placed at each side of the gateway bearing the names of ninety-four men, nineteen of whom were killed in action. The idea originated with the Rev. W. P. Rankin. Source: Auckland Star, Volume LXVI, Issue 243, 14 October 1933



Left: New Lynn Memorial Gateway to be Opened on Sunday. The ' Gateway of Remembrance " at the entrance to St. Andrew's Presbyterian Church Hall, New Lynn, which is to be opened on Sunday afternoon. Erected as a memorial to those from the district who served in the Great War. the gateway has been built by the Rev. W. P. Rankin, the Presbyterian minister at New Lynn. Source: New Zealand Herald, Volume LXX, Issue 21638, 2 November 1933

A newspaper account published in the New Zealand Herald, in 1933 describes the gateway and the opening ceremony.

"A Gateway of Remembrance has been erected in the property of St Andrews Presbyterian Church, New Lynn as a memorial to those from the district who served in the Great War. Built personally by The Rev Rankin, minister of the church, the memorial is of brick and is in the form of an arch.

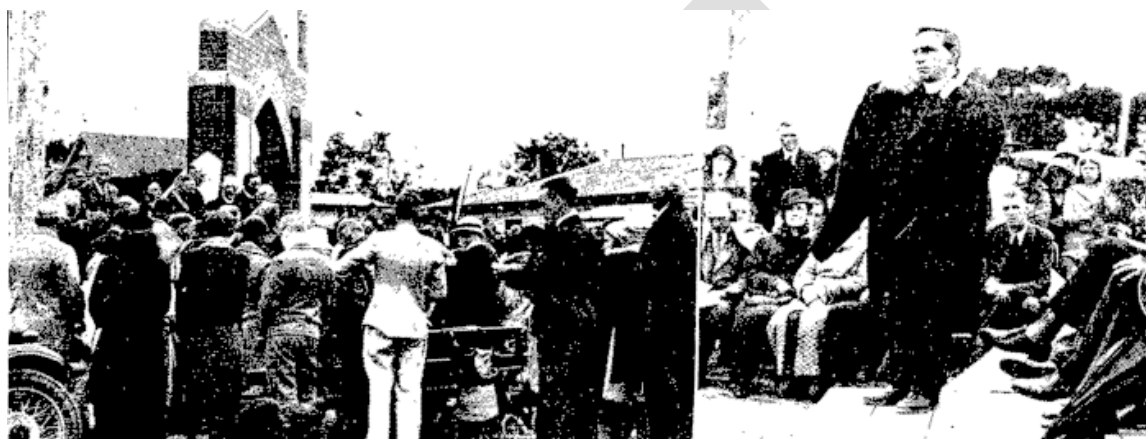
It is proposed that the names of all New Lynn men who lost their lives in the war should be inscribed on the pillars of the arch, Mr Rankin being desirous that the memorial should serve for the whole

district and not merely his church. The New Lynn Borough Council has promised assistance in compiling the list of names.⁸⁶

The New Lynn War Memorial to be known as the Gateway of Remembrance was opened on Sunday afternoon by Mr. W. Goodfellow.

The gateway is brick and stands at the corner of Matai and Margan Avenues at the entrance to the St Andrews Presbyterian Church Hall. The funds for the memorial were collected in the borough under the direction of the Rev Rankin and Mr G Lawson, Mayor of New Lynn, will preside at the ceremony, and the memorial will be dedicated by Mr Rankin.

A dedicatory prayer will be said by the Right Rev D. D. Scott, Moderator of the General Assembly of the Presbyterian Church.⁸⁷



Gateway of Remembrance. The scene at New Lynn yesterday, when the war memorial for the district, erected at St. Andrew's Presbyterian Church grounds, was dedicated and officially opened. On the right, Rev. W. P. Rankin, minister of the church, by whose personal effort the memorial was erected, is seen addressing the gathering. Source: Auckland Star, Volume LXIV, Issue 262, 6 November 1933



War Memorial at New Lynn: " Gateway of Remembrance " Opened Yesterday Afternoon. The "Gateway of Remembrance" erected at the entrance to St. Andrew's Presbyterian Church, New Lynn, as a memorial to those from the district in the Great War, opened yesterday afternoon by Mr. W. Goodfellow. Mr. G. Lawson, Mayor of New Lynn, is shown addressing the gathering prior to the opening. Mr. W. Goodfellow performing opening ceremony in the picture inset. Source: New Zealand Herald, Volume LXX, Issue 21641, 6 November 1933

⁸⁶ NEW LYNN MEMORIAL. New Zealand Herald, Volume LXX, Issue 21565, 9 August 1933

⁸⁷ WAR MEMORIAL. New Zealand Herald, Volume LXX, Issue 21636, 31 October 1933

The hall continued to be used for large gatherings, throughout the 1930s. The St Andrews Society of New Lynn held numerous fundraising dances in the building which were well attended by the local community.

In September of 1934 *“Over a hundred couples attended a most successful dance held at St Andrews Hall. The dance was arranged by the local St Andrews Society; the proceeds being devoted to the Mayors social service fund. As a result, Mr Stanley George handed over 6 pounds to the fund. Mr Lawson in thanking the society for its fine effort, intimated that the money would be most welcome.*

*During the last 18 months over 300 people had been assisted at a cost of 285 pounds. While it was not possible to meet every need in cases of distress, no one had been completely turned away.”*⁸⁸

On 28th October 1934 there was some excitement involving the hall. St Andrews came into the headlines when the Auckland Star reported *“Police Search, Missing machine Gun, New Lynn Investigation, Creek to be Dragged. No trace has yet been found of the Vicar’s machine gun which was stolen from the St Andrews Presbyterian Hall, New Lynn, last week. This afternoon detectives are investigating the matter at New Lynn.*

*In some quarters it is considered that the machine gun was removed to annoy the Defence Department as in the past a section of people has shown some hostility, to the periodical drills and parades held in the borough. A nearby creek and lagoon is to be dragged in the hope that the missing weapon will be found beneath the water.”*⁸⁹

It was reported in the Auckland Star that, following the search *“no traces of the missing gun were found and that “it had been realised for some time that there has been a certain antagonism against territorials drilling in the district, and it is thought possible that the theft of the weapon is the latest development in this direction.”*⁹⁰ The inquiry was to be continued.

In December 1934 *“The St Andrews Society of New Lynn held their annual dance and celebration in honour of Scotland’s patron saint. Chief E F Stanley George (Gordon Highlanders territorial battalion) resided.*

*Old time dancing interspersed with many Scottish figures were enjoyed. Birthday Greetings were given by Mr Preston of the Onehunga Caledonian Society, to which the Rev Rankin, a life member of the St Andrews Society, responded. . Over 200 guests were present, many in highland dress”*⁹¹

In May 1935 the St Andrews Hall, New Lynn, hosted an indoor bowling tournament under the auspices of the Western Suburbs Association.⁹² Indoor bowling was a favourite activity for Rankin, one he excelled at.

⁸⁸ DANCE AT NEW LYNN.

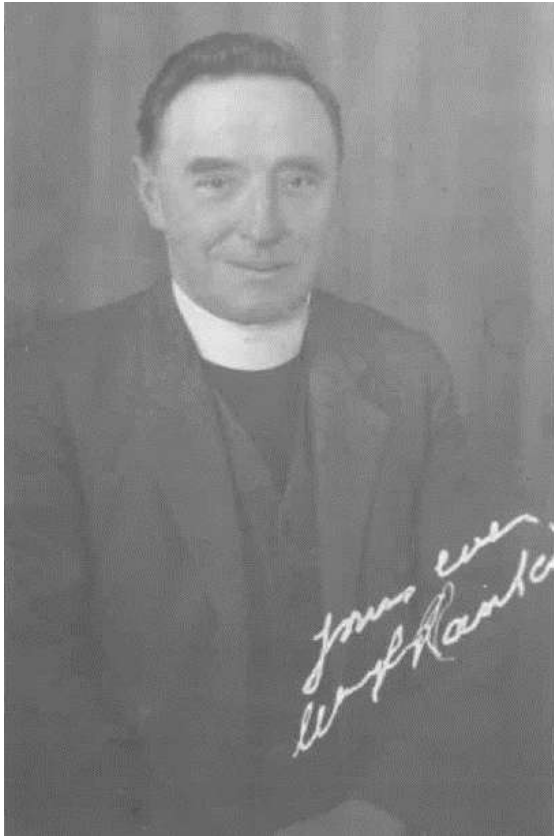
Auckland Star, Volume LXV, Issue 219, 15 September 1934

⁸⁹ POLICE SEARCH. Auckland Star, Volume LXV, Issue 203, 28 August 1934

⁹⁰ STOLEN MACHINE-GUN New Zealand Herald, Volume LXXI, Issue 21891, 29 August 1934

⁹¹ ST. ANDREW'S SOCIAL. New Zealand Herald, Volume LXXI, Issue 21973, 3 December 1934

⁹² INDOOR BOWLING. Auckland Star, Volume LXVI, Issue 123, 27 May 1935



Left: Reverend Rankin in later years. Image source: St Andrews Society Jubilee Booklet

The Reverend Rankin was fare-welled at a gathering in the St Andrews Hall in August 1939. He had been Presbyterian Minister in the New Lynn District at that stage for over 12 years.

“the Mayor of New Lynn. Mr T. A. Reman presided. He said that Mr Rankin had been a good citizen and had given valuable service to the district.

The Presbyterian Church was represented by Mr C.W. Walker, sessions clerk, who expressed regret at Mr Rankins departure and wished him every success in his new sphere at Huntly.

He presented Mr Rankin with a wallet. Speeches and presentations were made on behalf of the bowling clubs, the St Andrews Society and youth organisations. Presentations were also made to Mrs Rankin.”⁹³

The Reverend Rankin was held in very high esteem by the community. A marble plaque was set into the eastern wall of the hall to commemorate his work. The plaque remains.



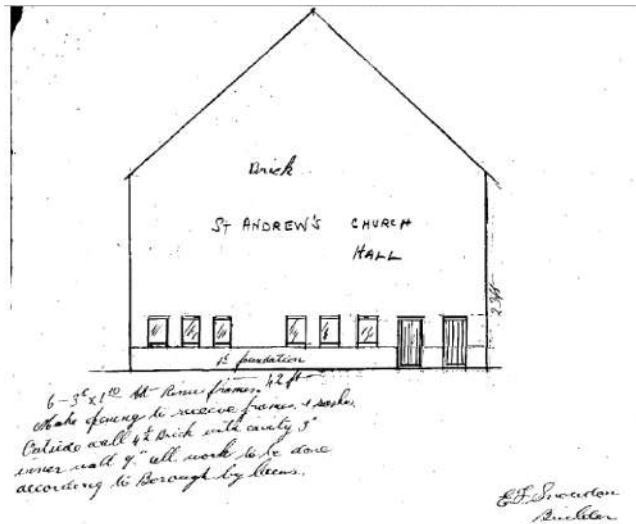
Rankins commemorative plaque, east wall of the hall. Photograph: Lilli Knight 2016

⁹³ MINISTER FAREWELLED. Auckland Star, Volume LXX, Issue 194, 18 August 1939

2.11 HISTORY OF DEVELOPMENT AND CHANGE: 1940 - 2000

In 1942 the hall site, just over a quarter-acre, was transferred from trustees James Sims Ockleston (manager of the NZ Brick, Tile and Pottery Company works), brickyard manager Charles Fisher Gardener and accountant Herbert Stanley Wilding to the Presbyterian Church Property Trustees.⁹⁴

Left: Building Consent Drawings by E F Snowden, Builder. Image source: Auckland Council Property File, ABA – 1946-369 Alterations to Church Hall

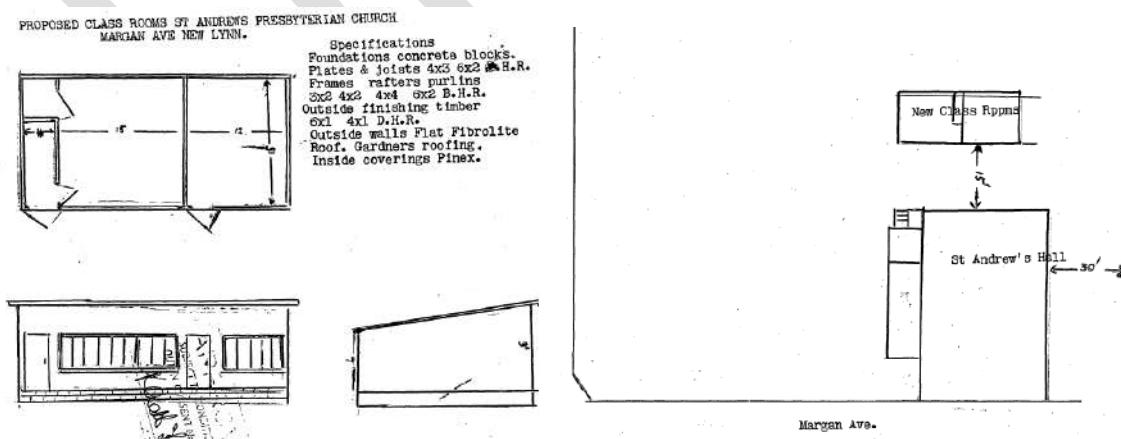


On the 20th of December 1945 the New Lynn Borough Council issued a building permit to Mr E. F. Snowden (builder), 181 Great North Road, New Lynn for the alterations at St Andrew Hall.⁹⁵ The hall building is noted as being situated on the corner of Matai and Margan Avenues.

The proposed works included alterations to the church hall by the addition of six single window frames in the basement of the present hall for the provision of extra classrooms. These openings remain, the timber casement windows have been

replaced with aluminium sashes.

On the 19th October in 1949 another building consent application was approved. The proposal included the construction of two new classroom buildings to rear of the hall. The estimated cost of work was £500. The structure was described as concrete block foundations, timber framing, fibrolite walls "Gardner's tiling" roof and with 'Pinex' internal linings.⁹⁶ It is not known if these classrooms were ever actually constructed. If so they were demolished within 10 years, as they do not appear on the 1959 aerial photograph of the property.



Building consent drawings for proposed new classrooms. Image source: Auckland Council Property File, ABA – 1949-115 Addition to Church – Two Classrooms

⁹⁴ Lisa Truttman

⁹⁵ Auckland Council Property File

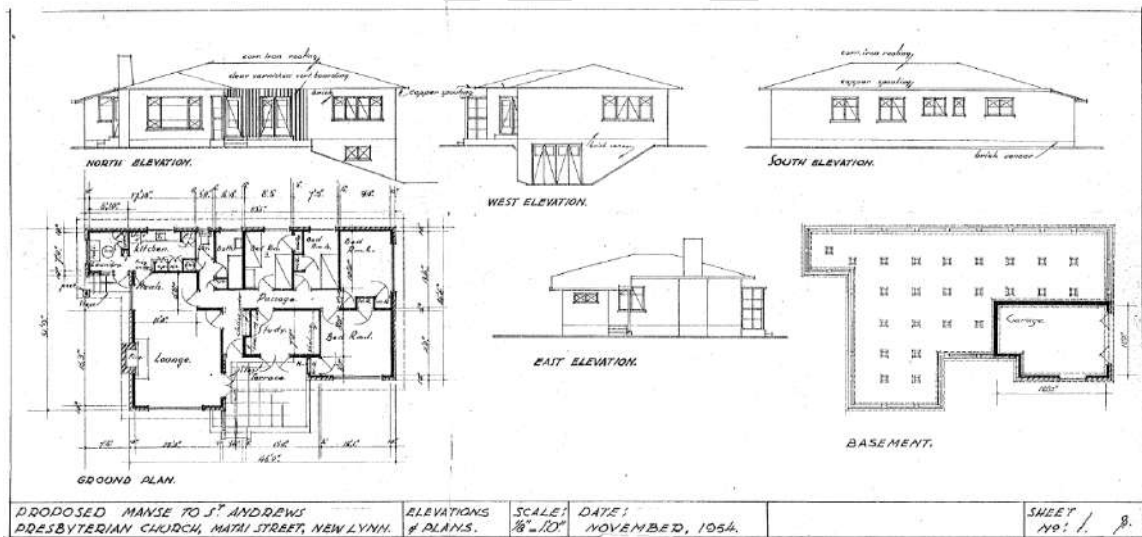
⁹⁶ Auckland Council Property File



St Andrews Church Hall, New Lynn as it appeared in the 1950s, Image Source: Auckland University Sheppard File: Clinton Savage.

Plans for a manse were submitted to the New Lynn Borough Council by W. J. Batley on behalf of the church in December 1954. The single story brick manse,

situated in the north west corner of the property was most likely constructed soon after the plans were approved. In 1960 a building consent application was lodged for a proposal to enlarge the lounge of the manse with all additions to be carried out in brick.⁹⁷



Building consent drawings for proposed new manse. Image source: Auckland Council Property File, ABA – 1955- 518 Dwelling

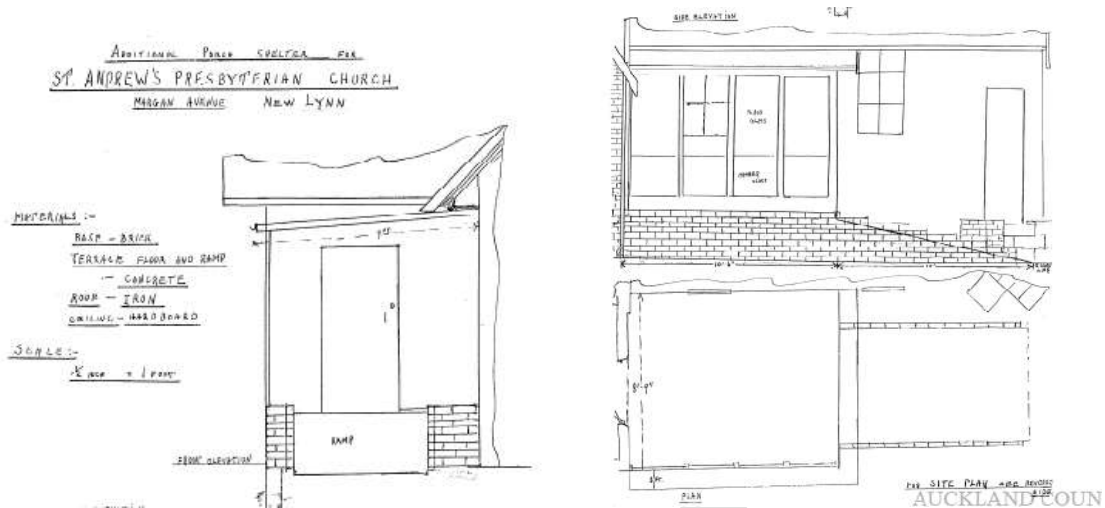
In 1962 another section of land was transferred to the Presbyterian Trustees by Amalgamated Brick and Pipe Company Limited.⁹⁸ The size and location of this portion of land is unknown.

A year later in June 1963 a building permit was issued for the proposal to erect porch shelter at the 'front door' of the hall (appears to be a rear door). The structure was described as having a brick base with a concrete terrace floor + a ramp, iron roof hardboard ceiling.⁹⁹

⁹⁷ Auckland Council Property File

⁹⁸ Lisa Truttman

⁹⁹ Auckland Council Property File

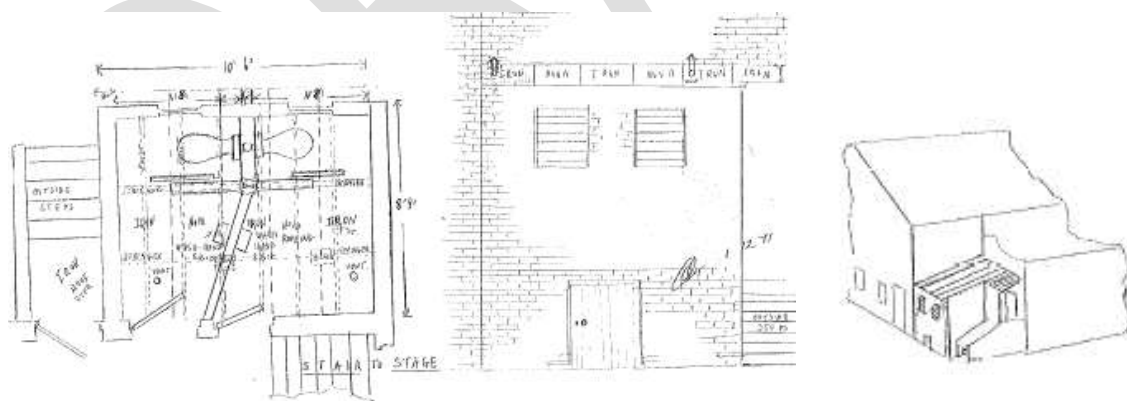


Building consent drawings for porch addition. Image source: Auckland Council Property File, ABA – 1963- 2624 Porch Shelter

In 1968 St Andrews Church, celebrated its 50th Jubilee. The celebrations included a garden party at the home of Mr and Mrs J. Taylor, in Links Road. This house was reported to have been the site of many early church fetes. The celebrations included Highland music and dancing.

In 1971 an application for building permit was granted to the Presbyterian Church for a proposed 'reconstructed toilet block' at St Andrews Sunday School Hall. The cost estimate for the works was £1000. The addition was described as follows;

Foundations: Reinforced running concrete under double brick basement wall. Three concrete foundation blocks and stringers over with six joists at 18 inch crs. Floors: Particle board with polyurethane finish. Walls: Brick veneer wall above foundation, framed and lined (1/4 inch hardboard), Building paper. Roof: iron with two nova roofing panels to give light, building paper under iron. Ceiling: Treated 'Pinex'. Windows: Fixed glass louvers



Building consent drawings for toilet addition. Image source: Auckland Council Property File, ABA – 1972- 15742

In 1987 both the hall and the church were transferred to the Methodist Church Board of Administration.

It is unknown when the 'Gateway of Remembrance' was demolished. However, we can ascertain from Auckland Council aerial photographs of the site that it was sometime between 1960 and 1996.

2.12 RECENT HISTORY: 2000 - PRESENT

In 2001 a proposal prepared by Laurenson Architects Ltd. for the Tongan Methodist Church was submitted to council. This was never carried out.

In 2002 a large bulge became apparent in the eastern wall, and a dangerous building notice was issued by Waitakere District Council.

The Methodist Church transferred the hall and manse property into private ownership around 2003. By then, both the hall and the church had been included on the Waitakere City Council list of scheduled buildings as Category II items. The Methodist Church retained the St Andrews Church property (across the road from the hall on Margan Avenue). Since the sale of the hall they have carried out extensive renovations to the brick church building.

The hall was used around 2004 by the Christian Korean Church, the Sign of the Mission. It was owned at this time by Jae Min Lee who wanted to see the hall restored and retained for use by the New Lynn community.

In 2006 safety concerns were again raised by the Waitakere District Council. A declaration was issued to the property owner stating that the building was in a dangerous condition due to the deterioration of parts of the brickwork.

In 2007 a proposal to establish a luxury jazz club and fine dining restaurant within the hall was submitted to council by a prospective purchaser of the property.

The property changed hands several times before the current owner Peter Ting of Dragon Group Enterprises Ltd purchased the hall and manse in 2008 (?) with the intention of restoring the building. Mr Ting allowed the hall to be used by a congregation for worship.

In March 2010 Auckland Council issued a Dangerous Building Closure Notice and advised the owner that sections of the brick superstructure had been assessed as dangerous and until such time remedial strengthen work was carried out to council's satisfaction, they required that the building be vacated and access to the building and its immediate surrounds denied to the church congregation and to other members of the public.

In response to this notice the owners, Dragon Group Enterprises engaged Dainty Alderton Consulting Engineers to carry out a visual structural assessment of the brick church hall.

In 2008, local resident Paul Duncan campaigned through the local newspapers for the building to be restored but was not successful.¹⁰⁰

April 2011 Council issued a revised Dangerous building notice¹⁰¹

Since then Auckland Council has issued a number of replacement and revised 'Dangerous Building' notices requesting the owners vacate the premises seal the entrance and cease using the building as a place of assembly.

As part of the notice the owners have been asked by Council to arrange an appraisal and obtain a report by a registered structural engineer and to supply a copy to Council, and to carry out such remedial work as recommended by the engineer/ and or by the council based on the report's findings. The building is to remain locked and remain vacated until such time as the engineer's

¹⁰⁰ Lisa Truttman

¹⁰¹ Auckland Council Property File

report was obtained and recommended remedial work carried out and completed to the Council's satisfaction.

In 2010 the owners of the property commissioned Compusoft Engineering to produce a Seismic Assessment Report which was provided to Auckland Council. (Attached to this report as Appendix 7)

In April 2012, Auckland Council affixed a notice to the front of the hall advising that it is considered a dangerous building in terms of the Building Act 2004, as well as being earthquake prone under the same act, "likely to cause injury or death (by collapse or otherwise) to any persons in it".¹⁰²

A letter from Auckland Council to the owner of the property in July 2014 notes that in 2011 council reported that the outer skin on the eastern wall had cracked and separated from the main structure. Following reports of a recent partial collapse council visited the property to discover that the outer layer of brickwork had collapsed across a large area of the wall leaving only the inner layer of brick to support the weight of the roof.

This event gave council even greater cause for concern that the building was in imminent danger of total collapse. It was noted that the lean-to at the rear of the building was in daily use by the owners as a fowl house. It was also noted that the council were concerned that the tenants of the former manse were at risk of serious injury from further masonry falls.

A letter from August 2014 noted that a representative from Auckland Council visited the property to inspect the 'collapsing and disintegrating' lean-to structure at the rear of the building. They noted that it was still in place and presumably still in use and issued a revised dangerous building notice for the property. The council ordered the lean-to structure to be made safe / demolished or repaired immediately.

Council made observations of the condition of the hall later that year. They noted that the south east wall of the hall, where cracking and movement had previously been identified had partially collapsed. And that the lean to structure had partially collapsed due to recent storm damage.

The owners were ordered to vacate the premises, including the rear lean-to structure, seal the entrances and cease using the building as a place of assembly.

The owners were ordered to erect a climb resistant safety barrier at a distance no less than 5 metres from the perimeter walls of the main building and the perimeter of the lean-to structure. This work was carried out.

They were also instructed to make the lean-to structure safe by securing or removing loose roofing materials. It was noted that the structural condition of the hall continued to be regarded as in a dangerous state and should not be used.¹⁰³

In 2015 a resource consent application by the owner to remove the two scheduled Pohutukawa (CHI# 2068) was rejected. The proposal argued that the trees were potentially 'contributing to the instability of the listed heritage church hall on site.'¹⁰⁴ This has not been confirmed by an engineer.

¹⁰² Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn. Lisa J Truttman, October 2012

¹⁰³ Auckland Council Property File

¹⁰⁴ Auckland Council Property File

2.13 SUMMARY OF KEY CHANGES TO THE PROPERTY

YEAR	TYPE	DESCRIPTION OF CHANGE
1929	Constructed	Hall
1932-33	Constructed	Gateway of Remembrance
1945	Alteration	New window and door openings formed in basement area (north wall) to form classrooms
1954	Constructed	Manse
1972	Addition	Toilet addition at the north west corner of the hall
Sometime between 1960 & 1996		Gateway of Remembrance demolished
<i>Date Unknown</i>	Modification	Internal alterations, partitions constructed to form male toilet facilities
<i>Date Unknown</i>	Modification	Partition walls constructed in basement area in order to form rooms below
<i>Date Unknown</i>	Modification	Original glass pendant light fittings (main hall space) removed and replaced with fluorescent tube fittings
<i>Date Unknown</i>	Modification	Entire building rewired, all new wiring run in plastic conduit, surface fixed to brick work
<i>Date Unknown</i>	Modification	Interior re painted, some of the former ornate stencilled paint finish is still visible in patches
<i>Date Unknown</i>	Modification	Lower level stage constructed
<i>Date Unknown</i>	Modification	Tap and sink bench fitted into to west ancillary room
<i>Date Unknown</i>	Modification	Repairs made to roof
<i>Date Unknown</i>	Modification	Internal guttering removed (east side)
<i>Date Unknown</i>	Modification	Metal roofing replaced over entry and classroom?
Post 2004	Modification	Original timber windows to classroom (west) and windows + entry doors (south) replaced with aluminium joinery. Note: Most of the original external timber joinery has been removed (notably the ornate timber panelled entry doors to Margan avenue) and replaced with aluminium joinery. This work would have required a resource consent under the Auckland district plan (operative at the time) as the hall

		is a listed heritage item – Category B any changes to the external appearance of the building requires approval from the council. There is no record in the property file of the owners obtaining a resource consent in order to carry out this work.
	Modification	Metal gates installed along street frontage (Margan Avenue)
2000's	Modification	Wire fence installed around perimeter of the hall
2000's	Modification	The collapse of the outer brick skin on the east wall

DRAFT

3.0 ARCHITECTURAL DISCUSSION

3.1 THE ARCHITECT - CLINTON SAVAGE (1890 – 1957)

H. Clinton Savage (1890-1957) was born in Thames, the only son of Henry Clinton Savage, goldminer and part owner of the famous Martha Mine¹⁰⁵. His father died in 1900.¹⁰⁶

Savage married Gertrude Gillam daughter of the reverend W. E. Gillam of St Mathews vicarage (St Mathews in the City) in 1915. He became a vestryman at St Mathews in 1916. His association with St Mathews resulted in a commission to design a stone pulpit for the church as a peace memorial (1919). The pulpit remains a feature of the church interior.

Savage had a long career and remained working as an architect up to the mid-1950s.

Initially Savage was in practise in association with J Park. He had early success. In 1914, with Park, he won the design competition for the Dilworth Ulster Institute for Boys at Papatoetoe. The prize was five hundred pounds, a substantial sum at that time.



Showing the proposed new buildings for the Dilworth Ulster Institute for boys at Papatoetoe, Auckland with a birds-eye view in a competitive design by Messrs Park and Savage, Onehunga, awarded first prize of 500 pounds. Image source: Sir George Grey Special Collections, Auckland Libraries, AWNS-19140702-48-5

In the 1920s Savage formed an association with Mr H. S. Morran, with whom he opened a second office in Whangarei in 1921, with a local agent running the office. During the interwar years his office was in the Victoria Arcade Building at the bottom of Queen St on the corner of Shortland Street.

Savage designed a number of notable buildings. In 1915 he designed the bungalow-styled two storied building for the NZ Trained Nurses Association, that still stands on Mountain Road at the corner of Seccombes Road.

He designed the Hamilton Hotel, in Hamilton. Opened in 1923 this building is a beautiful exemplar of the Beaux Arts approach to commercial building of the interwar period. He designed many other commercial buildings in Auckland and Whangarei.

¹⁰⁵ BIRTHS. New Zealand Herald, Volume XXVII, Issue 8283, 16 June 1890

¹⁰⁶ TABLE TALK. Auckland Star, Volume XXXI, Issue 140, 9 October 1900

His best known surviving work is the George Court Building (1922), on Karangahape Road at the corner of France St.

Close to this, on Pitt Street, is the Wesley Bi-Centenary Hall, designed by Savage in 1938, and opened in February 1940¹⁰⁷. Both buildings contribute significantly to the mid twentieth century character of Karangahape Road.

Savage was involved with the Masonic and Friendly Societies. He designed buildings for the Masonic Society in Wyndham St (1928), and in Thames (1929), and the Star of Avondale Lodge-Oddfellows Hall (1928).



Image source: www.kroad.com/heritage/pitt-st-church/ (left) The pulpit at St Matthews, Auckland City c.1298. Image source: Sir George Grey Special Collections, Auckland Libraries, 4-8214 (right)

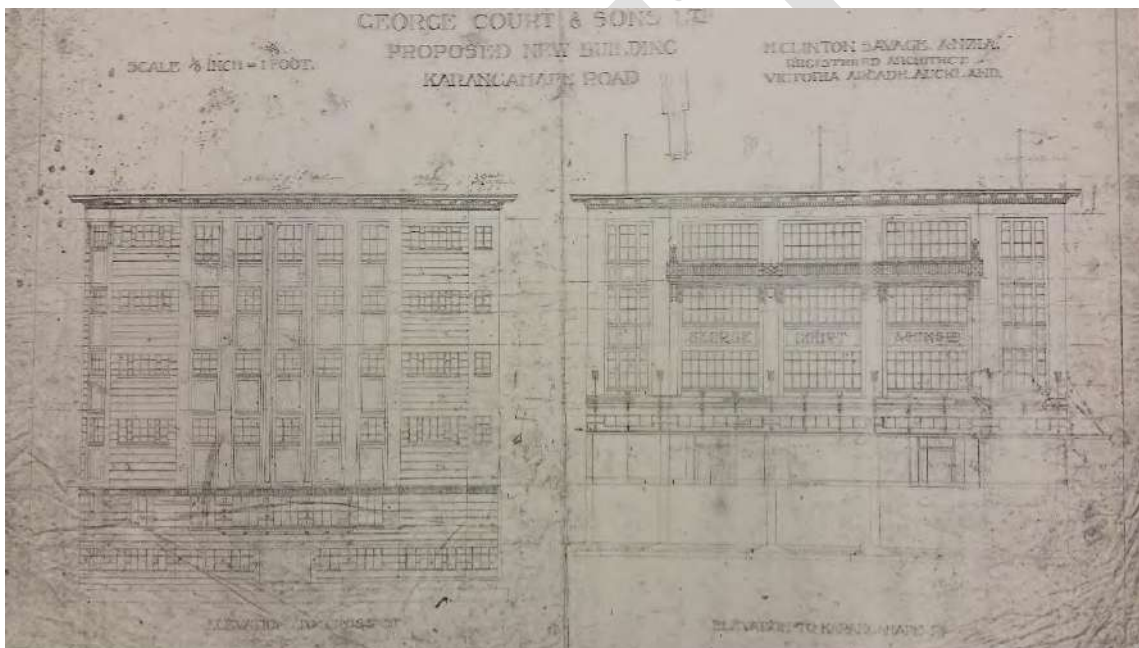


Hamilton Hotel c. 1947. Image source: www.ketehamilton.peoplesnetworknz.info (left) The Corinthian Lodge, Martha Street, Thames. Image source: Google street view 2012 (right)

¹⁰⁷ p13 Auckland Star, 31 January 1939, New Zealand Herald, Volume LXXVII, Issue 23572, 5 February 1940



Former Nurses Training Institute building, Mountain Road, Epsom. Image source: Google street view 2012 (left) George Court's department store in Karangahape Road, Auckland c. 1986. Image source: Sir George Grey Special Collections, Auckland Libraries, 1052-C5-15A (right)



Architectural drawings for George Court & Sons Ltd Proposed New Building, Karangahape Road by H Clinton Savage. Image source: Auckland University, School of Architecture Archives.

Savage was actively involved in the New Zealand Institute of Architects from the beginning of his career. He was appointed vice chairman of the Auckland Branch of the New Zealand Institute of Architects in 1919, and, together with B. C. Chiliwell and W. H. Gummer as Auckland Branch representatives, attended the Institute conference in Napier in 1921.

He had an involvement with the Auckland Hospital and Charitable Board from 1920. He stood in for G. W. Alsop as Board Architect, during the time Alsop was on a study tour in the United States and Britain. This resulted in Savage being responsible for the design of a number of Hospital Board buildings.

Savage was also involved in both local body and national politics. He ran as a Citizens and Ratepayer candidate for the Auckland Hospital Board in 1938¹⁰⁸ and was an active member of the National

¹⁰⁸ P.4 New Zealand Herald, 11 May 1938

Party. In 1940 was local branch treasurer of The National Party and a member of the National Council of the party.¹⁰⁹



NZ Institute of Architects Annual Meeting held at Napier, 23rd February, 1921. Savage pictured middle row, 4th from right Image source: N Z Building Progress April 1921

Savage was the architect of choice for the St Andrews Parish in New Lynn. He designed the St Andrews Presbyterian Church building (1918), the St Andrews Sunday School Hall (1928), and the Gateway of Remembrance constructed on the Sunday School site in 1932. The church and the hall remain; the remembrance gateway has been demolished.



St Andrews Church, 39 Margan Avenue, New Lynn c. 1950s, Image Source: Auckland University Sheppard File: Clinton Savage. (left) the church c.2016 (right) Photograph: Lilli Knight

¹⁰⁹ Auckland Star, 4 June 1942

3.2 ARCHITECTURAL STYLE OF THE HALL BUILDING

The St Andrews Sunday School Hall is a generous suburban church hall, formal in design and well proportioned. The building was purpose designed as a Sunday School Hall, and this informs its appearance and planning. The building has the general formal appearance of a church without a bell tower or steeple, it 'reads' as a church building. The church building, constructed ten years earlier than the hall, is diagonally opposite the hall, at 39 Margan Avenue. It is much smaller than the hall, barely a quarter its plan size. Planning for the hall began soon after the church was opened, as the church was too small to accommodate the full needs of the congregation.

The style of the building is typical of Protestant ecclesiastical architecture in the early 20th century, and follows the English Gothic style, a revival style developed through the nineteenth century. It is an architectural style that grew out of the heated debate between Gothic and Greek revivalists in England in the Victorian period. This 'battle of the styles'¹¹⁰ resulted in most Protestant churches in New Zealand being designed after the Gothic models, the style that had prevailed over the Greek revival style in the United Kingdom.

As stated by Bill McKay in the book "Worship-A History of New Zealand Church Design" (p.187), the use of the Gothic style for religious buildings was the result of contemporary British concerns of the period, an expression of the philosophy of people such as Augustus Pugin who considered that the use of the Gothic style would impart a sense of Englishness.

By the end of the nineteenth century the Gothic style was considered to be the most suitable architectural style for religious and educational buildings, with the Classical and Renaissance styles applied to public and commercial buildings.¹¹¹

The Victorian Gothic was extravagant, often highly detailed. By the 1920's architectural expression of the style was diluted and was generally limited to the form and massing of buildings and certain elements such as the pointed arch joinery openings, and some decorative effects. The range of styles used by architects during the early twentieth century was broad, from Romanesque to the classical through to the Gothic. Architects worked confidently in a variety of styles, dressing buildings in what they considered to be the appropriate garb for the function.¹¹²

This building is typical of New Zealand ecclesiastical buildings of this time. Early 20th Century Gothic was a stripped back version of the high Victorian Gothic revival, retaining the rhythms, details and forms of the Gothic in a constrained version of the style.

In the St Andrews Hall, the Gothic style is expressed through the steeply pitched gabled form of the building, through the use of pointed arched window openings, and by detail references such as the stepped parapet walls and the plaster label mouldings over the rectangular windows openings.

¹¹⁰ p 853 Bannister Fletcher: A History of Architecture on the Comparative Method. Modern English Architecture. 16th Edition pub. 1959 Batsford.

¹¹¹ P.864 Bannister Fletcher: A History of Architecture on the Comparative Method. Modern English Architecture. 16th Edition pub. 1959 Batsford.

¹¹² P.120 "Worship: A History of New Zealand Church Design" Bill McKay. Pub. Godwit 2015.

3.3 COMPARABLE EXAMPLES: BRICK CHURCH & HALL BUILDINGS

3.3.1 New Lynn Congregational Church, 3043 Great North Road, New Lynn (1910)



Photograph: taken by Lisa J Truttman c. 2010
Material below quoted from 'New Lynn Congregational Church Report' researched and written by Lisa Truttman (2010)

The foundation stones for the church were laid on Saturday 8 January 1910.

"The building is to be constructed as a church hall in connection with the Mount Eden Congregational Church. It will be a brick structure, lined inside with wood, and having seating accommodation for 120 people ... Two foundation stones were laid, one by the Hon G Fowlds, Minister for Education, and the other by Mr John Bollard, member for the district."

The architect or designer of the building is unknown, but it is possible that the bricks used originated from the New Zealand Brick, Tile & Pottery Company works operated in New Lynn by Albert Crum. Considering the Crum family's known close connections with the church, Albert Crum may well have been instrumental in assisting with its construction.

The New Lynn Congregational Church therefore has associations with the rise of brickmaking enterprises in the district, in particular those of the Crum family; is an example of the early 20th century establishment of community facilities in the district, and has hosted meetings of residents which helped to establish the district as a 20th century suburb in the Auckland region.

As at 1980,

"The interior of the church is still lined with the original kauri vertical tongue and groove match boarding. Above dado height the walls have been embellished with text sand stencilled borders. Below, the decoration is imitation oak. This would now be a rare product of the painter's graining comb. It may be the only remaining example in West Auckland. The work is that of the late Mr Jack Finlow, painter and decorator of Margan Avenue, and is thought to have been carried out in 1928."

This building demonstrates the prevailing use of brick masonry to construct church buildings and other community buildings in the New Lynn area. It is a far simpler building than the St Andrews Hall. It is possible that the stencil work in the St Andrews hall was also the work of Mr Finlow.¹¹³

¹¹³ New Lynn Congregational Church Report' researched and written by Lisa Truttman (2010)

3.3.2 St Augustine's Church, Devonport, Auckland (1930)



St Augustine's Church, Devonport. Image source: NZ Historic Places Trust, Martin Jones. Date: 20/01/2012.

Known as St Augustine's Memorial Church, the church was designed by the noted Auckland architect William Swanson Read Bloomfield (1885-1968), who is considered likely to have been the first person of Maori

descent to study at an architectural school and practise as an architect. In 1927, Bloomfield prepared working plans and specifications for a grand brick building of Gothic Revival style with a large crenelated tower. After tenders indicated that this was too expensive, he oversaw revised designs for a church of very different appearance in the first half of 1929. In 1930, a rectangular brick building built of local bricks with ornamental detailing and with a Marseilles tile roof and a bell turret was constructed.

The design of the church can be seen as stemming from the English Arts and Crafts tradition. Grander than the earlier timber church hall, its style has been said to illustrate 'a successful melding of the human scale normally associated with domestic buildings and the "corporate" scale typical of places of assembly.' At the time of its opening, the new church was described as:

'a simple nave of red brick built with hollow walls, and strong pillars in the walls under the roof principals, there is a top course of reinforced concrete finished with plastering. The ornamentally laid brick of the porch front and other detail parts give a pleasing finish to it...The roof is high-pitched and covered with tiles. A bell turret with a bell newly presented for this Church rises from the roof near the "west" end. The Sanctuary is the full width of the Church...The porch or vestibule, Baptistry and Vestry are at the "west" end and above them the Choir gallery, the building is a good one for sound and the effect of a choir behind the congregation has surpassed all our expectations...'

The rectangular church is of brick construction with a large, Marseilles tile roof and a copper-sheathed bell turret near its north end. The building is of Arts and Crafts design with Gothic influences. Externally, the structure features decorative brickwork, which is particularly ornate on its west elevation. This façade incorporates a brick porch with polychrome quoins, diagonal chequer work immediately above the doorway, projecting and polychrome bricks highlighting the entrance surrounds, and a Christian cross picked out in darker, recessed brickwork in the gable. Leaded windows on this and the east elevation are rectangular with darker brick surrounds, and occupy bays defined by vertical buttresses. The brick buttresses break a horizontal plaster entablature on both elevations just below eaves level. Both elevations also feature a course of dogtooth brickwork just below the entablature.

The north wall contains a central triple-lancet window at ground floor level and a larger, rose window beneath another recessed cross in the gable. Leaded glass in the rose window contains a prominent cross motif combined with diagonals and other elements, possibly referencing motifs such as the Union flag as well as Christian symbolism. The south wall contains a similar window, but is otherwise less elaborate in appearance.

Internally, the church contains three separate spaces at its north end: a lobby, a baptistry and a vestry. The vestry incorporates a built-in oak cupboard with an inscribed plate indicating that it was donated by F.N. Bushell. The baptistry contains a font, which was relocated in 1930 from the earlier church on the site. Wooden stairs from the lobby lead to a choir gallery above.

The rest of the interior forms a large open space. A raised area at the south end forms the sanctuary, where the altar is located. The roof contains large scissor trusses, forming a prominent feature that emphasises the height of the interior. Internal walls are not plastered.

This building has strong similarities with the St Andrews Hall. Like St Andrews the building was architecturally designed, it was also designed in a diluted version of an historic revival style, and it is clearly an ecclesiastical building. The brick masonry construction and the period of construction, 1930, demonstrate the prevailing ambitions of local church communities to consolidate their position in suburban Auckland. This building also highlights the exceptional nature of the St Andrews Hall as here we have a church building, not a hall and yet the scale, detail and form is similar.

3.3.4 St David's Presbyterian Hall (1927)



A view of the south and west elevations of St David's Presbyterian Church in Khyber Pass Road c. 1927. Image source: Sir George Grey Special Collections, Auckland Libraries, 4-1540

In many instances, such as at St David's Presbyterian Church in Khyber Pass, a new church was built and the former church converted to become a hall. The project at St Andrews Hall is the reverse of this, but with the hall as formal and grand as most church buildings of its time.

St David's, designed by Daniel B. Patterson, was opened in 1927. As a building in the gothic revival style this building also demonstrates the prevailing attitude towards church building and design at that time.

3.3.4 St Thomas, 2 Islington Avenue, New Lynn, Auckland (1927)



St Thomas' Church and church hall, New Lynn, 1929. Image Source: Sir George Grey Special Collections, Auckland Libraries, 4-5163

St Thomas Church is also a large gabled brick building in that same dilute English Parish church Gothic revival style. In the photograph we see the relationship between the church, which is grand and formal, and the church hall which is little more than a fibrolite shed. The hall has a form that suggests that it was formerly a chapel.

The form and material finishes of the church building utilise the same massing, form and detail as the St Andrews Hall.

The architect of the church is unknown

St Thomas church was constructed two years before the St Andrews Hall. The brick church remains in use.

4.0 DESCRIPTION OF ST ANDREWS SUNDAY SCHOOL HALL

4.1 GENERAL DESCRIPTION



Aerial view of the site at 40 Rankin Avenue. Image source: Auckland Council GIS 2010

The St Andrews Sunday School Hall is not a complex building. It consists of; an entry lobby to the street (with rooms on each side), centred on the primary space, the hall a large gabled space with a raised stage at the northern end; and a side wing to the west containing services and a side access. There are rooms beneath the raised stage area, as the ground falls across the site.

The floor level is over one metre above ground across the Margan Street frontage, and is well over two metres above ground at the southern end of the hall. The western side wing was originally a classroom area, with an entry lobby at the northern end. There is a toilet area to the side of the lobby and the former classroom has been adapted to form a kitchen/dining area. The north-west corner of the building, has been extended at some stage to form a new toilet area.



4.2 SETTING/LANDSCAPE

The property on which the building stands is at the corner of Margan St and Rankin Avenue in New Lynn. The building is sited parallel to Margan Avenue, close to the road frontage and close to the eastern boundary, leaving most of the western area of the site undeveloped apart from the small brick bungalow at the north western corner of the property. There are two substantial Pohutukawa on the Margan Road frontage of the property.



4.3 GENERAL EXTERIOR

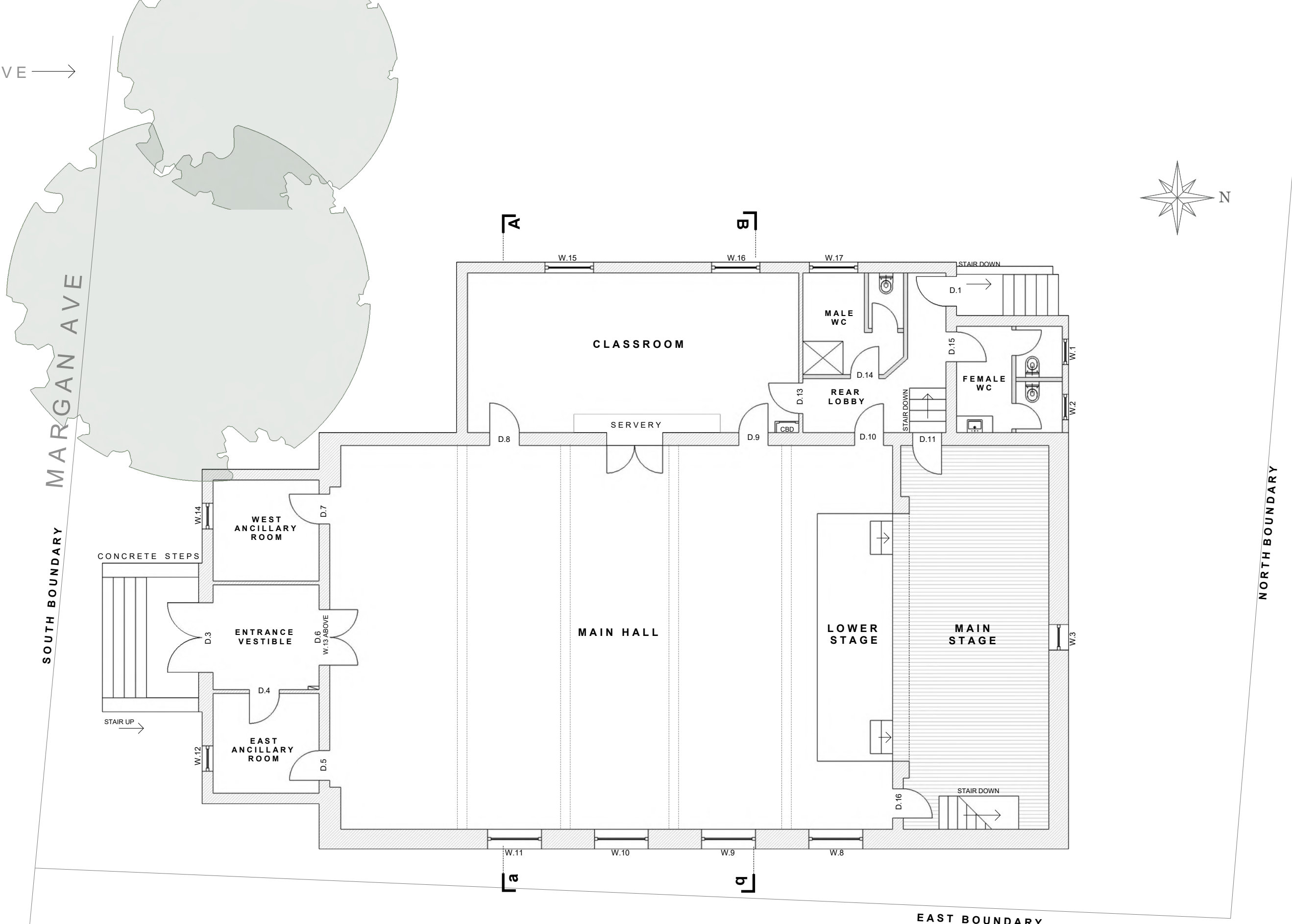
The building is built of double skin brick, with some solid plasterwork defining the openings and the wall capping. The steeply pitched roof, framed on massive timber trusses, is finished in half-pipe ceramic tiles. The surviving original exterior joinery is timber. The flat roof areas were not inspected. It is assumed that these are finished in metal roofing with internal gutters at the outside parapet line draining to rainwater heads on each side.

Brick was a material that defined New Lynn in that period. The use of brick is particularly significant as the NZ Brick and Tile Company of New Lynn donated the land and C. F. Gardner, whose family were brick makers, donated the bricks for the project. The use of brick is further enhanced by the direct association of the brickwork with the Reverend Rankin. He was not only the originator of the project, he physically laid the bricks.

The brickwork base of the wall has been constructed as a plinth and is slightly wider than the main wall above. The plinth is capped by raked quarry tiles.

The brickwork of the walls is generally laid in stretcher bond broken by bands of soldier course. The first band of soldier course is directly above the foundation plinth; the second caps the wall of the kitchen wing to the west (this continues as a horizontal band around the building); the third is at the cill level of the end window of the main gable, contained by the side walls of the entry lobby parapets; and the fourth at the spring point of the arched window of the main gable. The pointed arch is formed by brick voussoirs set above the soldier course. This opening features a plastered label moulding centred on the voussoirs. The stepped end wall of the main gable is also finished in soldier course brickwork. All the parapets are capped by a band of solid plasterwork. The soldier courses do not run across the back of the building, the northern elevation.

TO RANKIN AVE →



SOUTH BOUNDARY MARGAN AVE

NORTH BOUNDARY

EAST BOUNDARY

32a ST MARYS RD
 SAINT MARYS BAY
 P.O BOX 6837
 WELLESLEY ST
 PH - 09 3030412

**BURGESS
& TREEP
& KNIGHT**
 ARCHITECTS

EXISTING FLOOR PLAN
 SCALE 1:100 @ A3

Date:
17/09/16

Revision:
01

Description:
CONSERVATION PLAN

ST ANDREWS HALL
RANKIN AVENUE
NEW LYNN

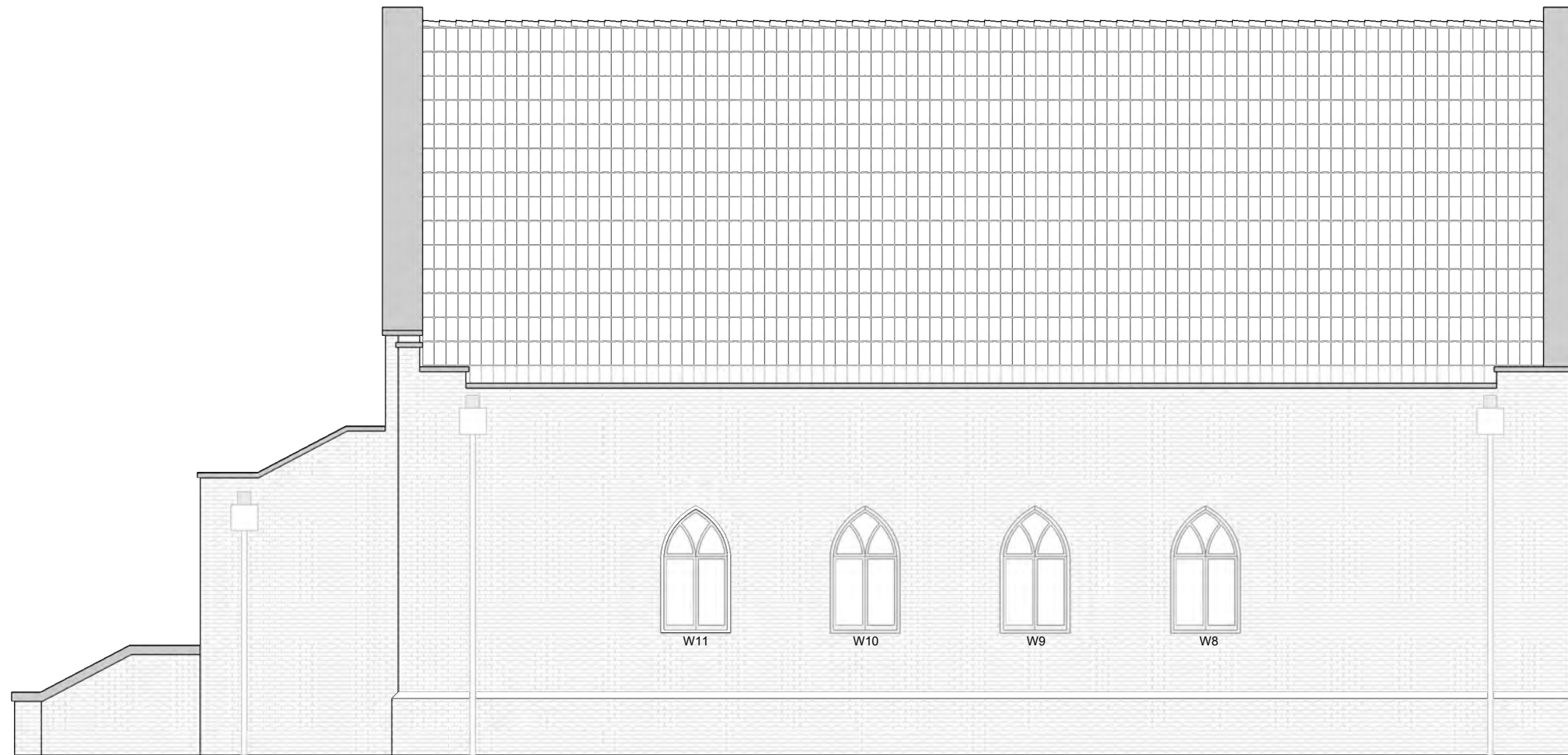
SHEET
01



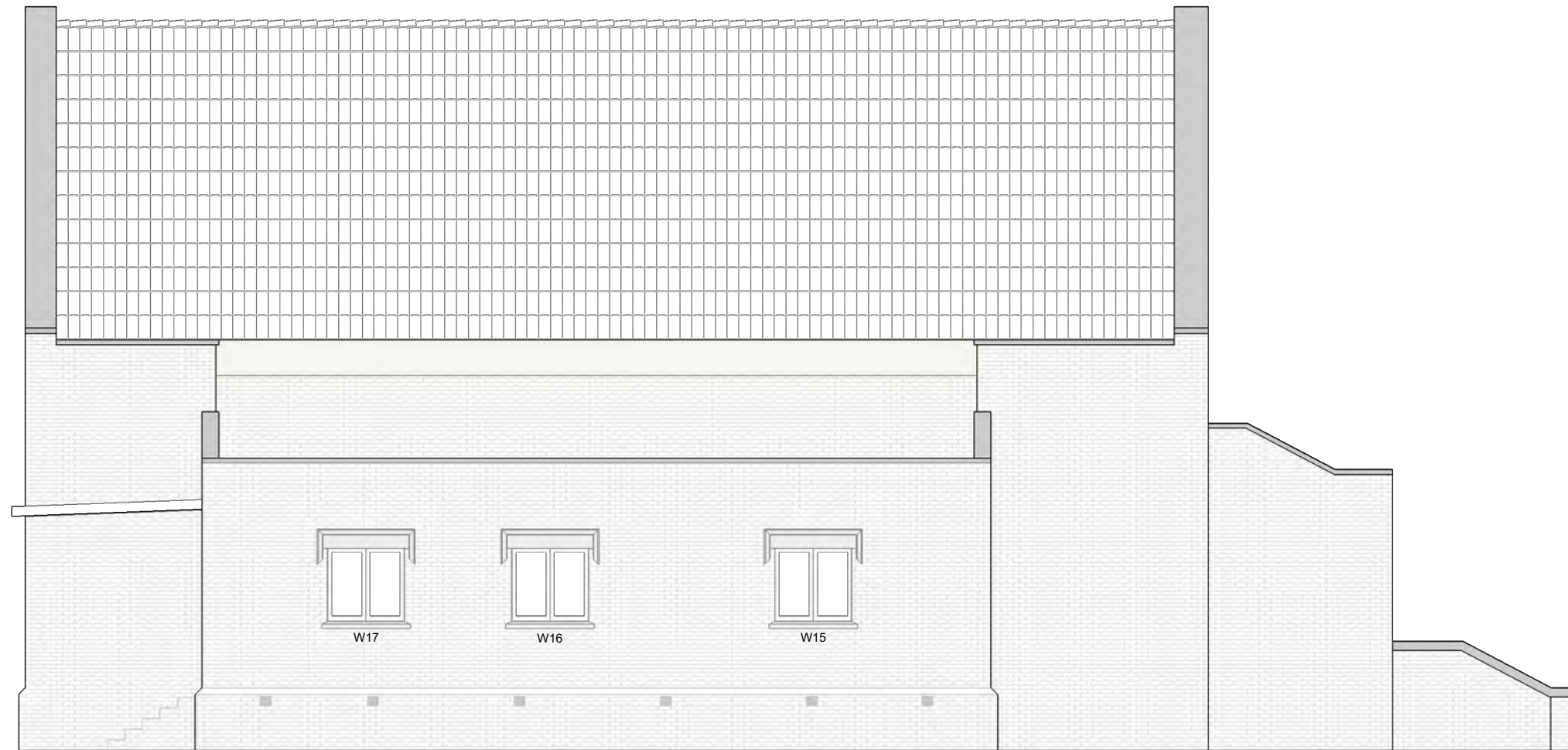
SOUTH ELEVATION
(to Margan Avenue)



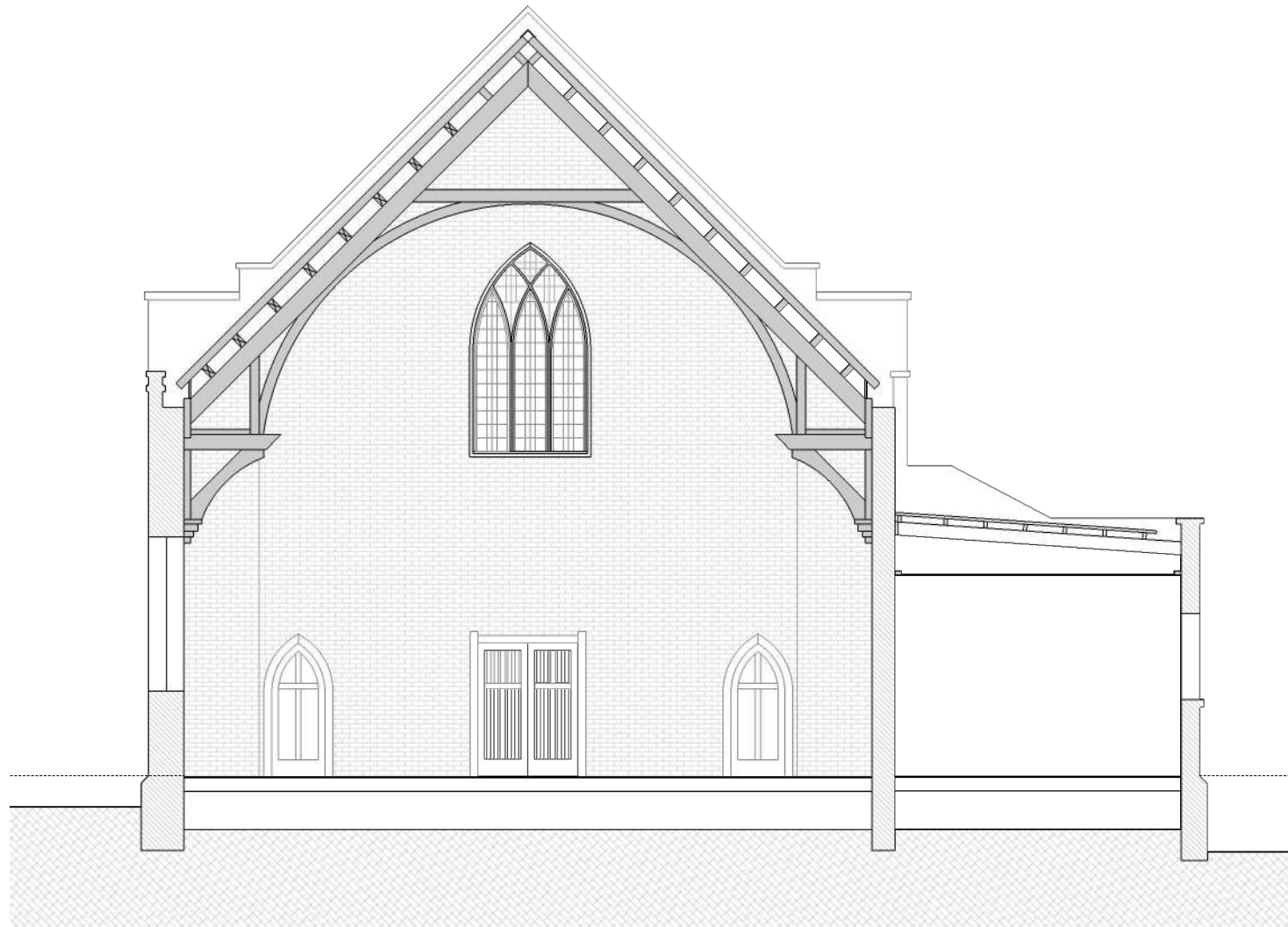
NORTH ELEVATION



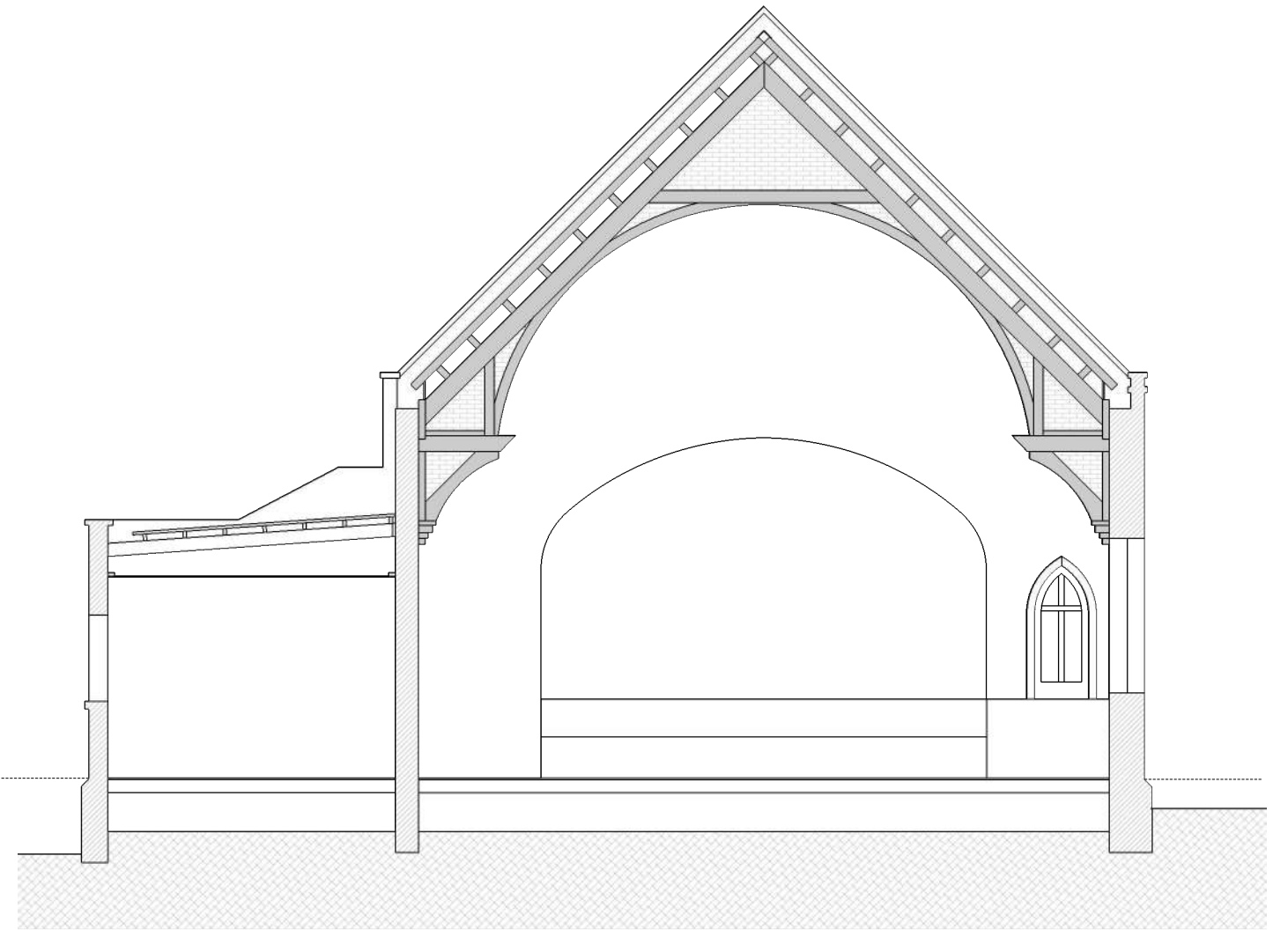
EAST ELEVATION



WEST ELEVATION



CROSS SECTION Aa



CROSS SECTION Bb

4.3.1 SOUTH ELEVATION- MARGAN STREET

The principle frontage of the hall, the southern frontage, faces Margan Street. The entrance, with full lobby and side rooms, is centred on the main hall, and steps in from the side walls of the hall. The front wall of the lobby is articulated in a subtle manner; the central section of the wall is slightly stepped forward in plan.

The main doorway, now modified, is set at the centre of the wall within a plastered frame. Above this a plastered string course runs across the central section of the wall returning back where the wall surface steps in. Historic photographs show the entry doors as a pair of timber panelled doors with a fixed window over the opening. This window is divided by arched mullions.

The entry steps are the full width of the middle section of the lobby, and are also formed of brick, with plastered capping and steps.

The walls of the entry lobby finish in a stepped parapet and feature a section of battlements over the central entranceway.

At the centre of each side section is a rectangular window opening, emphasised by the application of a plastered label moulding and plastered lintel. The windows were single sash casement style timber windows. The sashes have been removed and aluminium joinery fitted to the opening.

Directly beneath these windows on each side, are marble tablets commemorating the laying of the foundations and acknowledging the benefactors.

The steeply gabled end form of the hall rises well above the lower form of the entry lobby.



South elevation c.1940s. Image source: St Andrews Jubilee (left) and in 2016. Image source: Lilli Knight (right)

The proximity of the entry to the street, and the volume of the hall rising above it, gives emphasis to the historic relationship of the Sunday School building with the St Andrews Church over the road.

The principal gable end of the hall faces the road. The hall stands considerably higher than the lobby and the side wing to the west. The walls of the gable end finish in raked parapets, capped in solid plaster.

At the centre of the wall is a very large pointed arch window divided by tracery and finished in coloured glass.



Showing memorial tablets set into south wall. Photographs: Lilli Knight 2016



Windows on South façade (left) and original entry doors, replaced with aluminium joinery. Photographs: Lilli Knight 2016



South façade showing large window set into end hall wall + crenellated parapet wall over entry vestibule. Photograph: Lilli Knight 2016



Showing north + west facades.

4.3.2 WEST ELEVATION

At the southern end of this elevation is the side wall of the entry lobby from Margan St. This wall, set well below the parapet of the hall, is raked and swept as it conceals a pitched roof. The rainwater head and downpipe are at the front corner.

At the Margan Avenue end of the hall the side wall of the hall runs in from the front of the building at the parapet line. This wall matches the brickwork of the Margan St frontage. There are no openings in this section of the wall. There is a rainwater head and downpipe at the corner of the building.



Showing west façade as viewed from Rankin Avenue. Photograph: Lilli Knight 2016

The western side wing is set approximately 7 metres in from the front of the hall. Its form sits beneath the eaves line of the main hall roof. It is a relatively plain rectangular form, again with the walls capped in a plastered parapet. The parapet runs level along the western side and on the first third of the return walls then rises at approximately 20 degrees before finishing horizontally into the wall of the main hall. There three window openings on the western wall.

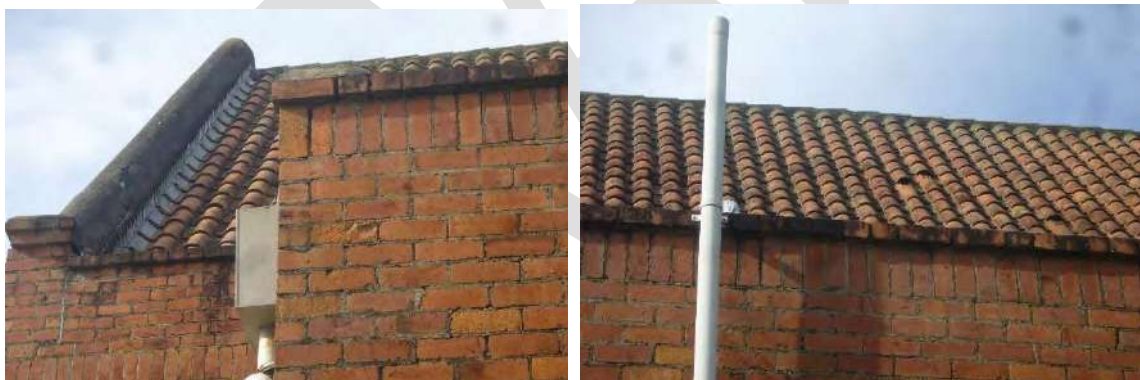
The windows are not evenly set out in the wall indicating that the windows related to the internal division of the space. The windows were originally casement type timber joinery. They have now been replaced with aluminium. The openings are defined by a plastered label moulding with a flat plastered lintel to the head section. The original entry door way is at the outside corner of the north end wall, here a run of plastered brick steps gives access to the yard.

There are numerous services pipes and cables attached to this wall of the building. These also penetrate through the wall.

The toilet area, built at the north west corner of the building, has the form of a plain brick shed stuck against the original building. This was constructed in 1972.



Showing toilet addition at north western corner. (left) foundation wall stepped detail at south western corner (right) Photograph: Lilli Knight 2016



Showing parapet walls and saw tooth flashing detail on main hall roof. (left) Terminal vent pipe + roof tiles + edge detail. (right) Photograph: Lilli Knight 2016



Showing brick vent set into foundation wall (left) down pipe disconnected, discharging onto brickwork (right) Photograph: Lilli Knight 2016

4.3.3 EAST ELEVATION

The eastern elevation of the building is largely the side wall of the hall space, with the lower sections of the side wall of the front lobby to the street. The lobby side wall is swept and raked in form. The rainwater head and downpipe is at the front corner of the wall.

The pitched half pipe tile roof set between the plastered gable parapets is a feature of this elevation. There are two rainwater heads, one at each end of the hall. The outlets are set within the walls.

The brick walls are as previously described. Within the main wall lighting the hall are four pointed arched windows. These are embellished with tracery mullions. The joinery is timber.



East elevation as viewed from Margan Avenue. Note brick collapse. Photograph: Lilli Knight 2016

4.3.3 NORTH ELEVATION:

The north elevation is the back wall of the building. The form of the main hall follows through to this back wall. This section of the elevation is a plain gable end. The walls finish in a parapet and the parapet steps out in a flat section at the intersection with the side walls of the hall. As previously noted, the brickwork on this side of the building is plain stretcher bond and is not embellished by the addition of soldier course. There is a single rectangular opening within the peak of the gable, and within this is a fixed timber louvre vent. At the base of the wall beneath the stage area are a number of small window openings to light the classrooms formed in that space in the 1940s. The windows were timber casement type. A remnant section of metal flashing is set into the brickwork across the hall wall at the level of the roof of the side addition. This is the only remnant of a previous lean-to addition.

On the western side of the main gable is a relatively new brick wall with louvre windows. This was constructed in the 1970s and is damaged beyond repair.

Behind this is the raked wall of the western side room. This follows the materials and details of the original building. New openings have been formed in the wall, including the doorway to the set of steps at the outside corner of the western wing. The openings are formed in brickwork but are not high quality. There is a single rainwater-head and downpipe at the outside corner of the western wing.



Showing the rear (north) face of the hall as viewed from the former brickworks site. Photograph: Lilli Knight 2016



Showing the 1972 toilet addition at the north west corner (left) and the collapsed lean to at the rear of the building (right). Photograph: Lilli Knight 2016

4.4 INTERIOR

4.4.1 MARGAN ROAD ENTRY

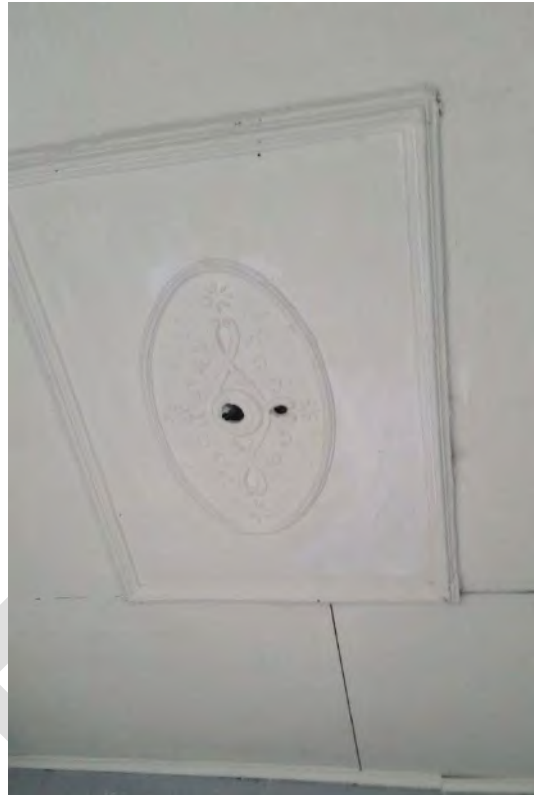
The entry lobby of the building, centred on the main hall, consists of three evenly sized spaces, the central entry vestibule with ancillary rooms either side. The walls in these spaces are exposed brickwork. The small door openings are pointed arch openings, the main doors into the hall are double doors in ledged and braced timber. There is a single side door from the entrance vestibule to the eastern side room. The entry doors from the lobby to the hall are a pair of rectangular timber doors centred on the wall. Each ancillary room has a single pointed arch door opening directly into the main hall. The side rooms feature casement windows to the street. The street facing joinery has been replaced with aluminium joinery. The floors are strip timber covered by carpet.



Left: Image showing gothic arched doorways into side ancillary rooms. Overlay door (left) original panelled door (right) Photograph: Lilli Knight 2016



Left: Aluminum entry doors fitted into existing timber frame (left) aluminium window, fitted into existing timber frame with flat board timber architraves with projecting vertical detail (right) Photograph: Lilli Knight 2016

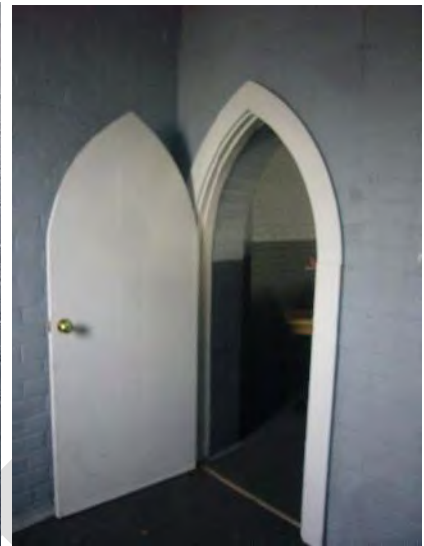


Match lining to ceiling in east ancillary room, remnant metal conduit at centre (left) decorative plaster ceiling panel in entry vestibule (right). Photograph: Lilli Knight 2016

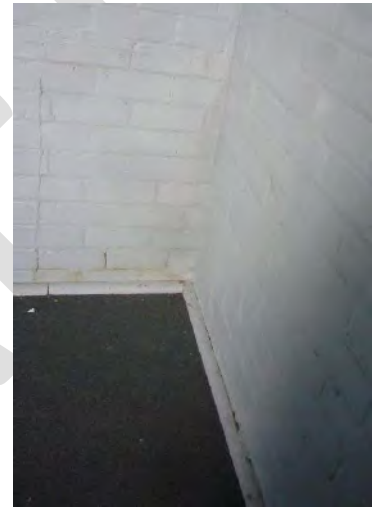
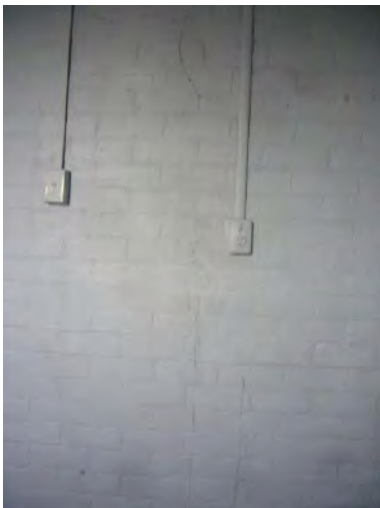
The ceiling of the entrance vestibule is finished in flat sheet material and features a central plaster moulded panel with a ceiling rose. The ceilings of the side rooms are finished in strip timber match-lining.



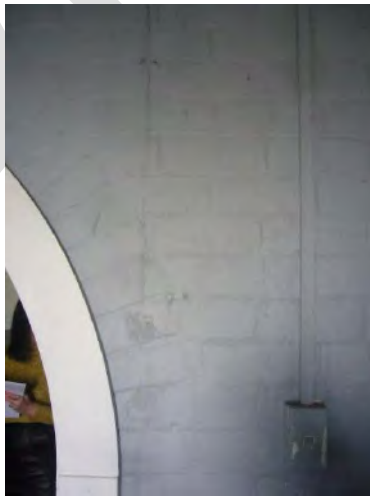
Showing north wall of entry vestibule. Fluorescent light fitting mounted on wall above double doors (left) historic distribution board and exposed wiring at north west corner of entry vestibule (right) Photograph: Lilli Knight 2016



Sink unit against south wall of west ancillary room (left) gothic pointed arch doorway into main hall (right) Photograph: Lilli Knight 2016



Surface mounted wiring in plastic conduit and plastic electrical switches / sockets (left) cracking in east wall (middle) timber bead skirting (right) Photograph: Lilli Knight 2016



Showing window sill and architrave detail in east ancillary room (left) timber flat board architrave around gothic doorways (middle) view from hall looking through doorway into east ancillary room showing pointed arch brick detail around door way (right) Photograph: Lilli Knight 2016

4.4.2 THE HALL

The form of the hall encompasses the stage area at the northern end of the building. The stage extends out into the main hall space. The interior walls are brickwork. The bricks have been painted up to the height of the side walls. There are remnant sections of the original paintwork in areas where power points have been removed, and in the area beneath the stage. The original paintwork featured a flower pattern stencil.

The interior of the hall is a single volume and features dramatic timber trusses with elaborate bracket ends. The rafter purlins are fully expressed between the trusses and the ceiling is finished in wide timber board sarking.

The space is lit by one huge pointed arch window at the centre of the southern gable facing Margan St, and by four pointed arch windows set within the eastern wall.

The gable end window is divided by intersecting Gothic tracery and is finished in lead-lighted glass.

The four pointed arched windows on the eastern wall are centred between the trusses. The arches are divided into three by curving mullions. The pointed arch sections of the side windows are also finished in coloured glass. The windows are casement type timber windows.

The western wall of the hall is also formed of brickwork. There are four openings from the hall into the western side rooms, and a further opening from the stage area to the end lobby. The doorways are lancet, arched openings, with some panelled timber doors and some plain face doors. The servery appears to be a later addition, and is a plain rectangular opening.



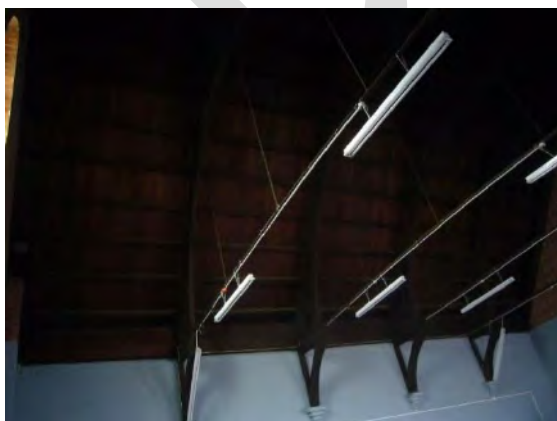
Showing the west wall of the hall, with doors into the classroom area + servery. Note wiring surface fixed in plastic conduit along wall. Photograph: Lilli Knight 2016



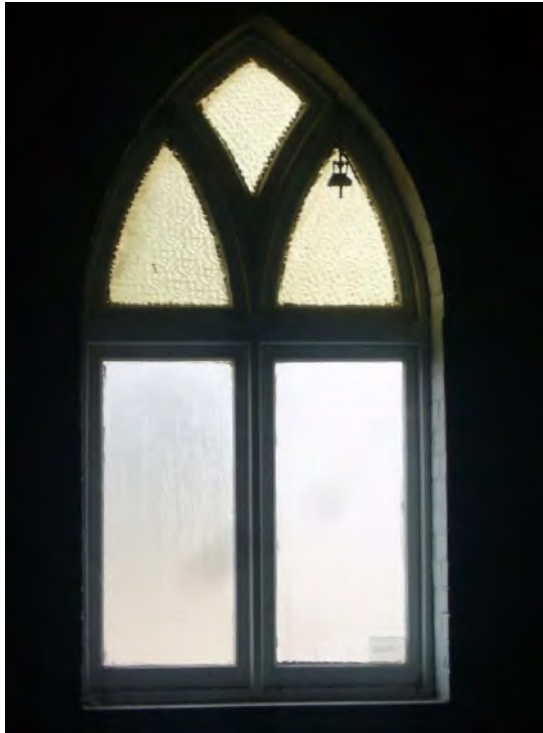
View from the south end of the hall towards the Proscenium / stage. Photograph: Lilli Knight 2016



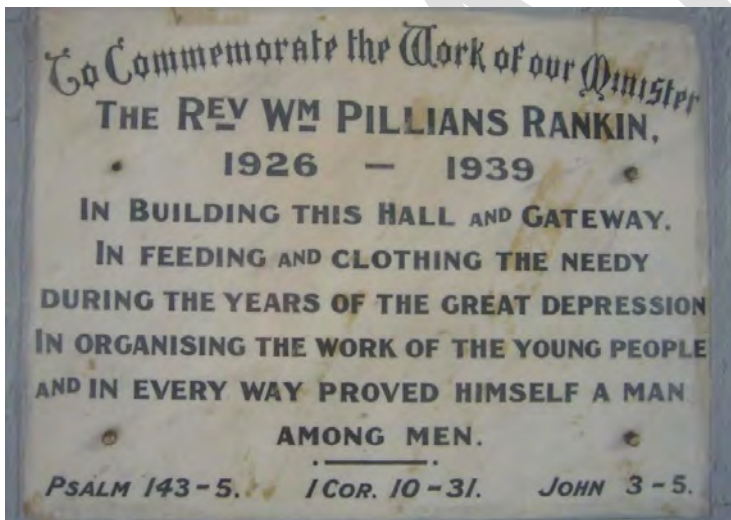
View from the south west corner towards the stage, showing windows along east wall (left) showing the western hall wall with doors through to the classroom(right) Photograph: Lilli Knight, June 2016



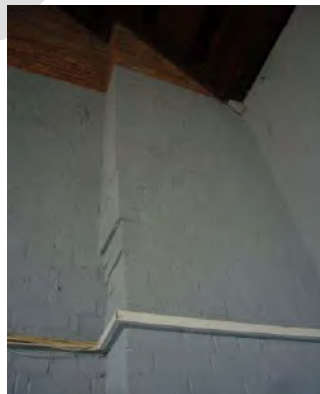
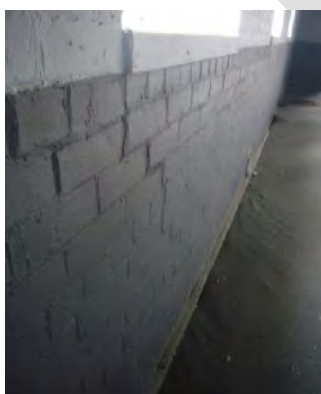
Looking up into the roof space showing the decorative timber trusses with steel tie rods and brick corbels. Note intrusive fluorescent light fittings hung from metal tie rods and mounted directly to trusses. Photograph: Lilli Knight, June 2016



Showing one of the timber framed gothic arch windows set into east wall of the hall (left) large decorative lead light window with tracery set up high into the south wall of the hall (right) Photograph: Lilli Knight, June 2016



Commemorative stone set into east wall of the hall. Acknowledging the work of Reverend Rankin (left) brick corbel supporting truss, note hole cut into brickwork to allow for retrofitted electrical wires (right). Photograph: Lilli Knight 2016



Showing brick movement on the east wall under windows (left) and on the south wall (middle) Water damage causing rot to floor boards along east side of the hall (right) Photograph: Lilli Knight, June 2016

4.4.3 STAGE

The stage projects into the space of the hall. The projecting element is a later addition. The main stage is in line with the face of the proscenium. The stage deck is strip timber on timber joists. The edge of the stage beneath the deck is brickwork.

The proscenium arch of the stage is formed by an impressive shallow four-centred arch of brickwork that spans the entire opening. There is a single pointed arch door opening within the wall on the eastern side of the proscenium.

The ceiling space within the stage has a flat ceiling finished in plain battens.

A set of plain wooden steps gives access to the stage from the western side lobby. Within the eastern wings of the stage a steep timber stair runs down to the basement rooms.



Photograph of the stage in the 1930s – St Andrews Society Dinner. Note the curtain, painted back drop, original light fittings and exposed brickwork. Image Source: St Andres Society Jubilee Booklet



Showing the proscenium arch with plastered hood moulding and stage. Lower level stage is a later addition. Photograph: Lilli Knight 2016.



view up to the arch showing stage ceiling, underside of the brick proscenium arch and roof of the hall (middle) Old distribution board, stage (right) Photograph: lilli Knight 2016



Doorway to side of stage in north hall wall (left) View up to tip of gable end showing top of proscenium arch + area of exposed brickwork (right) Photographs: Lilli Knight 2016



Plastered sill detail with flat faced sub board to proscenium arch (left) scenery backdrop at rear of stage (right) Photographs: Lilli Knight 2016

4.4.4 WESTERN WING/ CLASSROOM

The west wing of the building, set back approximately 7 metres from the street frontage of the hall, runs across the western side of the hall, through to the lobby at the northern end. The main space within the western wing is the classroom space, occupying the southern end of the area. This also functioned as a kitchen and dining area. There are two pointed arch doorways into this space from the hall, and a central rectangular servery. On the western wall are two windows, the southern wall is blank and the northernmost wall is a brick partition wall to the toilet and lobby area at the northern end of the wing. The partitions within the toilet area are a mix of brickwork and light timber partitions.

The ceilings throughout this area are flat sheet material with battens.



View north from south end of classroom. Photograph Lilli Knight 2016



View south from the north end of classroom. Photograph Lilli Knight 2016



Showing plaster ceiling panels with timber battens (left) Gothic door through to hall, original t g v built in cupboard to left of door (middle) Showing gothic door leading into main hall at south end of the room (right) Photograph Lilli Knight 2016



Showing aluminum windows sashes fitting into existing timber frames along west wall. Timber architraves remain (left) view of servery cabinetry, with stainless steel bech top (middle) showing timber framed t g v panel door with 'cross detail' in north end of the room leading into rear lobby. (right)



View east into hall through servery hatch (left) timber cabinetry original? (right) Photograph: Lilli Knight 2016

4.4.5 MALE TOILETS

The Male toilets are in very poor condition they are an in fill addition. The walls are timber framed and are lined in sheet material. The ceiling in the toilets is made of original plaster panels with timber battens. It is in extremely poor condition. Some sheet material has been fixed directly to the original brick work on the west external wall and on the internal wall to the classroom.

4.4.6 FEMALE TOILETS

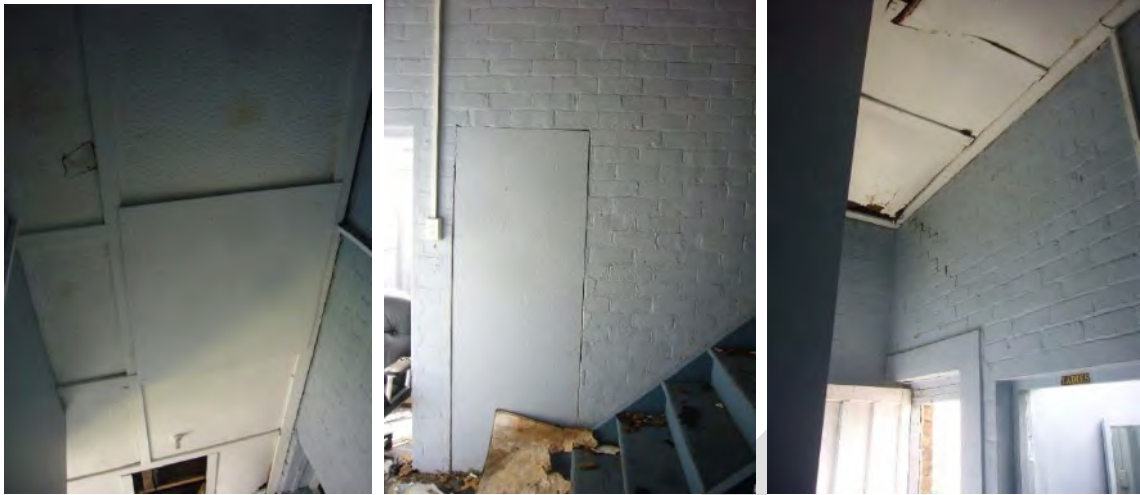
The women's toilet facility at the north west corner of the building is an infill addition. It is prosaic in its finishes, and in very poor condition.



Showing fittings and finished inside the male toilet area. Photographs: Lilli Knight 2016



The ceiling inside the male toilet areas. Photographs: Lilli Knight 2016



Ceiling in rear lobby area (left) covered door way , formerly entry into the female toilets (middle) looking towards rear exit door in north elevation (right) Photographs: Lilli Knight 2016



View through rear lobby towards female toilets, showing door way covered over, original doorway through to hall space on left and timber stair to stage behind (left) showing dilapidated state of female toilet addition (right) Photographs: Lilli Knight 2016

4.4.6 BASEMENT ROOMS

The basement rooms, used as classrooms, are basic. The floor in this area is plain concrete, the walls are a mix of exposed brickwork, and timber framed partitions finished in sheet material and battens.

The windows in this area are aluminium windows fitted into the original timber frames.



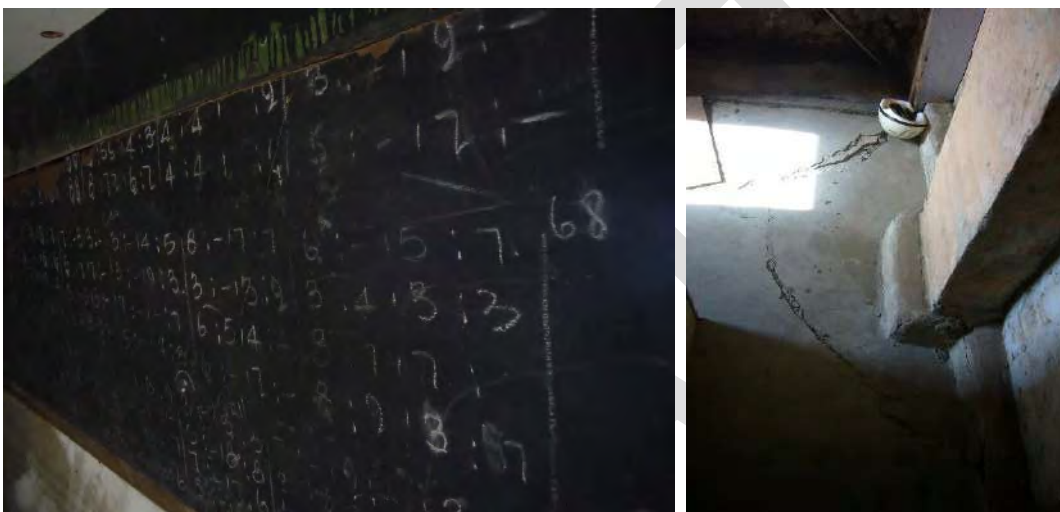
Showing partition walls in basement area (left) crack in plastered concrete floor (middle) pool cue holder fixed to south wall (right). Photographs Lilli Knight 2016



Showing windows added in the 1940s to the basement area. Original timber frame remains; timber sashes have been replaced with aluminium. Photographs: Lilli Knight 2016



Showing timber stair with wooden treads, open risers down to basement from stage. Photographs Lilli Knight 2016



Black board with chalk scores fixed to wall (left), concrete floor with plastered finish (right)
Photographs: Lilli Knight 2016



Showing stencilled paintwork remnant on brick walls. Photographs: Lilli Knight 2016

4.5 GENERAL CONDITION

At the time of our inspection a Council abatement notice had been served on the property. We were not able to access the roof areas in our inspection.

The building as a whole is in very poor condition. This is partly a result of poor maintenance over a long period of time and is also due to inherent construction problems. Compusoft Engineering carried out a seismic report on the building for Design Group Enterprises Ltd in 2010. This report is very thorough and remains relevant. The report refers to 'a bulge' in the brickwork on the eastern wall. This bulge has since collapsed.

The report notes that the quality of the brickwork is variable, with some areas well mortared and other areas of poor quality. The report notes general cracking, particularly around windows on the eastern and southern facades. The report also identifies areas of displacement of brickwork, in both the southern and eastern facades, and areas of poor quality repair. The report identified the failure of the masonry ties on the eastern façade. This indicates a universal problem.

The tiled roof of the building is largely intact, but has clearly visible areas of missing and broken tilework. Although these are not large areas, each hole is a leak.

The brickwork on the building was largely laid by a professed amateur, the Reverend Rankin. The work was carried out in accordance with the trade practice and standards of that time. The brickwork is unreinforced and has a full cavity. The outer face of brickwork is tied to the inner face by galvanised metal wire ties. The ties have rusted and have failed on the eastern side of the building with the result that the outer face of brickwork has peeled off the building. This is a general problem for the building.

The former Amalgamated Brickworks/ Monier property to the east and to the north, has now been excavated to a level well below the ground level of the Hall property. We were joined in our inspection by structural engineer Steven Lough of Lough Downey Ltd. Mr Lough expressed concern that these excavations may cause a lowering of the water table and that this may affect the foundations. The exterior walls already show signs of foundation settlement or other movement, as noted in the Compusoft Engineering report 2010.

Given the lack of water tightness, the building interior is surprisingly intact, (apart from the Womens Toilet; described later). As the building is not in use and there are a number of leaks, the interior was damp and very dirty. There were no obvious signs of timber decay in the original building. The hall space in particular appeared to be intact. There are leaks over this area and there is no doubt that water ingress will be causing damage to the timber structure and finishes of the building. In our inspection the ceiling and floor were sound with no obvious signs of decay or other damage. The floors were carpeted, somewhat limiting our inspection. There were no 'spongy' areas however there were areas such as down the eastern side of the hall, that were noticeably damp. If the leaks are not attended to the timber will rot. This is an urgent matter.

The ceiling areas finished in sheet material are in moderate condition. These ceilings have some slumping areas, missing battens, and areas of dampness causing mould. The joinery frames are in reasonable condition for their age. The only original windows still intact are the pointed arched windows on the eastern wall, the feature window set into the southern gable end of the building and the louvre vent panel within the apex of the northern gable. All other sashes have been replaced with aluminium joinery. The remaining timber joinery requires inspection followed by full maintenance and repair where found necessary.

The roof has come off the women's toilet area at the north west corner of the building. This area is now beyond repair, the brick walls remain, the timber floor structure no longer has structural integrity.

5.0 TABULATION OF HERITAGE VALUE

5.1 ASSESSMENT VALUES

A tiered scale of cultural heritage values has been used to show the relative contribution of each element or space to the overall significance of the place. Following is a description of the degrees of significance used. The conservation plan policies set out recommended conservation approach, based on the ICOMOS NZ Charter, in relation to the assessments and an explanation of how these ratings should guide ongoing use and care of the place. The ratings are capitalised for overall elements or spaces and lower case for specific elements or fabric.

A ITEMS OF EXCEPTIONAL SIGNIFICANCE

These are elements or spaces which are of exceptional importance to the overall heritage significance of the place.

The items or spaces should be preserved at all costs. Only processes of maintenance, stabilisation, restoration, reconstruction or reinstatement are appropriate for such features.

B ITEMS OF CONSIDERABLE SIGNIFICANCE

Elements or spaces of considerable importance to the overall cultural heritage significance of the place.

Items or spaces which should be preserved and protected where they do not conflict with the conservation of a feature of higher heritage value. These items may be adapted to new uses – as long as the adaptation is reversible and in accordance with clause 20 of the ICOMOS NZ Charter (refer Appendix 1) – but should otherwise be subject only to the processes of maintenance, stabilisation, restoration, reconstruction and reinstatement.

C ITEMS OF SOME SIGNIFICANCE

Elements or spaces which are of some importance to the overall cultural heritage significance of the place.

Retention is preferred, but modification may be justified where there is no conflict with items of higher heritage value. Some reduction of significance or removal of such items may be justified where this assists the recovery of overall significance.

NEUT. ITEMS OF LITTLE OR NO SIGNIFICANCE OR NOT RELEVANT

Elements or spaces which are of no heritage value or a neutral.

May be retained for functional reasons where there is no conflict with items of significance. Retention or removal of such items are options.




INT. ITEMS WHICH ARE INTRUSIVE ON CONSERVATION VALUES

Elements or spaces which are intrusive or detract from the overall heritage value of the place.


Should be replaced or concealed if practicable, where this will assist interpretation.

5.2 HERITAGE INVENTORY

5.2.1 Site / Landscape Character

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Listed Trees	2 x Pohutukawa along south boundary fronting Margan Avenue	A
Manse	Brick manse, single story house constructed in the 1950s 	C
Remnant brick wall from gateway of remembrance	Brick retaining wall with tile edge capping detail	B
Safety Fence	Wire fence erected around the perimeter of the hall building	INT
Open grassed area to west of hall	Open lawn / garden area – clear views back to the hall from Rankin Avenue 	C
Margan Avenue front yard openness through to Rankin Ave	Open views to the Hall from Margan Avenue and from Rankin Avenue 	A


GENERAL EXTERIOR FINISHES AND MATERIALS

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
External Brick Walls	<i>Refer Elevations</i>	A
Roof Tiles	<i>Refer Elevations</i> 	A
Original Timber Joinery	<i>Refer Elevations</i>	A
Replacement Aluminium Joinery	<i>Refer Elevations</i>	INT
Plaster Detail Work	<i>Refer Elevations</i>	A

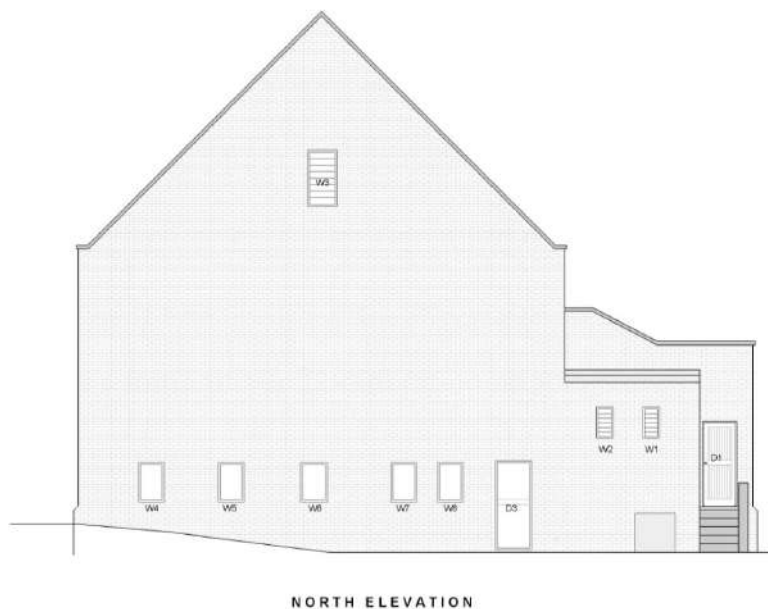
5.2.2 Building Exterior – Roof

Description: the roof form of the hall building consists of a primary gabled roof form and two secondary mono pitch roofs

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Main Roof over Hall	Primary gabled roof form, 45-degree pitch, gutters behind parapet walls. Half pipe roof tiles.	A
Roof over Women's Toilets	Later addition metal roof in very poor condition, unfixed, unpainted corrugated iron sheets. No gutters	INT.
Roof over Classroom	Low pitch metal roof form, gutters behind parapet walls. Roofing material (replaced)	A NEUT.
Roof over Entry	Low pitch metal roof form, gutters behind parapet walls. Roofing material (replaced)	A NEUT.


Flashings	Metal / Lead saw tooth flashing to parapet walls north and south gable ends. 	B
Internal gutters	Behind brick parapet wall	NEUT.



5.2.3 Building Exterior – North Elevation




Description: Rear Elevation facing the former Brickworks site, highly visible from the New Lynn Town Centre because of the halls position up on the Margan Avenue ridgeline

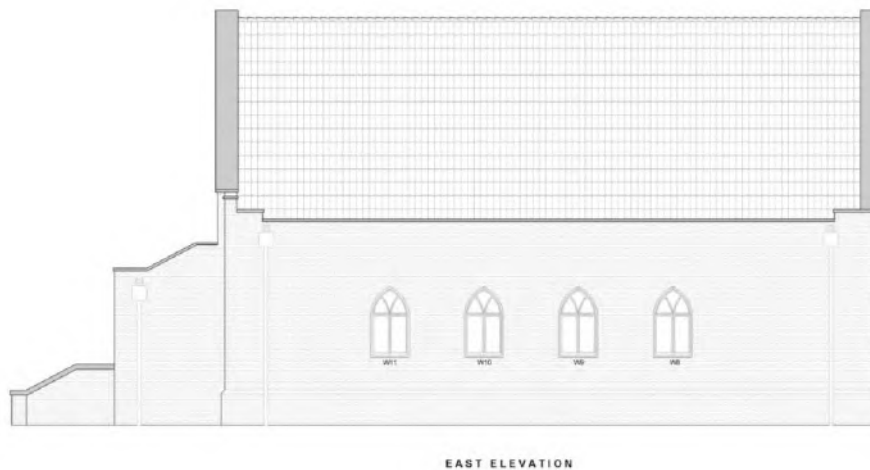
ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Concrete Steps	Concrete steps up to back entry door.	C
	Brick vent set into stair riser.	C
Brick Cladding	Stretcher bond brick work, unpainted with cement mortar – double brick cavity construction.	A
	Soldier course brick banding detail at base of wall.	A
	Graffiti painted onto unsealed brickwork.	INT.

Parapet Walls	Gabled end wall.	A
	Plastered coping and projecting header brick drip mould.	A
Remnant corrugated lean to roof, collapsed	Remnant timbers bolt fixed to brickwork	INT.
	Corrugated iron, on ground at rear of building.	INT.
	Horizontal strip of remnant iron roofing fixed across main hall wall.	INT.
Shelter over back entry door, collapsed	Remnant timber framed structure, and corrugated roofing iron, non-original.	INT.
Women's Toilet Addition	(constructed c. 1970s) Stretcher bond brick work with cement mortar, slightly different in colour to the original bricks. 	INT.
Doors	Door 1 - Timber framed T G V door into rear entry lobby, original?	C
	Timber door frame, painted, original.	NEUT.
	Plastered concrete lintel over door (visible on interior).	NEUT.
	Header Brick detail across top of opening.	NEUT.
	Door 2 - Aluminium door into basement level. (later addition)	INT.
	Sub floor access opening (toilet addition wall)	NEUT.
Windows	Window 1 – Louvered toilet window (left), non-original.	NEUT.

	<p>Window 2 - Louvered toilet window (right), non-original.</p> 	NEUT
	<p>Window 3 - Original high window with fixed timber louvers, set centrally into gable end of main hall wall.</p> <p>Timber frame</p> <p>Brick sill</p> 	<p>A</p> <p>A</p> <p>A</p>
	<p>Window 4 - Small, modern rectangular aluminium awning window into basement area (1nd from left).</p>	INT.
	<p>Window 5 - Small, modern rectangular aluminium framed awning window into basement area (2nd from left)</p>	INT.
	<p>Window 6 - Small, modern rectangular aluminium framed awning window into basement area (3rd from left).</p>	INT.
	<p>Window 7 - Small, modern rectangular aluminium framed awning window into basement area (4th from left).</p>	INT.
	<p>Small, modern rectangular aluminium framed awning window into basement area (5th from left).</p>	INT.
Rainwater head	Galvanised Steel, non-original.	NEUT.
Downpipe	PVC downpipe to right (west side) draining roof over classroom area, currently disconnected from rain water head.	INT.

		
Scupper	Outlet in brick parapet wall to right (west side) allow for draining water off roof over classroom.	NEUT
Terminal Vent Pipe	PVC pipe venting women's toilets.	INT.
OVERALL NORTH ELEVATION	Gabled rear elevation facing towards the former Brickworks site.	B


5.2.4 Building Exterior – East Elevation



Description: Elevation facing the former Brickworks site and highly visible from Margan Avenue

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Brick Cladding	Stretcher bond bricks, unpainted with cement mortar – double brick cavity construction in very poor condition.	A
	Soldier course brick banding detailing.	A
	Graffiti painted onto unsealed brickwork.	INT.
Parapet Walls	Gabled end parapet wall. With plastered coping and projecting header brick drip mould.	A

	High stepped parapet wall with plastered coping and projecting header brick drip mould, of main wall of hall.	A
	Stepped parapet wall at lower level with plastered coping and projecting header brick drip mould, entry vestibule, left (south) side.	A
Stair	-	<i>Refer to South Elevation</i>
Rainwater heads	Galvanised Steel, non-original x 2, main hall wall.	NEUT.
	Galvanised Steel, non-original x 1, entry vestibule wall.	NEUT.
Downpipes	PVC downpipes x 2, draining roof over main hall.	NEUT.
	PVC downpipe x 1, draining roof over entry vestibule, left (south) side.	NEUT.
Scuppers	2 x Outlets at top of brick parapet wall draining water off roof over main hall roof.	A
	1 x Outlet at top of brick parapet wall draining water off roof over entry vestibule roof.	A
Windows	Window 8 - Timber framed, lead light, gothic style 'lancet' window, with a pointed arch top, painted (1 nd from left). Plastered brick sill Painted timber frame	A
	Window 9 - Timber framed, lead light, gothic style 'lancet' window, with a pointed arch top, painted (2 nd from left). Plastered brick sill Painted timber frame	A
	Window 10 - Timber framed, lead light, gothic style 'lancet' window, with a pointed arch top, painted (3 rd from left). Plastered brick sill	A



	Painted timber frame	
	<p>Window 11 - Timber framed, lead light, gothic style 'lancet' window, with a pointed arch top, painted (4th from left).</p> <p>Plastered brick sill</p> <p>Painted timber frame</p> 	A
OVERALL EAST ELEVATION		A

5.2.5 Building Exterior – South Elevation



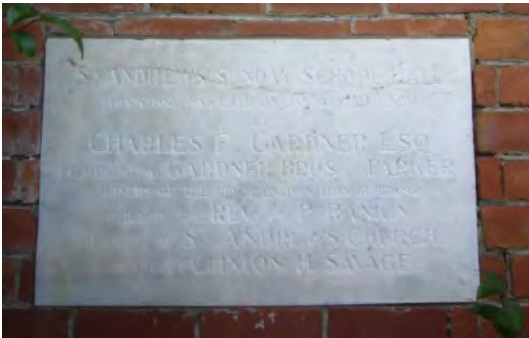



Description: Primary elevation facing Margan Avenue

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Brick Cladding	Stretcher bond bricks, unpainted with cement mortar – double brick cavity construction in very poor condition.	A
	Soldier course brick banding detailing.	A

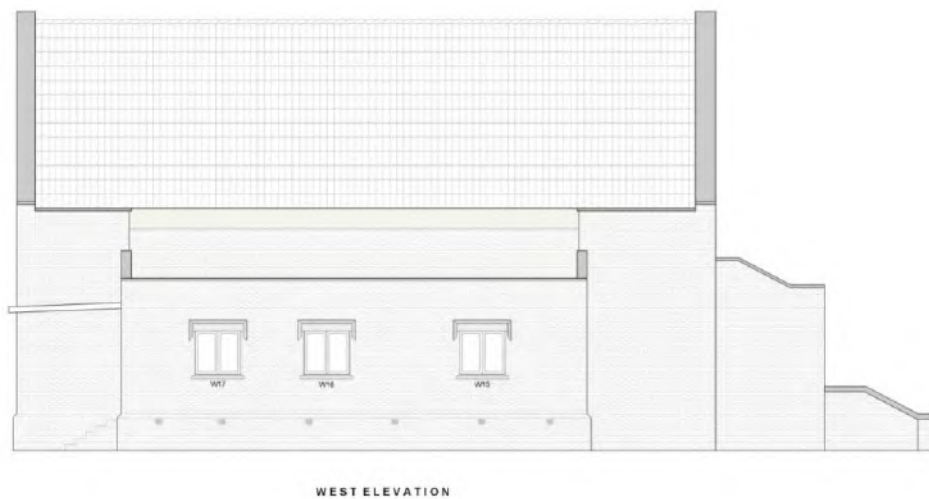
	Brick initialled 'H S W', high up to left (west) side of classroom wall. 	A
Parapet Walls	Gabled end parapet wall. With plastered coping and projecting header brick drip mould, main hall wall.	A
	Return parapet wing walls with plastered coping and projecting header brick drip mould, either side of gable end, main hall wall.	A
	Lower level, return parapet wing walls with plastered coping and projecting header brick drip mould, either side of central entry vestibule.	A
	Crenellated parapet wall with plastered coping and projecting header brick drip mould, at higher level directly over central entry vestibule / doors 	A
	Horizontal plastered string course moulding across central doors.	A
Entry Stair	Concrete steps	A
	Brick stair walls with plastered coping	A
Doors	Door 3 – Aluminium double entry doors, non-original. T g v panelling set into opening above entry doors Wide Plastered reveal to doorway	INT. INT. A

		
<p>Windows</p>	<p>Window 14 – Aluminium framed window, left (west) side of entry doors.</p> <p>Plastered label moulding over window</p> <p>Brick and plaster sill</p> <p>Painted timber frame, original</p>	<p>INT.</p> <p>A</p> <p>A</p> <p>C</p>
	<p>Window 12 - Aluminium framed window, right (east) side of entry doors.</p> <p>Plastered label moulding + lintel over windows</p> <p>Brick and plaster sill</p> <p>Painted timber frame, original</p> 	<p>INT.</p> <p>A</p> <p>A</p> <p>C</p>

	<p>Window 13 – Large timber framed, lead light, gothic style ‘lancet’ window, with tracery and a pointed arch top centrally positioned in main hall wall (gable end)</p> <p>Plastered gothic hood moulding</p> <p>Brick and plaster sill</p> 	<p>A</p> <p>A</p> <p>A</p>
<p>Commemorative Plaques</p>	<p>Marble ‘Foundation stone’ laid by Thomas E Clarke, left (west side) of entry steps</p> 	<p>A</p>
	<p>Marble ‘Foundation stone’ laid by Charles F Gardner, right (east side) of entry steps</p> 	<p>A</p>

Boundary Fence	Low level concrete wall with wire mesh fence and decorative 'sunrise' gates to Margan Avenue Street boundary, not original	INT.
Meter board + Power conduit	Fixed to main hall wall (east side) 	INT.
OVERALL SOUTH ELEVATION		A

5.2.6 Building Exterior – West Elevation



Description: Side elevation – classroom, visible from Rankin Ave

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Brick Cladding	Stretcher bond bricks, unpainted with cement mortar – double brick cavity construction	A

	Soldier course brick banding detail at top of parapet wall and at top of foundation wall	A
	Graffiti painted onto unsealed brickwork	INT.
Foundation Wall	Stepped out foundation wall at base of classroom, stretcher bond brickwork, unpainted	
Parapet Walls	Short, return wing walls with plastered coping and projecting header brick drip mould on main wall of hall, either side of classroom wing,	A
	Continuous parapet wall at lower level with plastered coping and projecting header brick drip mould, top of classroom.	A
Main Entry Stair	Concrete stair	<i>Refer to South Elevation</i>
Rear Entry Stair	Brick stair wall in poor condition Concrete steps	B <i>Refer to North Elevation</i>
Terminal Vent Pipe	PVC terminal vent + connection men's toilets, hard against window 17	INT.
Waste pipes	PVC pipes to gulley trap	INT.
Brick vents	Sub floor brick vents set into foundation wall (later addition)	NEUT.
	1 x Outlet at top of brick parapet wall draining water off roof over entry vestibule roof	A
Windows	Window 17 - Modern rectangular 2 panel aluminium framed awning window, with patterned opaque glass to male toilet area (1 st from left, north). Painted timber frame, original. Plaster + brick sill Plastered label moulding + lintel over windows	INT. C A A
	Window 16 - Modern rectangular 2 panel (1 x fixed, 1 x opening) aluminium framed	INT.

	<p>awning window, with patterned opaque glass to male toilet area (2nd from left, north). Painted timber frame, original.</p> <p>Plaster + brick sill</p> <p>Plastered label moulding + lintel over windows</p>	<p>C</p> <p>A</p> <p>A</p>
	<p>Window 15 - Modern rectangular 2 panel aluminium framed awning window, with patterned opaque glass to male toilet area (3rd from left, north).</p> <p>Painted timber frame, original.</p> <p>Plaster + brick sill</p> <p>Plastered label moulding + lintel over windows</p>	<p>INT.</p> <p>C</p> <p>A</p> <p>A</p>
OVERALL WEST ELEVATION		A

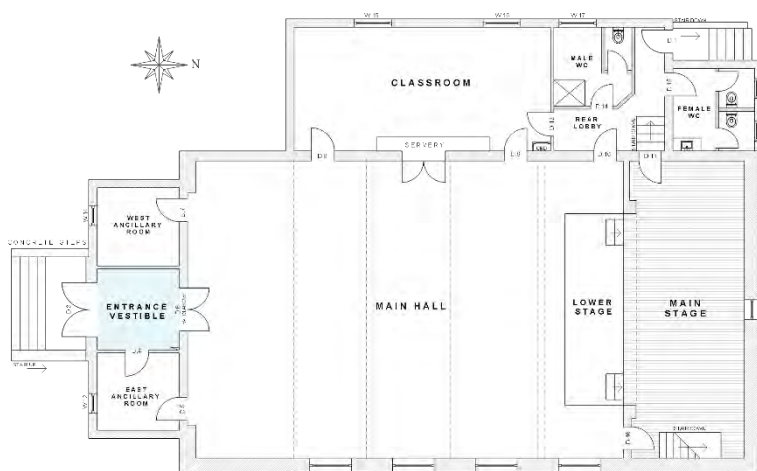
General Interior Finishes + Structure

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Floors	Strip timber flooring on timber joists + bearers.	A
Basement floors	Concrete	B
Walls	<p>Generally, brickwork some exposed, some painted.</p> <p>Timber framed partition walls within the toilet area finished in sheet material.</p>	<p>A</p> <p>INT.</p>
Internal openings	<p>A range of original doorways, some pointed arch, some rectangular; doors; some timber, some hollow core.</p> <p>Non original doors</p>	<p>A</p> <p>INT.</p>
Ceilings	Hall ceiling: Heroic timber trusses, exposed rafter purlins, strip timber ceiling.	A
	Entry Lobby ceiling: Flat sheet material with central moulded ceiling rose panel.	A

	Side rooms: Timber match lining.	B
	West wing ceiling: Sheet material (possibly fibrolite) with battens. No obvious set out pattern.	C
	Stage ceiling: Sheet material as before, also battened.	C
	Basement Rooms: Flat sheet material with battens.	C/ NEUT

DRAFT

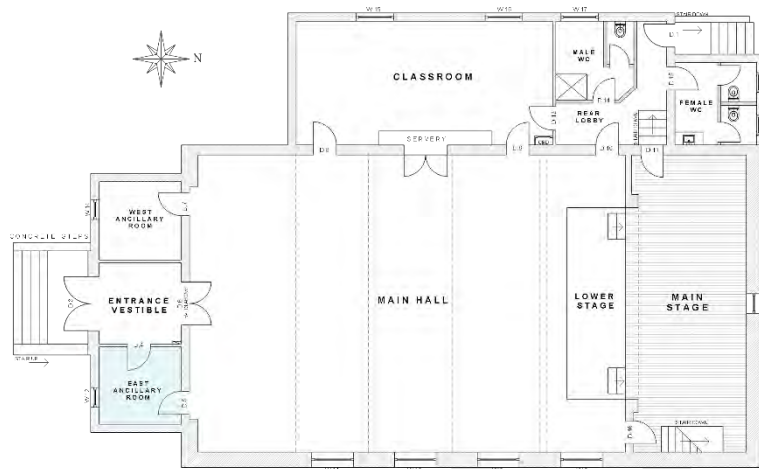
5.2.7 Building Interior – Entry vestibule



ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Coved timber cornice	B
	Plaster ceiling panels, painted	B
	Decorative plaster ceiling rose	A
Walls	Stretcher bond bricks with cement mortar, painted (some visible patches of unpainted bricks)	A
	Pointed arch brickwork to gothic door ways	A
Doors	Door 3 – non original paired aluminium exterior entry doors fitted into existing original opening (north wall)	<i>Refer to South Elevation</i>
	Painted timber architrave with projecting vertical detail, original	B
	Painted timber door frame	C
	Painted timber panel over	INT.
	Timber door sill, original	C
	Door 6 – Paired timber frame, T G & V sunk panel doors with timber 'cross detail' paint finish (south wall)	A
		B

	<p>Painted timber architrave with projecting vertical detail, original</p> <p>Hardware (main hall side)</p> <ul style="list-style-type: none"> - Non-original latch and padlock - Original butt hinges, escutcheon & door knob plate (knob missing) <p>(entry vestibule side)</p> <ul style="list-style-type: none"> - Original top barrel slide bolt (left door) - Original bottom barrel slide floor bolt (left door) - Non original drop floor bolt (right door) 	<p>INT.</p> <p>C</p> <p>B</p> <p>D</p> <p>INT.</p>
	<p>Door 4 – timber frame, gothic arch, T G & V sunk panel door with planted timber ‘cross detail’ paint finish (east wall)</p> <p>Planted timber ‘patch’</p> <p>Pad bolt lock, non-original (east vestibule side)</p> <p>Painted timber, gothic arch architrave</p>	<p>A</p> <p>INT.</p> <p>INT.</p> <p>B</p>
Floor	Timber tongue and groove floor boards under carpet.	A
	Carpet	INT.
Fittings & Fixtures	Folding table fixed to west wall	INT.
	Florescent tube light fitting fixed to north wall above D6	INT.
Services	Electrical distribution board with exposed wiring (needs to be updated)	INT.
	Surface fixed wiring + wiring in conduit.	INT.
	Modern plastic light switch (north wall)	INT.
OVERALL		A

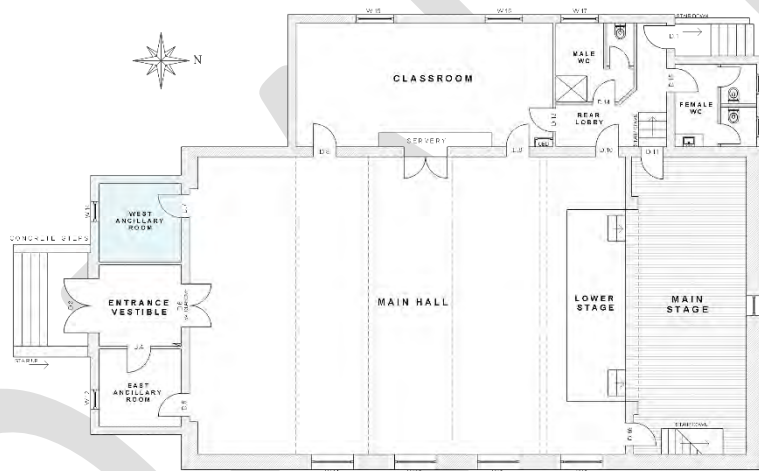
5.2.8 Building Interior – East Ancillary Room



ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Tongue and groove boards running east west, painted	A
	Flat board cornice approx. 60 x20, painted	B
Walls	Stretcher bond bricks with cement mortar, painted	A
	Pointed arch brickwork to gothic door ways	A
Windows	Window 12 - Aluminium framed fixed panel window (south wall) Painted timber architrave with projecting vertical detail	<i>Refer to South Elevation</i>
Doors	Door 4 - (west wall)	<i>Refer to Entry Vestibule</i>
	Door 5 – Appears to be a non-original door with a veneer applied, recent hardware Painted timber, gothic arch architrave Painted timber door frame	INT. B C
Floor	Timber tongue and groove floor boards under carpet	A
	Carpet	INT.

	Painted, quarter-round, timber skirting bead. POSSIBLY ORIGINAL	C?
Fittings & Fixtures	Remnant electrical light fitting, disconnected	NEUT.
Services	Surface fixed pipe across north wall	INT.
	Surface fixed wiring + wiring in conduit.	INT.
	Modern plastic switches	INT.
OVERALL		B

5.2.9 Building Interior – West Ancillary Room

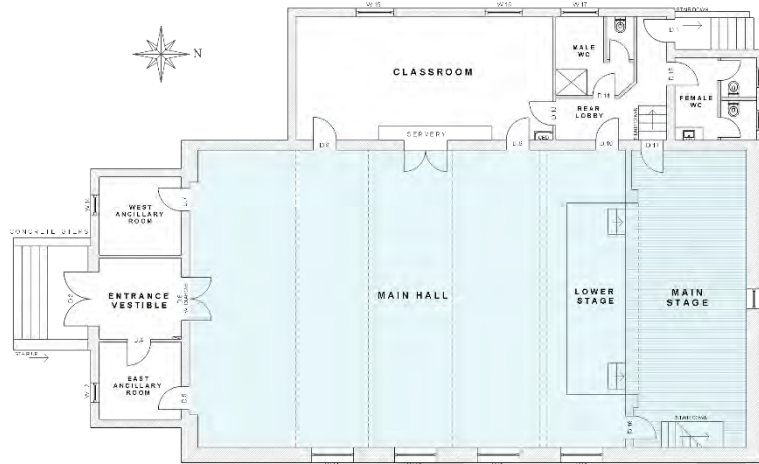


ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Tongue and groove boards running east west, painted	A
	Flat board cornice approx. 60 x20, painted	B
Walls	Stretcher bond bricks with cement mortar, painted	A
	Pointed arch brickwork to gothic door ways	A
Windows	Window 14 – Aluminium framed fixed panel window (south wall)	<i>Refer to South Elevation</i> B

	<p>Painted timber flat board architrave with projecting vertical detail</p> <p>Plain board sill with stepped sub board moulding</p>	B
Doors	<p>Door 7 – Non original timber frame, gothic arch, hollow core door (north wall), recent hardware</p> <p>Painted timber, gothic arch architrave</p> <p>Painted timber door frame</p>	<p>INT.</p> <p>B</p> <p>C</p>
Floor	Timber tongue and groove floor boards under carpet	A
	Carpet	INT.
	Painted, quarter-round, timber skirting bead. POSSIBLY ORIGINAL	C?
Fittings & Fixtures	Sink bench + wall mounted tap	INT
	Remnant electrical light fitting, disconnected	NEUT.
Services	Surface fixed wiring + wiring in conduit	INT.
	Modern plastic switches x 2 (north wall)	INT.
	Power point mounted on architrave	INT.
OVERALL		A

5.2.10 Building Interior – Main Hall


Description: Main space



ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Timber scissor trusses, unpainted x 4 with steel rod ties	A
	Timber sarking boards, unpainted	A
	Exposed rafter purlins, unpainted	A
	Ceiling connection detail at north and south walls -timber end plate bolted to unreinforced brickwork	C
Walls	Stretcher bond bricks with cement mortar, painted dark blue to dado line, then light blue to sill of W13 on south wall, unpainted bricks above. Brickwork has been painted on all other walls except for stage wall where some unpainted brickwork remains	A
	Stencilled paint effect onto brickwork – almost entirely painted over, with small exposed patches remaining	?
	Pointed arch brickwork to gothic door ways	A
	Brick corbels at base of each timber truss (east and west walls)	A

	Servery opening + timber doors + plain flat board architraves (west wall) Potentially an early addition, not original?	C
Windows	Window 3 - Original high window with fixed timber louvers	<i>Refer to North Elevation</i>
	Window 8 - Timber framed, lead light, gothic style 'lancet' window. (east wall)	<i>Refer to East Elevation</i>
	Window 9 - Timber framed, lead light, gothic style 'lancet' window. (east wall)	<i>Refer to East Elevation</i>
	Window 10 - Timber framed, lead light, gothic style 'lancet' window. (east wall)	<i>Refer to East Elevation</i>
	Window 11 - Timber framed, lead light, gothic style 'lancet' window. (east wall)	<i>Refer to East Elevation</i>
	Window 13 – Large timber framed, lead light, gothic style 'lancet' window. (east wall)	<i>Refer to South Elevation</i>
Doors	Door 5 – (south wall)	<i>Refer to East Ancillary Room</i>
	Door 6 – (south wall)	<i>Refer to Entry Vestibule</i>
	Door 7 – (south wall)	<i>Refer to West Ancillary Room</i>
	Door 8 – Appears to be a non-original door with a veneer applied, recent hardware (west wall) Painted timber, gothic arch architrave to classroom side Pointed arch brickwork to gothic door way to hall side Painted timber door frame	INT. B A C
	Door 9 – Appears to be a non-original door with a veneer applied, recent hardware (west wall) Painted timber, gothic arch architrave to classroom side	INT. B A

	Pointed arch brickwork to gothic door way to hall side Painted timber door frame	C
	Door 10 – Non original timber frame, gothic arch, hollow core door (west wall), recent hardware. Painted timber, gothic arch architrave Painted timber door frame	INT. B C
	Door 11 – Door way to side of stage, possibly a later addition? (west wall) Painted timber flat board architrave with projecting vertical detail	C? C?
	Door 16 – Non original timber frame, gothic arch, hollow core door (north wall), recent hardware. Painted timber, gothic arch architrave to stage side Pointed arch brickwork to gothic door way to hall side	A B A
Floor	Timber tongue and groove floor boards under carpet – main hall	A
	Carpet	INT.
Fittings & Fixtures	Timber church pews, non-original	NEUT.
	Fluorescent light fittings suspended from truss tie rods + fixed directly to trusses	INT.
	Raised sound desk located at south end of the hall	INT.
	Notice board? Fixed to south wall	INT.
Services	Surface fixed wiring + wiring in conduit	INT.
	Modern plastic electrical switches	INT.
	Distribution board (original c. 1928) Is this operational/ connected?	INT.

<p>Commemorative plaque</p>	<p>To commemorate the Rev Rankin and his service to St Andrews. Marble plaque set into east wall.</p> 	<p>A</p>
<p>Proscenium</p>	<p>Proscenium arch (north wall of hall)</p> <p>Plastered hood moulding over arch (north wall)</p> <p>Projecting plastered sill detail with sub board to proscenium opening</p>	<p>A</p> <p>A</p> <p>A</p>
<p>Stage</p>	<p>Upper stage floor – 22mm thick x 87mm wide tongue and groove boards supported on timber joists</p> <p>Lower stage structure, non-original</p> <p>Steps up from main hall</p> <p>Carpet</p>	<p>A</p> <p>NEUT.</p> <p>NEUT.</p> <p>INT.</p>
	<p>Timber framed scenery backdrop panels</p>	<p>C</p>
	<p>Built in t g v panelled cabinetry (east side of stage) + t g v door to basement stair, original hardware</p>	<p>C</p>
	<p>Stage ceiling – painted plaster panels with timber battening</p>	<p>Neut.</p>
<p>OVERALL</p>		<p>A</p>

5.2.11 Building Interior – Class Room

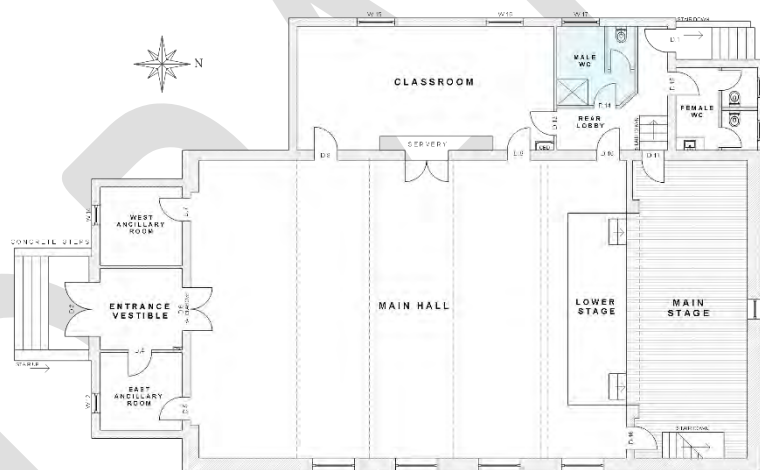


ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Plaster panels with timber battening, irregular pattern and in poor condition	C
Walls	Stretcher bond bricks with cement mortar, painted	A
Windows	Window 15 – Non original aluminium framed window.	<i>Refer to West Elevation</i>
	Window 16 - Non original aluminium framed window.	<i>Refer to West Elevation</i>
Doors	Door 8 – (east wall)	<i>Refer to Main Hall</i>
	Door 9 – (east wall)	<i>Refer to Main Hall</i>
	Door 13 – Timber frame, T G & V sunk panel door with timber 'cross detail' paint finish (north wall)	A
	Painted timber flat board architrave with projecting vertical detail, original	B
Floors	Timber tongue and groove floor boards under carpet	A
	Carpet	INT.
Fittings & Fixtures	Servery opening + timber doors + plain flat board architraves + built in timber cabinetry with stainless steel bench top (east wall)	C <i>Refer also to Main hall</i>

	Potentially an early addition and not original	
	T G V built in cupboard (north east corner) with original hardware, exposed wide butt leaf hinges	B
Services	Surface fixed wiring + wiring in conduit	INT.
	Modern plastic electrical switches	INT.
	Ceiling mounted fluorescent tube light fittings	INT.
OVERALL		B

5.2.12 Building Interior – Male Bathroom

Description: Later infill addition (date unknown)

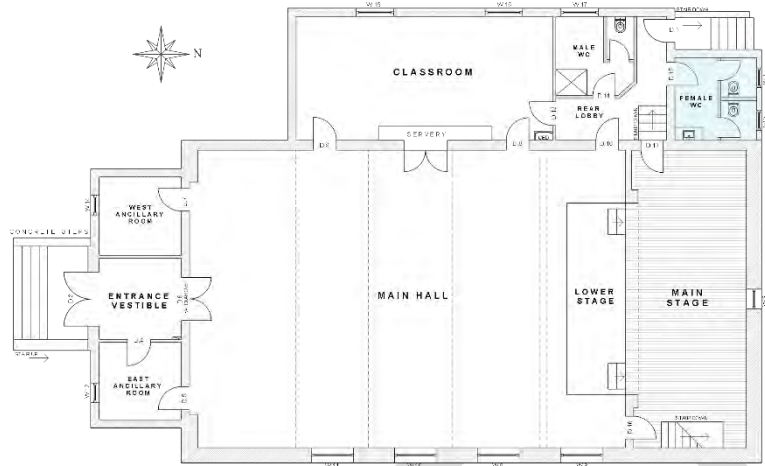


ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Plaster panels with timber battening, irregular pattern and in poor condition	C
Walls	Stretcher bond bricks with cement mortar, painted (west and south walls) Full height timber framed partition walls clad in sheet material, non-original (east and north walls)	A INT.
Internal partitions	Sheet material fixed to brick work (west and south walls) to a dado line.	INT.

	Exposed brickwork above	A
Windows	Window 17 - non original aluminium framed window with textured glass	<i>Refer to West Elevation</i>
Doors	Door 14 – non original opening, hollow core door Plain timber, flat board architraves	INT. INT.
Fitting + Fixtures	Urinal, WC + shower unit + hand basin	INT.
	Light fitting – bulbs on batten holders.	INT.
Services	Surface fixed wiring + wiring in conduit	INT.
	Modern plastic electrical switches	INT.
	Ceiling mounted fluorescent tube light fittings	INT.
Floors	Original timber floor boards Over lay (vinyl?) flooring	A INT.
OVERALL		INT

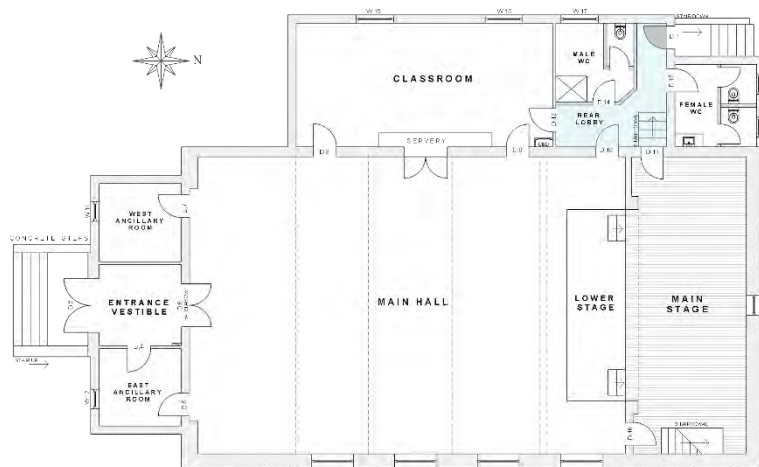
5.2.13 Building Interior – Women’s Bathroom

Description: 1972 addition




ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Exposed roof structure + iron + clearlite roofing panels, in very poor condition	INT.
Windows	Window 1 - Louvered toilet window	<i>Refer to North Elevation</i>
	Window 2 - Louvered toilet window	<i>Refer to North Elevation</i>
Doors	Door 15 – non original opening, hollow core door Plain timber, flat board architraves?	INT. INT.
Fitting + Fixtures	Urinal, WC + shower unit + hand basin	INT.
Services	Modern plastic electrical switches	INT.
	Light fittings	INT.
Floors	Possibly particle board	INT.
	Overlay (vinyl?) flooring	INT.
OVERALL		INT


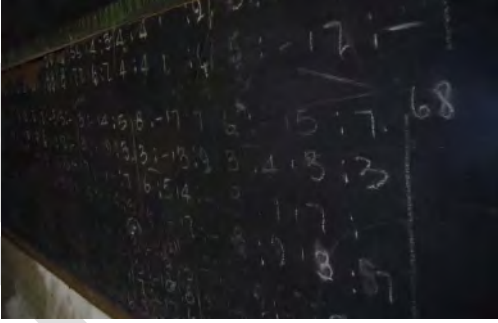
5.2.15 Building Interior – Rear Lobby



ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Original plaster panels with timber battening, irregular pattern and in poor condition, some panels missing	C
Walls	Original walls Stretcher bond bricks with cement mortar, painted	A
	Full height timber framed partition walls clad in sheet material, non-original (male toilet and women's toilets walls)	INT.
	Door way created in (1972 addition) now covered over with sheet material (north wall)	INT.
Doors	Door 1 – Timber panelled exterior door? Original?	<i>Refer to North Elevation</i>
	Door 11 – door way to side of stage	<i>Refer to Main Hall / Stage</i>
Fixtures Fittings	Timber stair, down from D11 open risers, no handrail rail – possibly not original?	C / NEUT?
Services	Surface fixed wiring + wiring in conduit	INT.
	Modern plastic electrical switches	INT.
	Ceiling mounted light fittings	INT.
OVERALL		C / NEUT

PLAN TO COME

ELEMENT / REFERENCE	DESCRIPTION	HERITAGE VALUE
Ceiling	Sheet material with timber battens	C/ NEUT.
Walls	Stencilled paint effect onto brickwork – almost entirely painted over, with small exposed patches remaining 	A
	Plastered brick walls	C
	Partition walls – non original full height timber framed walls lined in sheet material	INT.
Doors	Door 2 – Aluminium exterior door (north wall)	<i>Refer to North Elevation</i>
	Stage door – Timber framed t g v ‘stable door’ to back stage area.	B
Windows	Plastered window reveals + timber frames (window openings created c. 1940s)	C/ NEUT.
	Window 4 - Aluminium window (north wall)	<i>Refer to North Elevation</i>
	Window 5 - Aluminium window (north wall)	<i>Refer to North Elevation</i>
	Window 6 - Aluminium window (north wall)	<i>Refer to North Elevation</i>
	Window 7 - Aluminium window (north wall)	<i>Refer to North Elevation</i>
	Window 8 - Aluminium window (north wall)	<i>Refer to North Elevation</i>

<p>Fittings + fixtures</p>	<p>Timber stair – open risers, rickety condition, down from stage</p> 	<p>B</p>
	<p>Timber pool cue holder fixed to south wall</p> <p>Black board score board with chalk writing</p> <p>Fixed to partition wall</p> 	<p>C/ NEUT.</p> <p>B</p>
<p>Floors</p>	<p>Poured concrete floor, plastered finish, some cracking and evidence of moisture</p>	<p>C</p>
<p>OVERALL</p>		<p>A</p>

6.0 CULTURAL HERITAGE SIGNIFICANCE

6.1 STATEMENT OF CULTURAL SIGNIFICANCE

6.1.1 Historical

the ability to demonstrate an association with persons, events or ideas.

The hall is closely associated with the Reverend William Rankin. Rankin was the minister of St Andrews from 1926 – 1939. Rankin was the instigator of the project to construct the hall. He physically built the hall, laying most of the brickwork, and overseeing the rest of the construction. He was held in very high esteem by the New Lynn community for his service to the community. This went well beyond his duties as a Presbyterian minister, to the extent that Rankin Avenue, formerly known as Matai Avenue, was renamed in his honour.

The building and place is strongly associated with the New Lynn brick and ceramic industry. The land was donated by the former NZ Brick Tile and Pottery Company, a business started by Albert Crum, which became the Amalgamated Brick and Tile Company. The bricks for the building were donated by the Gardener family (Gardener + Parker Brickworks). C.S. Gardner was Mayor of New Lynn at that time.

The Fletcher Construction Company gifted the joinery used on the project, and supplied labour to assist with the construction process.

The St Andrews Church Sunday School Hall has considerable historical significance, particularly for New Lynn.

6.1.2 Social/Cultural

the association of the place with community and with the development of social and/or spiritual ideas and values.

The St Andrews Church Sunday School Building was constructed by and for the St Andrews Church of New Lynn as a church hall and Sunday school. The building was owned by St Andrews until 1987 when both the Hall and the church were sold to the Methodist Church. The Methodists sold the hall in 2000 to the current owner. The building was in use as a church until 2010.

The place represents the significant role of the Presbyterian Church community in the development of New Lynn.

The place represents the Presbyterian Sunday School movement, a significant social aspect of church philosophy and cultural life in New Zealand from the late nineteenth century. The Bible Class movement embraced the concept of encouraging young people into leadership roles in society and was broadly focused on spiritual, physical, mental and social well-being for children and youth. This place represents that important aspect of Presbyterian social life.

The building has been used for many community purposes. The church ran a welfare centre from the hall during the Great Depression.

The St Andrews Church Sunday School Hall has considerable social/cultural significance for the New Lynn community.

6.1.3 Architectural/Aesthetic

The ability to demonstrate architectural design philosophies and styles. How the place contributes through its form finishes and detail to the context.

The building is a rare surviving example of a purpose built Sunday School hall. As a suburban building of this scale and form built for this purpose, it is outstanding in the Auckland context.

The St Andrews Church Sunday School Hall was designed by architect H. Clinton Savage. The St Andrews Hall is an excellent example of his work. The hall has an historic relationship with the St Andrews Church on Margan Avenue, also designed by Savage. Savage also designed the war memorial gateway on the property, sadly demolished.

The building represents the approach of most architects of the period when designing ecclesiastical buildings as the form and details of the building are based on a diluted version of an historic architectural style, in this case the English Gothic revival.

The building has a formal appearance and is grand in scale in this context. As demonstrated by period photography the building has landmark qualities in the local context.

The St Andrews Church Sunday school Hall has considerable architectural/aesthetic significance.

6.1.4 Technological – whether the place demonstrates an innovative technological approach to construction or is a particularly fine example of its type.

The St Andrews Church Sunday School Hall was designed and constructed as a double skin brick building with timber roof and floor structure. The exposed timber roof structure of the hall is typical of open hall type buildings of the late nineteenth and early twentieth century. The building demonstrates typical structural and construction techniques for a building of this type constructed at that time.

The St Andrews Church Sunday School Hall has some technological significance as a building of its type.

6.1.5 Archaeological

was this place associated with significant human activity that may have left archaeological evidence of significance

There are no records of how the site may have been used by local iwi before the colonisation. The site is not included on the register of archaeological sites of interest and is not scheduled as a place of value to mana Whenua. The site was most likely undeveloped before the hall was built. The area was farmed. There are no records of any built development on the site.

The place has little if any archaeological significance.

PART II. CONSERVATION POLICY

7.0 FACTORS AFFECTING THE CONSERVATION OF THE FORMER ST ANDREWS CHURCH SUNDAY SCHOOL HALL

The policies set out in this section arise directly from the Statement of Significance for the St Andrews Hall. For the conservation policies to be effective and useful it is important that these policies are adopted by all those responsible for the use and care of the place, both Council as territorial Authority, and the owners and users who take care of the day to day maintenance of the place.

The conservation of the St Andrews Hall is constrained and limited by a range of factors that influence the future care of the place. The future use of the place is constrained and limited by the requirement that any adaptation proposed to allow for future use takes regard of the heritage significance of the place and its parts.

Many factors affect the conservation and future use of the former St Andrews Church Sunday School Hall. The following matters have been taken into account in the development of the conservation policies that follow this section:

- Cultural Significance: Factors arising from the cultural significance of the place
- Conservation Standards + Procedures: Constraints to meet accepted standards and procedures for carrying out conservation processes
- External constraints, such as the Resource Management Act, the Building Act, the Auckland Council Operative and proposed District Plans, Council policies and other relevant government acts and regulations.
- Owners and users requirements
- The physical condition of the place
- The structural integrity of the building

7.0.1 Cultural Significance

The Statement of Cultural Significance, at the end of the first section, summarises the cultural values of this place that contribute to the heritage value of the St Andrews Hall. The Assessment of Cultural Significance, that precedes the Statement of Cultural significance, is a tabulated assessment that identifies the overall spaces, forms and elements that contribute to the cultural heritage value of the place. The assessment uses a scale of values, and these values give guidance to the appropriate conservation processes and approach that should be used. For the cultural heritage value of this place to be sustained those sections and elements that contribute to that heritage value, must be respected, protected and conserved.

The St Andrews Hall is an excellent surviving example of a suburban church hall from the 1920s. It represents the social significance of the Presbyterian community in New Lynn at that time. It was a meeting place as well as a Sunday School, and was used for other community purposes including use as a social welfare centre during the years of the Great Depression. It is an adaptable building, a place that can accommodate a broad range of activities.

The hall was designed by Auckland architect H. Clinton Savage, who also designed the St Andrews church building across the road. Savage is best known as the designer of the former George Courts Building at the corner of France St and Karangahape Road. He was also the designer of the Wesley Centennial Hall on Pitt St.

The hall has direct association with the brickmaking and ceramics industry that once defined New Lynn. The land on which the building stands was donated by Amalgamated Brickworks Ltd. The bricks used to construct the building were also donated by local brick makers.

The historic brick buildings of the area are a dwindling resource.

7.0.2 Conservation Standards and Methodology

In order to ensure the proper care of this place features and areas of the building assessed as 'significant' should be preserved, restored and maintained.

All work on these features and areas should be carried out in accordance with the guiding conservation principles of the ICOMOS (NZ) Charter for the Conservation of Places of Cultural Heritage Value (refer 6.2(i) Guiding Conservation Principles and ICOMOS (NZ) Charter (Appendix 1).

The policies that follow are intended to reinforce the cultural significance of this place and/or to give proper consideration to any effects on the cultural significance that may arise. The policies are intended to guide the conservation and long term maintenance of the place and its surrounds, and to guide any future development and change.

The policies have the following principle objectives:

- the preservation and enhancement of those parts of the St Andrews Sunday School Hall of significant heritage value
- that full consideration is given in any change process to ensure that the heritage values of the place are respected
- to enable the discrete incorporation of new elements where necessary to enable the continued use of the buildings, with the least possible effect on the heritage values of the place. This includes but is not limited to: services, structure, new facilities, additions and alterations
- the establishment and implementation of a conservation process to manage ongoing maintenance and repair, and future planning processes to ensure that these works are carried out in accordance with sound conservation practice.

7.0.3 Heritage Expertise

The conservation of places of historic heritage value requires persons with experience and expertise, to assess and formulate appropriate conservation based approaches to any works, and also to carry out those works. All conservation works should be carried out by skilled trades persons under the direction and guidance of professionally skilled persons with recognized training and/or experience in historic restoration.

7.0.4 Maintenance

A regular program of cyclical maintenance is necessary for all buildings. Cyclical maintenance means a program of regular works from daily tasks such as surface cleaning, through to major items such as the periodic replacement of roofing. Carrying out basic testing of systems is also part of this mahi.

A preventative maintenance plan should be prepared for the building to ensure that there is a regular program of maintenance and that the right thing is done at the right time.

All inspections should use a place specific checklist which must be dated, signed off, documented and retained and established as a log. Tasks should be ticked off as performed.

A cyclical maintenance program allows for the monitoring of the condition of the building fabric and other systems. As the building has parts that are of historic heritage significance it is important that maintenance work is carried out appropriately, with care and sensitivity to those parts of the building that may be damaged by inappropriate methods.

An example of a Cyclical Maintenance Program Chart is included as an appendix in this report.

7.0.5 Physical Condition

The physical condition of this place is a serious constraint on its future conservation and care. The building has been seriously neglected over the last thirty years, and has not been maintained or repaired. There are holes in the roof, and serious problems with the brick walls. The ceilings in the low areas are in very poor condition, and the place is damp and dirty.

The condition of the place has not been considered as a factor in the assessment of the heritage value of the place. The state of the building and its very clear areas that require repair, is a matter that affects the future of the building. The building will continue to deteriorate without repair. The repair work required is expensive. In considering the repair work required to the structural walls and foundations of the building it will be necessary to also consider other upgrading works, in particular seismic strengthening. This triggers the requirement for building consent, and possibly for resource consent.

7.0.6 Guiding Conservation Principles

ICOMOS: The ICOMOS NZ Aotearoa Charter (Appendix 1) sets out the definitions and guiding principles of building conservation. These methods and principles are intended to give clear guidelines as to how change can be managed, especially appropriate methods for carrying out building work. The intention of these principles is to ensure that the fabric of the building of significant heritage value is retained and appropriately treated.

MINISTRY FOR CULTURE AND HERITAGE: The New Zealand government regards the management of the historic heritage within its care as an important part of its responsibilities and will ensure that historic heritage values are taken into account when decisions are made. It has therefore decided to adopt a best practice approach in order to:

- respect and acknowledge the importance of the historic heritage in its care;
- foster an appreciation of and pride in the nation's heritage;
- ensure that its historic heritage is cared for and, where appropriate, used for the benefit of all New Zealanders;
- ensure consistency of practice between government departments;
- set an example to other owners of historic heritage, including local government, public institutions and the private sector;
- contribute to the conservation of a full range of places of historic heritage value;
- ensure that places of significance to Māori in its care are appropriately managed and conserved in a manner that respects mātauranga Māori and is consistent with the tikanga and kawa of the tangata whenua; and
- contribute to cultural tourism and economic development.

7.0.7 'Policy for Government departments' management of historic heritage 2004 (August 2004) is a guiding document put together by the New Zealand Ministry for Culture and Heritage which identifies key principles designed to inform a best practice approach to heritage management in New Zealand by government departments, and reflect national legislation and international and national charters and guidelines.¹¹⁴

The policies set out in this document (Refer Appendix 14) provide a framework for the management of government departments' historic heritage.

7.1 EXTERNAL CONSTRAINTS AND STATUTORY FRAMEWORK

7.1.1 Statutory Constraints.

As set out in the discussion of Council's responsibilities that follows, there are legislative requirements that impact on the future care, development and use of this place. The most significant of these are the Resource Management Act (1991), the Building Act (2011). The Auckland Council as territorial authority has responsibility for the administration of this legislation.

Section 6(f) of the RMA (1993) identifies the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance. This must be considered in any proposal to develop or otherwise change this place, as it is a place of heritage significance.

Building (Earthquake-prone Buildings) Amendment Act 2016: Assessment of seismic safety is also a matter for the territorial authority. The act requires Council to develop a policy for the identification of earthquake-prone buildings, and for their upgrade. An earthquake-prone building is defined as a building that is likely to collapse during or following a moderate earthquake. This has been assessed as under 34% of the current New Building Standard. A building at risk is a building that has been assessed as having an NBS rating between .33 and 67%.

Where a building has been assessed as less than 34% of the NBS, the Council will issue a Section 124 notice requiring that the buildings is strengthened to meet the required standard within a set time period.

The St Andrews Hall falls within this category. In considering the future upgrading of the place the particular heritage values of the place as set out in this conservation plan document should be taken into consideration, and to the greatest extent possible seismic strengthening works should respect those aspects and parts of the building that have been assessed as having the highest heritage value.

The Heritage New Zealand Pouhere Taonga Act (2014) defines an archaeological site as a place associated with pre-1900 human activity, and requires that an owner obtain consent from HNZPT (formerly the Historic Places Trust) before undertaking any works that might damage, modify or destroy and archaeological site. The property was formed before 1900 but was not developed until the first half of the 20th century. The property does not fall under the provisions of this act.

¹¹⁴ Kelly, Greig and Cochran 'Policy for Government departments' management of historic heritage' (August 2004)
<http://www.mch.govt.nz/research-publications/our-research-reports/policy-government-departments-management-historic-heritag>

7.1.2 Auckland Council

The Auckland Council, as Territorial Authority, is responsible for administering the requirements of the Building Act (2011) and the Resource Management Act (1991). Where any physical changes to the place are proposed, whether in accordance with the recommendations and policies of this conservation plan document or not, it is a requirement to obtain a Resource Consent and/or a Building Consent from Auckland Council.

The Council District Plan documents also guide the use and activities on the site through zoning. The policies and controls set out under the zoning policies and rules of the former Waitakere City District Plan, and the decision version of the Proposed Auckland Unitary Plan affect and guide the future development and care of this place.

7.1.3 Local Authority Scheduling

The exterior of the building is scheduled as a category B Historic Heritage Place under the former Waitakere City District Plan (Heritage Item 1607 St Andrews Sunday School, 40 Margan Avenue, New Lynn, finely detailed brick church, dated 1929. Significance attributed to historical, architectural and community values. Category II.) and under the decision version of the PAUP (189). The interior of the building is not scheduled. The scheduling demonstrates that this place is held in high esteem by the wider community. As stated in the Regional Policy Statement of the PAUP; "Historic heritage places are part of our identity and create an important link to the past. They are unique, non-renewable resources that require protection for present and future generations."¹¹⁵

There is also a Notable Trees Overlay on the property: two large Pohutukawa a Chinese Juniper and a Rhododendron are noted as scheduled under both the former Waitakere City District Plan and the decision version of the PAUP (1807).

Any proposal that affects the exterior visual appearance and fabric of the building, or may otherwise affect the heritage values of the place for which it has been scheduled, requires Resource Consent. This includes any proposed works within the 'extent of place' the area around the building that has been included as part of the scheduling. Such proposals are assessed against the policies and criteria set out in both the former Waitemata City District Plan, and the decision version of the PAUP.

The PAUP has policies that allow for Heritage policy documents, conservation plans and conservation policy documents, to be prepared and presented for approval where an application for resource consent or subdivision consent involves significant works or alteration to a scheduled historic heritage place.¹¹⁶

7.1.4 Former Waitakere City District Plan

Under the former Waitakere City District Plan the property is zoned; Human Environment zone: Community Environment. This is a residential zone intended to reinforce the existing urban centres, by allowing development of greater intensity than in the surrounding residential zones.

The general zoning must be considered against the requirements of the historic heritage rules and criteria, as previously set out.

¹¹⁵ PAUP Chapter B Regional Policy Statement 1.3 Protecting Our Historic Heritage.

¹¹⁶ PAUP, Chapter J .Overlays—Historic Heritage XXXXXXXX.

The Waitakere City District plan also has a specific policy regarding the care and maintenance of buildings:

Effects on Amenity Values Rule 1: Maintenance and Condition of Land and Buildings

1.1 Non-Complying Activities

- (a) Any building which, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character.
- (b)

This policy addresses the need to maintain buildings in order to maintain general amenity values. The St Andrews Church Hall is in serious need of maintenance and repair. Council have issued a requirement to repair order on the building and it is currently shut down.

7.1.5 Auckland Council – PAUP Zoning Controls

Under the decision version of the PAUP the property has been zoned:

Residential: Terrace Housing and Apartment Buildings Zone.

Precinct: 1607. New Lynn Precinct; Sub-precinct D

Macroinvertebrate Community Index – Urban.

The PAUP residential zoning “provides for the greatest density, height and scale of development of all the residential zones”.¹¹⁷

The New Lynn Sub-Precinct D enables more intensive built form and taller buildings than allowed under the Residential Zoning (Terrace Housing and Apartment Buildings Zone) including greater site coverage and building height, and allows for a range of non-residential activities. There are no controlled activities under the sub-precinct.

The macroinvertebrate community index is a scientific measure used to assess the quality of waterways. There are no waterways on the site.

These zoning controls create an expectation of some form of intensive development on the property in the future. The historic heritage rules and policies that apply to this scheduled place must also be taken into account when considering the development of the site as the entire site has been identified as the extent of place of the St Andrews Church Hall. The extent of place limits the extent to which the underlying zoning controls may apply.

7.1.6 Auckland Council – Building Act Requirements

The provisions of the Building Act (2011) are considered through any building consent application process. The Building Act covers all services (plumbing, drainage and electrical) and sets out all the provisions and regulations that apply. The Act also addresses the matters of; fire safety; safety from falling; disabled access and facilities; water-tightness, thermal environment, structural integrity and seismic strength.

Schedule 1(a) of the Building Act allows for lawful repair and maintenance of buildings and structures using comparable materials and systems. Such work is still required under Section 17 of the Building Act to meet code requirements.

¹¹⁷ PAUP, Chapter H. Zones, H6. Residential – Terrace Housing and Apartment Buildings Zone; H6.1. Zone Description.

Upgrading works, additions and alterations or works to facilitate a change of use, and any other works that extend beyond repair and maintenance, require full building consent and building code compliance.

Section 112 of the Building Act addresses additions and alterations to existing buildings. In order to grant consent for any additions or alterations to an existing building Council must be satisfied that the building will comply as reasonably practicable and to the same extent as if it were a new building with the requirements of the code that relate to; i) means of escape from fire, and ii) access and facilities for persons with disabilities, while, b) continuing to comply with other provisions of the Building Code to at least the same extent as before the proposed works.

Council may (by written notice to the owner) allow alterations to all or part of an existing building without the building complying with the provisions of the building code if satisfied that; a) if required to comply with the provisions of the building code then the alteration would not take place, b) the alteration to the place would result in improvements to attributes of the building which relate to: i) means of escape from fire, ii) Improvement referred to previously under b) outweighs any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the Building Act.

In considering any application for building consent Council must take account of the particular heritage values of this place as set out in this conservation plan, in order to protect the heritage values of this place.

Council has the authority to grant dispensation from full compliance, where it can be demonstrated that such compliance would cause unreasonable adverse effects on the heritage values of the place.

7.2 OWNERS USES AND REQUIREMENTS

The property was bought by Dragon Group Enterprises in 2004 as an investment. The Hall was scheduled at that time. The owners ran church services in the hall up until Council issued a dangerous building notice on the building in 2010.

The current owner does not have any use for the building in its current state.

7.2.1 Economic Constraints

The St Andrews Sunday School Hall is privately owned. From our survey it is clear that it will cost a lot to bring the hall back to a state where it can be safely used. The scope of the works required to properly upgrade the building, and to ensure that the heritage values of the place are enhanced in the process, are substantial.

There are very few sources of outside funding available to support this process.

If the costs of the upgrade works are to be met a creative economic approach is required. This should take into account the heritage values of the place as well as the owners needs.

7.3 PHYSICAL RISKS TO THE BUILDING

In addition to the physical condition of the building already discussed, there are other risks to the fabric of the place that may affect its heritage value, among them: fire, earthquake, vandalism,

vegetation, effects from activities on the adjoining site. The place is currently vulnerable to all these risks.

The matter of earthquake damage and the damage that may result from the physical deterioration of the building have been introduced previously in this section.

Consideration of fire protection systems should take account of how these may impact on the heritage value of the fabric of the building, as should any consideration of earthquake strengthening.

An assessment of the seismic strength of the building was carried out by Compusoft Engineering for Dragon Group, the authors of the report were careful to note that the solutions proposed had been guided by the Council Scheduling, and that the exterior of the building was to remain unchanged. Parts of the interior, in particular the volume of the main hall, has been assessed in this conservation plan as having considerable heritage value. These assessments should be taken into account in consideration of any structural interventions proposed to improve the seismic strength of the building.

With regard to potential vandalism and arson, at present the building is unused and has the appearance of being abandoned. The street frontage is fenced but the building is not secure. There are broken windows at the rear of the building. The building is not secure. It is inviting to those living at the margins looking for a private place in an abandoned building and this places the place at risk.

Vegetation around the building, including the scheduled trees, will cause damage to the building. The trees are very large. The tree roots may affect the foundations of the building. The branches of the trees may also affect the building. Where the brickwork veneer has fallen away on the Eastern side of the building actual trees are growing at the intersection of the wall and roof.

The adjoining site has been excavated close to the eastern boundary. The scale of this excavation represents a considerable threat to the stability of the property. The excavation will affect the water-table on the site and this may affect the foundations of the building.

7.4 USE OF THE SITE

The use of the overall site must be considered in order to protect the heritage values of the place. The entire site is included within the scheduled extent of place. This does not prevent the development of the overall site, rather this enables development provided that the development protects and enhance the heritage values of the hall. The future development of the site will have an impact on the heritage values of the place, and should be appropriate to the place and supportive of its heritage values.

8.0 CONSERVATION POLICY

8.1 PURPOSE + OBJECTIVES

The purpose of the conservation plan document is to provide a tool that can be used to guide the future care and use of the St Andrews Hall to ensure that all factors affecting the place, and its heritage significance, are considered, in the course of normal care and maintenance, and in any future proposals that may affect the place.

The document is intended to enhance the meaning of the building to the community by encouraging the understanding of its history and occupants and also an appreciation of its qualities. The conservation plan is intended to provide guidance for the future care and maintenance of the heritage values of the place and its parts.

The policies set out in this section arise directly from the Statement of Significance for the St Andrews Hall. For the conservation policies to be effective and useful it is important that these policies are adopted by all those responsible for the use and care of the place, both Council as territorial Authority, and the owners and users who take care of the day to day maintenance of the place.

The conservation policies are a guide for the future use and care of this place and are intended to enable that use and to ensure that the significant heritage values of the place are respected and conserved. The conservation policies are based on an understanding of the cultural heritage significance of this place and take into account the many factors that may affect the future conservation of the place.

The objectives of this conservation policy are:

- The retention of the building and its continued use
- The conservation of the place to enhance and retain its heritage values
- To guide future development of the place in order to ensure that its particular heritage qualities are respected
- To highlight the need to attend to physical problems in order to ensure the longevity and further use of the building
- To encourage the implementation of a thorough conservation approach to the future care of the building, and to any processes that would involve works of any kind to this place

The future care and management of this place, and in particular, the conservation of this place, is shaped and constrained by various factors as set out previously. The development of conservation policies has taken these factors into account:

- the assessment of cultural significance, as the heritage values are intended to guide appropriate conservation actions for each part of the building
- procedural constraints and accepted standards of conservation
- the requirements of external authorities, both Council and legislative requirements
- the condition of the building and other potential threats to its viability
- the owners requirements and future use
- the availability of funding to enable conservation work to be carried out

8.2 POLICY ARISING FROM THE STATEMENT OF CULTURAL SIGNIFICANCE

The heritage assessment of the place and its parts, and the statement of cultural significance, at the conclusion of the Assessment of Significance section of this document, set out why this place has cultural heritage significance, and provides guidance for future conservation of the place, through the heritage values.

In order to determine appropriate conservation policies for the building, the entire structure has been inspected and described and the existing archival records of the development of the building have been researched. From this information an assessment has been made of the Heritage Value of the building and its component parts. The Heritage Values are intended to clearly guide which conservation processes (as defined in the ICOMOS (NZ) Charter, appendix 1) are appropriate for each part of the building and to ensure that any changes, including maintenance and repair, give full consideration to the heritage significance of the place, and to the greatest extent possible enhance that heritage significance.

The heritage values guide the conservation processes for the building and its parts. The recommended conservation processes on parts having the highest heritage values are the most stringent to ensure the retention and best care of those parts. The conservation processes become more general for the lesser heritage values, and also provide guidance where elements are detracting from heritage value.

The previous section of this document addresses the many factors that impact on the future care and conservation of this place. These factors have been taken into account in the formulation of the policies that follow.

It is important that this place is made safe and brought back into use for those values to be appreciated. It is also important that the particular heritage values of the place, and its overall heritage significance, are understood and respected in any future processes.

Policy 1. Cultural Significance: The building should be retained and brought back into use with the least possible effect on those elements and spaces that contribute significantly to the heritage value of the place.

Policy 2. Cultural Significance: The hall space should remain as a clear open space and be kept in use as a meeting/performance space. The entry lobby should be retained. All other spaces are able to be adapted to allow for new service facilities or other needs to ensure the on-going use of the place.

Policy 3. Cultural Significance: The Margan Street frontage of the building should be restored to its former appearance, with the original joinery re-constructed and re-instated. There are clear photographs showing the form and design of the original joinery.

Policy 4. Cultural Significance: Any alterations and additions to the building should take account of the heritage values and should respond positively to the form and appearance of those parts of the building that have been assessed as high heritage value.

Policy 5 Cultural Significance: The place has considerable landscape character as part of the local townscape. This is particularly significant as the hall is a local landmark. The open landscape of the property from the side of the hall through to Rankin Avenue contributes to that character as do the two mature Pohutukawa on the Margan Avenue side of the

property. In consideration of the future development of the property the landscape character of the site should be fully considered and the views along Margan Avenue should be maintained and protected.

8.3 POLICY ARISING FROM EXTERNAL FACTORS

As set out previously the place is affected by a number of Legislative and Council controls. These establish the standards for building works, including performance standards, and create the framework of regulatory controls that guide the use and development of the property.

These include:

- The Resource Management Act (1991) and all subsequent amendments to the act
- The Building Act (2004)
- The former Waitakere City District Plan (the operative district plan)
- The decision version of the Proposed Auckland Unitary Plan
- Building (Earthquake-prone Buildings) Amendment Act 2016

The building is a B scheduled Historic Heritage place under the former Waitakere City Council District Plan and under the decision version of the PAUP. A resource consent is required before undertaking any works that will affect the external appearance of this building.

Policy 6. Council Support: A formal process should be established to ensure that the recommendations of this document are supported by the external authorities which may be involved in decisions regarding its future.

Policy 7. Resource Consent: All proposals to upgrade or alter the building in any way should be discussed with Council heritage advisors and Council planners at an early stage to ensure that such proposals are in keeping with Council objectives and policies for scheduled historic heritage places, and that the proposal is in keeping with the underlying zoning objectives and controls. A resource consent may be required and this should be determined at an early stage. The conservation plan should be used to guide and support such proposals.

Policy 8. Building Consent: A building consent is required for all works beyond simple maintenance and repair. Compliance with code requirements may be required as part of the consent, this includes; systems, structure, design and materials among other things. In formulating a proposal for a building consent the works should be designed to minimize or avoid impact on parts of the building that have the highest heritage values.

Policy 9. Building Consent; Structural Upgrading: The building requires substantial structural upgrading and services upgrading. There are many ways to fit new structure and services into older buildings. It is recommended that the consideration of any structural upgrading and services upgrading is carried out by consultants with expertise in heritage projects. The design approach should be based on the minimum possible impact on the heritage fabric of the place, recognizing that these types of interventions generally affect that fabric.

Policy 10. Building Consent; Disabled Access and Facilities: As a place of assembly the hall is required to meet the disabled access and facilities provisions of the Building Act. This relates to physical access provisions and to the provision of suitable facilities. All future plans for the place must take these requirements into account, regardless of the particular use.

Policy 11. Building Consent; Thermal Environment: The Building Act sets out requirements for the thermal performance of buildings. This building was constructed before thermal performance was considered to be important for the well-being of building users. It is a large building constructed without any insulation, it is most likely very cold in winter and was damp during our inspection. A creative approach is required to improve the thermal performance of the building without compromising the heritage value of its exposed materials. It is recommended that whenever works are carried out, that consideration is given to fitting insulation within voids, and to improving the thermal efficiency of the products used, such as joinery elements and glazing, by substituting better products where this is possible. The requirement to upgrade this aspect of building performance will require good advice. It is recommended to engage an expert in zero energy building systems, who has a full understanding of the heritage values of this place, and understands the challenge of working with this type of construction, to provide guidance on how this can be done.

8.4 POLICY ARISING FROM CONSERVATION STANDARDS AND METHODOLOGIES

This conservation plan has been prepared with reference to the principles and processes outlined in the ICOMOS New Zealand Charter (the Charter, included in this document as Appendix 1. The Charter describes and defines conservation processes and methodologies. It is a guiding document intended to assist the understanding of conservation processes and principles. These principles inform the overall approach towards the conservation of this place as set out in this document. The heritage values set out in the first part of this document refer to various conservation processes as defined in the Charter, and the values given to the parts of the building are reinforced by the types of processes considered to be appropriate for each part. The conservation processes as defined by the Charter, are an integral component of the heritage values.

It is expected that all maintenance and conservation work at this place will take full account of those values and will be carried out in accordance with the principles and processes set out in the Charter.

Policy 12. ICOMOS: The fabric of the place which has been assessed as significantly contributing to the understanding of the building as a place of cultural heritage value (as set out in the Statement of Cultural Significance) must be protected.

Policy 13. ICOMOS: The principles and guidelines of the ICOMOS NZ Aotearoa Charter are to be applied in determining the appropriate methods and /or treatment of the place and its parts to ensure the preservation and care of its significance

Policy 14. ICOMOS: All work on the place should be carried out by experienced trades people who are aware of (and sympathetic to) conservation requirements and are familiar

with the conservation processes and methodologies set out in the ICOMOS NZ Aotearoa Charter and have read and understood this document.

Policy 15. The fabric of the place should be protected from damage during the course of any works, and all measures put in place to minimise risk from exposure to the elements or other factors.

Policy 16. Heritage Colours: most of the surfaces on the building exterior are unfinished. Only the joinery is painted. The interior surfaces are a mix of some original surfaces and some painted over. The exterior surfaces should be left natural where possible. The colour of the remaining timber joinery should be determined by paint scrapings and the original colour re-instated. On the interior of the building all original finishes should be identified and recorded. To the greatest extent possible the interior finishes should reproduce or enhance the original colours and finishes.

Policy 17. When carrying out conservation works further investigation should be carried out. The works should be recorded and kept as a record both of the works and in order to better understand the fabric of the place. Recording should include but not be limited to; photography, drawings, measured drawings, written descriptions, samples of materials where appropriate.

Policy 18. Interpretation: It is important to encourage further research to increase the understanding of this place an archive relating to this place should be established. The record of research and conservation works, including the conservation plan and associated documents, should be placed in a public archive and made available for research and further scholarship.

8.5 POLICY ARISING FROM THE REQUIREMENTS OF THE OWNERS AND OCCUPIERS

The current owners were aware of the historic heritage value of this place when they first purchased the property.

The owners of the building have used the building as a place of assembly, but have not repaired or maintained the building. The building is old and does not meet current building standards. The deterioration of the building fabric has led to the place being shut down by Council as an unsafe building. The owners commissioned a structural report by Compusoft Ltd in 2010. This report concluded that the building did not meet seismic strength requirements and further to this set out other matters that were affecting the structural integrity of the building at that time. The report includes a preliminary design for structurally upgrading the building.

The building has a multitude of physical problems, and the cost of addressing these sets a very high bar for any owner.

The site is large and apart from the hall and the much smaller manse building at the north western corner of the property, it is largely undeveloped.

In order to bring the building back into use it is necessary to carry out substantial works to repair and strengthen the building and to provide appropriate service facilities, depending on its future.

Policy 19. Options should be investigated to enable the owner to develop the overall site and retain the heritage values of the hall, while putting it back into use, whether ownership is retained or not.

Policy 20. In considering change to facilitate the future use of the building the owner should engage the best possible consultants with heritage experience to design new works in a creative and considered manner that takes account of the heritage values of the place.

8.6 POLICY ARISING FROM THE PHYSICAL CONDITION OF THE BUILDING

The building is in poor condition. The exterior of the eastern wall has collapsed and this has also damaged the roof edge vegetation is growing at the top of the wall. The main roof has a number of broken and missing tiles. The roof of the 1972 toilet addition at the north west corner of the building has collapsed.

In addition to this the building has been assessed by Council as an earthquake-prone building.

The state of the building has a serious deleterious effect on its heritage values and on public perception of the place. The damage caused by the semi-ruinous state of the building is affecting heritage values as the heritage fabric has been damaged and is continuing to sustain damage. The place has been shut down by Council and is fenced off on the street frontage. This, together with the obvious signs of damage and neglect, creates a public impression that this place is not valued.

Policy 21. The building should be repaired, upgraded and put back into use as soon as possible in order to secure its future. Refer also to Policies 6, 7 + 8. All upgrading works must be fully documented and supervised by experienced heritage consultants.

Policy 22. The building should be structurally upgraded in order to meet the requirements of the Building (Earthquake-prone Buildings) Amendment Act 2016 as this applies to this place. Refer also to Policies 6, 7 + 8.

Policy 23. Asbestos was commonly used as a building material in 1929. It is highly likely that some asbestos based materials have been used in the construction of the building. Where the asbestos is used in a contained form it does not pose a significant risk to health, however such materials should not be disturbed in any way as any activity such as drilling grinding, sanding or cutting such material poses a significant health risk through exposure to asbestos fibres. If found asbestos material should be removed using methodologies in accordance with building industry and government health and safety guidelines, with the work carried out by persons approved to work with hazardous substances.

Policy 24. Services: All services in the building should be replaced. Services should be run discretely and concealed where possible, both inside and out.

Policy 25. Cyclical Maintenance: Once the building has been made secure and safe and put back into use, regular program of cyclical maintenance should be established to ensure that an appropriate regime of regular care and periodic replacement is put in place.

A regular program of cyclical maintenance is necessary for all buildings. Cyclical maintenance means a program of regular works from daily tasks such as surface cleaning, through to major items such as the periodic replacement of roofing. Carrying out basic

testing of systems is also part of this mahi. A preventative maintenance plan should be prepared for the building to ensure that there is a regular program of maintenance and that the right thing is done at the right time. All inspections should use a place specific checklist which must be dated, signed off, documented and retained and established as a log. Tasks should be ticked off as performed. (For an example of a Cyclical Maintenance Program Chart please refer to Appendix 3)

Policy 26. Security: The building should be able to be kept secure.

Policy 27. Fire Protection: The best possible fire warning and protection system should be installed in the building to ensure that it can be protected from fire and to ensure the safety of the users. It is recommended that a fire engineer, with experience in heritage projects, is engaged to fully survey the building and to formulate a solution that will provide the best possible fire safety and fire protection system for the building.

Policy 28. Insurance: The building should be insured for its full replacement value.

DRAFT

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Halls in the Mid- Western Suburbs

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APPENDIX.

TABLE OF CONTENTS

- Appendix 1 ICOMOS Charter

- Appendix 2 Certificates of Title – Current + Historic

- Appendix 3 Preventative Cyclic Maintenance Plan

- Appendix 4 Timeline: The Work of H. Clinton Savage

- Appendix 5 Report: Former St Andrews Sunday School Hall, 40 Rankin Avenue, New Lynn, prepared by Lisa J Truttman, October 2012

- Appendix 6 Auckland Council Property File information – 40 Rankin Avenue

- Appendix 7 Seismic Assessment Report prepared by Compusoft Engineering 2010

- Appendix 8 New Lynn’s Brickmakers (1860s - 2015) Report by Lisa Truttman 2015.

APPENDIX 1.

ICOMOS NEW ZEALAND CHARTER

ICOMOS New Zealand encourages the wide use of its Charter in Conservation Plans, Heritage Studies and other documents relating to the conservation of places of cultural heritage value. Inclusion of the Charter does not however constitute an endorsement of the report in which the Charter appears.

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

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

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **fino rangatiratanga**, and so empowers **kaitiaki tangata** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **mauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Mauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place of cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places of cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of cultural heritage value may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place of cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscape and streetscape; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

ICOMOS NZ (Inc.)
P O Box 90 851
Victoria Street West,
Auckland 1142,
New Zealand.

APPENDIX 2.

CERTIFICATES OF TITLE



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



Search Copy

Identifier NA2038/78
Land Registration District North Auckland
Date Issued 26 March 1962

Prior References

NA494/18 NA494/19

Estate Fee Simple
Area 2256 square metres more or less
Legal Description Lot 1 Deposited Plan 49993

Proprietors

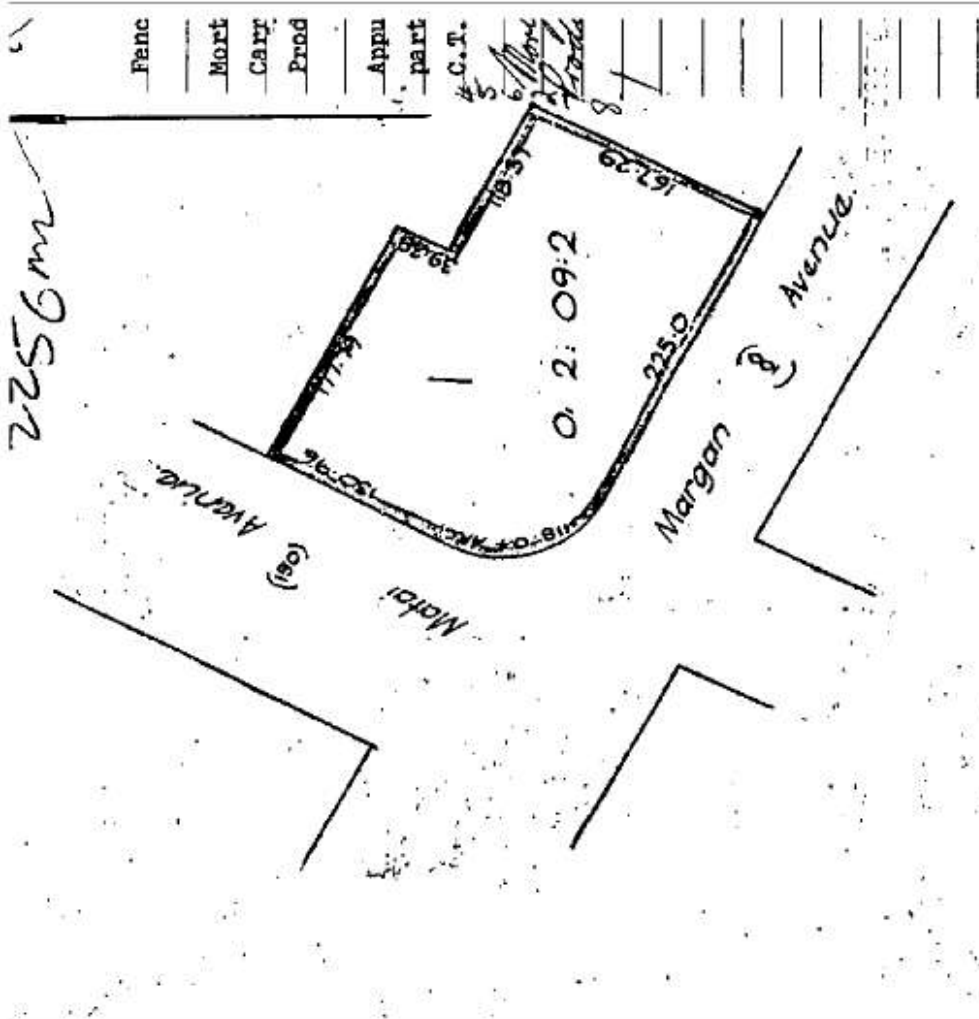
Dragon Group Enterprise Limited

Interests

Appurtenant hereto is a drainage right created by Transfer 672009
6248093.4 Mortgage to ASB Bank Limited - 10.12.2004 at 9:00 am

Identifier

NA2038/78



REGISTER NEW ZEALAND.

(Land and Deeds - 4
(Form B)

Reference: Vol. 365, folio 82
Transfer No. 23163B
Application No.
Order for N/O No.



Register-book,
Vol. 494, folio 18

81/7167

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twelfth day of June one thousand nine hundred and twenty nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that JAMES SIMS OCKLESTON brick manufacturer, CHARLES FISHER GARDNER brick manufacturer and HERBERT STANLEY WILDING accountant all of New Lynn are

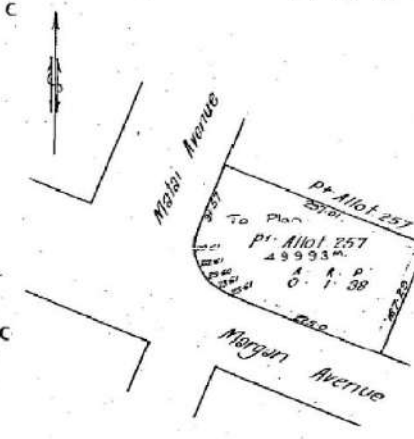
Joint owners of an estate in fee simple (subject to such reservations, restrictions, encumbrances, leases, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off lands under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green be the several admeasurement in title more or less, that is to say: All that parcel of land containing one road and thirty eight perches more or less situated in the Borough of New Lynn being portion of Allotment 257 of the Parish of Auckland and being the land more particularly shown on a plan deposited in the Land Registry Office at Auckland as No. 22281.

METRIC AREA IS 1973 m²
1943 m²



[Signature]
Assistant District Land Registrar.

agreement as to feeing contained in Transfer No. 23163B.
[Signature]
Asst. Land Regr.



Scale: 1 chain to an inch.
D.L.R. 5/7

DISCHARGE
Produced 1/1/79
Assistance of the Registrar produced 25/1/79 at 10:00 am
Transfer 251944. The registered proprietors to the Presbyterian Church Property Trustee, produced 16/11/1962 at 2:25 pm
Mortgage 444172 Presbyterian Church Property Trustees to Henry Arthur Douglas Garneth, and Thomas Henderson Wharton Jackson - produced 30/9/1955 at 11:10 a.m.
Transfer 619142 cancelled and new 26-3-1942
Vol. 2038 2/1/78

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSE OF SECTION 215A LAND TRANSFER ACT 1952.
L. E. Stoman D.L.R.



APPENDIX 3.

PREVENTATIVE CYCLIC MAINTENANCE PLAN

NOTE: All inspections should involve using the following or other developed checklists which must be dated, signed off, documented and retained and established as a log. Tasks should be ticked off as performed.

PREVENTATIVE CYCLIC MAINTENANCE PLAN

NOTE: All inspections should involve using the following or other developed checklists which must be dated, signed off, documented and retained and established as a log. Tasks should be ticked off as performed.

ANNUAL CYCLE

Daily

- Observe fire protection and monitor security.

Monthly

- Check security hardware.
- Wipe internal surfaces and vacuum clean the floor.
- Clean out external down pipes, gullies and rainwater outlets.
- Check hardware for security.

Quarterly

- Check and clean interior and exterior light fittings.
- Check doors and locking mechanisms.
- Check and clean metal surfaces and elements.
- Check and clean windows and other glass surfaces/elements.
- Check and clean floors with a cleaning solution.
- Check and maintain exterior landscape e.g. spray for vegetation growth.

Half-Yearly

- Perform visual check of walls, floors, roof and other substructure.
- Inspect and maintain if needed all timber joinery and metal services.
- Inspect for Borer and respond if necessary.
- Check and clean all external down pipes for possible clogging after storms.
- Clean and inspect all fixtures – perform necessary maintenance.
- Check external landscape e.g. Maintain foliage close to the building.

Annually

- Obtain a Building Warrant of Fitness (if required).

- Check and clean all interior, walls, ceilings and joinery as well as chimneys.
- Check and clean the exterior (low pressure cleaning if needed).
- Check security and fire protection.
- Check and maintain locks and hinges.
- Check and maintain hardware, services and plumbing hardware.
- Check and paint in places if needed ALL exterior timber work.
- Roof to be cleaned down by an approved contractor (full care to be taken)

FIVE-YEAR CYCLE

- Organise the inspection of the superstructure by specialist consultants
- Check and repaint all exterior joinery.
- Check and repair roof.
- Check the foundations, especially for leaks, ground conditions, subsidence.
- Perform a borer inspection for the entire building and fittings.
- Inspect all services, fittings and chimneys.

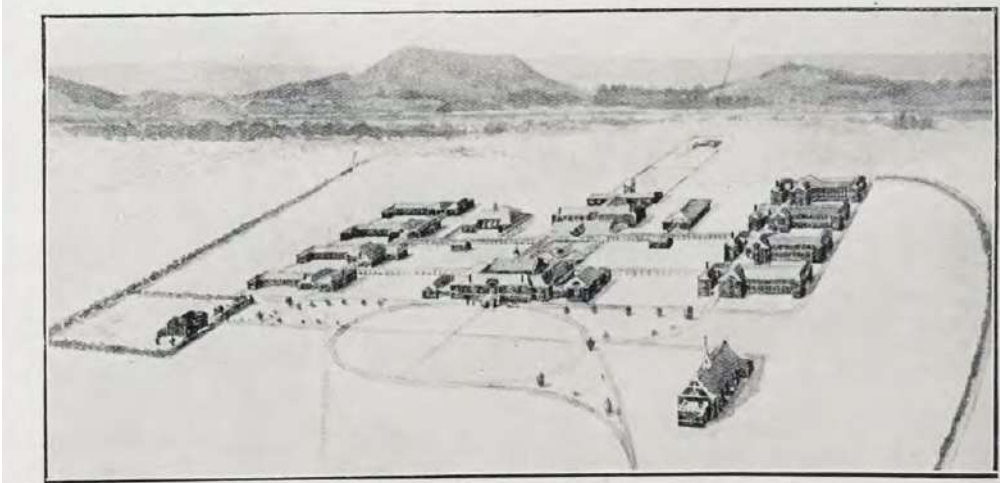
TEN-YEAR CYCLE

The preventative maintenance actions performed every 10 years should recognise the significance of this lengthy cycle. At this time, a recognised architectural conservation specialist should fully inspect the entire building and, as already mentioned, review this preventative maintenance schedule or other developed systems.

- Organise a full inspection of building and site by a conservation specialist.
- Organise a thorough inspection of all structural systems.
- Organise a thorough inspection of all electrical systems.
- Organise a thorough inspection of all plumbing systems.
- Check and repair guttering.
- Check and repaint interior surfaces.
- Check and repaint exterior surfaces.

APPENDIX 4.

TIMELINE: THE WORK OF H. CLINTON SAVAGE

1890	Born, June 6 th at Thames, the son of Henry Clinton Savage (gold miner). ¹ Savage was an only child, his Father died in 1900 in Waihi – the service was both Presbyterian and Masonic. Henry Clinton Savage was part owner of the Martha Mine, Thames. He was a ‘native of Ireland.’ ²
1914	<p>Clinton Savage of Onehunga and J Park were awarded the first prize of £500 for their competitive design of the proposed building of the Dilworth Ulster Institute for Boys at Papatoetoe. The second prize was awarded to Mr G Selwyn Goldsbro of Auckland.³ The competition was open to all architects in Australia and New Zealand. The project was abandoned on account of WW1⁴</p>  <p>PROPOSED NEW BUILDINGS FOR THE DILWORTH ULSTER INSTITUTE FOR BOYS AT PAPATOETOE, AUCKLAND: BIRD'S-EYE VIEW IN A COMPETITIVE DESIGN BY MESSRS. PARK AND SAVAGE. OF ONEHUNGA. AWARDED THE FIRST PRIZE OF £500. W. Beattie, Photo.</p> <p>Source: Sir George Grey Special Collections, Auckland Libraries, AWNS-19140702-48-5</p> <p>Description of the scheme: “the planning was largely influenced by local conditions while the buildings have been designed in the English style of school architecture, modified to suit colonial requirements. The chief feature of the scheme is the covered ways which link up every department of the school.”⁵</p>
1914	Savage invited tenders for the erection of a bungalow in wood at Epsom ⁶
1914	Savage’s office listed as No. 222 Victoria Arcade, Auckland City ⁷
1914	Savage became a member of the ANZIA
1915	Savage invited tenders for the erection of a Residential Club in brick for the NZ Trained Nurses Association, on Mountain Road, Epsom ⁸ The building was described as two stories with 31 rooms giving accommodation to 25 nurses. The lower storey “will have

¹BIRTHS. New Zealand Herald, Volume XXVII, Issue 8283, 16 June 1890

² TABLE TALK. Auckland Star, Volume XXXI, Issue 140, 9 October 1900

³ New Zealand Herald, Volume LI, Issue 15643, 24 June 1914

⁴ New Zealand Herald, Volume LXVII, Issue 20594, 19 June 1930

⁵ Architects Compete. New Zealand Herald, Volume LI, Issue 15643, 24 June 1914

⁶ New Zealand Herald, Volume LI, Issue 15730, 3 October 1914

⁷ New Zealand Herald, Volume LI, Issue 15731, 5 October 1914

⁸ New Zealand Herald, Volume LII, Issue 15840, 10 February 1915

	a stone face and will be built of pressed brick. The upper storey will be of rough cast plaster.” ⁹
1915	The engagement announced of Miss Gertrude Lilian Gillam, the only daughter of Rev W E Gillam and Mrs Gillam of St Mathews Vicarage to Mr H Clinton Savage of Onehunga. ¹⁰
1915	Savage invited tenders for the erection of a residence in wood, in Trafalgar street, Onehunga ¹¹
1915	Savage invited tenders for the erection of a residence in Mangare ¹²
1915	Savage invited tenders for the installation of electric lights at the Nurses Home, Mountain road ¹³
1915	Savage invited tenders for the erection of a cottage at Remuera in wood. ¹⁴
1916	Tenders invited for the erection of a residence in wood at Morrinsville ¹⁵
1916	Appointed vestryman at St Mathews Church ¹⁶
1916	tenders invited for alterations in wood to shops, mount eden ¹⁷
1917	Tenders invited for renovating Rawlingston Private Hospital Grafton Road ¹⁸
1917	tenders invited for the erection of a brick building in New Lynn ¹⁹
1918	Supreme court judgement – James Webster, contractor, Auckland called upon Charles F Garner, H Clinton Savage and Samuel I Clarke arbitrators in a dispute between himself and Henry J Bray. The work in question comprised alterations to the commercial hotel Whangarei. ²⁰
1918	Elected as officer of the Auckland Centre of the Protestant Political Association ²¹
1918	St Andrews Presbyterian Church New Lynn ²²
1919	The “triangle” Hamilton, a 2 storey concrete building constructed on the site of the former Arnold Butchery site.

⁹ LOCAL AND GENERAL NEWS.,New Zealand Herald, Volume LII, Issue 15842, 12 February 1915

¹⁰ THE SOCIAL SPHERE, Observer, Volume XXXV, Issue 24, 20 February 1915

¹¹ New Zealand Herald, Volume LII, Issue 15903, 28 April 1915

¹² Auckland Star, Volume XLVI, Issue 121, 22 May 1915

¹³ Auckland Star, Volume XLVI, Issue 145, 19 June 1915

¹⁴ New Zealand Herald, Volume LII, Issue 16071, 10 November 1915

¹⁵ Waikato Times, Volume 86, Issue 13139, 23 March 1916

¹⁶ New Zealand Herald, Volume LIII, Issue 16215, 28 April 1916

¹⁷ Auckland Star, Volume XLVII, Issue 175, 24 July 1916

¹⁸ Auckland Star, Volume XLVIII, Issue 122, 23 May 1917

¹⁹ New Zealand Herald, Volume LIV, Issue 16720, 12 December 1917

²⁰ ARBITRATION DISPUTE.,New Zealand Herald, Volume LV, Issue 16835, 27 April 1918

²¹ New Zealand Herald, Volume LV, Issue 16755, 23 January 1918

²² Auckland University School of Architecture – Sheppard File – H Clinton Savage

1919	Auckland branch for the New Zealand institute of Architects appoints Savage (vice chairman) to assist the board in revising or formulating by laws regarding the construction of buildings. ²³
1919	A war memorial in the form of a Stone pulpit designed by Savage consecrated for use in St Mathews Church at a peace thanksgiving service. "The pulpit was erected at a cost of 142pounds out of the stone church fund by means of which the church itself was built. It is constructed of Oamaru stone in gothic design. The stonework is handsomely carved with correct gothic ornament and a revolving brass bookrest adds to the beauty of the structure. The pulpit is approached from the chancel by a stairway of steps which are paved with white marble." ²⁴
1920	Tender invited for the purchase of a three storey block of wooden shops in Karangahape road ²⁵
1920	Savage takes over from Mr G W Allsop, architect to the Auckland Hospital and Charitable Board whilst he toured though the UK and America studying the latest building and construction methods ²⁶
1920	Savage designed a ward for the accommodation and treatment of patients with venereal diseases in the grounds of the Auckland Hospital. "The new building will be erected .at the rear of the hospital near the motor-car shelter, and at no great distance from Park Road. -- The proposed ward is to have two floors, and will accommodate ten male and five female inpatients, and it is to have capacity for the treatment of 600 out-patients. The whole mode of treatment for the out patents has been based upon the circulatory plan, the patients going in-to the waiting room, passing thence into the examination and treating chambers, and out. from, the other end of the building. Sanitation has been given'. special attention, a records room is planned; and also a research room for the examination types and specimens ²⁷
1920	Prepared plans for an extension to the existing Nurses Quarters at Auckland hospital
1921	Savage and Morran, registered architects, of Auckland, have opened a branch of their business in Whangarei. In the course of a few months a member of the firm will, be resident here permanently, but in the meantime Mr George A. Laird, of Bank Street, who has been appointed their agent temporarily, will forward all inquiries to the head office in Auckland. ²⁸
1921	B C Chilwell, W H Gummer and H Clinton Savage from Auckland attend the annual conference of the Institute of Architects in Napier ²⁹
1922	Tenders invited for the erection of a house in brick at mount eden – savage and morran ³⁰

²³ SPECULATIVE BUILDING.,New Zealand Herald, Volume LVI, Issue 17216, 18 July 1919

²⁴ LOCAL AND GENERAL,Dominion, Volume 12, Issue 246, 11 July 1919

²⁵ New Zealand Herald, Volume LVII, Issue 17415, 10 March 1920

²⁶ Auckland Star, Volume LI, Issue 26, 30 January 1920

²⁷ New Zealand Herald, Volume LVII, Issue 17379, 28 January 1920

²⁸ Northern Advocate, 4 August 1921

²⁹ New Zealand Herald, Volume LVIII, Issue 17712, 22 February 1921

³⁰ New Zealand Herald, Volume LIX, Issue 18245, 11 November 1922

????	Additions to Warehouse in Elliot and Albert Streets for R H Abbott & Coy Ltd – Savage and Morran
1922	George Court and Sons Department Store Karangahape Road
1922	Alterations to a house 50 King Edward Parade, Devonport for Hon E W Alison, designed by Savage & Morran
1922	Savage and Morran – registered architects Head office : Victoria Arcade, Auckland. Temporary Branch Office, Whangarei c/o Mr George A Laird ³¹
1924	Repairs to shop premises in Queen Street ³²
1924	Tenders for the erection of a stone wall at Dominion Road ³³
1924	Proposed shop and office building in Caneron Street Whangarei for J Palmer – Savage and Morran ³⁴
1924	Tenders invited for a residence in Remuera, designed by Savage and Morrison ³⁵
1924	Tender for the removal and purchase of a residence on New North Road, Kingsland ³⁶
1923	Hamilton hotel – Savage & Morran made from concrete and concrete block in the Beaux Arts Style ³⁷
1923	Block of Shops upper Queen Street – Savage and Morran for the Auckland Investments Ltd. Built in reinforced concrete, the floors and staircases also of that material. Shop fronts of plate glass and oak surrounded by marble. The first floor will be divided into offices and finished in white cement. ³⁸
1925	Alterations and additions to Ashley's A B C Stores Karangahape Road. ³⁹
1925	Tender for the erection of a premises in Swanson Street ⁴⁰
1925	Savage became a member of the Auckland Acclimatisation Society ⁴¹
1926	Opening of Broadcasting Station Equipment and Plant, designed by Savage ⁴²
1927	tender for additions to the Nurses Club, Mountain Road, Epsom ⁴³

³¹ Northern Advocate, 16 December 1922

³² New Zealand Herald, Volume LXI, Issue 18653, 8 March 1924

³³ New Zealand Herald, Volume LXI, Issue 18886, 8 December 1924

³⁴ Northern Advocate, 7 January 1924

³⁵ Auckland University School of Architecture – Sheppard File – H Clinton Savage

³⁶ New Zealand Herald, Volume LXI, Issue 18834, 8 October 1924

³⁷ http://kete-hamilton.peoplesnetworknz.info/hamilton_heritage/topics/show/2124-the-hamilton-hotel

³⁸ New Zealand Herald, Volume LX, Issue 18533, 18 October 1923

³⁹ New Zealand Herald, Volume LXII, Issue 19203, 17 December 1925

⁴⁰ New Zealand Herald, Volume LXII, Issue 19166, 4 November 1925

⁴¹ Auckland Star, Volume LVI, Issue 242, 13 October 1925

⁴² BROADCASTING STATION, New Zealand Herald, Volume LXIII, Issue 19397, 4 August 1926

⁴³ Page 4 Advertisements Column 8, New Zealand Herald, Volume LXIV, Issue 19675, 29 June 1927

1928	Design of the Masonic Club building in Wyndham Street, Auckland Central. Plans had been prepared by Savage for the construction of a four floor clubhouse. The intention was to remodel the existing building which was acquired when the site was purchased – a two storied brick building with a frontage to Wyndham street situated between the premises of Thorne, Thorne, White and Clark-Walker Solicitors and L S Kelly and Co. sign writers. – and use it until such times as a major scheme is embarked upon. The lease of the present club premises was in His Majesty’s Arcade. (Savage’s Offices) ⁴⁴
1928	Construction of the Star of Avondale Lodge – Oddfellows Hall, a substantial brick building 65 ft long and 35 ft wide accommodating nearly 200 people. A description of the hall designed by Savage is as follows: on either side of the entrance doors are antennae rooms. The main floor has been specially prepared for dancing and social functions. Adjoining the main building, and reached by a short porch way is another building constructed of iron. This will be used as a supper room and kitchen. ⁴⁵
1929	On the Board of Directors of the Northern Co Operative Terminating Building Society ⁴⁶
1929	Tender invited for the erection of a residence in wood at Narrow Neck, Devonport ⁴⁷
1929	Tender for the erection of additions to premises in Albert Street for the Waitemata Electric Power Board in reinforced concrete and brick ⁴⁸
1929	Corinthian Lodge 1655 B C Masonic Hall, Martha Street Thames built
1929	St Andrews Sunday School Hall, New Lynn ⁴⁹
1929	Neon Lights Company, Symonds Street ⁵⁰
1929	Additions – storey to the Waitemata Electric Power Board Building, Albert Street. ⁵¹
1930	Worked as an assessor for Council – compensation claim for damage to the Delta Theatre New Lynn by George Vincent Mullenger (owner) against the new Lyn Borough Council - alleged damage to have been done to the theatre by the collapse of a drainage tunnel being driven under the theatre by the council. ⁵²
1931	tenders for renovations to a premises in Karangahape Road ⁵³
1933	dedication and opening of the “Gateway of Remembrance at New Lynn ⁵⁴

⁴⁴ Auckland Star, Volume LIX, Issue 240, 10 October 1928

⁴⁵ ODDFELLOWS' NEW HALL.,New Zealand Herald, Volume LXV, Issue 19905, 26 March 1928

⁴⁶ New Zealand Herald, Volume LXVI, Issue 20392, 22 October 1929

⁴⁷ Auckland Star, Volume LX, Issue 173, 24 July 1929

⁴⁸ New Zealand Herald, Volume LXVI, Issue 20312, 20 July 1929

⁴⁹ Auckland University School of Architecture – Sheppard File – H Clinton Savage

⁵⁰ Auckland University School of Architecture – Sheppard File – H Clinton Savage

⁵¹ Auckland University School of Architecture – Sheppard File – H Clinton Savage

⁵² New Zealand Herald, Volume LXVII, Issue 20720, 13 November 1930

⁵³ Auckland Star, Volume LXII, Issue 187, 10 August 1931

⁵⁴ New Zealand Herald, Volume LXX, Issue 21641, 6 November 1933

1935	Tenders for the erection of a residence in Lewin Road, one tree Hill ⁵⁵
1935	Tenders for the erection of a residence in wood at Otahuhu ⁵⁶
1936	Tender invited for erection of buildings in wood and iron at Warkworth for the Waitemata Electric Power Board ⁵⁷
1936	On the Board of Directors of the Northern Co Operative Terminating Building Society ⁵⁸
1938	H Clinton Savage – Hospital Board, Trafalgar Street, Onehunga, architect. ⁵⁹
1940	Pitt Street Methodist Church designed by Savage opened ⁶⁰
1950	Pukekohe Maternity Hospital
1955	Takapuna Grammar Tech. Wing, designed by Savage & Hunt
????	Restoration of buildings damages by fire 73, 75 & 77 Victoria Road
1957	Died

⁵⁵ New Zealand Herald, Volume LXXII, Issue 22250, 26 October 1935

⁵⁶ New Zealand Herald, Volume LXXII, Issue 22030, 9 February 1935

⁵⁷ New Zealand Herald, Volume LXXIII, Issue 22507, 26 August 1936

⁵⁸ Auckland Star, Volume LXVII, Issue 258, 30 October 1936

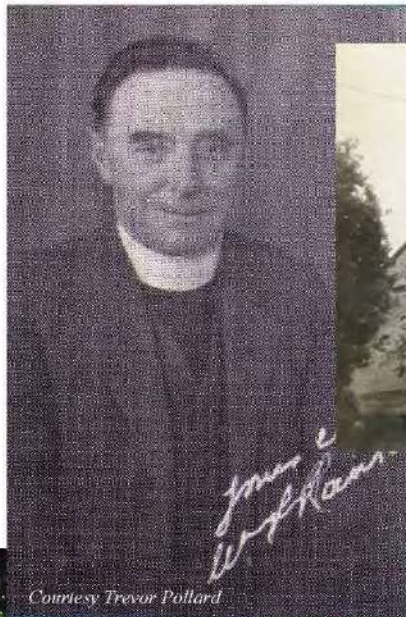
⁵⁹ New Zealand Herald, Volume LXXV, Issue 23000, 30 March 1938

⁶⁰ New Zealand Herald, Volume LXXVII, Issue 23572, 5 February 1940

APPENDIX 5.

REPORT: FORMER ST ANDREWS SUNDAY SCHOOL HALL, 40 RANKIN AVENUE, NEW LYNN

Prepared by Lisa J Truttman, October 2012



Courtesy Trevor Pollard



From S236h, Shepherd Collection, University Of Auckland



**Former St Andrews Sunday School Hall
40 Rankin Avenue, New Lynn**

Lisa J Truttman, October 2012

Sunday School movement

Sunday schools were first popularised by Robert Raikes in 18th century Gloucester, England. It has been suggested that the key element behind their success "was that they provided the education and expressed the values that working-class parents wanted for their children."¹ The importance of Sunday schools in early colonial New Zealand can be measured by the numbers of pupils and teachers represented by the affiliation of six churches to the 1865 Auckland Sunday School Union: 992 pupils and 112 teachers.² The 1877 Education Act which provided only for free, compulsory and secular education meant that traditional religious education was restricted to Sundays. As historian Helen Laurenson says in her book *In This Familiar Place* (1999), parents who wanted such education for their children as part of their moral upbringing chose to send them to Sunday schools, even if they didn't attend the church themselves.³

Building the hall: "The Bricklaying Parson"

Work began on the building of the New Lynn Presbyterian Sunday School Hall, intended to be 100 feet by 481 feet but with dimensions on completion of 60 feet by 34 feet,⁴ with space for the addition of a new church at a later date,⁵ at the corner of Rankin (formerly Matai Ave) and Margan Avenues on 7 November 1928.⁶

"Yes, that's my name," said one of three men in a wet trench this morning at New Lynn, when a "Star" reporter asked if the Rev W P Rankin happened to be about. New Lynn mud has a decidedly clinging nature, especially after a rainy night. Mr Rankin had quite a lot of it on his bluchers, and as he was without a coat and the usual identifying collar, it was no wonder he was difficult to sort out. The wet trench, which was being filled with rough concrete, was the start of the foundations of a school room which will surely merit that much-abused word "unique." The parson intends to lay every one of the 90,000 bricks himself. Mr. Rankin said he noticed that in the Old Country a Minister of the Crown (Mr Winstone [sic] Churchill) had taken to brick-laying, and there was no reason why a minister of another kind should not do something in the same way.

During the two years he has been in charge of the Presbyterian church at New Lynn, that rapidly-expanding suburb, which some of us remember only the other day as a tea-tree waste, synonymous with bricks and tiles and nothing else. Mr Rankin has done a lot for the social welfare of the rising generation, and now he is going to see that his overcrowded Sunday School children have a bit more room. At present they are taught in the church and are as crowded as sheep. Fortunately there are generous people in New Lynn. The New Zealand Brick and Tile Company, which had previously given the minister five acres for a football ground, presented him with a fine bit of land just opposite the present little brick church. On this new section there is to be built a brick schoolroom 60 feet by 34 feet, with additional classrooms at the side.

In addition to having got the land as gift, Mr. Rankin was presented with 90,000 bricks by Gardner Brothers and Parker. Cement, timber and iron, and other incidentals are

expected to cost about £1000, and for that sum the congregation will have a building estimated to be worth something over £4000 when it is completed. Mr H Clinton Savage has drawn the plans of a neat building, and as soon as the foundations are in Mr Rankin will start on his lone-hand job of building. He is not without some knowledge of the craft. When he was a young man attending university classes in Scotland there was talk of him going out to China as a missionary, and he used to put in his spare time looking after building jobs which were undertaken by some of his family, who were all in the building business.

That is how it comes about that New Lynn's Presbyterian minister can and will build his own schoolroom. If somebody comes along and lends a helping hand he will be all the more pleased, but if not he is not a bit dismayed by having to lay 90,000 bricks. He says it will probably take him about six months, as he has to carry on his other duties as well. "We are not rich out this way," he said this morning, "and if I don't build the place myself I don't see how we are going to get it. No, I don't mind the job at all. We must get more room for our scholars. All I want is to leave something for the young people of the district, and this Sunday School is the most pressing need at the present time." "All right, I will give him a hearty welcome," remarked Mr. Rankin, when it was suggested that when people read of his courageous effort a helper might be found.

And the parson at the bottom of the trench picked up his spade and went on with the job of levelling concrete." ⁷

"The result of the article in the 'Star' concerning my endeavour to build a hall for the Sunday school at New Lynn," writes the Rev W R Rankin, "brought me two letters. One, signed by 'Good Luck,' enclosed £1, and the other came from a gentleman in Herne Bay offering me two doors. I wish to thank both friends for the practical and generous donations. I accept most gratefully in the name of the children." It will be remembered that the "Star" gave an account of the self-imposed task of Mr Rankin, Presbyterian minister at New Lynn, who intends to do the brickwork of the new building himself, as the funds will not run to employing labour. Mr. Rankin adds facetiously: "I have been fortunate enough to escape the fees necessary to join the Bricklayers' Union. How would it be if some of the union bricklayers came out to New Lynn and joined me, even if it were only for a day?" ⁸

By mid January 1929, Rev Rankin had laid between 20,000 and 30,000 bricks, "*the walls rising ten feet in parts while in places the foundations are three feet below ground-level.*" Foundation stones were laid on 19 January, one by C F Gardner for Gardner Brothers & Parker and one by Thomas E Clark, for the NZ Brick and Tile Company which donated the land to the church for the building. On the second stone there was also "*an acknowledgment of the fact that the joinery was given by the Fletcher Construction Company, and that the carpentry work was the voluntary labour of Messrs G E McWhirter and Albert Overington, of New Lynn. The first stone will also state that the school was built by Mr Rankin, and that the architect was Mr Clinton H Savage.*" ⁹



The two foundation stones, set in place by Charles F Gardner and Thomas E Clark.



On the morning of 16 February 1929, Rev Rankin was joined in his toil by the welcome addition of 20 bricklayers and labourers employed by Fletcher Construction, putting in a full eight-hour day helping to build the hall (six hours paid by the company, the remaining two contributed by the workers voluntarily). By that stage, the front elevation had been completed, with the rest of the building to the level of the window arches.¹⁰

The brickwork part of construction was completed by around April that year, but further delays pushed completion forward to the spring. The hall was officially opened 20 October 1929,¹¹ in front of around 500 people.¹² The total number of bricks used was somewhere between the figure of 90,000 quoted in the newspapers, to 210,000 quoted by Mary Taylor (née Gardner).¹³ Certain initialled bricks were set in place during construction "*by interested friends*".¹⁴



One of the initialled bricks — possibly laid in place by Herbert Stanley Wilding, former New Lynn Town Board chairman and co-trustee of the land.

The land, and the building today

The land was officially transferred to trustees James Sims Ockleston (manager of the NZ Brick, Tile and Pottery Company works), brickyard manager Charles Fisher Gardener and accountant Herbert Stanley Wilding on 12 June 1929.¹⁵ Wilding (1875-1952) was a member of the New Lynn Town Board from 1922,¹⁶ chairman of the Board in 1925,¹⁷ and auditor for the Lynndale Amateur Athletics Club in 1929.¹⁸

The land, just over a quarter-acre, was transferred in 1942 to the Presbyterian Church Property Trustees.

Around 1959, a brick manse was added to the site,¹⁹ and more land transferred to the Presbyterian Trustees by Amalgamated Brick and Pipe Company Limited in 1962.²⁰ In 1987, the site was transferred to the Methodist Church Board of Administration, then sold to a succession of private owners from 2003.²¹ By then, it had been included on the Waitakere City Council list of scheduled buildings in the 2003 district plan as Category II.²²

In 2008, local resident Paul Duncan appealed for the building to be restored.²³

In April 2012, Auckland Council affixed a notice to the front of the hall advising that it is considered a dangerous building in terms of the Building Act 2004, as well as being earthquake prone under the same act, "*likely to cause injury or death (by collapse or otherwise) to any persons in it*". The notice required that the building be vacated, the entrance sealed and that the building cease to be used as a place of assembly. The building is to remain locked until an engineer's appraisal of any possible remedial action is received, and such work carried out to the Council's satisfaction.²⁴

Architect and builder

H Clinton Savage – architect

The architect of the hall, H (Herbert) Clinton Savage (1890-1957), became a member of ANZIA in 1914.²⁵ In that year he co-won (with J Park) first prize in a design competition for new Dilworth Institute buildings at Papatoetoe.²⁶ Amongst various residential and commercial commissions, he designed the Trained Nurses Residential Club building at 24 Mountain Road, Epsom, in 1915;²⁷ the original St Andrews Presbyterian Church in brick, 39-41 Margan Avenue (1918);²⁸ stone pulpit at St Matthews Anglican Church (1919);²⁹ George Court building, Karangahape Road (1923-1925);³⁰ Waitemata Electric Power Board Building, 81-83 Albert Street, City (1926);³¹ Oddfellows Hall for the Star of Avondale Lodge, St Georges Road, Avondale (1928);³² Masonic Club, Wyndham Street, City (1928);³³ assessed damage brought on by the sewerage tunnel collapse in New Lynn for the Town Board in 1930;³⁴ "Gate of Remembrance" war memorial, St Andrews Church, Margan Avenue, New Lynn (1933, and also built by Rev Rankin);³⁵ Wesley Bi-Centenary Hall in Pitt Street (1939);³⁶ and Pukekohe Maternity Hospital (1950).³⁷



Image by courtesy Trevor Pollard, from St Andrews Society history.

Rev William Pillans Rankin (supervising builder)

The St Andrews Hall is especially closely associated with Rev Rankin. Born in Glasgow on 18 September 1881, he worked as a builder before joining the Presbyterian Ministry in 1907, his first post being in Manchester. He married in 1910, and was ministering in a Congregational Church in England when he decided he wanted to come to New Zealand for health reasons in 1914. He was received in November 1914, and served first at Cromwell, and then New Lynn from January 1926 until January 1939. He moved to Huntly, where he died 4 April 1943, in office.³⁸

According to his daughter Mrs Helen Fryer,

"For some time he worked as Uncle Bill to Cinderella on IYA ... Many years later I met Bob Younie who told me my father should never have been a minister as he was 'too much a man of the people'. I think I understand what he meant. There were so many interests particularly in sport – the founding of the Lyndale Athletic Club and the games of bowls at the New Lynn Bowling Club – he won many championships and in 1938 was one of the team of four to represent New Zealand at the Empire games in Sydney.

*"In the 1930s he was asked by Sir Ernest Davis, Mayor of Auckland to help raise funds for the Crippled Children when the Wilson Home was given to them. He travelled throughout the North Island speaking to groups and on the radio to appeal for help in this cause ... [he also raised] funds for the King George V Health camps for New Zealand children."*³⁹

According to the Waitakere City street names list compiled by David Verran of Auckland Library, Matai Avenue was renamed Rankin Avenue in March 1969 in honour of Rev Rankin.

Community

During the Depression period of the 1930s, the hall served as a collection depot for the Western Suburban Social Service, aimed at relieving distress to those residing in the western suburbs by collecting clothing.⁴⁰ Election campaign meetings were held there.

On 26 October 1932, the first organising meeting for the St Andrews Society of New Lynn was held at the hall. The meeting was convened by Rev Rankin, who said *"for some time he had felt the need of Scots people coming together educationally and socially. Families coming from the homeland met and passed each other on the street never realising that they were brother Scots, with all the romance and history behind them of the land of mountain, flood and heather."*⁴¹

Associations

The hall has a close association with its originator and builder, Rev W P Rankin; it is an example of the work of H Clinton Savage, a noted architect, whose work of a non-residential form is uncommon in terms of the region. It is also associated with the development of the Presbyterian Church in New Lynn, and is an example of a surviving purpose-built structure for Sunday School use in West Auckland and the suburbs of the Auckland region – most likely an uncommon remnant. It hosted meetings and activities staged by members of the wider New Lynn community which helped the suburb develop and thrive during the Depression period of the 1930s. The bricks used in its construction, from the nearby Gardner works, plus its location overlooking the rest of the former NZ Brick, Tile & Pottery Company land (owned by the company begun by Albert Crum, and later Amalgamated Brick and Tile) ensures the building's enduring association with New Lynn's brickmaking heritage. It was also constructed right at the point in time when the Clark family, the Gardner family and Fletcher Construction were forming Amalgamated Brick and Tile; the documented assistance provided by Fletcher Construction management and personnel underlines this aspect.

Lisa J Truttman
13 October 2012



Former Presbyterian Church

The other H Clinton Savage designed structure related to the St Andrews Hall is that of the original Presbyterian Church at 41 Margan Avenue, now part of the Tongan Methodist Church site. This dates from 1918, and appears to be relatively intact. However, this building is only Category III under the Waitakere City Council district plan 2003.

It should be considered as part of the heritage precinct of the Margan-Rankin area, and reconsidered under scheduling.



Above: From S236h, Shepherd Collection, University of Auckland



Notes

1. "Robert Raikes and Sunday schools", from <http://www.infed.org/walking/wa-raikes.htm>. Sighted 13 October 2012
2. "Proud Century for Sunday School Union", *NZ Herald*, 2 July 1965
3. Laurenson, p. 79
4. *Auckland Star*, 19 October 1929, p. 12
5. *Auckland Star*, 18 January 1929, p. 9
6. *Auckland Star* 19 October 1929 p. 12
7. *Auckland Star*, 7 November 1928 p. 10
8. *Auckland Star*, 13 November 1928, p. 6
9. *Auckland Star*, 18 January 1929, p. 9
10. *Auckland Star*, 16 February 1929, p. 8
11. *Auckland Star*, 19 October 1929, p. 12
12. *Auckland Star*, 21 October 1929, p.3
13. Trevor Pollard, 70th Jubilee St Andrews Society of New Lynn, 2002, p. 9
14. Memories by Helen Fryer, 70th Jubilee St Andrews Society of New Lynn, 2002, p. 10
15. NA 494/18, LINZ records
16. Election results, *Auckland Star*, 21 September 1922, p. 11
17. *Auckland Star*, 23 June 1925, p. 11
18. *Auckland Star*, 4 October 1929 p. 14
19. Appearance of house on 1959 aerial, Auckland Council website
20. NA 494/19, LINZ records
21. NA 2038/78, LINZ records
22. *Western Leader*, 3 June 2003, pp. 6-7
23. *Western Leader*, 15 April 2008, p.17
24. Notice sighted and photographed on front of the hall building, 12 October 2012.
25. File ref S 263h, Shepherd Collection, School of Architecture Library, University of Auckland
26. *Auckland Star*, 24 June 1914, p. 1
27. Tender advertisement, *Auckland Star*, 13 February 1915, p. 12
28. File ref S 263h, Shepherd Collection
29. *Auckland Star*, 3 March 1919 p. 4
30. File ref S 263h, Shepherd Collection
31. Tender advertisement, *Auckland Star* 13 January 1926 p. 5
32. *Auckland Star* 26 March 1928 p. 14
33. *Auckland Star*, 10 October 1928, p. 7
34. *Auckland Star*, 10 November 1930 p. 9
35. *Auckland Star*, 6 November 1933 p. 10
36. *Auckland Star*, 31 January 1939 p. 13
37. File ref S 263h, Shepherd Collection
38. Presbyterian Archives website, <http://www.archives.presbyterian.org.nz/Page193.htm>, sighted 10 October 2012
39. Trevor Pollard, 70th Jubilee St Andrews Society of New Lynn, 2002, pp.10-11
40. *Auckland Star*, 3 August 1931, p. 5
41. Minutes of St Andrews Society, 70th Jubilee St Andrews Society of New Lynn, 2002, p.12

APPENDIX 6.

AUCKLAND COUNCIL PROPERTY FILE

AUCKLAND COUNCIL CHI SHEET FOR ST ANDREWS SUNDAY SHOOOL HALL

CHI Places Number	3784	NZAA Site Number	
NZMS 260 map number	R11	Date of visit	Not visited
NZMS 260 map name	Auckland	Type of site or area	Building - Ecclesiastical Building - Hall
NZMS 260 map edition	Edition 1 1981	Name	St Andrews Presbyterian Church Sunday School Hall
Grid references			
NZMG Easting:	2660241	NZMG Northing	6475107
GPS Easting	2660260	GPS Northing	6475081
NZTM Easting	1749839	NZTM Northing	5913369
Grid Reference Source		GPS	
1. Aids to relocation of site (attach a sketch map):			
<i>In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.</i>			
40 Margan Avenue Margin Avenue Rankin Avenue New Lynn Waitakere			
NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached.			
2. State of site and possible future damage:			
Good.			
3. Description of site (<i>supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here</i>)			
Built 1918 Brick church with flat parapet wall on front, double doors at front, leadlights above door. Clay tile gabled roof, battlement details above door. Refer to CHI Places 2068 for Pohutukawa trees by church and hall.			
Additional Notes:			
Additional information by Sally Burgess (Feb 2000): Waitakere City Proposed District plan describe this church building as being a "finely detailed brick church, dated 1929". Additional information by Alina Willer (23/02/2012). The church was built by the Rev Rankin and the bricks were donated by Fletchers in the late 1920s/early 1930s.			
4. Owner		Tenant/Manager	
Owner Address		Tenant/Manager Address	
5. Nature of information (heresay, brief or extended visit, etc.)	Scheme		
Aerial photographs (reference numbers, and clarity of site)			
Photographs (reference numbers, and where they are held)			
6. Reported by	Catherine Liang Sally Burgess	Date recorded	15/12/93 00/02/2000
Filekeeper		Date (NZAA SRF Entry Date)	
Address			
7. Keywords	BRICK BUILDING CHURCH HALL POHUTUKAWA TREES PROPOSED PLAN SCHEDULE St Andrews Presbyterian Church SUNDAY SCHOOL Sunday School Hall		
8. New Zealand Register of Archaeological Sites (for office use)			
NZHPT Site Field Code			



Cultural Information from Land Information New Zealand
 Digital Cultural Database DCDB
 Crown Copyright Reserved Digital Licence AK/27470/1

A4 PLAN OF SERVICES

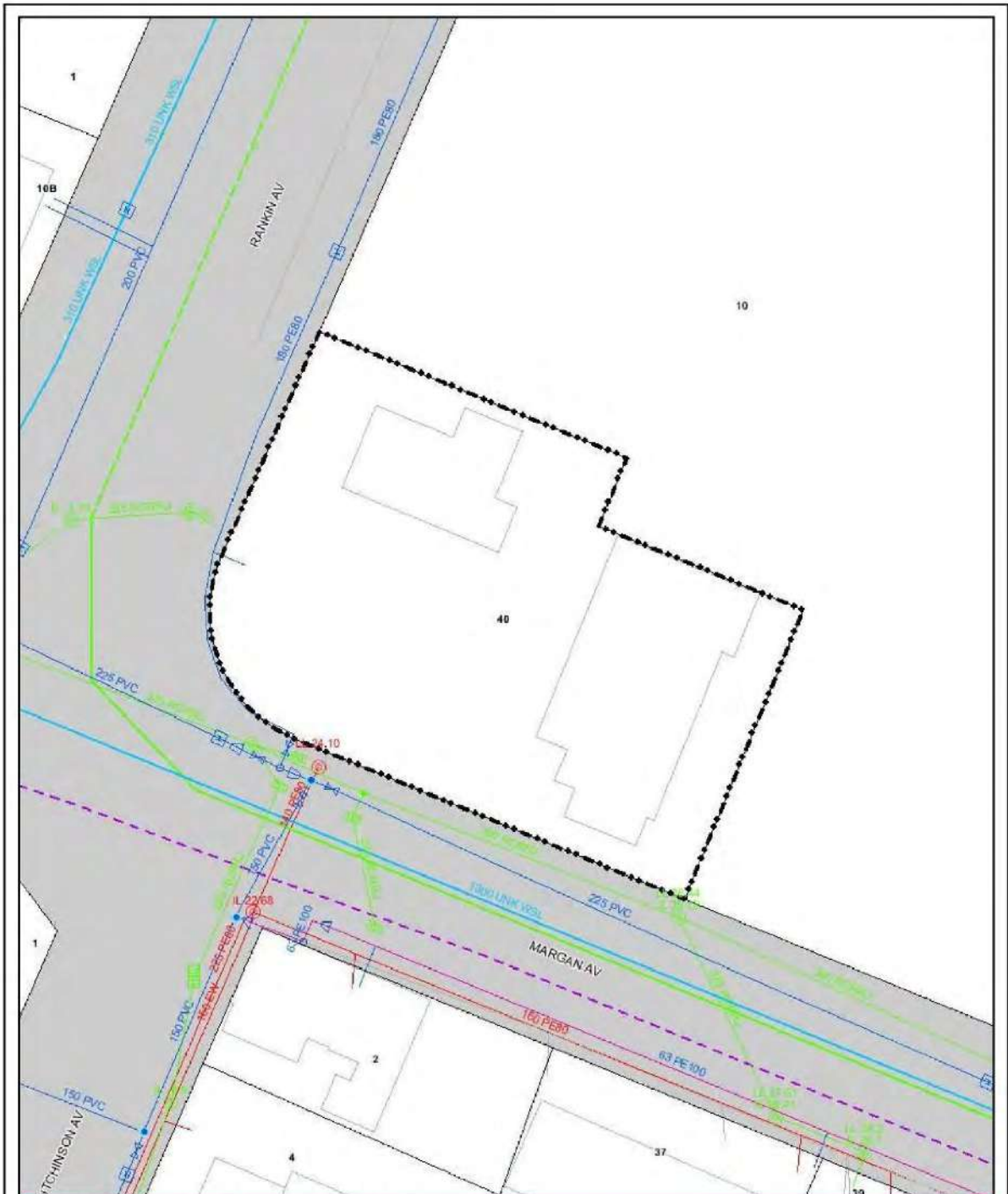
Map Scale 1:500
 Print Date 16/11/2007

40
 Legal Description: LOT 1 DP 49993

Services shown on public amenity land are not public drains unless used as through drains. All information, including levels and locations, are not of survey grade accuracy and should be verified on site. While Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. For enquiries about the information shown please phone the Call Center (09) 839 0400.

Water Main	Wastewater	Stormwater	Other Services
Pipe / House Connection	Pipe / House Connection	Pipe / House Connection	High Voltage Overhead Line
Valve Chamber	Valve Chamber	Chamber / Manhole	Overhead Power Line
Blank Valve	Blank Valve	Double Chamber	Street Light
Reservoir	Inspection Chamber	Manhole	Street Light
Reducer	Manhole	Manhole	Street Light
Pressure Gauge	Pump Station	Open Drain	Street Light
Pump Unit	Pump Station	Open Drain	Street Light
Pump Station	Fire Hydrant	Open Drain	Street Light
Pressure Reducing Valve	Fire Hydrant	Open Drain	Street Light
Flow Valve	Blank Cap	Open Drain	Street Light
Non Return Valve	Air Valve	Open Drain	Street Light
Manhole	Manhole	Open Drain	Street Light





UNDERGROUND SERVICES

Scale = 1:536

Print Date: 2/03/2010

40 Rankin Avenue New Lynn

LOT 1 DP 49993

Cadastral information from Land Information New Zealand Digital Cadastral Database (DCDB) Crown Copyright Reserved.

Services shown on public amenity land are not public drains unless used as through drains. While Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. All information, including levels and locations, are not of survey grade accuracy and should be verified on site. For enquiries about the information shown please phone the call centre (09) 839 0400.



AUCKLAND COUNCIL



2/03/2010

40 Rankin Avenue

Aerial View 2008

Cadastral Information from
Land Information New Zealand
Digital Cadastral Database DCDB
Crown Copyright Reserved.

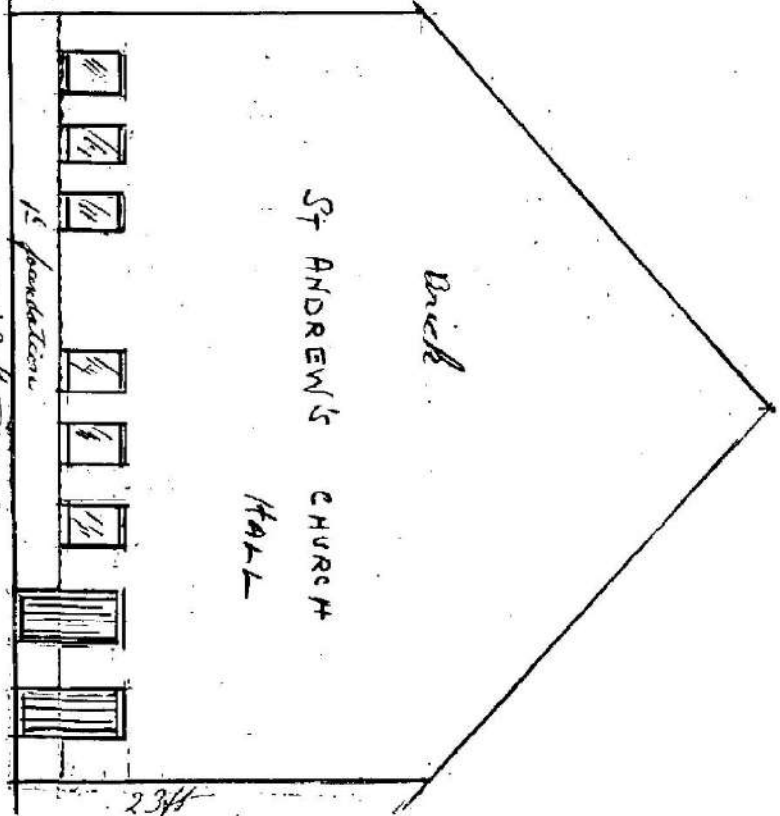


Scale = 1:536 @ A4

Services shown on public amenity land are not public drains unless used as through drains. While Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. All information, including levels and locations, are not of survey grade accuracy and should be verified on site. For enquiries about the information shown please phone the call centre (09) 631 1400.



AUCKLAND COUNCIL



6-3 1/2 x 1 1/2 ft. Run frames, 4 1/2 ft.
 Make opening to receive frames, 1 row.
 Pulleys will be 4 ft apart with cavity 3"
 inner wall 9" all work to be done
 according to Borough by laws.

E. J. Brewster
 Builder

BOROUGH OF NEW LYNN
BUILDING APPLICATION FORM

Asst. No. 717
Permit No. 369
Issued 28/2/45

To the Building Inspector,
NEW LYNN BOROUGH COUNCIL.

Date 19-11-45

Sir,
I hereby apply for permission to make alterations to Church Hall
St Andrew's to fix 6 single frames 3' x 1' in brick wall,
at No. in Metairie Mangan Road, St Andrew's Church, New Lynn.

according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of Land: Lot No. 257 DP 2228 St Andrew's Church
Section St Andrew's Church

Length of Boundaries: { Frontage: _____
Depth: _____ Area: 1-1-38P

Particulars of Building: { Foundations: Brick Roof: Til
Walls: Brick Framing: Brick

Area of Ground Floor: _____ sq. ft. Area of Outbuildings: _____ sq. ft.

Estimated Cost:
Building - - - £ 80-0-0
Outbuildings - - - £ _____
Total - - - £ 80-0-0

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

6 single windows

Proposed use or occupancy of other part of building for Church Sunday school
& Bible classes

NOTE: The use of building or buildings specified in this Permit is subject to the restrictions imposed by Clause 30 of the New Lynn Borough Town Planning Scheme relating to the permitted use of buildings in the Heavy Industrial area in which this property is situated. The use of this building for purposes other than those specified in the above clause is an offence rendering the occupier liable to a fine for each day during which the offence continues, in addition to which the Council may order the demolition of such building.

Nature of ground on which building is to be placed and of the subjacent strata _____

Postal Address _____ Yours faithfully,
181-6 St Andrew's, St Andrew's Church, New Lynn Owner
Builder

Building Permit Fee £ _____ Rec. No. 4/20/12/45
Footpath Crossing Fee }
or }
Deposit for damage to Footpath £ _____ Rec. No. _____

NOTE.—This Application must be accompanied by a site plan drawn to a scale of 1/4 in. to a foot, showing the situation of the proposed buildings and of the proposed drainage. Plans and Specifications must be as complete as possible, and should be submitted in duplicate. New buildings or additions to be shown in a distinctive color.

BUILDING APPLICATION FORM

To the Borough Building Inspector,
NEW LYNN.

Sir,

Date 25. 2. 46.

I hereby apply for permission to alter to Church Hall
at Matai Mangan Street for Ed Andrews of New Lynn.

according to locality plan and detailed plans, elevations, cross-sections,
and specifications of building deposited herewith, in duplicate.

Particulars of Land: Lot no. H 257 D.P. 22381

Valuation Roll No.:

928
Length of Boundaries: Frontage: _____
Depth: _____ Area: _____

Particulars of Building: Foundations Brick Roof: Gables
Walls: Brick

Area of Ground Floor: _____ sq. ft. Area of Outbuildings: _____ sq. ft.

Estimated Cost:

Building £ 50
Plumbing & Drainage £ _____
Total £ _____

Proposed purposes for which every part of building is to be used or occupied (describing
separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata

Postal Address

225 Lynn Rd New Lynn

Yours faithfully,

Ed Andrews

Owner
Builder

Building Permit Fee £ 10/-

Rec. No. 35309

Footpath Crossing Fee
or
Deposit for damage to
Footpath

Rec. No. _____

9731

NEW LYNN BOROUGH COUNCIL.



Council Chambers,
NEW LYNN. S.W.4.,
21st November, 1945.

The Building Controller,
P. O. Box 2217,
AUCKLAND.

Dear Sir,

An application has been received from Mr. E. F. Snowdon, 181 Gt. North Rd., for permission to make alterations to St. Andrews' Church Hall, corner Matai and Margan Avenues, by the addition of six single window frames in the basement of present hall for provision of extra classrooms.

Kindly advise if the proposed work meets with your approval.

Yours faithfully,

[Handwritten signature]

Town Clerk.

[Handwritten signature]
DISTRICT BUILDING CONTROLLER
19 DEC 1945

23 DEC 45

AUCKLAND COUNCIL

NEW LYNN BOROUGH COUNCIL.

Council Chamber
NEW LYNN. S.W.
20th Dec. 1945

Mr. E. F. Snowdon,
181 Gt. North Rd.,
NEW LYNN.

Dear Sir,

Re Building Permit :

Advice has been received from the Building Controller that a permit may now be issued for the alterations at St. Andrew's Hall.

The necessary permit will be issued to you on application to this office and upon payment of the prescribed fee.

Yours faithfully,

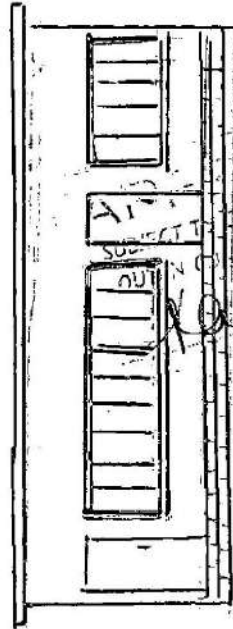
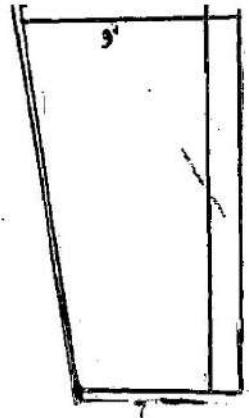
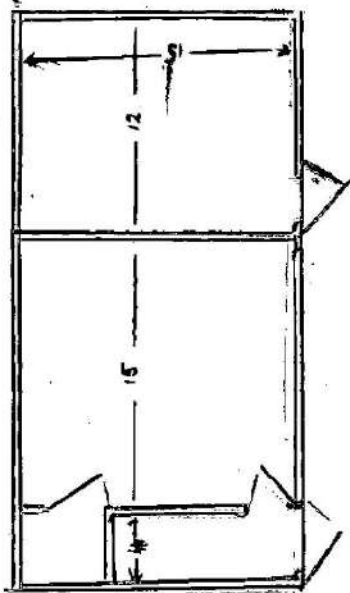


Town Clerk.

AUCKLAND COUNCIL

PROPOSED CLASS ROOMS ST ANDREWS PRESBYTERIAN CHURCH
MARGAN AVE NEW LYNN.

Specifications
Foundations concrete blocks.
Plates & joists 4x3 6x2 B.H.R.
Frames rafters purlins
3x2 4x2 4x4 6x2 B.H.R.
Outside finishing timber
6x1 4x1 D.H.R.
Outside walls Flat Fibrolite
Roof. Gardners roofing.
Inside coverings Pinex.



APPROVED
CONDITIONS AS SET
SENT No 9849
17-10-49

Borough of New Lynn.
BUILDING APPLICATION FORM.

Asst. No. 417

Print. No. 115

To: The Building Inspector,
NEW LYNN BOROUGH COUNCIL.

Issued: _____

Date: 12 Sept 49

APPLICATION of St Andrews Presbyterian Church
for permission to erect classrooms (2)

at No. Bangan Rd according to
locality plan and detailed plans, elevations, cross-sections
and specifications of building deposited herewith, in duplicate.

Particulars of Land: Lot No. or 257 D.P. 22281
Section _____

Particulars of Building: Foundations: Concrete Blocks Roof: Gardenshire
Walls: Bricks Framing: Timber

Area of Ground Floor: 33 x 15 (42) Area of Outbuildings: _____

Estimated Cost: Building --- £ 500-0-0
Outbuildings £ _____
Total --- £ 500-0-0 2-10-0

Proposed purposes for which every part of building is to be
used or occupied (describing separately each part intended for
use or occupation for a separate purpose) _____

Signed: W. H. H. H. H.
Applicant

Address: _____

Note: This application must be accompanied by a Site Plan,
drawn to a scale of 1/16in. to a foot, showing the situation
of the proposed buildings and of the proposed drainage.
Plans and specifications must be as complete as possible,
and should be submitted in duplicate. New buildings or
additions should be shown in a distinctive colour.

NEW LYNN BOROUGH COUNCIL.

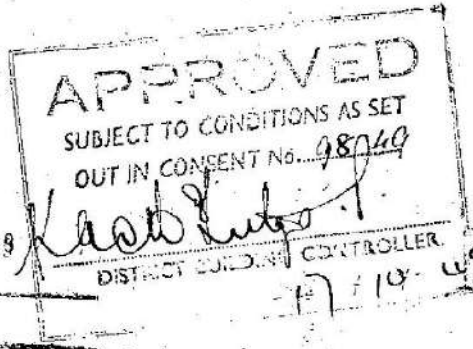
14th Sept. 1949

To: The Building Controller,
P. O. Box 2217,
AUCKLAND.



APPLICATION for permission to proceed with constructional work is submitted for your approval. Plans and specifications attached.

1. Name of Owner: St. Andrews Presbyterian Church
2. Situation of Building: Mangan Avenue
3. Nature of Work: (State whether new work, alteration, addition or renovation) New work.
4. Nature of Building: (Factory, house, outbuilding etc.) Classrooms (2)
5. Approx. gross floor area: 32 x 15 ft,
6. Value of Work:
7. Type of Construction:
(a) Timber Concrete block foundations
(b) Brick Timber framing
(c) Reinf. Concrete Fibrolite walls
(d) Other type - state particulars Gardner & Tiling roof.
8. Name & Address of Builder:
9. Further relevant particulars:



RECEIVED
MEETING
CHAIRMAN

NEW LYNN BOROUGH COUNCIL.

Neil J. ...
Town Clerk.

AUCKLAND COUNCIL

14th Sept. 1949.

St. Andrew's Presbyterian Church

Margate Avenue

New work.

Classrooms (2)

32 x 15 ft.

Concrete block foundations
Timber framing
Fibrolite walls
Gardner's tiling roof.

AUCKLAND COUNCIL

B.C.—Form 17A.]

(Copy for Local Body records)

N^o 9849

WF.YD

The Borough Engineer,
New Lynn Borough Council,
NEW LYNN S.W.4.

Office of the District Building Controller,
P.O. Box 2217,
Auckland C.I.
19th October, 1949.

Dear Sir,—

CONSENT OF BUILDING CONTROLLER

(Before commencing work, a formal Building Permit is to be obtained from the Local Authority)

APPLICANT : ST. ANDREWS' PRESBYTERIAN CHURCH
BUILDER :
PROPOSAL : Erect two classrooms -
ADDRESS OF BUILDING SITE : Margan Avenue
ESTIMATED COST : £500.

The above proposal is approved subject to the work being carried out in accordance with Local Body By-laws, Building Control Regulations, Building Control Notices, and any special conditions shown hereunder.

1,000 pads/10/48—38271


District Building Controller

AUCKLAND COUNCIL

NEW LYNN BOROUGH COUNCIL.

Council Chambers,
NEW LYNN. S.W.4.,
21st November, 1945.

The Building Controller,
P. O. Box 2217,
AUCKLAND.

COPY

Dear Sir,

An application has been received from Mr. E. F. Snowden, 131 Gt. North Rd., for permission to make alterations to St. Andrews' Church Hall, corner Matai and Margan Avenues, by the addition of six single window frames in the basement of present hall for provision of extra classrooms.

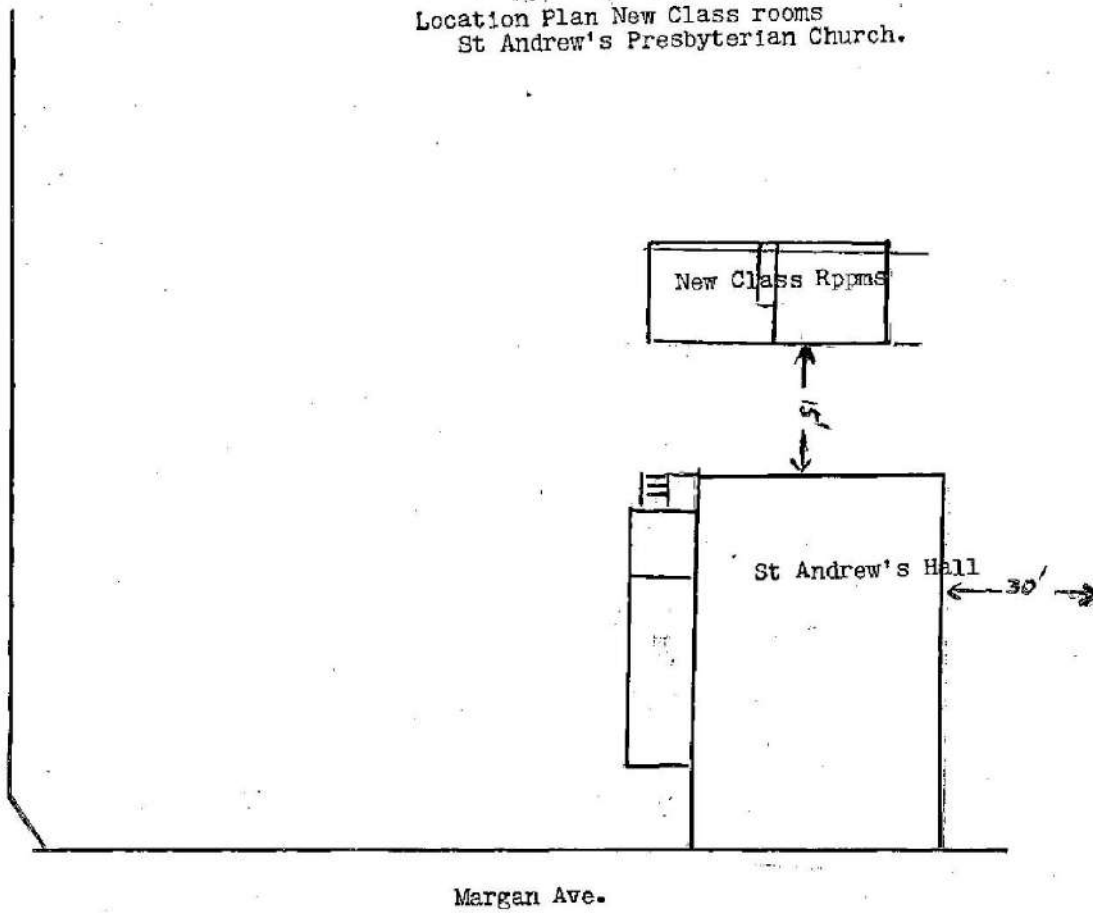
Kindly advise if the proposed work meets with your approval.

Yours faithfully,

Town Clerk.

AUCKLAND COUNCIL

Location Plan New Class rooms
St Andrew's Presbyterian Church.



B.C.—Form 17.]

(For attachment to permit issued by Local Authority)

Nº 9848

WP.YD

The Borough Engineer,
New Lynn Borough Council,
NEW LYNN.

Office of the District Building Controller,
P.O. Box 2217,
Auckland C.1. 19th Oct., 1949.

Dear Sir,—

CONSENT OF BUILDING CONTROLLER

(Before commencing work, a formal Building Permit is to be obtained from the Local Authority)

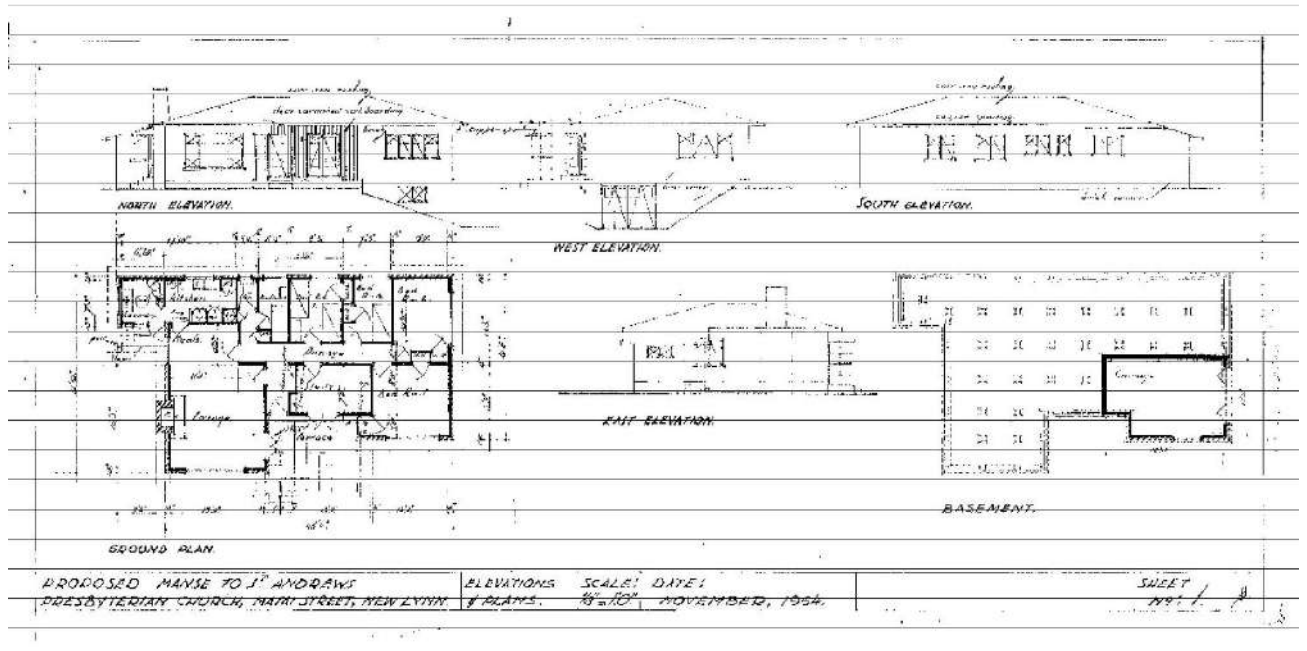
APPLICANT : ST. ANDREWS PRESEBYTERIAN CHURCH
BUILDER :
PROPOSAL : Addition to Church-
ADDRESS OF BUILDING SITE : 41 Margan Avenue.
ESTIMATED COST : £600.

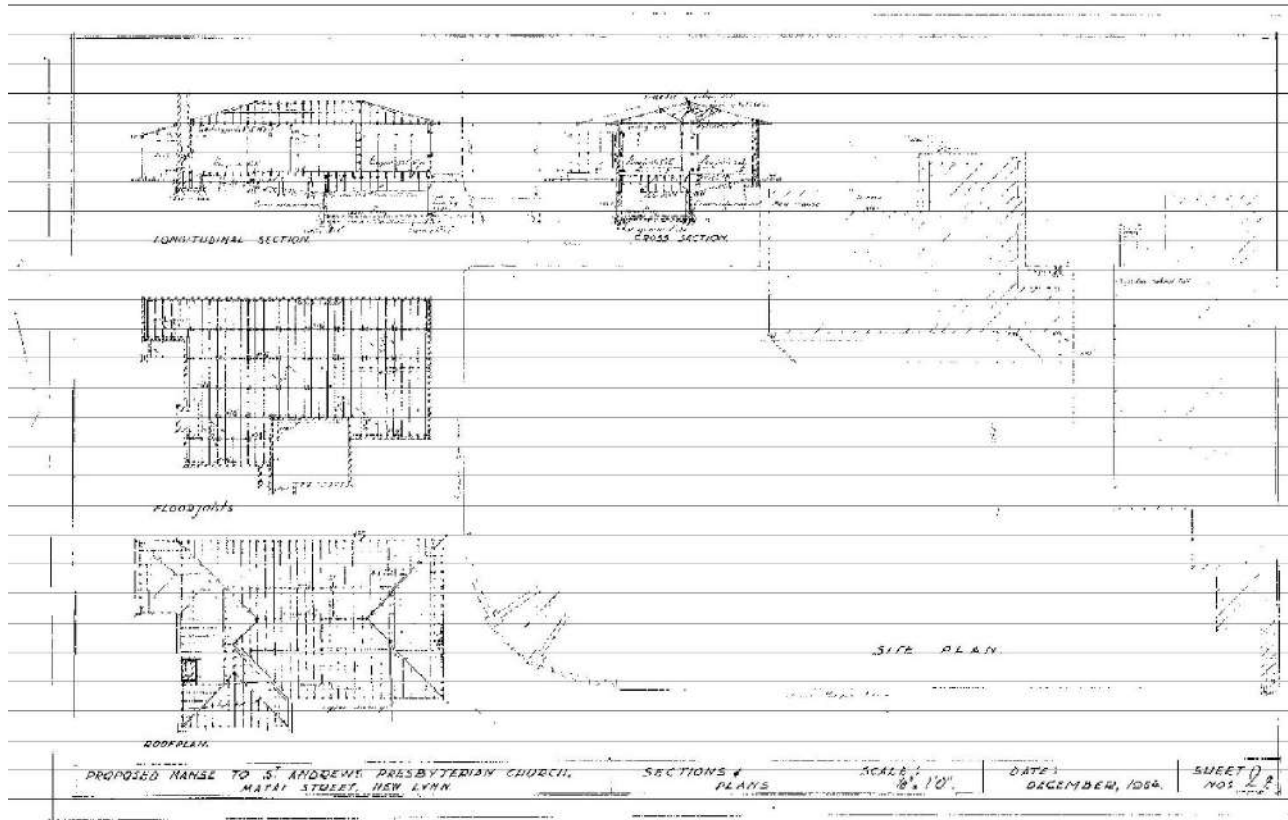
The above proposal is approved subject to the work being carried out in accordance with Local Body By-laws, Building Control Regulations, Building Control Notices, and any special conditions shown hereunder.

1,000 (10/10/48—8827)


District Building Controller.

AUCKLAND COUNCIL





PROPOSED CHANGE TO ST. ANDREW'S PRESBYTERIAN CHURCH,
MATAI STREET, NEW LYNN

SECTIONS &
PLANS

SCALE:
8" = 10'

DATE:
DECEMBER, 1954

SHEET
NO. 2

2090-001-02

ENTERED New Lynn Borough Council

TELEPHONE 88-018

70 Great North Road,
NEW LYNN, AUCKLAND, S.W.4
NEW ZEALAND

15-0-0
1-10-0
10-0-0
5-10-0
22-10-0

BUILDING APPLICATION FORM.

Assessment No. 1537
Permit No. 518
Permit Issued 13/3/54
Application Lodged 18/3/55

To: The Building Inspector,
NEW LYNN BOROUGH COUNCIL.

Rankin Ave

APPLICATION of W. J. Ratley
of 55 Miro Rd New Lynn.
for permission to Erect a dwelling
at No. 55 Miro Rd New Lynn.

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

PARTICULARS OF LAND... LOT No. DP 12811 D.P. 12811

OWNER New Lynn Presbyterian Church

PARTICULARS OF BUILDING. } FOUNDATIONS Brick masonry ROOF Iron
WALLS Brick FRAMING C.P. Rains

AREA OF GROUND FLOOR 1250 AREA OF OUTBUILDINGS _____

VALUE OF WORK: Building £ 3800
Outbuildings £ _____
Total £ 3800.

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) ;

Signed: W. J. Ratley
(Applicant.)

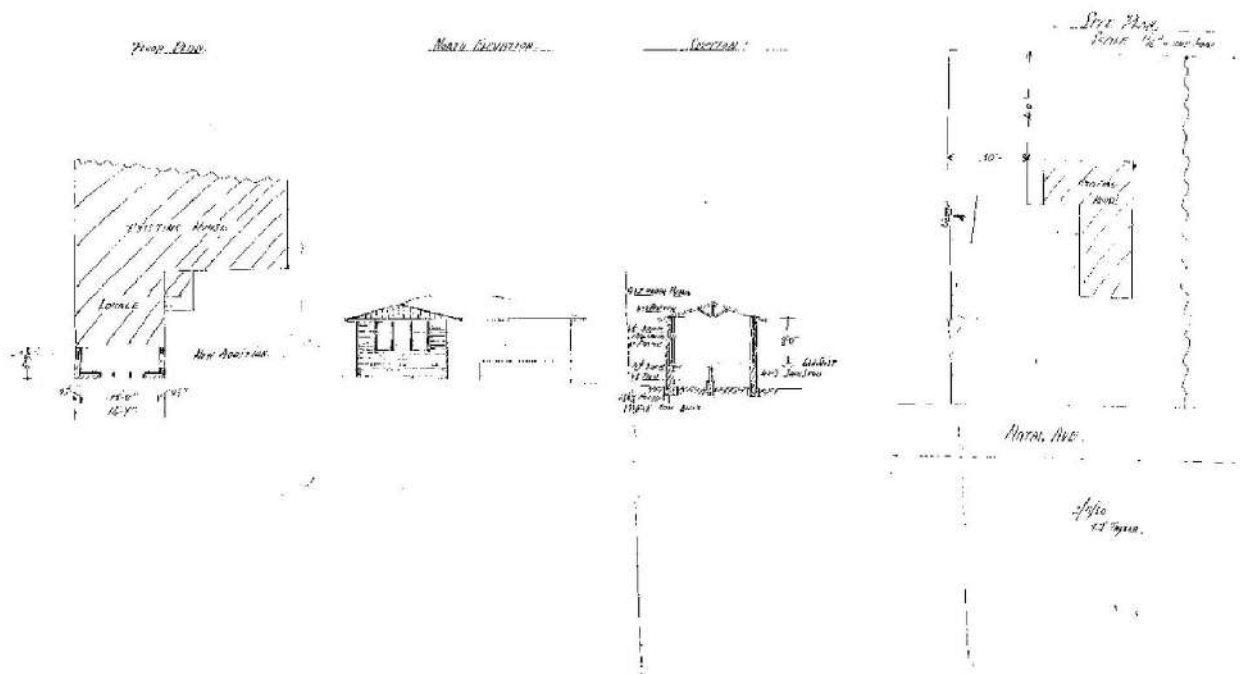
Address: 55 Miro Rd
New Lynn

NOTE: This application must be accompanied by :-
(1) SITE PLAN drawn to a scale of 1/16in. to a foot, showing the situation of the proposed buildings.
(2) PLANS OF THE PROPOSED WORK, including GROUND PLAN, TWO ELEVATIONS AND CROSS-SECTION.
(3) SPECIFICATIONS, giving full information on all parts of the proposed work - SIZES AND NATURE OF TIMBERS etc.

AUCKLAND COUNCIL

1-9

PROPOSED DESIGN FOR EXISTING LOUNGE
BY PRESBYTERIAN CHURCH 10 MAIN AVE AUCKLAND
Scale 1/4" = one foot



Lynn Borough Council

TELEPHONE: 88 316

708 Great North Road,
NEW LYNN, AUCKLAND, S.W.4
NEW ZEALAND

BUILDING APPLICATION FORM

Assessment No. 208/6
Permit No. 1203
Permit Issued. 9/5/60
Application Lodged. 9/5/60

The Building Inspector,
NEW LYNN BOROUGH COUNCIL

Dorset Ave

APPLICATION OF J. J. Taylor
OF Builder at 16 Lamb Rd New Lynn

for permission to enlarge lounge of house & stairs
at No. 40 Maitua Ave New Lynn in margin in

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

PARTICULARS OF LAND - Lot No. pt. S.P. 22281 of pt. 251
OWNER Presbyterian Church

PARTICULARS OF BUILDING } FOUNDATIONS Concrete & brick ROOF Iron & Iron
} WALLS Brick Venetian FRAMING 4x2 Wood

AREA OF GROUND FLOOR 100 sq ft AREA OF OUTBUILDINGS

VALUE OF WORK: Building £. 350
Outbuildings £.
Total £ 350

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for use or occupation for a separate purpose):

Addition for more room for Vicar
to live in

Signed: J. J. Taylor Address: 16 Lamb Rd
(Applicant) New Lynn

- NOTE: This application must be accompanied by:-
(1) SITE PLAN drawn to a scale of 1/16in. to a foot, showing the situation of the proposed buildings.
(2) PLANS OF THE PROPOSED WORK, including GROUND PLAN, TWO ELEVATIONS AND CROSS-SECTION.
(3) SPECIFICATIONS, giving full information on all parts of the proposed work - SIZES AND NATURE OF TIMBERS, etc.

AUCKLAND COUNCIL

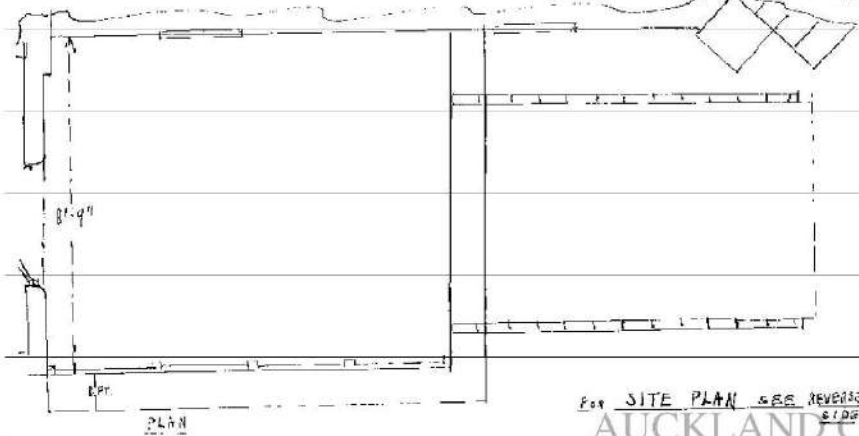
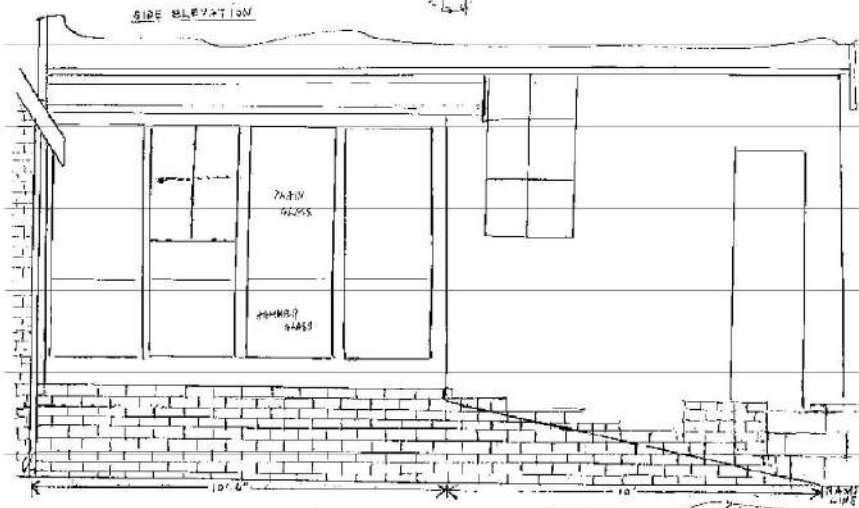
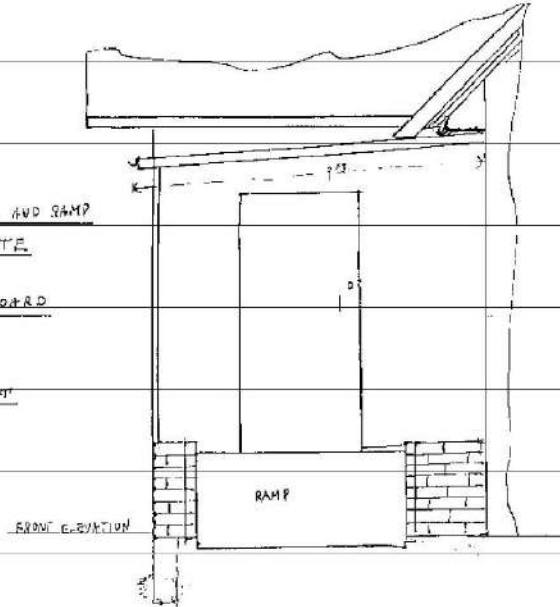
ADDITIONAL PEACH SHELTER FOR
ST. ANDREW'S PRESBYTERIAN CHURCH
MORGAN AVENUE NEW LYNN

MATERIALS :-

- BASE - BRICK
- TERRACE FLOOR AND RAMP
- CONCRETE
- ROOF - IRON
- CILING - HARD BOARD

SCALE :-

1/2" = 1 FOOT



FOR SITE PLAN SEE REVERSE
 21.02

Application for Building Permit

PART II

INFORMATION AND INSTRUCTIONS

- (a) The Building Inspector is available to the public from 8.30 a.m. to 10.30 a.m., Monday to Friday, at the Council office.
- (b) The issue of a building permit does not in any way authorise the use of any property contrary to Council's operative Town Planning Scheme. Before proceeding with any proposal, ensure that it does not contravene this Scheme which is available for inspection at the Council office.
- (c) Building by-laws enacted by the New Lynn Borough Council include the adoption of Parts I to IX of the New Zealand Standard Code of Building By-Laws (N.Z.S.S. 95).
- (d) By-Law No. 9 1959 defines the term "Building" as follows:—
 "Building" in addition to its ordinary and usual meaning includes, whether it is temporary or permanent and whether it is affixed to the ground or not,
 (i) Any structure or erection wholly or partly roofed;
 (ii) Any structure or erection capable of affording support, protection or shelter to any person, animal, or movable or immovable property of any kind;
 (iii) Any structure or erection or anything affixed thereto the security safety and stability of which is a factor in preventing or averting danger to any person or property;
 (iv) Any grandstand structure or erection in which seating or standing accommodation is provided whether such grandstand structure or erection is enclosed or not;
 (v) Any retaining wall or breastwork the height of which exceeds four feet from the lowest ground level adjoining.
 (vi) Any trellis fence concrete or masonry wall the height of which exceeds six feet from the lowest ground level adjoining;
 (vii) Any boarding;
 (viii) Any tank—
 (a) which has a capacity of 5000 gallons or more; or
 (b) which has a capacity exceeding 400 gallons and is supported more than six feet above the base of its supporting structure; or
 (c) which is supported more than twelve feet above the base of its supporting structure—
 and also includes any part of a building and the site and foundations of any building as hereinafore defined.
- (e) By-Law No. 7 1954 provides that it shall not be lawful to erect, renew or repair any external or party wall or any chimney of any building within a commercial or industrial zone (as defined in the Town Planning Scheme) unless constructed of brick, stone, concrete or other hard, non-combustible material.
- (f) By-Law No. 9 1959 prohibits the use of any tent, caravan or vehicle for residential purposes (except on casual occasions), unless a permit is obtained from the Borough Engineer.
- (g) The following yard requirements apply in residential zones:—
 Front Yard—not less than 25 feet in depth.
 Side Yard—not less than 5 feet from side boundary to building proper, but a fascia board may be 3 feet 6 inches from side boundary in the case of an overhanging eave.
 Rear Yard—not less than 25 feet reducible to 15 feet if bounded by a public open space.
- (h) A deposit of £15 to secure possible footpath damage is payable in addition to permit fees as follows:—

Not exceeding £10 value		£ s. d.	
Over	£10 and not exceeding	£100	5 0
"	"	£200	10 0
"	"	£300	1 10 0
"	"	£400	2 0 0
"	"	£500	2 10 0
"	"	£600	3 0 0
"	"	£700	3 10 0
"	"	£800	4 0 0
"	"	£900	4 10 0
"	"	£1,000	5 0 0
"	"	£1,250	5 0 0
"	"	£1,500	7 0 0
"	"	£1,750	8 0 0
"	"	£2,000	9 0 0
"	"	£2,500	12 10 0
"	"	£3,000	13 10 0
"	"	£3,500	14 10 0
"	"	£4,000	15 0 0
"	"	£4,500	16 10 0

Fees for work in excess of £4,500 value are available on application.

Comms removed to waste permit see 14/6/63

Issued


Simon Gamm

FOR OFFICE USE

Assessment No. 209121
 Date Received 5/6/63
 Permit No. 2624
 Date Issued 20/6/63

NEW LYNN BOROUGH COUNCIL
 New Lynn, S.W.4
 Telephone 888-316

TR9



Application for Building Permit

Note: Before completing this form read the information in Part II (overleaf) carefully.

PART I

The Building Inspector,
 NEW LYNN BOROUGH COUNCIL

5-6-1963

I hereby make application as owner/builder for permission to erect Porch
 at No. Wanganui according to site plan, elevations, cross-sections and specifications deposited herewith, in duplicate.

PARTICULARS OF LAND

(As shown on Valuation Notice or Rate Demand):

Lot No. 1 D.P. 4993 having a frontage of _____ feet to _____ Road/Street/Avenue/Place.

Area _____ r _____ p.

Name and address of Owner St Andrews Presbyterian Church

PARTICULARS OF PROPOSED BUILDING

Area of ground floor 90 square feet.
 Area of outbuildings _____ square feet.
 Total value of work £ 100

Proposed purposes for which building is to be used or occupied—

Shelter at Front Door

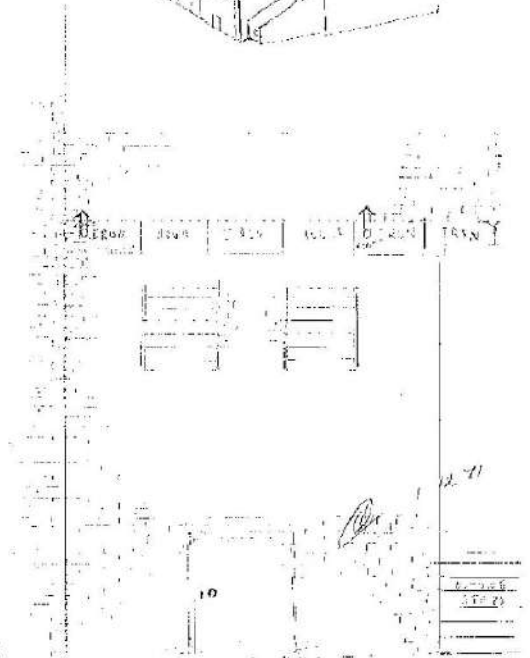
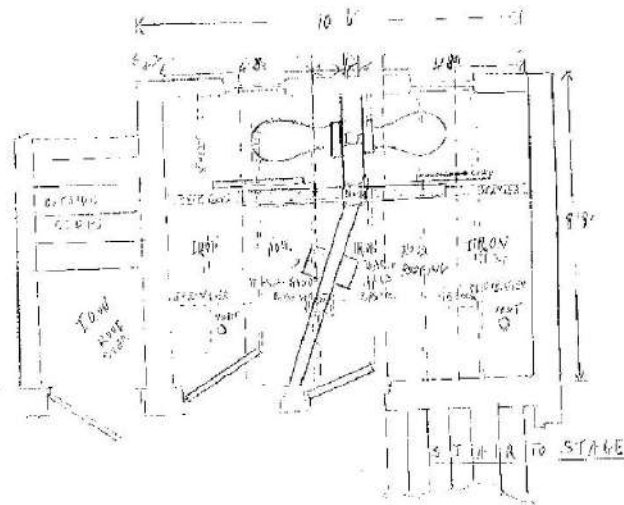
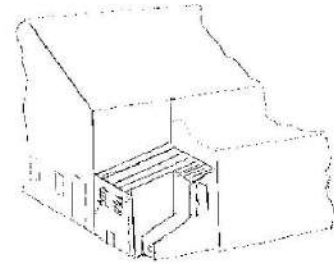
SIGNED BY APPLICANT [Signature]

ADDRESS: Wanganui Ave New Lynn

AUCKLAND COUNCIL

PROPOSED RECONSTRUCTION PROJECT: STAGE FOR MR. GARDNER'S THEATRE SCHOOL AND NEW BLDG.

- FOUNDATION:** Reinforced existing concrete under existing walls basement wall, heavy concrete foundation blocks and stringers over with 20" x 20" x 8' 6" piles.
- FRAMING:** Particle board with FORMULITE panels.
- WALLS:** Brick veneer walls over insulation, treated and lined 1/2" leaded, building paper, 1/2" sheetrock between blocks 6" gap to face, 1/2" sheetrock inside wall, sheetrock for backing with 1/2" sheetrock to face and paper.
- FLOOR:** Form with new 2x4 joists, 2x6 joists to give 12" or 14" depth, building paper over joists.
- CEILING:** Treated Plywood (over insulation).
- ROOFING:** 2x4 rafters over joists.
- ROOFING:** 2x4 rafters over joists.
- WALLS:** 2x4 studs over joists.
- CEILING:** 2x4 studs over joists.
- FLOORING:** 2x4 studs over joists.
- STAIRS:** 2x4 studs over joists.
- DOORS:** 2x4 studs over joists.
- WINDOWS:** 2x4 studs over joists.
- MECHANICAL:** 2x4 studs over joists.
- PAINTS:** 2x4 studs over joists.
- FINISHES:** 2x4 studs over joists.



APPLICATION FOR BUILDING PERMIT

Part II

INFORMATION and INSTRUCTIONS

- (A) The Building and Health Inspectors are available to the public from 8.30 a.m. to 10.30 a.m., Monday to Friday at the Council Office.
- (B) The issue of a Building Permit does not in any way authorize the use of the property contrary to Council's Operative Town Planning Scheme. Before proceeding with any proposal, ensure that it does not contravene this scheme which is available for inspection at the Council Office.
- (C) Building Bylaws enacted by the New Lynn Borough Council include the adoption of the New Zealand Standard Model Building Bylaw N.Z.S.S. 1900 chapters one to eleven (1 to 11), and subsequent amendments.
- (D) N.Z.S.S. 1900 Chap. 1 defines the term 'building' as follows:
Building, whether temporary or permanent, movable or immovable, in addition to its ordinary and usual meaning shall include the following:
- i Any structure or erection enclosed or partly enclosed within walls or supported on columns whether it has a roof thereon or not.
 - ii Any grandstand or structure or erection in which sitting or standing accommodation is provided, whether such grandstand structure or erection be enclosed or not.
 - iii Any retaining wall which either exceeds a height of 4 ft. from the lowest ground level adjoining or is within 4 ft. of the boundary of a street or public place.
 - iv Any wall:
 - a Being of concrete or masonry and of a height exceeding 6 ft. from the lowest ground level adjoining; or
 - b Being of other material and of a height exceeding 6 ft. from the lowest ground level adjoining; but shall not include a framework supporting mesh or wire or netting or similar open material.
 - c Any tank, including its supporting structure:
 - a Which has a capacity of not less than 5,000 gallons; or
 - b Which, having a capacity of 400 gallons or more, is supported at a height of more than 6 ft. from the base of its structure; or
 - c Which is supported at a height of more than 12 ft. from the base of its supporting structure.
 - v Any part of a building as defined above including any construction for the permanent support or partial support of a building when such construction is erected or placed in position on the site as an independent stage in the erection of a building.
- Erection of a Building includes the reconstruction of a building and the reconditioning of a building and the making of any alteration, repair, or addition to any building heretofore or hereafter erected, and the removal, either in whole or in part, of a building from any place within or without the Council district to any place within such district or from one position to another position on the same lot of land, and ERECT has a corresponding meaning.

Provided that maintenance work other than the structural not be deemed a repair.

No person shall use or permit any person to use any tent caravan or vehicle for residential purposes except on casual occasions, or in accordance with the terms and conditions of such permit.

- (E) YARD REQUIREMENTS: the following yard requirements apply in residential zones—
- | | | |
|--------------------|--|------------|
| Front yards | 7 1/2 ft. | front lots |
| Rear yards | 20 ft. | |
| Side yards | 4 ft. to building line (in the case of overhanging eaves (3 ft. to fascia or gable). | |
| Rear Section yards | 10 ft. all round. | |
- (F) PERIMETER FOUNDATIONS: continuous concrete foundations are a requirement for all buildings, other than small accessory buildings.
- (a) Sheet Pile Foundations: continuous foundations 12" x 6" concrete reinforced with two (2) #4 rods.
 - (b) Masonry Base Walls: continuous foundations 12" x 9" concrete reinforced with three (3) #4 rods with 1" stirrups @ 24" centres.
 - (c) Masonry Fence: continuous foundations 12" x 12" concrete, reinforced with four (4) #4 rods with 1" stirrups at 24" centres.
- (G) FIRE RISK DEFINED:
- Zone A: All properties situated within the Industrial and Commercial Zones.
- Zone B: All properties situated within the Residential Zones.
- (H) For Industrial and Commercial buildings, all off street parking areas, driveways and aisles are to be graded, drained, sealed or paved and each space to be permanently marked on the ground, before the building is put to its use.

SCALE OF PERMIT CHARGES

Over	Not exceeding	Permit Fee
\$ 20.00	\$ 20.00	\$ 0.50
"	and not exceeding \$ 200.00	" 1.00
"	" " " \$ 400.00	" 2.00
"	" " " \$ 600.00	" 3.00
"	" " " \$ 800.00	" 4.00
"	" " " \$ 1000.00	" 5.00
"	" " " \$ 1200.00	" 6.00
"	" " " \$ 1400.00	" 7.00
"	" " " \$ 1600.00	" 8.00
"	" " " \$ 1800.00	" 9.00
"	" " " \$ 2000.00	" 10.00
"	" " " \$ 2500.00	" 12.00
"	" " " \$ 3000.00	" 14.00

Fees for work in excess of \$300.00 value are available on application.

PLUMBING FEES

Value of Work	Permit Fee
Up to \$ 50.00	\$ 1.00
Over \$ 50.00	\$ 2.00
\$ 100.00	\$ 3.00

DRAINAGE FEES

Value of Work	Permit Fee
Up to \$ 50.00	\$ 1.00
Over \$ 50.00	\$ 2.00
\$ 100.00	\$ 3.00

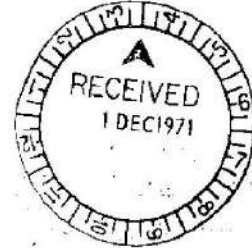
Permit Fees for work in excess of \$200.00 will be charged at \$2.00 per every \$200.00 thereafter.

Permit 71/15742 is used for mother property.
Have used 72/15742 for this property

(For office use only)
 Assessment No. 209 / 21 /
 Permit No. B615742

DATE RECEIVED

Receipts:	Amounts	Serial No.
Building Permit	\$ 5.00	
Plumbing Permit	\$ 4.00	
Drainage Permit	\$	
Sub Total	\$	
Footpath Deposit	\$	
Water Connection	\$	
Vehicle Crossing	\$	
Building Research Assn. Levy	\$	
Total	\$ 9.00	



NEW LYNN BOROUGH COUNCIL
Application for Building Permit
 New Lynn, 7



Telephone 871-084

DATE OF ISSUE 1 / 12 / 71

(See over page)

(To be filled in by applicant)
 I hereby make application as Owner/Builder for permission to:

Erect _____
 Add _____
 Alter toilet block at St Andrew's Sunday School Hall, Morgan Ave, New Lynn
 in accordance with the accurate site plan, (showing the location of all legal boundaries and easements, existing and proposed buildings, driveways, aisles and parking areas), detailed plans, elevations, cross sections and specifications of building deposited herewith, in duplicate, at
 No. Morgan Ave, New Lynn Street/Road/Ave/Place.

PARTICULARS OF LAND:

Lot No. 1 D.P. No. 49993
 Name of previous owner _____
 Area of Land: _____ R _____ P Frontage _____ feet.
 Name and address of present owner Mrs. Chas. Tomlin
14 Hume St

PARTICULARS OF PROPOSED BUILDING:

Area of floor(s) 90 sq ft square feet.
 Area of outbuildings _____ square feet.
 Total value of work: \$ 1000
 Proposed purposes for which building is to be used or occupied:
Toilet and washrooms

Signed by Applicant [Signature] (Res.)
 Address 14 Hume St, New Lynn
 Phone 874 386
 Date 1.12.1971

(For Office Use Only)

Special conditions if any _____

- Checked as to, a) Compliance with District Scheme _____
 b) Building By-Laws _____
 c) Plumbing and Drainage _____
 d) Stormwater Disposal _____
 e) Structural Check _____

PLANS AND SPECIFICATIONS

NZSS. 190. CHAPTER 2 CLAUSE 25

Together with every application there shall be submitted in duplicate plans, elevations, cross sections, and specifications which shall together furnish complete details of design, and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking, and the provision made for full compliance with the requirements of this By-law, and any other relevant By-law for the time being in force. The above drawings to be done in ink or to be prints. Pencil will not be accepted.

COUNCIL

P.T.O.

Property Notes – PRE 2007-2009 – 40 Rankin Avenue



Heritage and Inventory Site

This property has been identified as a site that may contain an archaeological feature, waahi tapu or other site of significance to Maori. This data has been extracted from the Cultural Heritage Inventory (CHI) compiled and managed by the Auckland Regional Council.

Waitakere City Council is aware that some of the information contained in the CHI is indicative and/or results from predictive modelling. Disclosure of information contained in the CHI is made in good faith in an attempt to assist the applicant. Waitakere City Council does not accept any liability for loss or damage caused or suffered by reliance upon information contained in this document but which, upon further investigation, may be found to be wrong or inaccurate. This information is provided pursuant to s44A(s) of the Local Government Official Information and Meetings Act 1987.

Historic Site

Ref# 1607 St Andrews Sunday School, Category II. Finely Detailed brick church, dated 1929. Significance attributed to historical, architectural & community values

Historic Tree

Ref# 18 2x Pohutukawa - *metrosideros excelsa*

District Arterial Road

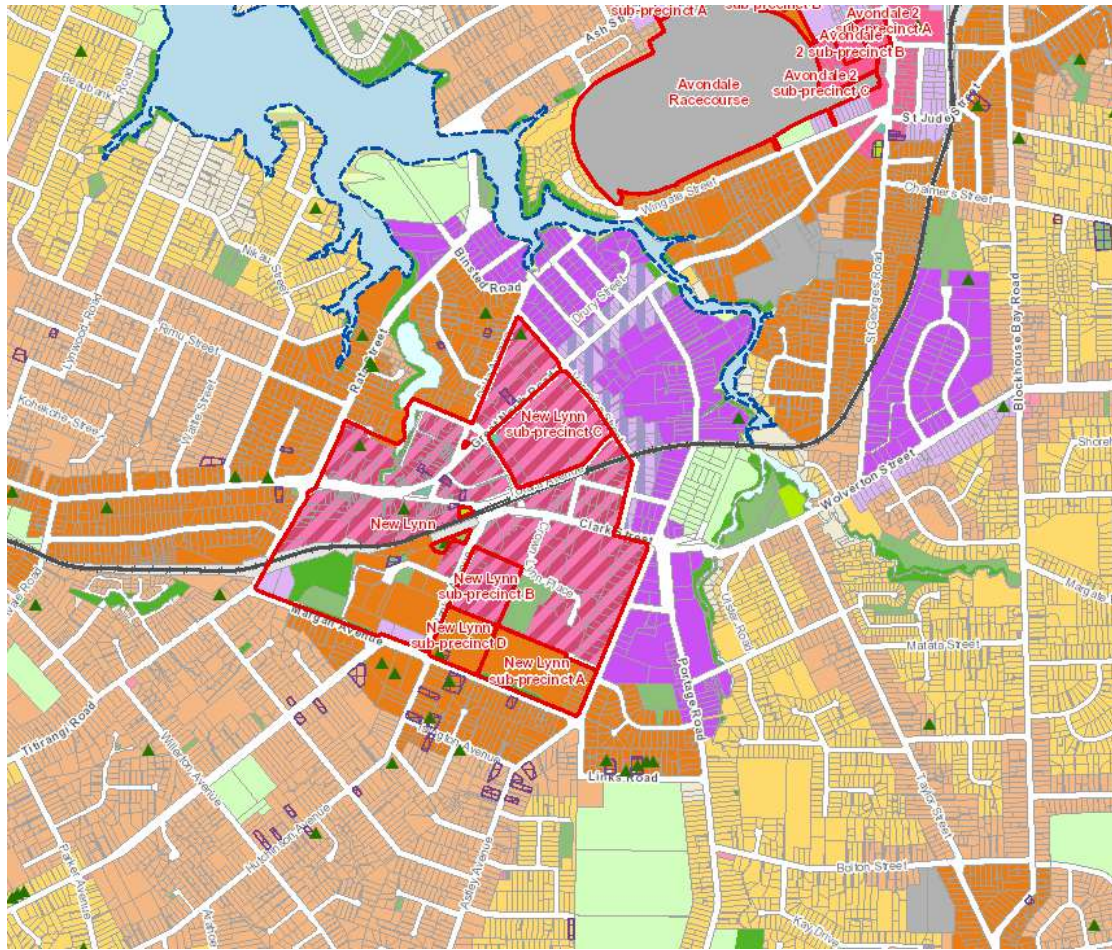
Margan Ave

APPENDIX 7.

AUCKLAND COUNCIL PLANNING MAPS

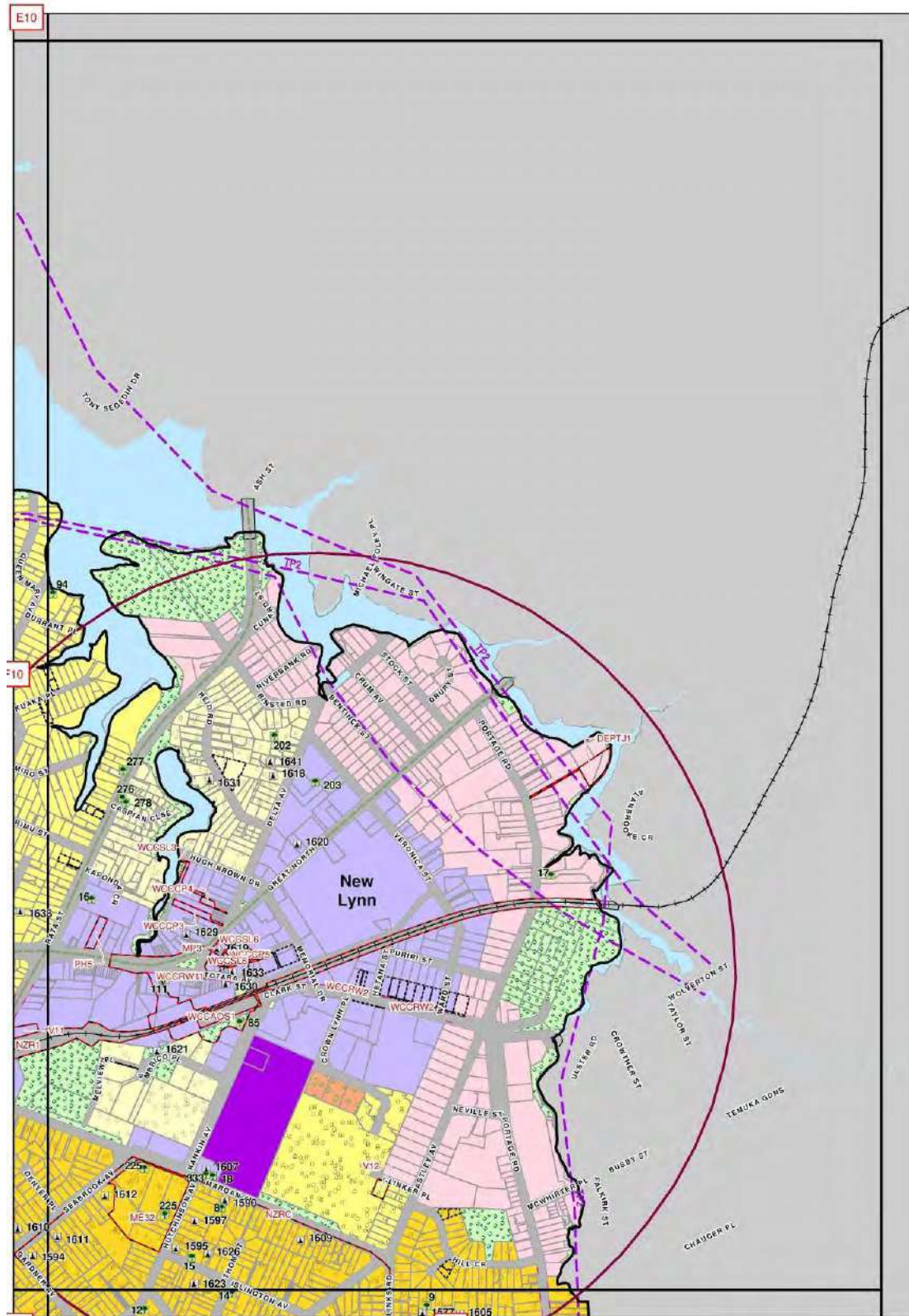
PROPOSED UNITARY AUCKLAND PLAN MAP

Decisions Version 2016



AUCKLAND DISTRICT PLAN – HUMAN ENVIRONMENT MAP

Former Auckland District Plan – not operative



District Plan - Human Environments

1:8,000 0 100 200 300 400 500 Metres

Map compiled by GIS group,
Waikato City Council,
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Information New Zealand D132
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APPENDIX 8.

SEISMIC ASSESSMENT REPORT

Prepared by Compusoft Engineering 2010

COMPUSOFT
ENGINEERING

106B Carlton Gore Road, PO Box 9493, Newmarket, Auckland, New Zealand.
Telephone: +64 9 522 1456 Facsimile: +64 9 522 3366

**Church at 40 Rankin Ave
Seismic Assessment Report**

St Brokens Kindergarten Hall

Prepared by: CompuSoft Engineering Limited

For: Dragon Group Enterprises Ltd
40 Commodore Drive
Lynfield, Auckland
Ph: +64 9 626 2338

REASON FOR ISSUE	REVISION	DATE
Initial Assessment Draft Issue	A	01.09.2010

Table of Contents.

Table of Contents.....	i
1. Introduction:.....	1
1.1 Scope of Works.....	1
1.2 Building Description.....	2
1.3 Heritage Buildings.....	4
2. Overview of Assessment Approach.....	5
3. Structural Assessment.....	6
3.1 Building Condition.....	6
3.2 Structural Detailing and Historical Seismic Performance.....	11
3.2.1 Historical Seismic Performance.....	11
3.2.2 Structural Detailing.....	11
3.3 Seismic Loading.....	12
3.4 Material Properties.....	13
3.5 Analysis Description.....	14
3.5.1 Analysis Philosophy.....	14
3.5.2 Model Description.....	14
3.5.3 Design Loadings.....	15
3.5.4 Seismic Analysis Parameters.....	16
3.6 Seismic Response.....	16
3.6.1 Longitudinal (N/S) Direction:.....	16
3.6.2 Transverse (E/W) Direction:.....	17
3.7. Seismic Performance.....	18
3.7.1. Church Roof.....	18
3.7.2. Stage ceiling.....	19
3.7.3 Floor Diaphragm i.e. Stage floor.....	19
3.7.4 Annexe Roofs.....	20
3.7.5 Un-reinforced Masonry (URM) Walls.....	20
3.7.6 Foundations.....	24
4. Strengthening.....	25
4.1 General.....	26
4.1.1 Church Roof.....	28
4.1.2 Stage Roof.....	28
4.1.3. Fly tower mezzanine floor.....	29
4.1.4 Floor Diaphragm i.e. Stage floor.....	29
4.1.5 Un-reinforced Masonry Walls.....	29
4.1.6 Foundations.....	31

4.2 Strengthening to 34% NBS.....	31
4.3 Strengthening to 67% NBS.....	32
4.4 Strengthening to 100% NBS.....	32
5. Dangerous Building Deficiencies.....	33
5.1 Bulge in Eastern Facade.....	33
5.2 Masonry Cracking.....	33
6. Conclusions and Recommendations.....	34
6.1 Strengthening Level & Philosophy.....	34
6.2 Non-Structural Alterations.....	35
6.3 Materials Testing.....	35
6.3.1 Masonry.....	35
7. References.....	36
Appendix A - Preliminary Architectural Assessment.....	37
Appendix B - Structural Drawings: Existing Structure.....	38

- Determine whether the building is 'earthquake prone' as defined under the Section 122 of the Building Act 2004 and its associated regulations.
- Produce a report with recommendations on appropriate strengthening philosophies to allow evaluation by Waitakere City Council Heritage advisors with the aim to obtaining comment on the proposed strengthening schemes.

Specific exclusions include;

- Detailed strengthening schemes and calculations.
- Details of strengthening procedures.
- Gravity capacity assessment of the Church that is not directly associated with the Dangerous Building Notice (i.e. the eastern Facade).

1.2 Building Description.

The Church is located in central New Lynn, Auckland on the corner of Margain and Rankin Aves. The primary building structure consists of unreinforced clay brick masonry walls, with a timber sarking roof over the main auditorium. Above the stage at the north end of the building is a Fly Tower constructed from unreinforced masonry with a lightweight timber mezzanine. Timber arches provide the gravity support for the timber auditorium roof. A steel angle provides a tension tie across the base of each arch which also acts as link between the two main longitudinal walls. Although not observed, it is expected that the building is supported by concrete strip footings located just below current ground level.



Figure 1.1: View of the South-Eastern Corner of the Church.

1. Introduction:

Compusoft Engineering has been engaged by Dragon Group Enterprises (DGE) Ltd to undertake a seismic assessment of the existing church located on the corner of Rankin and Margain Aves in New Lynn, Auckland. The Church is currently subject to a Dangerous Building notice issued by Waitakere City Council, which predominantly relates to visible curvature (a bulge) in the Eastern facade wall. An initial assessment of the church using NZSEE^[1] guidelines has indicated that the Church is Earthquake Prone. The purpose of this document is to determine if the Church is earthquake prone and to detail our assessment of the capacity of church to resist seismic loading, and provide direction to the expected retrofit strengthening works. In addition, the gravity capacity of the eastern facade of the Church is to be assessed and if required, concept retrofit strengthening works developed with an aim to removing the Dangerous Building Notice.

This report is based upon the archive record information obtained from site inspections, and previous assessment experience.

1.1 Scope of Works.

This report encompasses the work involved with an initial structural evaluation of the seismic performance of the Church and the development of concept strengthening retrofit schemes. In addition, scope includes the assessment of the structural deficiency in the eastern facade wall (notably a bulge in the exterior masonry wall), and the development of a concept retrofit strengthening scheme that will enable the existing Dangerous Building Notice associated with the Church to be removed.

Scope of work included;

- Obtain record information if available.
- Develop an analysis model of the structure using the available record information, and assess the performance of the building with respect to present day requirements for seismic loading.
- Assess the gravity capacity of the eastern facade of the building, as it relates to the existing 'bulge' in the masonry exterior wall. Develop a concept retrofit strengthening scheme to fix the bulge in the wall at this location.
- Assess existing member strength using relevant published literature such as the NZSEE document entitled 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes'^[1]
- Determine strength deficiencies in the existing structure, and determine appropriate concept strengthening schemes for varying levels of seismic loading.



Figure 1.2: NW view of the church showing the Western annexe.



Figure 1.3: Interior View of the church looking Southward from the stage.



Figure 1.4: Interior of the church looking North at the stage.

1.3 Heritage Buildings.

The Church was designed and constructed circa 1929 and the exterior has been classified as having heritage value. Given the Heritage Listing of the Church, all structural strengthening works must be detailed in such a way as to avoid compromising the heritage aspects of the building exterior. Liaison with the Territorial Authority and appropriate heritage advisors will be required during the design of detailed strengthening works.

2. Overview of Assessment Approach.

1. Develop an analysis model based upon the record information and site inspections.
2. Determine an appropriate level of seismic loading.
3. Undertake a linear elastic analysis to determine building response and design actions based upon graduated levels of seismic levels of seismic loading.
4. Identify structural inadequacies and potential failure mechanisms.
5. Propose strengthening retrofit methods for varying degrees of seismic loading as determined by a "New Building Standard" (NBS), which for the purpose of this assessment refers to NZS 1170.5^[2].
6. Provide recommendations on future analysis and design work.

3. Structural Assessment.

3.1 Building Condition:

Overall the visible main structural elements in the building appear to be in reasonable condition and are consistent with the age of the structure. Mortar joints between the bricks are inconsistent, with some walls being well mortared and others of poor quality (refer Figure 3.1). External mortar in some locations can be removed by hand. Cracking is present in several masonry walls, most notably the eastern and southern facades and predominantly around wall openings such as windows. Figure 3.2 shows cracking at a window opening apex in the eastern wall. Some attempt has been made in the past to seal cracks in the exterior walls. Figure 3.3 shows an example of this repair work, which is generally poor in quality.



Figure 3.1 Example of poor grouting and pointing around masonry.



Figure 3.2: Cracking around windows in Eastern facade.



Figure 3.3: Poor repair work to cracking in masonry

The masonry wall at the south end of the auditorium exhibits signs of previous movement with the masonry visibly displaced in places (refer Figure 3.4).



Figure 3.4: Masonry cracking and displacement in the Southern wall.

The exterior face of the eastern facade exhibits a large bulge at the location where a roof support arch connects to the interior of the wall. Curvature associated with this bulge is large and cracking in the mortar joints is present at this location along with evidence of displacement of the outer brick wythe of the wall relative to the interior wythe. Figure 3.5 highlights the level of curvature present at the 'bulge'.



Figure 3.5: Curvature (bowing) in Eastern facade and cracking around windows.

Evidence of a global wall rotation outwards exists for both the eastern and southern exterior walls. Rotation is much greater in the Eastern wall and the amount of movement at the wall head is significant, and can be seen in Figure 3.6. In addition orthogonal walls do not appear to be adequately tied together, if at all. Figure 3.7 shows gaps and cracking at return wall interfaces.



Figure 3.6: Displacement at top of Eastern facade.

3.2 Structural Detailing and Historical Seismic Performance.

3.2.1 Historical Seismic Performance.

Prior to 1935 there were no earthquake provisions within the then current design codes for the Auckland region. As the Church was designed prior to this date it is unlikely that the Church was designed or detailed to resist any lateral loading other than wind. Historically, it is not uncommon for buildings constructed during this time period to contain what is known as Critical Structural Weaknesses (CSWs). Buildings containing CSWs have been observed to perform poorly during earthquakes.

Examples of CSWs found in the Church include;

- Horizontal and Vertical Irregularity in the distribution of lateral resisting structural systems, stiffness, and seismic mass.
- Diaphragm Discontinuities e.g. lack of an effective diaphragms at the Church auditorium roof and stage, and inadequate ties between diaphragms and wall elements.
- Lack of an effective tie between structural elements e.g. connections between orthogonal masonry walls.

3.2.2 Structural Detailing.

Detailing used in the construction of the Church is representative of a 'gravity only system' and the period in which the Church was constructed. Examples of past practices exhibited which are now considered poor detailing practice include; lack of adequate ties between lateral load resisting elements, and eccentricities in structural members.

As a consequence of the deficiencies in detailing and the likely rapid degradation in masonry strength during an earthquake we do not believe that the structure is capable of exhibiting any significant ductile behaviour. Primary masonry walls are of significant thickness and as such may be capable of a level of rocking both in and out of plane and should be capable of performing within nominally elastic load limits (i.e. $\mu = 1.25$).

Assumptions on Structural Form:

No record information exists for the Church. Through site inspections of the structure the majority of the structural form has been determined, however due to access difficulties it has not been possible to sight all structural connections or accurately dimension elements accurately. To progress our assessment, assumptions have been made on element sizes and setting out, and connections where information is lacking. Assumptions will require verification during the retrofit strengthening work phase.



Figure 3.7: Cracking/Gapping at wall interfaces.

There is evidence of past and present water ingress into the wall cavity on the eastern facade, and we understand that the guttering at this location was recently replaced after the original was stolen. Inspection of the wall cavity at the bulge has shown that the steel masonry ties connecting the inner and outer wythes of the wall have corroded and have detached from the outer wythe. This has resulted in a lack of restraint to the thinner outer wythe allowing large localised displacements to occur, and is the primary reason why the bulge has occurred in the eastern wall. Figure 3.8 is a photo taken looking between the inner and outer wythes showing the corroded steel ties.



Figure 3.8: View of Eastern facade cavity showing failed masonry ties.

Table 3.1 Elastic Spectral Accelerations

Design Life	Structural Condition	Translational Period	% New Building Standard Loading Requirements (NBS)		
			34% NBS (g)	67% NBS (g)	100% NBS (g)
50+yr Design Life	Existing Structure	$T_{1,x,y} < 0.40s$	0.104	0.206	0.307

Table 3.2 Nominally Elastic Spectral Accelerations

Design Life	Structural Condition	Translational Period	% New Building Standard Loading Requirements (NBS)		
			34% NBS (g)	67% NBS (g)	100% NBS (g)
50+yr Design Life	Existing Structure	$T_{1,x,y} < 0.40s$	0.091	0.180	0.268

3.4 Material Properties.

All material properties assumed for the analysis and assessment. Properties have been determined from published literature i.e. NZSEE^[1], ASCE/SEI 41-06^[3]. Expected values of the material properties are;

Steelwork: Characteristic Yield Stress (f_y): 200MPa
Elastic Modulus (E_s): 200GPa

Concrete: Compressive Strength, f_{cc} : 20MPa
Modulus (E_c): 21GPa

Masonry (internal): Masonry Strength, f_{mc} : 4.1 MPa
Elastic Modulus, E_{me} : 2.28GPa
Flexural Tensile Strength, f_{te} = 70kPa

Masonry (external): Masonry Strength, f_{me} : 2.1 MPa
Elastic Modulus, E_{me} : 1.14GPa
Flexural Tensile Strength, f_{te} = 0kPa

Main Assumptions Include;

- Foundation levels – Levels modelled have been based upon the assumption that the top of foundation level is 300mm below existing ground level.
- Foundation construction.
- Masonry thickness in locations where not specifically determined by the visual site inspection. Wall construction, where not visible, has been estimated via dimensional compatibility with site measurements.
- Roof arch geometry, and embedded connection details. Site measurements, and estimates have been made to determine information suitable for the concept stage of a seismic assessment.

3.3 Seismic Loading

When determining an appropriate level of seismic loading a number of factors need to be considered, such as design life, the importance of the structure, the use of the structure, life safety, and the cost and difficulty of the required strengthening.

It should be noted that current legal requirements require the structure to be capable of resisting a minimum of 34% of the seismic forces generated for a similar building designed in accordance with the current code or 'New Building Standard' (NBS), which is the loadings standard NZS 1170.5: 2002 'Structural Design Actions'^[2]. However extreme care must be taken when strengthening to such a low level of load. Any strengthening to this level of load should be detailed to ensure that the hierarchy of failure for loads in excess of 34% NBS will be through ductile mechanisms (e.g. member yielding failure rather than sudden connection failure). This can be difficult to achieve, as at such low levels of loading, localised connection deficiencies can have disproportionately large effect on global building capacity and may not provide adequate levels of protection against sudden non-ductile failure in seismic events. Guidance from the New Zealand Society for Earthquake Engineering (NZSEE)^[1] recommends strengthening to be as close as is practicable to NBS, with a minimum level being 67% of NBS. 67% NBS loading would also safeguard the church from future revisions to the code that may increase the required seismic demand on the Church and hence an increase in the minimum strengthening requirements.

Under the current building usage the Church is required to contain less than 300 people. As such the current code prescribes an importance level of 2 for the church. Given that the existing building is 81 years old and with the Heritage status of the structure, we believe that the appropriate level of seismic loading should correspond with a 50 year design life. This equates to a level of seismic loading that has an annual probability of exceedance of 1 in 500^[2].

Table 3.1 lists the peak elastic spectral seismic accelerations (as a fraction of gravity) that are expected for the existing structure based upon the elastic analysis response, with Table 3.2 presenting the peak spectral seismic accelerations for a nominally elastic response.

Clay brick masonry has been assumed to have properties consistent with 'fair' masonry condition as defined by ASCE 41-06 for internal walls and with 'poor' condition for the external masonry i.e. the outer most wythe on the exterior of the building. This has been based on a visual inspection of the masonry only.

3.5 Analysis Description.

3.5.1 Analysis Philosophy.

An analysis model has been created of the Church using the finite element analysis package SAP2000⁽⁴⁾ (version 12). Non linear Equivalent Static Analysis have been undertaken to determine the response of the structure to seismic loading. This procedure provides a good indication of the performance of a structure for elastic behaviour and is an accepted appropriate method of analysis for the purposes of an initial assessment, particularly for structures which are expected to fail in a non-ductile manner such as the Church. Once a strengthening concept has been approved, it may provide limited ductile seismic performance to parts of the structure

Analyses have been undertaken in the positive and negative X and Y building axes (i.e. North-South, and East-West axes) with tension only elements representing the tension ties at the base of the roof support arches. The differing stiffness of the roof diaphragm has been incorporated in the longitudinal (X) and transverse (Y) models. It has been assumed that the annexe roofs do not have sufficient strength to act as a diaphragm during an earthquake. In accordance with ACSE 41-06⁽³⁾ guidelines masonry is assumed to have no out of plane stiffness.

3.5.2 Model Description.

The basic analysis model has been developed based on information obtained during site inspections and observations. Where information is limited rational assumptions have been made with the main assumptions outlined in Section 3.2.2.

For the purposes of analysis we have assumed that the existing sarking roof does contribute to the stiffness of the structure in the ultimate limit state. This assumption is dependent on the timber to masonry connections and may not be valid without minor connection upgrades. It has not been possible to inspect the annexe roof construction however we do not believe that the annexe roofs have been sufficiently detailed or are strong enough to resist the expected levels of seismic loading. Figure 3.9 shows representative views of the analysis model.



Figure 3.9: Analysis model screenshots - perspective model views.

3.5.3 Design Loadings.

Per the agreed scope of works set out in Section 1.1, this report will not include the consideration of gravity or wind effects with respect to current loadings standard requirements with the exception of the eastern facade. As such the building has been evaluated only for the basic ultimate limit state earthquake combination following the requirements of NZS1170.0^[2], Section 4, i.e. [G, Eu, ψcQ].

Concurrent multi directional seismic effects have been considered in accordance with NZS1170.5^[2] requirements (for elastic or nominally elastic structures). This then gives rise to the following design load combinations for evaluation:

- (i) $G + \psi cQ + EQ_x + 0.3EQ_y$
- (ii) $G + \psi cQ + EQ_y + 0.3EQ_x$
- (iii) 1.35G (eastern facade only)

(iv) 1.2G + 1.5Q (eastern facade only)

3.5.4 Seismic Analysis Parameters.

A shallow site subsoil class (Class C) has been assumed for the site. In the absence of specific geotechnical information for the site. It has been assumed that the foundation is rigid.

Torsional effects have not been considered at this stage as rigid diaphragms capable of distributing torsional loads only exist over a small part of the building (the stage diaphragm at the north end of the building). As such the effect of this omission will be negligible for the purposes of this evaluation.

5% viscous damping has been used as the deformations associated with a higher level of damping cannot be developed without significant strength degradation or failure of the masonry.

P-Delta actions have not been considered in this evaluation, though their omission should not affect the overall outcome or recommendations of this report.

Table 3.3. Seismic Analysis Parameters:

Importance Level = 3, R = 1.0, Z = 0.13, Sp = 1.0, N(T,D)=1.0, Site Subsoil Class C, $\mu = 1.0$.

Parameter	Composoft Engineering Model
Total Accelerated Mass (above foundation level) (kN)	5886
T _{1X} (sec)	< 0.40
T _{1Y} (sec)	< 0.40
100% NBS Base Shear, V _X (kN)	1806
100% NBS Base Shear, V _Y (kN)	1806

3.6 Seismic Response.

3.6.1 Longitudinal (N/S) Direction:

In the longitudinal (i.e. North/South) direction the majority of the Church is very stiff due to the long aspect ratios of the masonry walls acting in this direction. The gables at the ends of the church and at the stage front are flexible due to the relatively low stiffness provided by the tongue and groove roof sheathing. At the southern end of the church the entrance area walls provide out of

plane stability and stiffness to the lower half of the southern wall. At the north end of the church the fly tower mezzanine provides little out of plane stiffness to the gable walls, and consequently large out of plane displacements are expected in a seismic event in these locations. The stage level diaphragm provides some stiffness, however it's low height above ground level limits its effectiveness. Figure 3.10 shows the displacement profiles for an earthquake in the longitudinal direction.

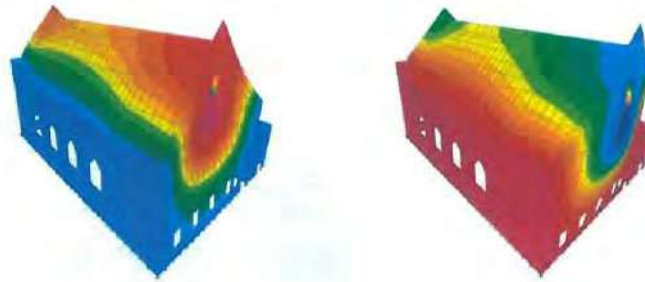


Figure 3.10: Seismic Displacements (Longitudinal EQ - view from the SE).

3.6.2 Transverse (E/W) Direction:

The seismic response of the structure in the transverse (east/west) direction can be considered in three parts – the northern stage area, the main church auditorium, and the southern entrance area. At the northern and southern ends of the Church the structure is very rigid as a consequence of the transverse masonry walls. Between these two rigid ends is the main seating auditorium of the Church, where seismic loading is resisted by either the main roof diaphragm, the roof support arches, or by out-of-plane rocking of the perimeter walls. Localised stiffening of the central area is provided by the walls of the western annexe. As these side walls are considerably more flexible than the two ends of the structure, they are excited at longer periods of vibration. Figure 3.11 indicates the relative displacement occurring in the church when subject to a transverse earthquake.

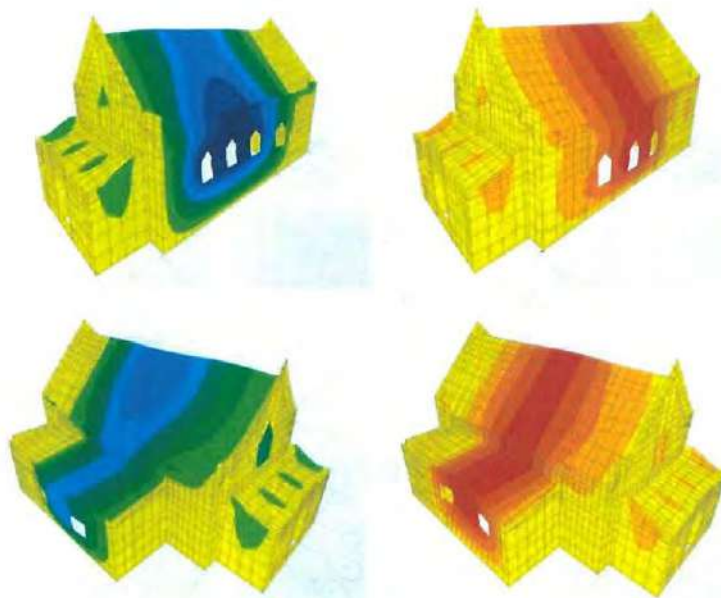


Figure 3.11: Seismic displacement profile for a transverse earthquake.

3.7. Seismic Performance

3.7.1. Church Roof.

The church roof is comprised of a relatively flexible 135x18mm tongue and groove timber sarking diaphragm supported by five lightweight timber arches. Each arch spans transversely across the Church and is supported partially by embedment into the masonry wall and by a masonry corbel that protrudes from the perimeter walls. Timber sarking is connected to the north and south walls through a timber end plate that is bolted to the unreinforced brickwork. These connections have little capacity to resist lateral forces and are expected to fail in a non-ductile manner under levels of seismic loading below 34% NBS. There is no effective connection between the longitudinal walls and the timber sarking. This will prevent load transfer between the longitudinal walls and the roof diaphragm, and place undue stress on the arch connections into the walls. The timber diaphragm itself has limited capacity and is expected to fail under levels of seismic loading below 34% NBS.

the rocking strength has been based upon a reduced wall thickness assuming the entire wall weight is resisted by the inner wythes.

Assumptions:

- All capacities have been based upon the assumption that URM walls have sufficient capacity to sustain concurrent in-plane design actions.
- The following table has been collated assuming that the outer wythe of exterior walls is tied sufficiently to the inner wythe so that localised failure of the outer wythe cannot occur. This assumption should be verified through site investigation.
- Existing masonry cracking (such as that shown in Figure 3.2) has not been considered as it has been assumed that these will be repaired.

As can be seen in Table 3.3 most masonry walls have sufficient strength to resist between 67 and 100% NBS loading, which is primarily due to relatively large wall thickness. Gable walls are effectively unrestrained laterally and as a consequence are expected to fail at levels of load less than 34% NBS.

Table 3.3: Masonry Out-of-Plane Capacities

Wall	Location	% NBS
Eastern Auditorium Wall	Parapet	> 67
	Typical Wall	67 - 100
Western Auditorium Wall	Parapet	> 67
	Typical Wall	67 - 100
Western Annexe Wall	Parapet	67 - 100
	Typical Wall	67 - 100
Northern Stage Wall	Above Mezzanine	< 34
	Below Mezzanine	> 100
Southern Stage Wall	Above Mezzanine	< 34
	Below Mezzanine	34 - 67
Southern Auditorium Wall	Above annexe roof	< 34
	Below Annexe roof	67 - 100
South Annexe Southern Wall	High Parapet	> 100
	Low Parapet	> 100

Once failure occurs the gable walls at each end of the diaphragm will be required to cantilever from the lower return walls resulting in failure out-of-plane of these elements.

Timber members of the arch have capacities in excess of 34%NBS loading, however the key connection between the tie angle and the timber arch members (shown in Figure 3.12) is expected to fail at below 34% NBS seismic loading. In addition, the existing arch has been detailed for compression forces only and would not be capable of resisting tensile forces that would result as a consequence of lateral earthquake loading.



Figure 3.12: Arch tension tie to timber connection.

3.7.2. Stage ceiling.

The stage mezzanine is a series of timber sections spanning between the transverse masonry walls, and are connected via nailed connections to a joist that is bolted to the brickwork. The ceiling has been designed to support light gravity loads and is not capable of acting as a diaphragm or resisting any significant axial loads, and is expected to fail at load levels significantly below 34%NBS seismic loading.

3.7.3 Floor Diaphragm i.e. Stage floor.

The stage floor is comprised of 22mm thick x 87mm wide tongue and groove boards supported on timber joists. Nail shank diameters of approximately 3.5mm were observed on site and a nail spacing of 50mm was assumed for the purpose of assessment. Timber joists have been nailed to a bearer that runs parallel to the masonry wall and is supported by masonry corbels at the perimeter of the stage as can be seen in Figure 3.13. There is no ability for the bearer to transfer shear or axial in-plane loading to or from the diaphragm. Consequently there is no ability for the diaphragm

to resist seismic actions. Should the diaphragm masonry connection be upgraded, then the lateral capacity will be limited by nail slip in the diaphragm. Calculations indicate that the capacity of the diaphragm is less than 34% NBS.



Figure 3.13: Timber joist to masonry corbel seating detail.

3.7.4 Annexe Roofs.

It has not been possible to determine the existing construction details of the annexe roofs, although through estimations based on observed construction methods elsewhere, it is not expected that the roofs will have sufficient strength or stiffness to resist 34% NBS seismic loading. This can be re-investigated should the performance of these roofs prove critical to the strengthening design.

3.7.5 Un-reinforced Masonry (URM) Walls.

URM Walls Out-of Plane:

Masonry wall aspect ratios and thickness vary throughout the Church. The capacity of these walls to resist out-of-plane (face) seismic loading is dependent on the deformation of roof elements and the restraint provided by return walls and diaphragm ties. Out-of-plane capacities have been assessed using procedures detailed in NZSEE⁽¹⁾.

Masonry wall construction also appears to vary throughout the church. The eastern facade wall is a cavity wall with steel ties connecting the inner and outer wythes of the brickwork. Other walls have been identified as having small cavities, however it appears that in some instances transversely placed bricks (header bricks) have been used to connect the inner and outer wythes together. Given the poor quality of the mortar observed in the outer exterior walls, the outer wythe of these walls has been assumed to not contribute to the lateral load resistance of the masonry. In such instances

Northern Stage Wall	Above Mezzanine	> 100	> 100
	Between Stage and Mezzanine	67- 100	67- 100
	Lower Window Level	67- 100	34 - 67
Southern Stage Wall	Above Mezzanine	67- 100	34 - 67
	Below Mezzanine	< 34	< 34
	Western edge	< 34	< 34
	Eastern edge	< 34	< 34
	Below Stage	34 - 67	< 34
Southern Auditorium Wall	Above annexe roof	67- 100	34 - 67
	Below Annexe roof	67- 100	34 - 67
	Door Level	34 - 67	34 - 67 ¹
South Annexe Southern Wall	Parapet	> 100	> 100
	Typical Wall	67- 100	67- 100
	Window Level	67- 100	67- 100
South Annexe Eastern & Western Wall	Parapet	67- 100	34 - 67
	Typical Wall	67- 100	34 - 67
South Annexe Western Inner Wall	Typical Wall	34 - 67	34
South Annexe Eastern Inner Wall	Door level	< 34	< 34
West Annexe Northern Wall	Parapet	< 34	< 34
	Door level	< 34	< 34
West Annexe Internal Wall	Door level	< 34	< 34
West Annexe Southern Wall	Parapet	67- 100	34
	Typical Wall	67- 100	34

	Typical Wall	> 100
South Annexe Eastern & Western Wall	Parapet	> 100
	Typical Wall ²	> 100
West Annexe Northern Wall	Parapet	> 100
	Typical Wall ²	> 100
West Annexe Southern Wall	Parapet	> 100
	Typical Wall ²	> 100

Notes: 1. Assumes stage ceiling provides restraint laterally.

2. Assumes the annexe roof provides out of plane resistance.

URM In-Plane:

Initial linear analyses of the URM walls in-plane has determined that the existing walls predominantly have capacity in excess of 34% NBS, with a notable exception being the stage front wall. This wall attracts a significant seismic force due to its weight and stiffness, however the large opening for the stage greatly reduces the length of wall available to resist these actions.

Table 3.4 indicates the in-plane capacity of the masonry throughout the structure.

Table 3.4: In Plane Masonry Capacity

Wall	Location	% NBS	
		Fair Masonry	Poor Masonry
Eastern Auditorium Wall	High Parapet	< 34	< 34
	Low Parapet	> 100	> 100
	Typical Wall	> 100	67
	Window Level	> 80	34 - 67
Western Auditorium Wall	High Parapet	34	34
	Typical Wall	> 100	67
	Window/Door Level	67- 100	34 - 67
Western Annexe Wall	Parapet	> 100	34 - 67
	Typical Wall	> 100	> 100
	Window Level	> 100	100

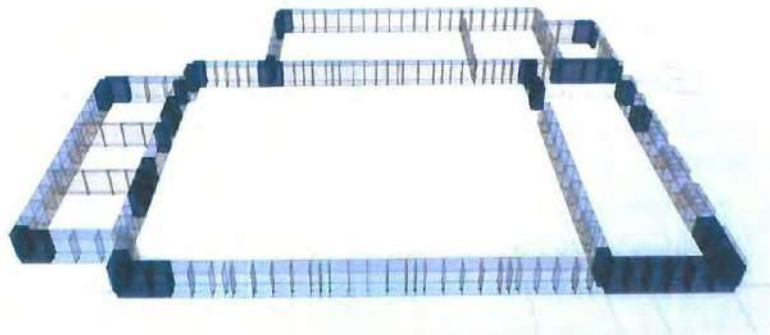


Figure 3.14: Regions of foundation pressure exceeding 2xSLS pressure.



Figure 3.15: Regions where allowable bearing pressure is exceeded for 100%NBS loading.

At 100%NBS loading uplift is expected to just occur at the extremities of the external walls, although once some nominal ductility ($\mu=1.25$) or 67%NBS loading is considered uplift is restricted to the eastern edge of the stage wall. To ensure adequate performance of the stage wall localised foundation strengthening may be required.

Consequently the foundations are expected to perform satisfactorily at a level of seismic loading exceeding 67% NBS.

4. Strengthening.

3.7.6 Foundations.

Information is not available on foundation construction, geometry and bearing capacity. Assessment has been made on the Ultimate Limit State (ULS) level of foundation load under seismic conditions based upon the following assumptions.

Assumptions:

- Concrete strip foundations are present.
 - 914mm for walls > 450mm in width.
 - 762mm for walls > 350mm in width
 - 610mm for walls > 110mm in width.
- Clay ultimate bearing pressure is 300kPa
- Allowable ULS gravity bearing pressure is 150kPa
- Allowable ULS seismic bearing pressure is 240kPa

Assumed bearing pressures are expected to be conservative as the value chosen is for a typical clay and the foundations have had over 80 years of consolidation. As such it is likely to be stiffer than assumed. Whilst there is evidence of settlement at the site we believe the bulk of settlement deformations are as a result of localised ground dewatering from adjacent trees. Elsewhere there is little evidence of foundation distress.

A higher bearing capacity for ULS seismic than for ULS gravity actions is justified due to the short period response of the structure resulting in short loading durations. In addition, structural element assessment has indicated that the superstructure cannot sustain seismic loading greater than 67% NBS (and in many instances less than 34% NBS) loading, therefore foundation assessments for loads in excess of 67%NBS can be considered in excess of over-strength requirements. As such a smaller factor of safety is generally permitted by the New Zealand Building Code.

All information pertaining to foundation capacity are required to be checked on site prior to any retrofit works.

Typical gravity bearing pressures determined are between 50 and 100kPa with some localised areas exceeding 100kPa. For elastic ($\mu = 1$) response and 100% NBS level loading the majority of the foundations will have bearing stress less than double the Serviceability Limit State (SLS) gravity bearing pressure. Figure 3.14 below indicates the areas where bearing pressure is exceeds twice the SLS pressure (areas highlighted in dark blue). When bearing pressure is considered in can be seen from Figure 3.15 that only a very small portion of the foundations exceeds the expected allowable bearing pressure.

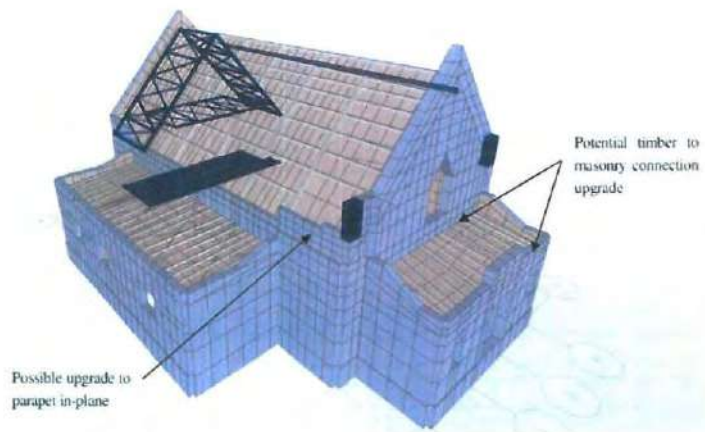


Figure 4.2: Longitudinal strengthening to church - view from SW.

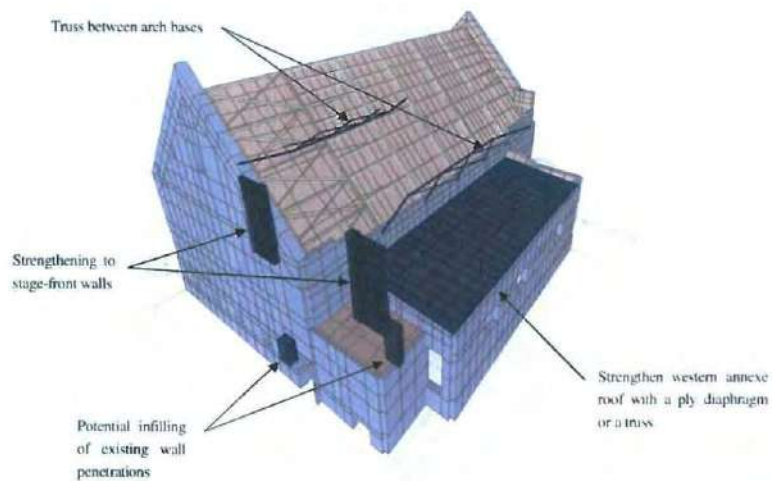


Figure 4.3: Transverse strengthening to church - view from NW.

4.1 General.

Strengthening retrofit works suggested have been based upon a non linear elastic analysis. A more detailed non-linear analysis will take into account load redistribution through element yielding and may reduce the extent of strengthening requirements. It should be noted that there is little redundancy in the structural system of the Church and that predicted element failure is predominantly through non-ductile mechanisms. Strengthening (to any level of NBS) schemes have been selected to ensure that element failure will be through ductile mechanisms wherever possible. Wherever possible, retrofit solutions have been selected to have minimal impact on the Heritage aspects of the Church.

The general strengthening philosophy is to add strength and stiffness to the timber diaphragms of the church so that the primary lateral load paths are through in-plane action. Connections between diaphragms and walls are to be strengthened to ensure that the Church is capable of performing in a reliable manner during a seismic event. The actual extent of strengthening is dependent on the target percentage of New Building Standard chosen. Figures 4.1 to 4.4 show indicative strengthening required to achieve 34% NBS, although it is possible that additional minor strengthening items are identified during detailed strengthening design. Specific strengthening items and remedial measure are identified in the following sub sections.

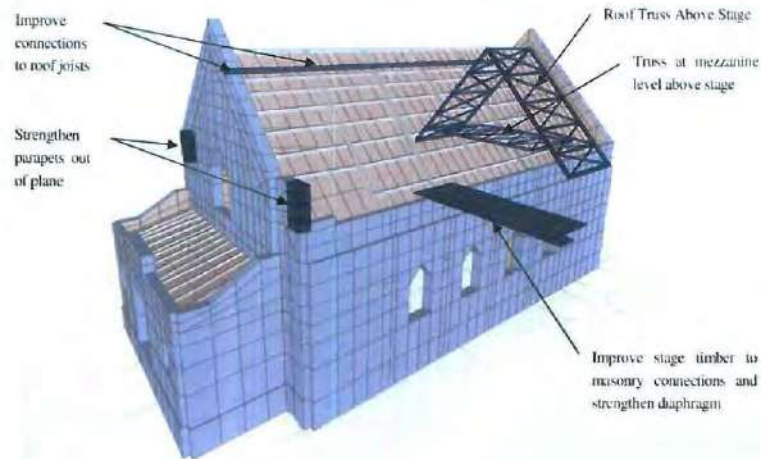


Figure 4.1: Longitudinal strengthening to church - view from SE.

4.1.3. Fly tower mezzanine floor.

1. Construct either plywood diaphragm or a lightweight steel truss at this level to transfer out of plane (longitudinal) seismic actions from transverse stage walls to the primary longitudinal walls. This will have an additional effect of laterally restraining the stage front wall.
2. Improve timber to masonry connections at this level.

4.1.4 Floor Diaphragm i.e. Stage floor.

1. Upgrade all timber to masonry connections through additional bolting and proprietary timber to timber connection devices such as nail plates.

4.1.5 Un-reinforced Masonry Walls.

To ensure reliable performance can be achieved existing cracks in the masonry are required to be repaired through repair of the mortar where external wythes only have been affected, or through injection of a epoxy repair resin. In addition, the following repair techniques are suitable as remedial measures for the church.

Out-of-Plane Actions:

1. Poorly connected masonry wythes: Out-of-plane capacity to be improved through connection to thicker wythes via drilled and epoxy grouted dowels or mechanically driven dowels.
2. Parapets: Large cantilever parapets (greater than 1m in height) can be strengthened through the addition of a supporting galvanised steel section bolted to the masonry section.
3. Providing lateral restraint to large span walls i.e. improved connection into diaphragms, particularly at roof level and at the stage mezzanine floor.

In-Plane Actions:

1. Infilling of masonry penetrations: In-of-plane capacity can be improved through infilling of penetrations within the masonry walls.
2. Poorly connected masonry wythes: Out-of-plane capacity to be improved through connection to thicker wythes via drilled and epoxy grouted dowels or mechanically driven dowels.

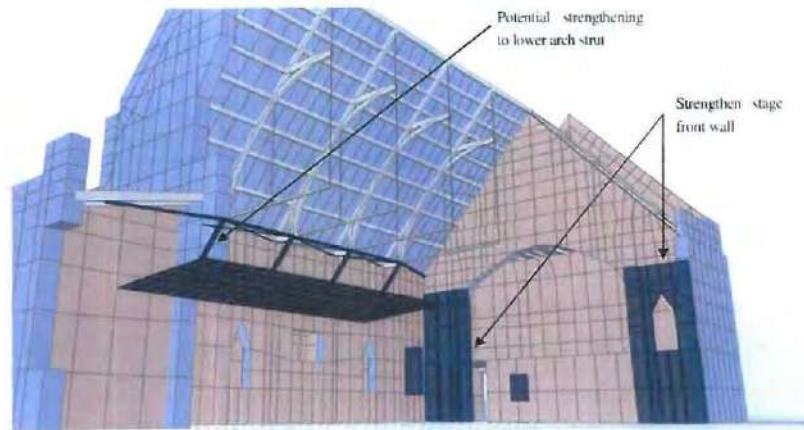


Figure 4.4: Transverse strengthening to church - interior view from SE.

4.1.1 Church Roof.

1. Upgrade all timber to masonry connections through additional bolting and proprietary timber to timber connection devices such as nail plates.
2. Construct a lightweight steel truss between roof support arches and the end walls (at the level of the existing arch tension tie). This truss will provide an alternate load path to transverse (east/west) seismic forces and will reduce the demands on the arch from wall face loading.
3. Strengthen the RSA tension tie connection to the arch members.
4. Add nail plates or similar to the timber to timber arch connections to provide a tensile load path through the connection where required.
5. Connect the bottom of the roof support arch to a new diaphragm at the western annexe roof level.

4.1.2 Stage Roof.

1. Construct a lightweight steel truss in the plane of the existing roof to stiffen the roof and transfer seismic roof and gable wall actions to the primary east and west longitudinal walls. This truss will serve to restrain the southern auditorium wall, via the existing timber roof acting in tension and compression.

3. Fibre Reinforced Polymer (FRP) Strengthening: Where decorative finishes prevent the use of steel sections, FRP laminate sheets can be applied to the masonry to provide additional tensile and shear capacity (refer Figure 4.5).
4. Concrete Overlay Walls. Construct localised areas of reinforced concrete wall where the existing masonry walls have insufficient strength. New walls are to be dowelled into the unreinforced masonry as necessary (refer Figure 4.6).
5. Improve structural properties of the masonry locally through localised removal and reinstatement of mortar. Where necessary small diameter reinforcement can be embedded in the existing mortar joints to provide tensile wall strength.
6. Localised strengthening to Southern annexe walls, however it is possible that other remedial strengthening measures will reduce demands on these walls to a level where strengthening is no longer required.

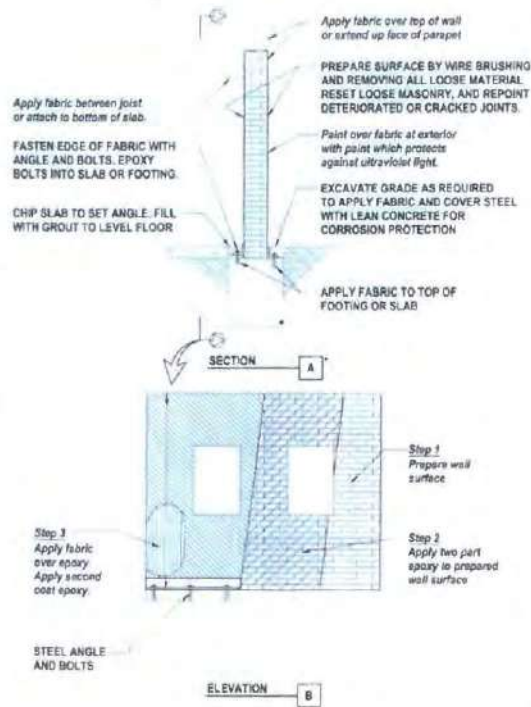


Figure 4.5: FEMA Typical Detail for FRC Strengthening to a URM Wall^[5].

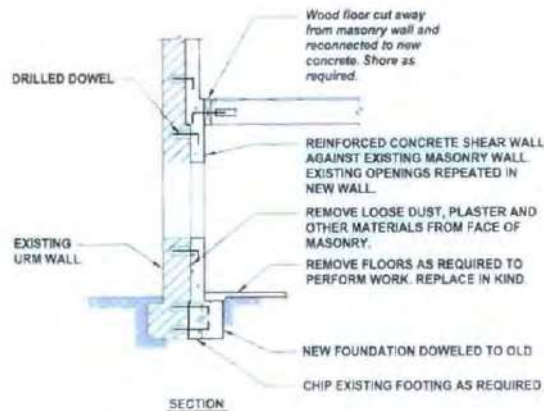


Figure 4.6: FEMA Typical Detail for Concrete Overlay Walls^[5].

4.1.6 Foundations.

On the basis of the assumptions noted in Section 3.7.8 above it is not expected that the foundations will require remedial strengthening work, other than potential strengthening under the stage-front wall. During site works these assumptions will need to be investigated and potential foundation strengthening requirements reassessed.

4.2 Strengthening to 34% NBS.

Summary of retrofit strengthening works required for the Church to be able to resist seismic loading equivalent to 34% of that required by a New Building Standard (NZS 1170.5)^[2]. Note that as strengthening works are likely to stiffen the church and affect both the seismic response and the design actions it is not possible to definitively determine strengthening without detailed analysis and calculation. Below is an indicative strengthening scheme based on the as constructed church. Strengthening schemes may change slightly from those listed below.

- Upgrade all timber diaphragm connections to supporting masonry. This includes all roofs, the fly tower mezzanine, and the stage floor.
- Construct a lightweight steel truss in the plane of the roof above the stage area to resist longitudinal roof actions.

- Introduce a timber diaphragm or lightweight steel truss at the fly tower mezzanine level to resist longitudinal seismic actions.
- Strengthen the masonry piers in the front of the stage wall. Concrete overly walls or FRP reinforcement would be suitable for this purpose. Localised foundation work may be required as part of this strengthening measure.
- Tie longitudinal and transverse walls together using drilled and epoxied rods. This will improve seismic performance and assist in reducing potential settlement cracking.
- Repair cracks in masonry walls using an approved remedial technique.
- Strengthen the large masonry parapet at the south end of the church using galvanised steel sections anchored into masonry.
- Locally strengthen the roof support arch tension tie connections, and timber to timber connections using nail plates.
- Construct either a plywood diaphragm or a lightweight steel truss to the underside of the Western annexe roof.
- Infill the existing redundant wall opening in the wall to the existing female toilets. Potential minor strengthening to Western annexe transverse walls.
- Strengthen the high level parapet in plane on the Eastern facade.

4.3 Strengthening to 67% NBS.

Strengthening to 67% NBS will include all strengthening detailed within Section 4.2, however the extent of strengthening will be greater. Specific additional strengthening measures and items of note have been noted below.

- Additional masonry walls will require localised remedial strengthening. Strengthening will primarily be required around wall penetrations.
- Construct a truss between the base of the roof support arches (as shown on Figure 4.3).
- Infill one or two of the windows at the base of the Northern Wall.

4.4 Strengthening to 100% NBS.

Strengthening to 100% NBS will include all strengthening detailed within Section 4.2 and 4.3, however the extent of strengthening will be greater. Specific additional strengthening measures and items of note have been noted below. Note that due to existing section capacity constraints it will not be possible in all cases to practically retrofit the structure to achieve 100%NBS capacity.

- Strengthening work to the masonry walls will be required to most walls.

5. Dangerous Building Deficiencies

The Church is currently subject to a 'Dangerous Building' notice. From discussions with the Territorial Authority (Waitakere City Council), it is unclear as to the specific structural deficiencies that have resulted in this notice being applied, however it is thought that this primarily relates to the bulge in the Eastern facade wall, although masonry cracking also appears to be of concern.

5.1 Bulge in Eastern Facade.

Inspection of the eastern wall has indicated that support for the roof arches is derived from the inner wythes of the masonry, with no direct support being provided by the exterior wythe. The support arch tension tie is wrapped around the timber arch members effectively forming a closed system that is propped vertically off the inner wythes of the two longitudinal walls. Consequently there is no reliance on the external wythe for gravity support.

The single skin external wythe of the Eastern facade does exhibit considerable curvature, due to the failure of the steel masonry ties connecting the internal and external wythes. This wythe acts primarily as a cladding element, however it also provides support to a parapet above. Failure of this wythe would lead to partial collapse of the parapet, but would not significantly affect the structural integrity of the church. There is a small risk of harm to persons on the exterior of the church should the outer wythe fail, and we would recommend that it be repaired. Options for repair include; localised demolition and reconstruction of the portion of wall under distress, or the use of drilled masonry ties and props to straighten the wall and to reintroduce structural support to the exterior wythe. In addition, drilled masonry ties would be required along the length of this wall, as it is likely that ties in other locations have experienced corrosion and could be at or near failure.

5.2 Masonry Cracking.

Significant cracking has been identified in some of the church walls. Site inspections indicate that the Eastern wall has rotated outward. Evidence of this can be seen in Figure 3.6 & Figure 3.7, due to localised foundation rotation/settlement, most probably due to large Pohutukawa trees adjacent to the wall causing localised dewatering and settlement of the foundation. Lack of effective wall ties between return walls have exacerbated the wall rotation. Similarly, at the South Western corner of the building a large Pohutukawa tree has contributed to the corner wall rotating outward at the base resulting the diagonal shear failure visible in Figure 3.4

Given the thickness of the walls and amount of movement observed to date, we do not believe that this movement or the cracking will have a significant effect on the gravity load bearing capacity of the building. It is not known how long the cracks have been present, or if they are growing in size annually. It is recommended that crack monitoring be instigated to investigate whether settlement is an ongoing problem for the church, and whether remedial measures are necessary.

6. Conclusions and Recommendations

6.1 Strengthening Level & Philosophy.

The level of strengthening is dependent on the target performance level of the building. Assessment of the existing building has shown that in its current state failure of critical structural elements will occur at seismic loading less than 33% of NBS, and is deemed to be an Earthquake Prone Building (EPB) as defined under the Section 122 of the Building Act 2004 and its associated regulations. It is our understanding that the Building Act 2004 requires all structures to have a minimum seismic capacity of 34% NBS (provided that there is no change of building usage). Consequently there would be a legal requirement to strengthen the Church to a minimum of 34% of NBS for its current use. Waitakere City Council's 'Earthquake-Prone, Dangerous & Insanitary Buildings Policy 2006-2011' details the Territorial Authority policy for dealing with EPB Buildings and should be reviewed.

Whilst there is a legal minimum required it is generally accepted that higher levels of strengthening should be adopted where possible. The New Zealand Society for Earthquake Engineering (NZSEE) recommends strengthening to be as close as is practicable to NBS, with a minimum level being 67% of NBS. Compusoft Engineering Ltd supports the recommendations from NZSEE and as such recommends strengthening works summarised within Section 4.3 of this report be adopted as a minimum. It should be noted that below 67% NBS, buildings are deemed to be 'Earthquake Risk' structures i.e. have a moderate risk of significant damage or failure during a seismic event.

Our assessment has indicated that the primary failure modes of the Church are through non-ductile mechanisms, primarily at member connections and joints, or through out-of plane masonry failure. It is recommended that retrofit strengthening works be detailed such that the structural capacity of the Church is limited by ductile failure mechanisms such as flexural or tensile member yielding. Consequently it may be necessary to strengthen connections to a higher level than the structural members thus ensuring a dependable failure hierarchy can be achieved.

Retrofit strengthening works are likely to be more intricate and time consuming than would be the case for a non Heritage building, however it is expected that the majority of retrofit strengthening can be achieved internally to mitigate any impact on heritage aspects of the structure.

It is our understanding that the current Territorial Authority policy for the strengthening of Earthquake Prone Buildings' permits any required strengthening works to be undertaken over a period of time, however discussions with council have indicated that seismic strengthening works would be required to be undertaken at the same time as any work associated with Dangerous Building Notice (i.e. the Eastern facade).

6.2 Non-Structural Alterations.

It is our understanding that the current Territorial Authority would require any non structural alterations aimed at achieving compliance with the building code to be undertaken at the same time as any retrofit strengthening works. This could include such items as egress signage and disabled access. An architectural survey of the church has been undertaken and the preliminary findings regarding Building Code deficiencies have been summarised in Appendix A.

6.3 Materials Testing.

The degree of strengthening is influenced by the material properties (e.g. strength, ductility) of the existing structural elements. Values for the various material properties used in the structure are not available, however common material properties for materials used in the construction of the church have been obtained through available literature, and in the absence of test data have been used for the initial structural assessment. However, it is known that material strengths varied considerably during the early part of the 1900's, and it could be overly conservative (or in some instances, non-conservative) to rely solely on the published data. A more accurate assessment of building strength and potential deficiencies can be obtained by determining mortar and brick strengths more accurately via material testing. It is recommended that a series of tests be established to more accurately determine structural material properties - in particular the mortar strength.

To verify material properties we recommended the use of both destructive and non-destructive testing methods.

6.3.1 Masonry:

A simple method of assessing mortar strength is via the 'punch test'. This test involves using a standard carpenter's nail punch (3mm diameter at the tip), which is firmly driven with a carpenter's hammer for 6 blows. The total penetration is then recorded and calibrated against record information.

A more advanced methods (which will produce more accurate results) include the 'in-place mortar shear test' and the 'bed joint shear test', however these tests involve samples to be taken or bricks to be removed. We recommend a combination of tests be undertaken on the existing masonry walls. To determine shear capacity of the mortar we propose that In-Place Mortar Shear Tests and Bed Joint Shear Tests are undertaken.

A minimum of eight tests will be required for the church. Tests shall be distributed so that data is obtained in areas where the strengthened building will be reliant on masonry capacity. Tests shall be distributed across all levels of the structure.

7. References.

1. *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes*. New Zealand Society for Earthquake Engineering, June 2006.
2. *Structural Design Actions*, NZS 1170.5: 2004. Standards New Zealand
3. *Seismic Rehabilitation of Existing Buildings*, ASCE/SEI 4-1-06, American Society of Civil Engineers, 2007.
4. *SAP2000 Advanced v12.0.2*, Computers & Structures Inc (CSI), 2008.
5. *Techniques for the Seismic Rehabilitation of Existing Buildings*, FEMA 547, Federal Emergency Management Agency, October 2006.

Appendix A - Preliminary Architectural Assessment.

Church at 40 Rankin Ave, New Lynn, Auckland

Preliminary Architectural Assessment of Building Code Requirements:

The Brief:

To visit the site and make a preliminary architectural assessment of the deficiencies of the church building in terms of the Building Code (as it relates to making minor additions and alterations to the building), liaise with council to determine what needs to be done and provide a brief summary of the work required to meet the Code requirements.

Findings:

A site visit was made on 19 July 2010 and the following are likely deficiencies of the building in terms of the Building Code as it relates to making minor additions and alterations to the building:

- No disable ramp provided for disable access.
- No disable toilets provided.
- Front door threshold may not comply if it exceeds 20mm in height.
- An additional fire egress exit may be required (currently single egress via front doors only, rear door does not comply). Recommended to obtain a fire engineers report to confirm this, including other fire requirements not covered by this assessment.
- Egress route and disable access requirements may require corridors and stairs to be modified to meet code requirements.
- No exit signs provided.
- Some of the existing opening windows in the main building need to be repaired to provide the intended natural ventilation to the building.

Recommendations:

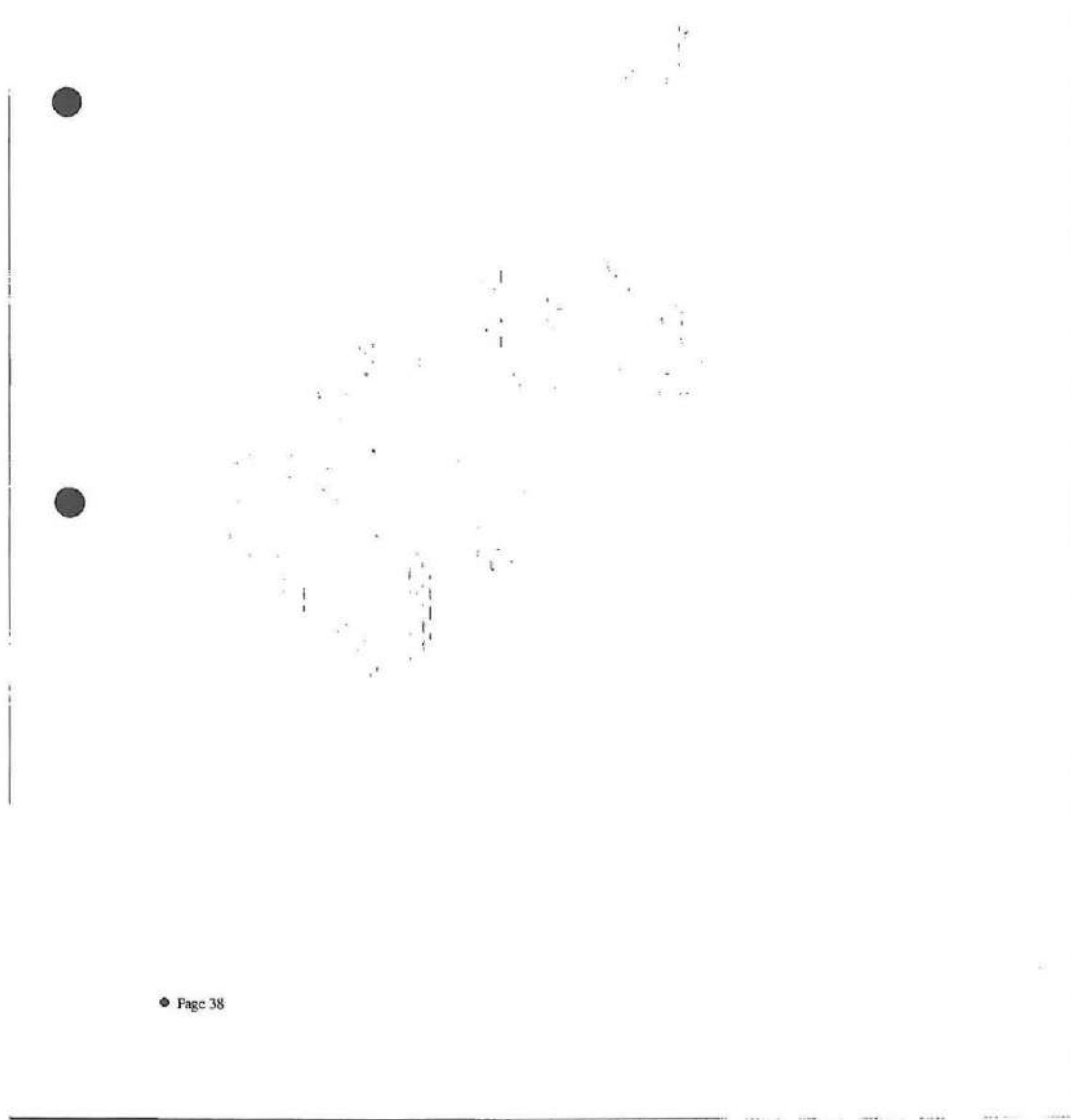
To meet with Council to discuss above.

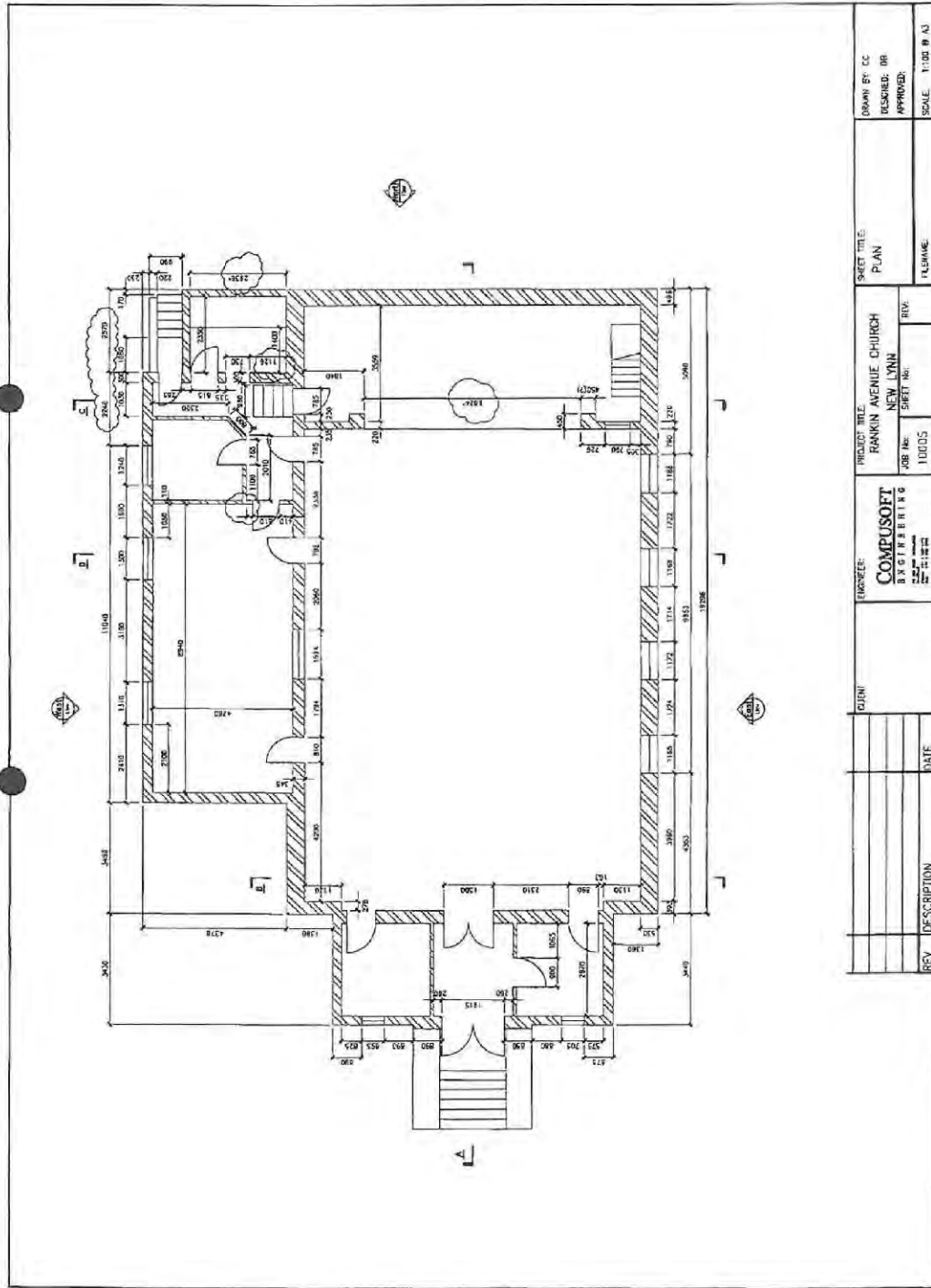
Prepared by:

Denis Leong
Registered Architect
Q Designz Ltd
Auckland, NZ

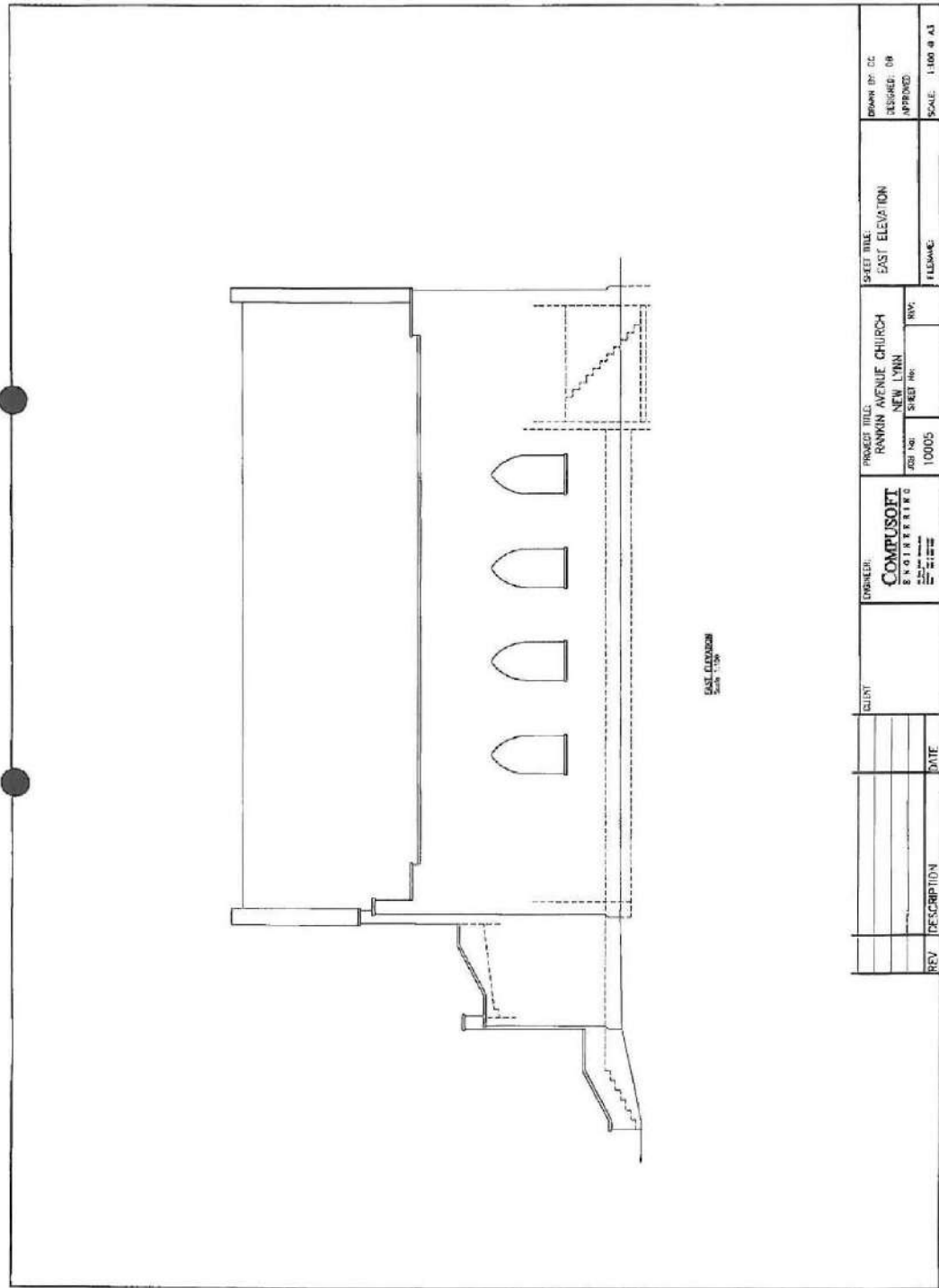
24th August 2010

Appendix B - Structural Drawings: Existing Structure.



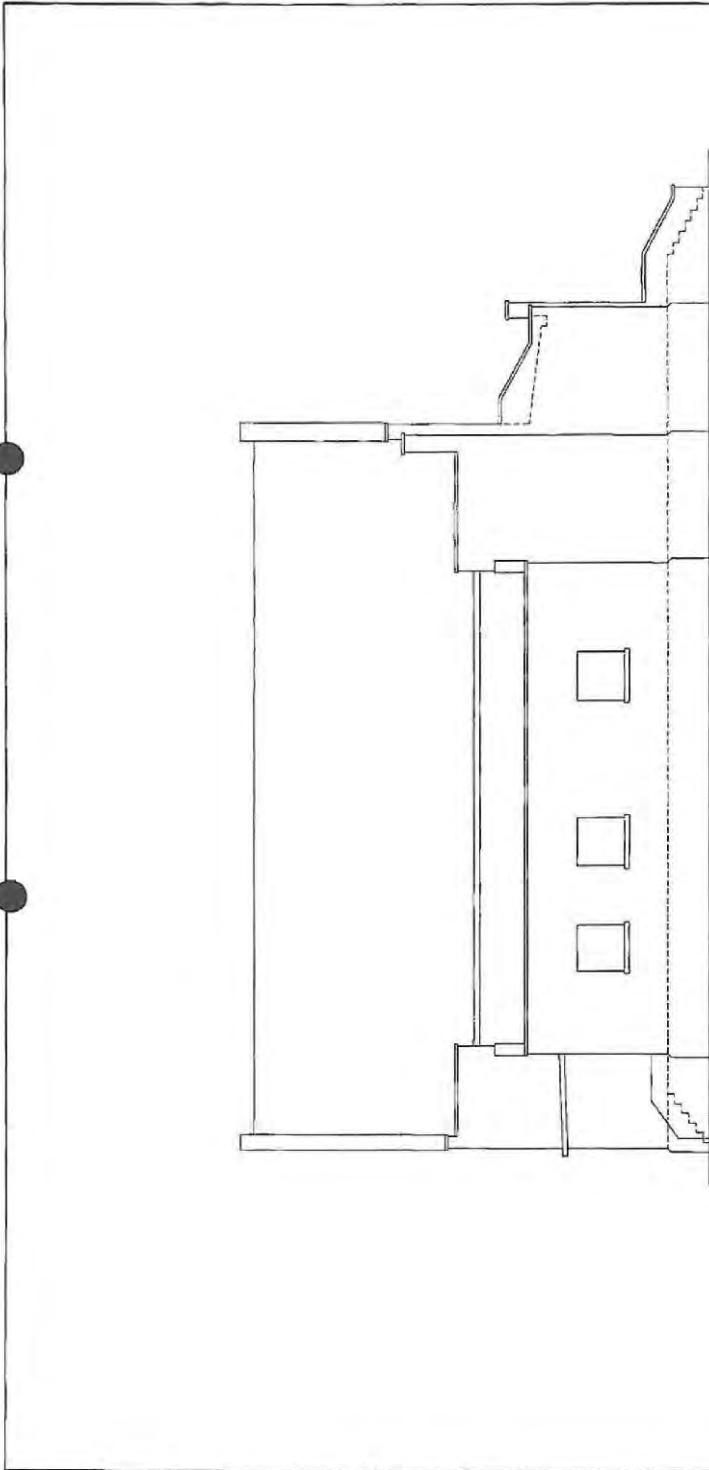


ENGINEER COMPUSOFT 25 GILBERT ST NEW LYNN TEL: 011 772 2222 FAX: 011 772 2222	PROJECT TITLE FRANKIN AVENUE CHURCH NEW LYNN		SHEET TITLE PLAN	DRAWN BY: CC DESIGNED: BR APPROVED: SCALE: 1:100 @ A3
	JOB NO: 10005	SHEET NO.	REV.	FLNAME
	CLIENT	DATE	DESCRIPTION	REV



EAST ELEVATION
SEE TOP

REV	DESCRIPTION	DATE	CLIENT	DRAWN BY: COMPUISOFT ENGINEERING	PROJECT TITLE: RANKIN AVENUE CHURCH NEW LYNN	SHEET TITLE: EAST ELEVATION	DRAWN BY: CC
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WEST ELEVATION
SCALE: 1/8" = 1'-0"

REV	DESCRIPTION	DATE

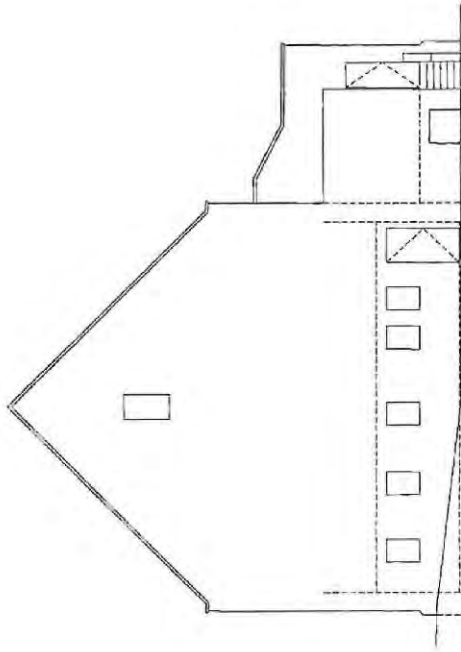
CLIENT	DATE

OWNER:
COMPUSOFT
ENGINEERING
INC.

PROJECT TITLE:
RANKIN AVENUE CHURCH
NEW LYNN
JOB NO.: 10005
SHEET NO.:
REV:

SHEET TITLE:
WEST ELEVATION
FILENAME:

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SCALE: 1/8" = 1'-0" AS



NORTH ELEVATION
PART 1 OF 2

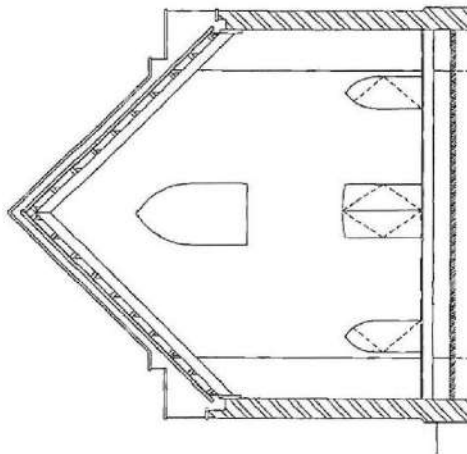
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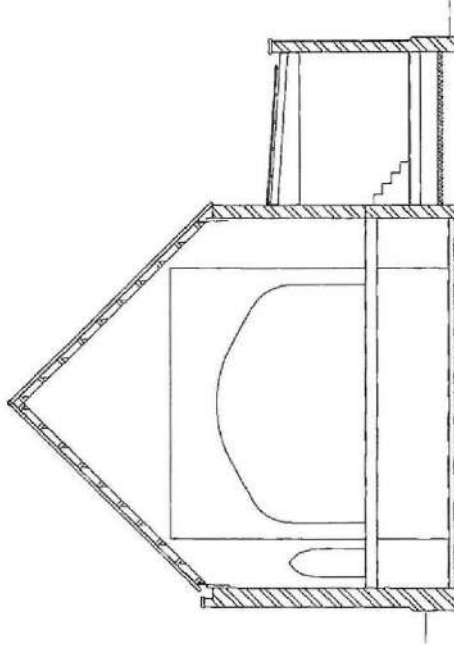
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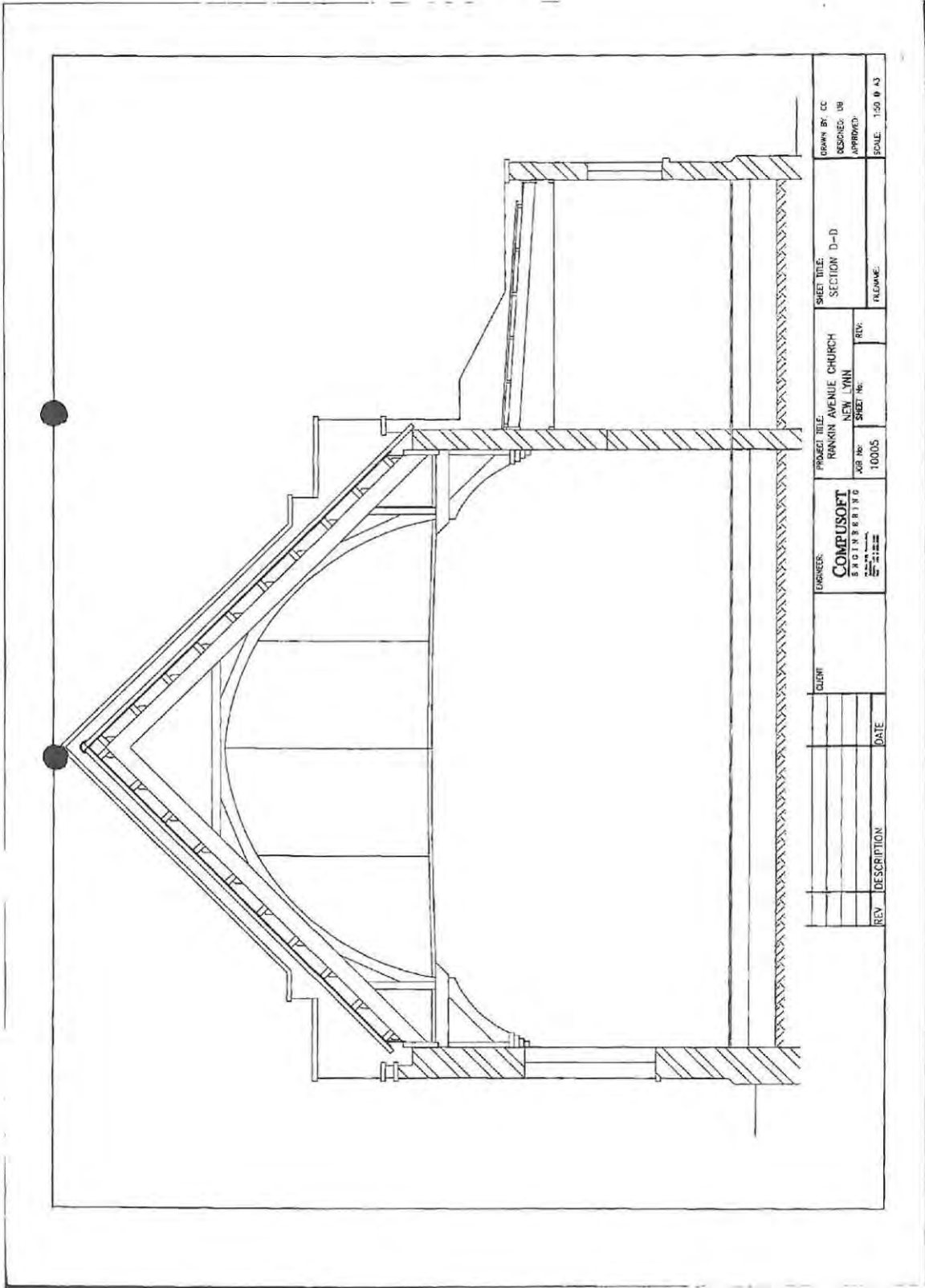
SECTION B-B
Scale 1/16" = 1'-0"



SECTION C-C
Scale 1/16" = 1'-0"

REV	DESCRIPTION	DATE

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PROJECT TITLE:	RANKIN AVENUE CHURCH NEW LYNN	SHEET NO.:	10005
SHEET TITLE:	SECTION B-B AND SECTION C-C	REV.:	
DRAWN BY:	CC	DESIGNED BY:	
APPROVED:		SCALE:	1/16" = 1'-0"



DRAWN BY: CC
 DESIGNED BY:
 APPROVED:
 SCALE: 1/50 @ A3

SHEET TITLE:
 SECTION D-D
 FILENAME:

PROJECT TITLE:
 HANKIN AVENUE CHURCH
 NEW LYNN
 SHEET No:

ENGINEER:
COMPUSOFT
 CONSULTING
 ENGINEERS

PROJECT No:
 10005

CLIENT:

REV	DESCRIPTION	DATE

REV:

02 March 2010
Our Ref: 10017/KW

Grace Ting
Dragon Group Enterprise Ltd
40 Commodore Drive
Lynfield
AUCKLAND 1042
ahboo38@gmail.com

01779

To Whom It May Concern,

**VISUAL STRUCTURAL INSPECTION OF BRICK CHURCH STRUCTURE
AT 40 RANKIN AVE, NEW LYNN**

1. INTRODUCTION

We have been engaged by Dragon Group Enterprise Ltd to carry out a visual structural assessment of the brick church located on the above property. This assessment is in relation to actioning the safety concerns Waitakere City Council (WCC) first raised in 2006 when a declaration was issued to the property owner stating the building was in a dangerous condition due to the deterioration of parts of the brickwork.

On 02 March 2010, following previous correspondence with the Property Owner, WCC served a Dangerous Building Notice on the building, restricting it from further use until a full assessment by a structural engineer is undertaken and remedial work completed to an acceptable standard.

Our investigation is therefore aimed at commenting on the apparent structural stability of the building and its suitability for its proposed use (weekly public prayer meetings).

Our investigation included an internal and external visual survey of the upper level (we were unable to gain access into the lower level), a review of the property bag file and correspondence from Mr. Andrew Holmes (WCC Building Enforcement Officer) dated 8 Dec 2009, 10 Dec 2009 and 3 March 2010.

2. BUILDING DESCRIPTION / BACKGROUND

The external walls of the church are constructed using double layer unreinforced brick. The roofing system is clay tiles supported by timber sarking and roof joists. The floor is also timber framed, with approximately 1m clearance from ground level.

The property owner has advised us that the original church is thought to have been built sometime around the 1920's, although no evidence this, or of a building consent could be found in the property file.

Since the original church was constructed, evidence was found of the following relevant consented works:

- 1946: 6No additional window frames to the lower level North wall
- 1963: Porch shelter addition
- 1972: Toilets and washroom addition

The property bag did not contain any plans or details of the original building (as is often the case for buildings of this age).

We would classify this building as an Earthquake Prone Building due to the following features:

- Irregular shape
- Noticeable movement and cracking in both the inner and outer brickwork skins.
- Eroded, brittle mortar between the bricks.
- High likeliness of poor connections between brick walls and timber floor, roof framing and foundations due to practices used during the period in which the building was constructed.
- Many walls having a slenderness ratio of wall height to thickness across brick mortar joints of greater than 16.
- Substantial construction of load bearing unreinforced brickwork with significant lateral weakness in many areas which fails to exhibit sufficient capacity to withstand without partial or significant collapse, the lateral forces associated with a moderate seismic event.
- Spaces between perimeter and internal brick walls (refer Fig 24).

The roof joists of the shelter on the North Wall are supported by discontinuous timber members bolted to the outer brick skin (Refer Fig 16).

3. FINDINGS

It is obvious there has been a history of ongoing brick cracking and movement on both the outer and inner brick skins due to the visible numerous repairs which have been carried out. Much of the outer skin is subject of mortar loss as can be seen in Figs 10-14. Internal cracking can be seen in Figs 17-23, the most severe being above the northernmost window of the East wall.

At the time of our inspection, the outer brickwork skin of the North, West and South walls showed no signs of lateral movement and relatively moderate cracking (Refer Figs 1-3). The outer brickwork skin on the East wall, however, is subject to a considerable 'bulge' above the northernmost window (Refer Figs 4-9). 'Bulging' of this nature indicates a lack of brick ties, often combined with axial loading. It is obvious there are no perpendicular 'tie' bricks connecting the inner and outer skins due to the brick patterns. Brick cracking and movement has now taken place in this area of the East wall to a point at which the structural integrity of the outer skin is significantly compromised.

We note that any remedial work, being structural, will require a building consent. It must be noted that the Waitakere City Council Earthquake-prone, Dangerous and Insanitary buildings policy 2006-2011 states that for a Importance Level 3 building (building that contains people in crowds), any earthquake prone building must be strengthened to at least 67% of the new building standard. As the building is constructed of unreinforced brick, a considerable strengthening system would be required to achieve this. This option would involve the following:

- A detailed structural investigation in which the following information is gathered:
 - Dimensioned plans, elevations of walls, frames, existing connections, etc
 - Arrangement of roof and floor joists, beams and lintels
 - Identification of load bearing and non-loadbearing walls
 - Identification of any discontinuities in the structural system
 - Dimensions on non-structural components to allow masses to be reliably assessed
 - Geotechnical investigation and existing foundation arrangement determination
- Structural design (should a suitable strengthening system be found)
- Obtaining Building and Land Use consents from WCC.
- Implementation of the remedial works

We note the above is dependant on a suitable and economical strengthening system being found. It is possible that following the detailed structural investigation, strengthening which obtains at least 67% of the new building standard may not be achievable.

We also note that in many past cases with structures similar to this, re-builds have proven a more cost effective and beneficial solution.

Many securing and strengthening methods often cannot totally prevent the falling of individual brick elements and as such can have a lower benefit/cost ratio in comparison to re-builds.

Information contained within the property bag has revealed the church is classed and a historic building and as such, we note that WCC Planners are likely to have issues with the appearance of external strengthening methods, with the chance of acceptance low.

While the property bag search failed to reveal information on the footing supporting the outer walls, it is often proven that brick cracking of this nature is caused by foundation movements associated with the seasonal shrink/swell of the ground beneath shallow footings, especially when there are drainage issues such as disjointed drainage/downpipes (Refer to Fig 15)

7. CONCLUSION

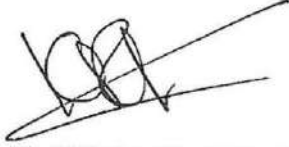
At this stage, and based on the limited level of investigation carried out and documentation we have reviewed to date, we do not believe the building is suitable for the proposed use of public prayer meetings due to the significant lateral outer brick skin movement on the East wall.

We agree that use of the building and the surrounding area (particularly beside the East wall) should be restricted from use until remedial action is undertaken.

We note that the required repairs will be considerably expensive and recommend alternative uses for the property be considered.


We trust that the above information is satisfactory for your needs at this stage. Should you have any queries please do not hesitate to contact the undersigned at this office.

Yours faithfully
DAINTY ALDERTON CONSULTING ENGINEERS



Kris R Willering BE(Hons) NZCE(CIV) GIPENZ
Structural Engineer

Reviewed by:



Brett Chick BE(Hons) MIPENZ CPEng
Chartered Professional Engineer

Attachments:

- FIG 1 – FIG 24



FIG 1: South wall, facing Margan Ave



FIG 2: North wall & shelter



FIG 3: West wall



FIG 4: East Wall – Note bulge above windows



FIG 5: Patched repair above arched window on East wall bulge



FIG 6: Cracking around arched window on East wall bulge



FIG 7: Previous repair around arched window on East wall bulge



FIG 8: Sill cracking below arched window on East wall bulge



FIG 9: Loose outer skin brickwork beside arched window on East wall bulge



FIG 10: Mortar loss at foundation wall outer skin



FIG 11: Mortar loss of outer skin



FIG 12: Mortar loss of outer skin



FIG 13: Mortar loss of foundation wall outer skin



FIG 14: Mortar loss of outer skin



FIG 15: Disjointed downpipe



FIG 16: Shelter connection to North wall

3
3
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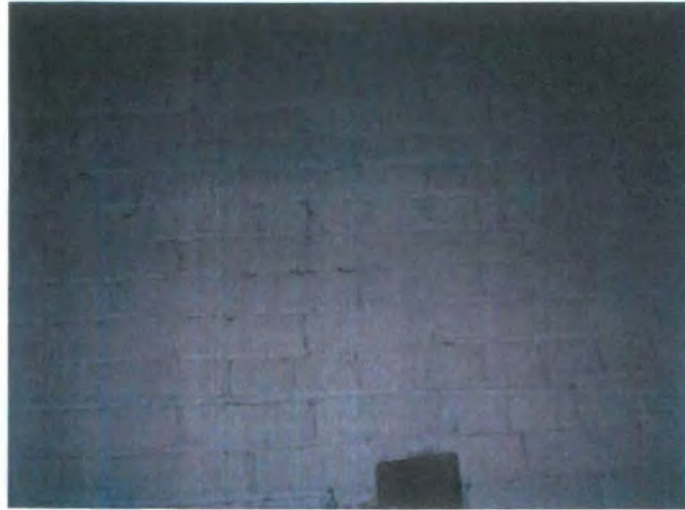


FIG 17: General internal cracking



FIG 18: General internal cracking



FIG 19: General internal cracking

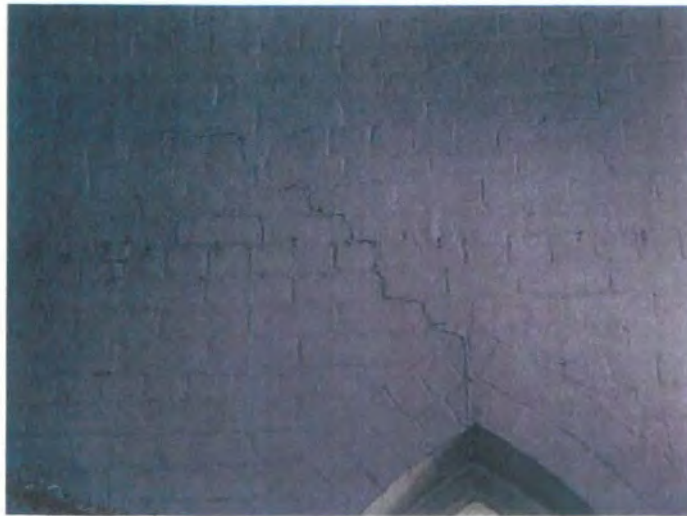


FIG 20: General internal cracking



FIG 21: General internal cracking



FIG 22: Internal cracking above arched window at outer skin bulge location on East wall



FIG 23: Internal cracking above arched window at outer skin bulge location on East



FIG 24: Disjointed internal wall

APPENDIX 9.

LIFE AT ST ANDREWS HALL

REVEREND WILLIAM PILLANS RANKIN



(18 Sept 1881 - 4 April 1943)

IN THE BEGINNING

The further I researched about the beginnings of the New Lynn St Andrews Society the more I found out about this great man, Reverend W. P. Rankin who founded the Society.

The first chapter is dedicated to Rev. W. P. Rankin. William Pillans Rankin was born on 18th September 1881 at the District of Hutcheson town in the County of Lanark, Scotland. He came to New Zealand in 1913. First to Geraldine and then to Cromwell where his three children were born.

In 1925 he relocated to Auckland with his wife Esther, and family Bill, Nancy and Helen to be the minister of St Andrews Church, New Lynn.

Bursting with energy and ideas to bring the community together he approached owners of the land on the corner of Margan and Matai Avenue (now Rankin Avenue), the New Lynn Brick and Pipe who gave the land for the building of the St Andrews Sunday School. The bricks were donated by the Gardner family. Mary Taylor (nee Gardner) told me there were 210 thousand bricks in the construction.

Rev Rankin (a fully qualified bricklayer) was named the builder and it was designed by an architect, Mr Clinton H. Savage. Fletcher Construction supplied the joinery (Sir James Fletcher a generous Scot and employer of many early Scottish immigrants the major donor.)

The Sunday school hall still stands proudly today alongside the manse built later by Jack Bailey.



Inscriptions on Foundation Stone (Left)
This Stone was laid on January 19th 1929

By

Thomas E Clark esq

Representing the NZ Brick and Tile Company
The donor of the land on part of which the building is erected

Joinery of building donated by Fletcher Construction
The carpentry work is the voluntary labour of George E McWhirter and Albert Overington

Inscription on Foundation Stone (Right)
This Stone was laid on January 19th 1929

By

Charles F Gardner esq

Representing Gardner Bros and Parker
Donors of the bricks used in this building
Built by Rev W P Rankin

Minister of St Andrews Church
Architect: Clinton H Savage

APPENDIX 8.

NEW LYNNS BRICKMAKERS (1860s to 2015)

Report by Lisa Truttman - 2015.

New Lynn's brickmakers (1860s to 2015)

The early brickmakers

Early brickmaking operations in the New Lynn area date back to the mid 1860s, when Richard Ringrose, Alfred Bayes and John Redfern set up small-scale works near Delta Avenue near the New Lynn Bowling Green and (later) behind the former site of the Delta Theatre, until at least the early 1870s.¹

Alfred Ramsden, a brickmaker and building contractor, set up a temporary brickyard to supply the bricks for his New Lynn Hotel construction project on Great North Road in 1882,² and went on from that to be a contractor working in the central city,³ then Napier, and then Melbourne, where he apparently found success in that city's 1888 land boom.⁴

From 1883⁵ until 1890,⁶ James Archibald operated what was a substantial brickmaking operation for the time on around 3 acres of railway reserve land in New Lynn. This was not received with universal approval among nearby settlers, who took an unsuccessful petition to their parliamentary representative to try to have Archibald's lease of the land he used cancelled.⁷ In May 1889, there were only four known brickmaking firms in operation south of the Whau River: Malam, Laurie, Hepburn and Archibald.⁸

At some point from at least 1904 until around 1914, William Thomas and his sons operated a small brickworks on Riverview Farm (today the site of parts of Rimu, Miro and Nikau Streets, as well as Queen Mary Avenue, Durrant Place and Kuaka Place, beside the Whau River). According to Trevor N Price in a family history,⁹ the family built a scow and conveyed their bricks to Auckland for such projects as part of the Chelsea Sugar Works and the Parnell Post Office. However, references to the brickworks in contemporary newspapers are scant. One notice has been found referring to "Thomas

¹ "Pencil note on scrap of paper, Crums' office, 1979," file ref 1269 BNE, J T Diamond research collection, West Auckland Research Centre, Auckland Libraries; "Early Clayworkings", Crums Mss 1951, file ref 1269 BNE, J T Diamond research collection, West Auckland Research Centre, Auckland Libraries. See also Research Summary for 52 Delta Avenue by L J Truttman for David Pearson, 2006

² Licensing notice, *Auckland Star*, 13 May 1882, p. 1(7); Licensing Committees, *NZ Herald* 5 June 1882, p.6

³ *NZ Herald*, 11 July 1882, p. 4

⁴ Table Talk, *Auckland Star*, 30 October 1988, p. 1

⁵ Advertisement for labour, *Auckland Star* 2 April 1883, p. 3(2)

⁶ Advertisement for sale of plant, *NZ Herald* 14 February 1890, p. 8 (1)

⁷ *Auckland Star*, 20 July 1882, p. 2

⁸ Letter to the editor, *NZ Herald*, 30 May 1889, p.3

⁹ *William Thomas & family*, 2001, pp. 87-99

Bros' Brickworks, New Lynn" when an engine and boiler were for sale.¹⁰ The property was subdivided and advertised for sale in 1907, including reference to "One Manufacturing Business, with 20 hp steam engine and boiler,"¹¹ but the business continued, with Thomas Bros. of New Lynn listed in 1909 as one of the firms affected by a brick, pottery and clay workers award of the time.¹² In 1914, J C Thomas of the firm advertised for tenders to purchase the complete plant of the New Lynn brickworks.¹³

Reference here should be made to the brickmaking and pottery firm which was to have great influence over the history of brickmaking in New Lynn in the 20th century: R O Clark Ltd of Hobsonville. Exactly when Rice Owen Clark I formally entered the business of making pottery (he began, so it is said, by making field tiles with machinery obtained from his relatives back in England to drain his farm)¹⁴ is not known. It is believed that a Mr Berry set up a small brickmaking business in the district, probably in the early to mid 1870s, and R O Clark I's eldest son Edwin Latimer Clark joined Mr Berry in his operation. (This brickmaker named Berry has not been identified). The business was not successful, and R O Clark I took it over.¹⁵

By 1879, Clark's works, described as the oldest in the district, was still horse-powered with a single kiln.¹⁶ At that time, there was apparently a three-man partnership: R O Clark I, plus his two sons Edwin and R O Clark II, under the name Clark & Sons. In August 1883, R O Clark I and Edwin withdrew from the partnership, and R O Clark II took on the business on his own account.¹⁷

Another aspect of the history of West Auckland brickmakers that influenced those in New Lynn was the establishment of briefly existing, then more long lasting, associations of brickworks owners. The earliest attempt at creating a collective group of independent brickmakers in the greater Whau district was in 1872, with four Whau brickmakers (Malan, Archibald, Minay, and Hepburn) met to fix a standard price for their bricks, and regulate prices in the future.¹⁸ Then in late 1886, a so-called Auckland Brickmakers Association appeared, agreeing amongst their members to raise the price of bricks, in response to recent sales at a loss.¹⁹ Neither of these lasted very long, but the concept of associations to enhance the profitability of local brickmakers would see two more such organisations appear in the following century.

¹⁰ *NZ Herald*, 23 December 1904, p. 1(5)

¹¹ *NZ Herald*, 20 February 1907, p. 10 (3)

¹² Arbitration Court report, *Auckland Star*, 3 May 1909, p. 3

¹³ *NZ Herald*, 25 June 1914, p. 14 (3)

¹⁴ Athol Miller, *The Clark Family History*, 1989, p.30

¹⁵ Miller, p. 30

¹⁶ *NZ Herald*, 2 May 1879, p. 6

¹⁷ Testimony of Edwin Latimer Clark at his bankruptcy hearing, *NZ Herald*, 28 January 1886, p. 3

¹⁸ *Auckland Star*, 22 April 1872, p. 2

¹⁹ Table Talk, *Auckland Star*, 9 November 1886, p. 1

Gardner Bros and Parker -- 1902-1929

The next major brickmaking operation in New Lynn was that of the Gardner and Parker partnership: John Gardner, John Owen Gardner, Charles Fisher Gardner, Rice Owen Gardner (all of Glorit, sons of one of Rice Owen Clark I's daughters Louisa, therefore connected with the Hobsonville story) and William Johnson Parker junior on the western side of Rankin Ave, the land put under title to that partnership in August 1903.²⁰ This western yard was well in operation by February that year, predating the sale,²¹ and according to recollections by family member Charles Gardner in 1950 had been in operation two years prior to that.²² However, it is more likely that the yard's preparation began in 1902 at the earliest; the Gardners were involved with lining the Tahekeroa tunnel on the railway line north of Helensville, and this work did not commence until October 1901.²³ According to family members, the brothers (with their uncle Edwin Latimer Clark) were also involved with the earlier Makarau rail tunnel, completed in 1897.²⁴

Thompson & Gardner Brick and Tile Company -- 1903-1905

The block bounded by Rankin, Margan and Astley Avenues and Clark Street comprises parts of Allotment 257²⁵ (western side) and 16²⁶ (eastern side) of the Parish of Waikomiti. In the 1860s, these allotments were subdivided into farmlets. In 1871,²⁷ Auckland bookbinder John Foley purchased part of Allotment 257, and operated a farm there until his death at the age of 79 in 1893.²⁸ In 1903, this property was purchased by orchardist²⁹ William Charles Thompson,³⁰ just over 19 acres immediately to the east of Rankin Avenue. Thompson had been farming at New Lynn near the railway station since at least 1893,³¹ perhaps on Foley's land, leasing it from the estate. At the time when he formally acquired the title for the former Foley farm in December 1903, he then leased it to a partnership which

²⁰ NA 44/249, LINZ records

²¹ *NZ Herald*, 27 February 1903, p. 6

²² Address given in 1950, JT Diamond collection, West Auckland Research Centre

²³ *NZ Herald*, 30 September 1901, p. 3

²⁴ Address by G L Gardner at the opening of Gardner Reserve, New Lynn, 21 February 1988.

²⁵ See NA 132/249, LINZ records

²⁶ See NA131/207, LINZ records

²⁷ Application file 4300, LINZ records

²⁸ Report on Auckland Fruitgrowers Conference, *Auckland Star*, 20 April 1893, p. 6

²⁹ See *NZ Herald*, 6 December 1901 p. 7

³⁰ Application file 4300, LINZ records

³¹ Advertisement, *Auckland Star* 26 April 1893, p.1 (6)

included himself, Charles and John Gardner along with Edwin Latimer Clark,³² under the name of Thompson & Gardner, for £52 per year for a 10 year period. This was known later as the “No 4 site”.³³ Clearly the Gardner family stood to dominate New Lynn brickmaking at that point.

Then Charles Gardner died 20 January 1905.³⁴ The firm was now run by his son John Gardner, son-in-law Henry Alfred Hooper, and Thompson.³⁵ In February 1905, Edwin L Clark sold his interest in the lease of the Thompson & Gardner property for £100,³⁶ during the process which led to the incorporation of the Thompson & Gardner Brick and Tile Company on 10 March 1905. Controlling shares, 50 each, were held by Thompson, Gardner, and Ernest Hauswell Bennett, an Auckland carrier and coal merchant. Other shares went to Hooper, ship owner George Valletort Edgecumbe, coachbuilder Edward Rogers Atkin, and Glen Eden nurseryman William Levy.³⁷ Thompson was managing director.³⁸ The newspapers in March that year reported that new brickmaking plant had just been erected in New Lynn,³⁹ possibly by Thompson & Gardner. From around August, though, negotiations were apparently underway with Albert Crum and Hugo Friedlander in Ashburton to take over the business and the New Lynn property.

NZ Brick, Tile and Pottery Co -- 1905-1929

Almost immediately, Crum and Friedlander set to work. Tenders were awarded in early September to the Ashburton engineering firm of Reid and Gray to supply boilers for the new NZ Brick, Tile, and Pottery Company in New Lynn;⁴⁰ Albert Crum arrived in Auckland on 8 October to make arrangements with the local banks and the brickyard’s owners, pay wages to those already working at the yard, and to start to arrange further equipment;⁴¹ in November the remaining partners surrendered the lease, and Thompson sold the property to the NZ Brick Tile & Pottery Company that month.⁴² As

³² Application file 4300. See also probate file for Charles Gardner’s will, dated 15 April 1904, where the quarter shares of the four partners are described: BBAE A48 1569 R21446069, Archives New Zealand

³³ Address given by Charles Gardner in 1950, JT Diamond collection, West Auckland Research Centre

³⁴ Obituary, *NZ Herald*, 25 January 1905, p. 6

³⁵ Memorandum of Association of Thompson & Gardner Brick and Tile Company, closed company file, BADZ A13 5181, R9093483, Archives New Zealand

³⁶ Application file 4300

³⁷ Certificate of incorporation, closed company file, BADZ A13 5181, R9093483, Archives New Zealand

³⁸ Listed among the guests at the opening of the Taupiri South coal mine, *Auckland Star*, 3 July 1905, p. 2

³⁹ *NZ Herald*, 15 March 1905, p. 1

⁴⁰ News in brief, *Ashburton Guardian*, 6 September 1905, p. 2

⁴¹ Albert Crum’s diary, from transcript by Heather White. Original lodged with Auckland War Memorial Museum

⁴² Application file 4300

well as a kiln which required restoration such as excavation from under clay and replacement fire bricks, plus other equipment, the new company took over 128,000 green pre-fired bricks.⁴³

Crum and Friedlander didn't necessarily start from scratch in the business. Both men had long experience with managing brickworks in Ashburton, Friedlander from the 1880s and Albert Crum from 1895,⁴⁴ and they used their hometown resources. Apart from Reid and Gray as engineering suppliers, Ashburton brickmakers were also recruited, such as Hugh Sargeant Barrett in 1908, who served as an engineer at the brickyard.⁴⁵ The newspapers of the time also noted that "*up-to-date machinery from America*" was imported,⁴⁶ to ensure that the new company was fully up and running by the middle of 1906. In December 1905, Crum wrote to the Brightside Foundry and Engineering Co Ltd in Sheffield, Yorkshire, ordering a brick press to imprint "Crum" on the bricks. It appears that he had dealt with the firm before, during his days with the Ashburton Brickworks.

*"I may mention here that I am associated now with the NZ Brick Tile & Pottery Co Ltd, New Lynn, Auckland, and as regards this company's bona fides I beg to refer you the National Bank of New Zealand here through their London office. The company named is just [illegible] erecting extensive works and hopes to have them in full swing in almost five months time."*⁴⁷

Crum and Friedlander's NZ Brick, Tile and Pottery land holdings in New Lynn was in three sections. The other two sections which are part of the old Allotment 16 comprised 51 acres fronting Clark Street, Astley and Margan Avenues, including land to the north of the railway line (today's Puriri Street and surrounds), sold by Arthur King to Albert Crum and Hugo Friedlander's son Arthur Jonas in June 1905;⁴⁸ and a 10 acre section fronting Clark Street (later part of the Crown Lynn section of Amalgamated Brick and Pipe Company's operations in the block) which was leased by John Neale Bethell to Crum's firm in 1915, and later sold outright to Amalgamated Brick in 1929.⁴⁹

⁴³ Crum's diary

⁴⁴ Friedlander Bros in Ashburton purchased the Montgomery & Co works in early 1882, and enlarged it to become their Kolmar Brick and Pipe Works (*Ashburton Guardian*, 2 July 1890). In 1895, the Friedlanders sold their yard to Albert Crum. (*Ashburton Guardian*, 31 May 1895)

⁴⁵ Message by Murray Reid of Howick to Rootsweb site, 2000, via <http://archiver.rootsweb.ancestry.com/th/read/NEW-ZEALAND/2000-05/0958799595>, sighted 28 May 2015

⁴⁶ *Auckland Star*, 11 October 1905, p. 5

⁴⁷ Handwritten copy of letter, not original, on JT Diamond collection

⁴⁸ Application file 4251, LINZ records

⁴⁹ Deeds Index 21A.28, LINZ records. This may have been leased to the new company earlier in an undocumented transaction, as advertisements appeared towards the end of November 1905: "*Tenders wanted for Lease of Orchard and Vinery at New Lynn, about 10 acres, with right to occupy Cottage on the Property, Good Crop of Plums, Apples, Lemons, etc.—Further particulars to be had from A Crum, N.Z. Brick, Tile, and Pottery Co, New Lynn.*" (NZ Herald 25 November 1905 p.9)

In May 1906, temporary foundations for one of the boilers collapsed, crushing worker Robert Ezzy (who later died of his injuries) and injuring the supervising engineer John Colinshaw (crushing part of his face).⁵⁰ In July that year, tenders were advertised for erecting a chimney shaft at the brickworks.⁵¹

Progress, 1 March 1907 offered this description of the works at that time:

"The works of the New Zealand Brick, Tile, and Pottery Company, New Lynn, Auckland, are being laid out with the intention of making them the most up-to-date plant of its kind in the southern hemisphere. Many New Zealanders will be surprised to hear of the extent of these works when completed. They stand upon 73 acres of land, and clay has been tested as far down as 150 ft. One machine is capable of turning out 100,000 bricks per day on the plastic system, of any colour that may be required; but though the machine has this large capacity, it is doubtful if the bricks can be removed in their plastic state as fast as the machine is capable of making them. The plastic system generally is not supposed to give such a perfectly formed brick as the various press machines, but this particular machine turns out bricks wonderfully true, square, and smooth.

"After leaving the machine they are dried by artificial heat in one day, and are then burnt and ready for market in about two weeks. The kiln is of the continuous kind, with a capacity of from 30 to 40 thousand daily; the draught is specially controlled and arranged in such a way as to be away from the workmen, making it much more pleasant to operate. Sanitary ware will be specialised, and very soon glazed bricks and tiles will be made. The larger kinds of pottery, as demi-johns, bread pans, sinks, etc., will be also made here. Fire-clay goods will constitute a fair percentage of the output, as a specially good clay is available. The abattoirs at Otahuhu are taking the first of the company's output.

"As artificial drying forms a feature in the process of manufacture, a large Hornsby steam boiler of 390 hp, working pressure 160 ft per sq in., is installed and supplies heat for artificial drying and steam for the engine, which is one of Tangyes' 105 hp.

"The managing director is Mr Hugo Friedlander of Ashburton. Mr A Crum kindly showed our representative around, and we hope when these works are in regular running order to supply our readers with some views of them."

By July 1908, the company advertised that they were at that point able to offer for sale "fire bricks, fire tiles, glazed drain pipes, also farmers field tiles" with enquiries received at the New Lynn works or via the company's agent, S Kohn, of Fort Street.⁵²

The first move towards the rise of the Amalgamated Brick & Pipe Company probably came as early

⁵⁰ *NZ Herald*, 31 May 1906, p. 5

⁵¹ Advertisement, *NZ Herald*, 2 July 1906, p. 8 (5)

⁵² Advertisement, *NZ Herald*, 13 July 1908, p. 1(5)

as 1910, with the establishment of the second Auckland Brickmakers Association, a registered limited company which initially set the price of bricks of member firms in response to workers' awards,⁵³ and undertook "*the control, purchase and disposal of the output of any manufacturers of bricks, pottery, pipes, tiles or earthenware of any kind,*" carrying into effect agreements with Avondale Brick and Pottery Company Ltd (J J Craig), Gardner Brothers and Parker, NZ Brick Tile and Pottery Company, Laurie Brothers and other brickyard owners. The original shareholders were William Elkin Hutchinson, Auckland contractor; Lemuel John Bagnall, merchant; Joseph James Craig; John Thomas Julian, Auckland contractor (proxy director for Hugo Friedlander); Charles Fisher Gardner of New Lynn; and James Shaw Laurie and Robert Laurie of Henderson, brickmakers.⁵⁴ Archibald Brothers of Avondale became shareholders from 1911.⁵⁵ The association wound up voluntarily at the end of 1920,⁵⁶ possibly due in part to the takeover of Craig's Avondale brickyard by John Melville and James Fetcher that year, as well as the closing of Hugo Friedlander's business in Ashburton.

The First World War may have been a challenge for Albert Crum. While he was a British citizen by birth, his partner Hugo Friedlander, although probably naturalised, was viewed as an enemy alien. In Ashburton after the war, the Friedlander businesses shut down for good. It was difficult for businesses to operate in New Zealand during the war if the proprietors were seen to be citizens of the German Empire.

Added to that, the building product business was also curtailed somewhat during the war years. During an appeal by Charles Gardner against being called up for war service in 1917, it was found:

*"... there were no less than five firms carrying on the brick trade ... Counsel had discovered that since the war, the firms engaged had found it necessary to curtail the output, and some had decided to close down certain of their works in common bricks with one exception – that of Gardner Bros. and Parker. The firms which had closed down were receiving a bonus as their share of the undertaking to close down."*⁵⁷

In the case of the NZ Brick, Tile and Pottery Company, according to J T Julian, the firm still carried on making fancy bricks, at a rate of 20,000 per day, as part of an agreement with Gardners not to produce any common bricks.⁵⁸ The two firms, acting together, are said to have brought about the closure of two other firms in order to conserve trade.⁵⁹ J T Diamond's notes, taken from a note written in pencil in an exercise book from 1918, showing 1919 figures, has it that NZ Brick, Tile and

⁵³ *Auckland Star*, 30 September 1911, p. 5

⁵⁴ "Memorandum and Articles of Association of The Auckland Brickmakers' Association Limited", closed company file, BADZ A13 5181, R9093819, Archives New Zealand

⁵⁵ Letter to the registrar, 6 December 1911, BADZ A13 5181, R9093819, Archives New Zealand

⁵⁶ Notice of liquidation, 24 December 1920, BADZ A13 5181, R9093819, Archives New Zealand

⁵⁷ *Poverty Bay Herald*, 11 December 1917

⁵⁸ *Auckland Star*, 10 December 1917, p. 2

⁵⁹ Testimony of Charles F Gardner, *NZ Herald*, 2 March 1918, p.8

Pottery produced 600,000 bricks, compared with 620,000 for Gardner's and 600,000 for J J Craig at Avondale. The other two noted were Lauries', 160,000, and Archibald's, 64,000, all of these members of the Auckland Brickmakers' Association.

The next step towards amalgamation came in 1925, when Thomas Edwin Clark senior (son of Rice Owen Clark II, and nephew of Edwin L Clark), from the Hobsonville works became a managing director of NZ Brick Tile and Pottery, with his Hobsonville company of R O Clark Ltd holding a controlling block of 44,996 shares.⁶⁰ Before then, the company probably had just the partnership of Crum and Friedlander as major shareholders, and the name does not appear to have been registered back in 1905. The old partnership of the NZ Brick, Tile and Pottery Company liquidated to form a new company of the same name with shareholders in 1925. However they found that the formal registration under the Companies Act was blocked, as the first NZBT&P company (a Christchurch enterprise from 1886) had neither formally liquidated nor relinquished the name. The Christchurch registration office did the paperwork, seeing as the first company had ceased operations around 35 years prior, and approval for the name NZ Brick, Tile & Potteries was finally and formally granted in July 1925.⁶¹ The company registered again in April 1926.⁶²

In August 1928, yet another reported Auckland Brickmakers Association organised a tour for a number of architects around the Glenburn works at Avondale, conducted by T E Clark and R O Gardner.⁶³ Glenburn from 1923 had been operated by Fletcher Construction, and with the amalgamation of R O Clark Ltd, Gardner Bros & Parker, the NZ Brick, Tile and Pottery Co and Glenburn Fireclay & Pottery Co Ltd in March 1929, James Fletcher assumed the role as the first chairman of directors, with C F Gardner and T E Clark as joint managing directors.⁶⁴ Albert Crum remained a shareholder of both Amalgamated Brick & Tile, and the parent company Consolidated Brick & Pipe until the late 1930s.⁶⁵

Crum Brick, Tile and Pottery Company – 1929-1975

The Crum Brick, Tile and Pottery Company was located at the corner of Portage and Great North Roads, registered on 14 October 1929, set up by Albert Crum in response to the Amalgamated Brick & Tile takeover. The shareholders were Crum's sons: Colin Albert Crum, Jack Albert Crum, Gordon

⁶⁰ *Auckland Star*, 4 July 1925, p. 14

⁶¹ File on the company, BADZ 5181 477, Archives New Zealand

⁶² *Auckland Star*, 28 April 1926, p. 9

⁶³ *Auckland Star*, 15 August 1928, p. 8

⁶⁴ *NZ Herald*, 6 February 1929, p. 10

⁶⁵ Company files, Archives New Zealand

Albert Crum and Harry Albert Crum.⁶⁶ A deputation of ratepayers protested the granting of town planning approval by the New Lynn Borough Council in October that year.

“Mr. Putt ... addressed the council. The petitions, he said, were not the outcome of any feeling of antagonism. Mr Crum was a most esteemed citizen of New Lynn and residents would never forget his generosity in the past, more particularly for his donation of land for road purposes in front of the school. ‘No one wants to see the pottery industry crushed in New Lynn, but we think such a heavy industry should be relegated to the correct quarters. It should be zoned, as far as possible, to the railway frontages.’

“Mr Putt said it was proposed to erect the new works right at the gateway of New Lynn. Such a proposal should be opposed both from aesthetic and land value points of view. New Lynn would become a large residential district and they could look forward to the time when it would be a desirable place for middle-class people. If the only entrance to the borough was to be defiled by unsightly buildings, many residents would suffer, because properties would rapidly decrease in value ...

“Mr Crum, who was allowed to be present at the meeting, denied that land values would recede if the pottery works were erected. He had been offered an alternative site on the other side of the Whau Creek, and if the council decided that the works would not be erected on the site intended, then they would be erected across the boundary in the city area.”⁶⁷

The Borough Council, despite the opposition, granted Crum approval.⁶⁸

A new type of slotted brick for reinforcing was developed by Albert Crum at the works in 1931, after the Hawkes Bay earthquake of February that year.⁶⁹ This was further developed and was demonstrated at the works in 1935 to “a large gathering of local body representatives, civil engineers and architects,” as well as members of Parliament.⁷⁰ The works at Great North Road closed down around 1975, acquired by Ceramco.⁷¹

⁶⁶ *Auckland Star*, 15 October 1929, p. 4

⁶⁷ *Auckland Star*, 8 October 1929

⁶⁸ *NZ Herald*, 9 October 1929

⁶⁹ *Auckland Star*, 4 September 1931, p. 3

⁷⁰ *NZ Herald*, 28 May 1935, p. 5

⁷¹ *Ceramco Limited, a history*, p. 23

Amalgamated Brick & Tile/ Consolidated Brick / Ceramco (A B Bricks/NZ Brickmakers) – 1929-1989

The two Amalgamated Brick and Pipe companies, in Auckland and Wellington (the latter since June), further consolidated in August 1929 as Consolidated Brick and Pipe Investments Ltd.⁷² This was to remain essentially the parent company of the New Lynn brickworks for the next 60 years, with T E Clark senior as the first managing director.

The new company with its subsidiaries was created in a difficult economic period. The recession of the 1920s gave way to the depression of the early 1930s; 100 men had to be laid off in 1931 at the former NZ Brick and Tile plant, while the former Gardner works just to the west ceased production altogether.⁷³ From March 1935 to February 1936 however, Amalgamated Brick and Pipe offered a scheme of free plans for brick homes under £900.⁷⁴ The Gardner plant reopened in July 1935.⁷⁵

1938 saw the beginnings of the manufacture of electrical porcelain at the No 4 Pottery on the former NZ Brick and Tile site in New Lynn, from which the crockery business later dubbed Crown Lynn originated as an extension to that part of the business.⁷⁶ T E Clark junior recalled in the late 1960s how he came up with the idea to help the firm survive both the after effects of the depression and increasing Government concerns regarding the company's monopoly and brick pricing. The directors of the company provided a budget of around £5000 to set up an experimental section, with which he first made bricks for the floors of abattoirs, then moved on to electrical porcelain for radio firms. He then branched out further into crockery production to service demand during shortages in the 1940s during the Second World War, including supply to American forces.⁷⁷

The company had to weather restrictions on building materials after the Second World War, but by the late 1950s, the Auckland factories were split into two divisions: Fine Earthenware (Crown Lynn) and Heavy Clay (Amalgamated Brick, later A B Brick, then NZ Brickmakers).⁷⁸ The company's first brick dryer was built in 1959, and in 1964 a second major oil-fired kiln and dryer facing Clark Street was built, to produce hollow ware and bricks.⁷⁹

⁷² *Christchurch Press*, 27 August 1929, p. 10

⁷³ *Auckland Star*, 19 February 1931, p. 8

⁷⁴ Advertisement, *NZ Herald*, 9 March 1935, p. 5 (8)

⁷⁵ *NZ Herald*, 29 July 1935, p. 8

⁷⁶ *New Lynn News* 17 December 1958, p. 7

⁷⁷ "New Challenge for the Battler", via Auckland Scrapbook March 1969-, p. 97, Auckland Libraries

⁷⁸ *New Lynn News* 17 December 1958, p. 7

⁷⁹ *NZ Herald*, 13 July 1964

A circular building at the corner of Totara Ave and Great North Road, to house a new ICT computer for the Crown Lynn and Amalgamated Brick divisions of the company, was built in 1967-1968,⁸⁰ later known as the Ceramco Building.

In 1974, the Consolidated Brick & Pipe Investments parent company was renamed Ceramco Limited. The subsidiary companies at the time moved into autonomous divisions.⁸¹ During the 1980s however, Ceramco sold off its brickmaking and ceramics interests in the New Lynn area. In 1984, the former Gardner site west of Rankin Ave, used as the company's pipeworks, was closed, and the land cleared for sale as industrial and commercial lots.⁸² In 1986, the pipeworks kilns and buildings were demolished,⁸³ leaving only what is now known as the Ambrico kiln. In 1989, Ceramco sold the NZ Brickmakers subsidiary to Monier Tile, the New Zealand subsidiary of Monier PGH, one of Australia's largest brickmakers, which was at the time a joint venture between CSR (formerly The Colonial Sugar Refining Company) of Australia and Redland plc of Britain.⁸⁴ This operation, so it has been reported,⁸⁵ will finally shut down in New Lynn during the last half of 2015, ending the district's over 150 year association with the firing of clay on an industrial scale.

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4 June 2015

⁸⁰ *NZ Herald*, 4 October 1967

⁸¹ *Ceramco Limited, a history*, 1979, p.17

⁸² *Dominion*, 1 July 1989, p. 12

⁸³ *NZ Herald*, 8 August 1986

⁸⁴ *Dominion*, 1 July 1989, p. 12. See also "History of CSR Limited", www.fundinguniverse.com/company-histories/csr-limited-history, sighted 19 May 2015

⁸⁵ Whau Local Board agenda, 20 May 2015