

Support for Oral Submissions: David Whyte and Jean Dorrell

(In addition to all earlier submissions)

Removal of Oxford Street (East) and Marshall St Railway Cottages HHA (pages 2 – 52)

Common-sense Review of Other HHAs (Appendix H) and Morris & Caunter Report

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Summary of Values for Oxford Street (East) and Marshall St Railway Cottages HHA

[Source: Schedule 8D revision 6 April 2023, page 95] [Emphasis added]

*Marshall Street and Oxford Street were **established as part of the ongoing growth of the desirable Claudelands area**, which was initially formed by FR Claude in 1877 and had grown in a piecemeal approach with individuals dividing sections for sale. The area has a high level of integrity from its original subdivision and layout, with few changes to the area.*

*The area contains a representative set of **early 1920s dwellings**, with a range of small-scale, weatherboard clad dwellings, with gable roofs. They **all** have a strong relationship with the street, with **a central front door and symmetrical windows**. Some have small porches and some have verandahs. The housing on Oxford Street has **strong similarities** with the prefabricated Ellis & Burnand and Railway cottages. Whilst it cannot be verified, **it is likely that they are Ellis & Burnand**.*

*The HHA is considered to have at least moderate local heritage significance as an area of speculative housing, with **a local developer supplying small cottage dwellings in a familiar and sought after style akin to Ellis & Burnand and railway workers dwellings**, in the Late Victorian and Edwardian and during and after inter-war growth (1890-1949) development period prior to the land being brought into the Borough.*

Addresses for HHA

This HHA includes 23-35A Oxford Street and 28-36 Marshall Street.

Main Errors in Oxford Street (East) and Marshall St Railway Cottages HHA

1. Description of the houses
2. Description of the contents of the historical land title (Error in background, used to suggest evidence that the houses were all built in the 1920s)
3. Housing typologies: Ellis & Burnand prefabricated houses & Railway cottages
4. Description of age of houses
5. Considering "Strong similarities" as a heritage value
6. The historical connection between Marshall and Oxford Street

Description of the houses

Mr Miller documented that he and Mr Knott visited Oxford and Marshall Street together in February 2023 and saw that **all** the houses had **a central front door and symmetrical windows**. This erroneous statement has been copied to Schedule 8D.

Three of the Oxford Street houses¹ do not have a door on the front of the houses **at all**.

One Oxford Street house² has French doors on the right side of the front of the house as part of modifications to the front and side elevations, fully consented in 2002.

Only **two**³ of the seven Oxford Street houses clearly match the description with **possibly** a third house⁴, which is not visible from the street, **possibly** having these features.

None of the five Marshall Street houses match this description, although some do have central front doors. In fact, three have a central front door and asymmetrical windows.

¹ 23, 27 and 35 Oxford Street.

² 31 Oxford Street

³ 25 and 33 Oxford Street

⁴ 29 Oxford Street

Mr Miller also erroneously noted that the **gables** in all houses were **parallel** to the road. If the main gables were parallel to the road as described by Mr Miller, this would mean the houses had turned 90 degrees since Mr Knott visited, observed and wrote about them in 2022.

Mr Miller's report also noted that **none** of the sections has been subdivided, despite 35A Oxford Street being a **very prominent two-storey A-frame building** on a back section between 35 Oxford and 36 Marshall (two houses in the HHA).

For them to have missed this house and described the rest of the houses as all having **a central front door and symmetrical windows** suggests **Mr Knott and Mr Miller were not in Oxford Street or Marshall Street**.

Description of the contents of the historical land title (Error in Background)

Mr Miller's report stated that he had looked at **just one** title for Oxford Street and it showed that **all** the titles had transferred from the developer (Paterson & Paterson) to private owners in the **1920s**.

[Appendix H](#) contains an annotated copy of the title⁵.

There are only three houses on the Oxford Street title that were transferred in the 1920s: being 23, 29 and 33. This error is copied through to the background in Schedule 8D.

In summary, there were a lot of titles and a lot of movement in titles between Paterson Senior (who died in 1938 before Oxford Street was fully developed) and Paterson Junior. #25 was transferred in **1940** and the remaining three houses were transferred **in 1957** which was shortly before Paterson Junior died.

What this actually means is probably not much, other than that the three houses on the first title were probably built in the early 1920s.

This is not an issue as to whether something is a valid heritage value or not.

These errors made by the Council and their experts are not subjective aspects and raise concerns as to the accuracy and quality of research for all the HHAs.

This also raises the question of **which houses** the heritage experts are talking about. There are **only twelve properties** in this HHA so it should not be difficult to accurately describe them and check their land titles.

Titles and photos are included in [Appendices C to F](#) so you can verify these yourselves.

Housing Typologies

The two housing typologies which the Oxford Street houses are supposedly similar to, are very different. The only similarity between Railways cottages and Ellis & Burnand prefabricated houses are central front doors and symmetrical windows, which, as already noted, are only visible on two Oxford Street houses.

Apart from the two clearly visible Oxford Street houses with central front doors and symmetrical windows, the other houses have minimal similarity other than being weatherboard houses with iron roofs.

The five Marshall Street houses are all very different from each other⁶ with 36 Marshall Street being a two-storey house.

All the houses are small with minimal stylistic features. They are not particularly distinctive, unique, or rare.

⁵ Cited as SA351/126 by Miller. LINZ have confirmed no such title exists. SA352/126 is in Appendix H.

⁶ Images are contained in Appendix A of submission dated 19 August 2022.

My 9 May 2023 submission contains a lot of information about Ellis & Burnand prefabricated houses.

In summary, Ellis & Burnand prefabricated houses were manufactured from the late 1920s onwards and they have three very distinctive features:

1. The Ellis & Burnand prefabricated houses all have highly visible **regularly spaced vertical battens over joints between the prefabricated panels**. These are particularly noticeable above and below window frames and above doors as the prefabricated panels did not include windows and doors and so these elements had to be inserted when the house is being put together like a jigsaw puzzle.
2. The Ellis & Burnand prefabricated houses all have a unique **flat weatherboard profile** (which is very different to the serrated weatherboard profile that is common in NZ houses and present in Oxford Street). In their 1933 catalogue, Ellis and Burnand describe this in detail and also note that it is different to their normal rusticated weatherboards which, superficially, have a slightly similar appearance.
3. The designs for all the prefabricated houses have very small floor areas (a 1930s version of modern tiny houses). The thirteen designs ranged in size from a 6m² “Bachelor’s Hut” (fitted with two bunks and a folding table) with the **largest, at under 58m²**, being the “Four-roomed cottage – combining every convenience with economy”. Note that a four-roomed house means four rooms in total, not four bedrooms.

This description does not match any of the houses on either street. In fact, as noted in our 9 May submission, it does not match any houses seen in Hamilton. There is also the issue that three of the Oxford Street houses appear to have been built before an Ellis and Burnand employee first had the idea of converting a garage into a living area in 1926⁷ which led to Ellis & Burnand prefabricated houses.

Railway housing has a very distinct typology. These twelve houses do not look like and are not Railway housing. This has been covered in depth in our previous written submissions.

Age of Houses

The supposed age of the houses being “early 1920s dwellings” is included as a heritage value.

In Oxford Street, we have three houses (23, 29 and 33) which titles suggest were built in the early 1920s.

After several OIA requests we were told that the source of us all being deemed 1920s was the HCC database. HCC also acknowledged that they had no documentation whatsoever for Oxford Street prior to 1949⁸.

Looking at the supposed age for both Marshall and Oxford Street, **every** house (not just the HHA houses) which is pre-1950 is recorded as being a 1920s dwelling on the information on OneRoof (which appears to flow from the HCC database). This is rather unlikely and appears to be the default when no information was available, rather than an accurate date.

The owners of 35 Oxford Street were told that their house was relocated from Auckland in the 1950s. The house is probably from an infrastructure project (as most relocations were at the time) and probably five or ten years old when it was relocated. So, say 1940s.

In the houses which we know to be older, such as #33 Oxford, the waterline is run down the side of the existing house. However, **in 31 Oxford Street and the houses on the opposite side of Oxford Street (identified as 1950s or later), the water line runs under the house**. Given that all these houses are very low to the ground (with no crawl space) it would be impossible to have installed the pipes after the house was built. (Paterson had applied to Hamilton City Council to have town water installed

⁷ Appendix G

⁸ Also confirmed by Miller in footnote 79 on page 30 of his peer review.

in Oxford Street but his request was declined as being outside their jurisdiction⁹.) HCC have been unable to provide any records of when water was put into Oxford St, but it was probably after the street became part of Hamilton City in 1949. **This indicates that 31 Oxford Street was probably built in the late 1940s.** There may have been another building or structure on the section prior to this.

#27 was sold in 1957. Unlike the early three houses, it is L-shaped. It could have been built anywhere from 1930-1950.

#25 was sold in 1940. It is one of the two houses which has a central front door and symmetrical windows, probably 1930s, but that is just a guess.

So, of our Oxford Street houses, our best guess is 3 were built in the early 1920s, 1 in 1930s, 2 were built in the 1940s and 1 we can't even make a guess about but somewhere between 1930 and 1950.

Both Mr Miller's report and Schedule 8D change between "all" meaning all twelve houses and "all" referring to just the seven Oxford Street houses. I am not sure if they are being intentionally vague or just can't make up their mind.

In Marshall Street, one title transferred in the 1920s¹⁰. The purchaser of the subdivision, Mr Clarkson, clearly had some financial issues as the official assignee took over several properties in the late 1920s. It is unlikely these had housing on them, as otherwise they would have been sold, rather than being transferred to the official assignee.

Street directories (although not always reliable) indicate that the most eastern two Marshall Street HHA properties¹¹ did not have anyone living on them until the 1930s. Titles suggest the other two Marshall Street houses were built around late 1930s/early 1940s.

It appears that just four of the twelve houses are "early 1920s dwellings" and just two or three of the twelve houses match the basic description of what Mr Miller and Knott claim to have seen for all twelve houses when they came to visit in February 2023.

So, we have 12 houses built at different times in two unconnected streets over a 30-year period with nothing in common except being initially made of the same materials.

"Strong similarities" as a heritage value

In his March 2023 report, Mr Miller confirmed that **there is no connection to railways housing nor proof of a link to Ellis & Burnand housing.**

However then, his report (which is copied to Schedule 8D) notes that he thinks the houses have "strong similarities" to Railway Cottages and Ellis & Burnand houses, that Paterson & Paterson copied the Oxford Street houses from the "**popular**" Railway or Ellis & Burnand housing and **this is a heritage value.**

Note that Mr Miller does not explain how the builder copied features of a housing type that was not around until 1928¹² into houses that he claims were built in the early 1920s.

None of the reports has offered an explanation as to why houses perceived as displaying "similarities" (strong or otherwise) to another housing style can be considered to have historic heritage value. This is akin to someone painting a copy of the Mona Lisa and expecting this copy (no matter how good) to be valued as highly as the original painting.

Gu notes in his Peer Review¹³ that:

⁹ Waikato Times, Volume 99, issue 16507, 28 May 1925

¹⁰ 32 Marshall Street

¹¹ 34 and 36 Marshall Street

¹² Waikato Times, Vol 103, Issue 17423, 8 June 1928, page 8

¹³ At page 7

*“Under the heading Historic Qualities in the Historic and Cultural Heritage Assessment Criteria set by the Waikato Regional Policy Statement (10A, 2016, updated 2018), **the heritage place or area needs to have a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.**”*

Quite correctly, Gu does not mention heritage being recognised because it looks like something else, even if it was a “strong similarity”.

Historical connection between Marshall and Oxford Street

No reason is given for the supposed heritage value of the five Marshall Street houses. (Note that the street was developed separately from Oxford Street.)

As noted in other submissions, there is no logical connection between the five houses on Marshall Street and the seven houses on Oxford Street. This is the only HHA that has a small number of houses on two streets that do not connect. Mr Adam Wild notes this in his June 2022 peer review when he points out this HHA is an oddity in having two different streets.

- e. I wonder at the proposal of the HHA *Oxford Street East* et al as a perceptible HHA when it comprises houses addressing different streets and the sense of collective value is accordingly disrupted. This can be contrasted with proposed HHA *Riro Street* or proposed HHA *Springfield Crescent* which comprises Lots facing each other that can be perceived collectively.

Visibility

Most of the Oxford Street and some of the Marshall Street houses are partially or fully obscured and so cannot be seen clearly from footpath or road¹⁴. This contrasts noticeably with other HHAs such as Hayes Paddock and Frankton Railway Village.

Appendices A-C include pictures and a summary of visibility and other features.

The lack of visibility may also be part of the explanation of how Mr Knott initially erroneously identified these 12 houses as NZ Railways housing (note that he said they were Railway cottages, not that they looked “similar to” Railway cottages) and Mr Miller and Mr Knott have now erroneously identified the houses as all having a central front door with symmetrical windows and a “strong similarity to Ellis & Burnand houses” and likely are.

Size of HHA (Omission from Summary of Values and Draft District Plan)

There is no mention that this HHA applies to **just twelve** properties in two parallel streets that contained **many** other houses also built between 1920 and 1950.

There is no evidence whatsoever that the advertisements reproduced on page 95 relate to 25-35 Oxford or 28-36 Marshall. While the report acknowledges that “*it is unclear exactly which sections these advertisements relate to*”, **it is not clearly stated that there is no evidence that the ads relate to any houses included in this HHA.** (Street directories indicate Marshall Street development commenced at the Heaphy Terrace end of Marshall Street. Houses in the now deleted Oxford Street (West) HHA (also at the Heaphy Terrace end of the street) also had houses built in the 1920s according to Mr Knott.)

Other Errors in Oxford (East) HHA

Oxford (East) is Not in “Desirable” Claudelands

Unlike the villas of Claudelands, the Oxford and Marshall Street houses appear to have catered (and still do) to lower-income home buyers. Thus, the description of these being in the “*desirable*

¹⁴ [Appendices A-C](#)

Claudlands area” is incorrect. This is further supported by the fact that both Alfred and Claude Street (which are deemed to have no historical heritage value) are physically closer to Claudlands but were not developed until **after** Oxford and Marshall Street.

Paterson Senior applied to the Borough to get a water connection from the Hamilton Borough in 1924¹⁵, but this was declined. It appears that these houses did not have piped water, gas supply¹⁶, drainage or sewerage until they became part of the Borough in 1949. The sewerage connection for the Claudlands Croquet Club at 44 Oxford Street was not made until 1953.

It is also of note that neither Paterson (Senior or Junior) chose to live in Oxford Street¹⁷, choosing to remain in their respective, highly desirable Claudlands homes (20 Piako Road and 16 George Street).

Schedule 8D Background of Oxford (East)

The streets meeting at a right angle, having a back-to-back lot pattern and relatively high density, covers most suburban streets in NZ at any time and does not reflect any historical value regarding these twelve houses on two streets. In fact, given the size of the houses (80 to 120 m²) and size of the lots (780 m²) the housing density is low (only 10 to 15% site coverage) not high as in the newer Greenhills development by Chedworth Properties Limited with a maximum site coverage of 50%¹⁸.

Page 95-96 on Schedule 8D refers to the retention of green spaces as supposedly being relevant.

Pountney Park was not made a reserve until 1964¹⁹ and so has no historical heritage connection to the houses in the HHA. The park is identified as 38 Marshall Street and has a legal description of Lot 86 DPS7882 which is the same as for all state housing lots in Marshall Street and Yeats Crescent and as such has no historical connection to the 1920s subdivision of Oxford or Marshall Streets.

The forest within Claudlands is 1.2-1.4 km away on foot and thus there is no direct physical or historical connection to the houses in Oxford and Marshall Street since this park was established before these houses were built. Note that the proposed HHA is around 1.3km from the Waikato River, the historic Fairfield Bridge and the river path and yet these are not mentioned.

The houses are described as being typical of the Development era as containing “*single-storey detached villas and bungalows in an eclectic architectural style*”. This description appears to cover any weatherboard house built within a 59-year period and is thus meaningless in terms of indicating any heritage value for these 12 houses specifically. While this period probably does include the actual construction of houses on these twelve properties, there is no connection via any documented history and no common architectural style or typology between the houses.

The (in)Significance of Paterson

Paterson Senior retired to Hamilton and purchased (along with his son, Paterson Junior, also a builder) land that become Oxford St. Paterson Senior’s obituaries in September 1938²⁰ do not mention him building anything significant in Hamilton. In fact, they do not mention Hamilton at all other than being where he died. Paterson Junior appeared to be even less significant as I have not been able to locate an obituary.

It is of note, that there is no logical reason for a speculative builder to erect prefabricated housing and sell in situ, since he would then just be an erector not the builder. Among the selling points made by

¹⁵ Waikato Times, Vol 100, issue 16734, 26 February 1924, page 9

¹⁶ Waikato Times, Vol 132, issue 22075, 28 June 1943, page 4

¹⁷ Although in the WSP Report the writers imply that one or the other may have lived at either No 3 or No 9. The WSP inference is incorrect.

¹⁸ Page 6 in Greenhill Park Design Guidelines Stages 16-26, Revision AA, July 2021

¹⁹ Page 13 in Claudlands Croquet Club, A very short history.

²⁰ Waikato Times, Vol 123, Issue 20597, 7 September 1938, page 6 and Evening Post, Volume CXXVI, Issue 61, September 1938, page 11.

Ellis & Burnand marketing is that these houses can be put together by unskilled people in a very short time (in a similar fashion to buying a flatpack garden shed) and all houses are built in their factory and then dismantled before being taken to site.

Prior to retiring, Paterson Senior's company (Paterson, Martin & Hunter) was responsible for building the Wellington Town Hall. I'm pretty sure he would turn over in his grave at the idea of erecting tiny, prefabricated houses, rather than building solid homes.

Given that the HCC approach is to make guesses, here is mine: Paterson Senior was not overly involved in the development, other than financially, as he was in his sixties when the first Oxford Street houses were built, and the advertisements directed potential buyers to Paterson Junior's home. The houses were built with the intention of profit and with no particular style in mind.

Oxford Street (West) HHA

The Oxford Street (West) HHA was deleted after HCC realised that they had issued consents for some of the seven properties to be demolished. The deletion of the Oxford Street (West) HHA further erodes any significant historical heritage connection to Paterson, since there is now no physical link between the Oxford Street (East) and Marshall St Railway Cottages HHA and the only building that has any documentation proving that Paterson & Paterson built it (Fairfield Building²¹, 1924, cnr Oxford and Heaphy Tce, still stands although now that Oxford Street (West) HHA is deleted the heritage value significance of this building is diminished.)

Evidence and Research

Unequivocal and documented evidence of historic heritage values **must** be provided by HCC before an HHA, and its associated restrictions, are placed on properties.

Many homeowners were very surprised and upset to be included in proposed HHAs as this is effectively a post-purchase covenant on their property and restricts their future plans. As such **it is imperative that any HHAs are imposed based on evidence, not guesswork, not supposition, not speculation, not personal unproven subjective opinions and not because submitters want to be in an HHA to avoid intensification.**

HCC and their consultants have not provided any evidence of heritage values. In fact, although both Mr Miller and Mr Knott claimed to have visited our HHA in February 2023, neither accurately described the houses.

Removal of Oxford Street (East) and Marshall Street Railway Cottages HHA

I have documented the many failures and errors caused by HCC making erroneous assumptions and failing to complete due diligence in what has a very significant impact on homeowners.

It is of note that **all of the eleven submissions regarding this HHA have been very clear that they oppose the imposition of the HHA.** The lack of any definitive evidence has made it very frustrating when people cannot do simple things like fence their home securely so their child cannot get onto the road, or install a garage to prevent their cars getting broken into, without incurring additional costs through having to engage "heritage experts".

If you have not yet completed a site visit, I request that you do so and **please** check that you are at the Croquet Club end of Oxford Street and thus view the correct houses (23-35A Oxford Street and 28-36 Marshall Street).

I request that you read the evidence in our submissions and remove the **Oxford Street (East) and Marshall St Railway Cottages HHA** from Plan Change 9.

²¹ Page 378 to 388 in Part 4 of the WSP Appendix 8 Built Heritage report

I also request the right to make a further written rebuttal submission to any further new evidence provided by HCC in their final oral reply on Friday 2 June 2023.

Erroneous Assumptions Used by HCC and Consultants

Erroneous Assumption	Notes
If something looks like something historical, that is a valid reason to include it in a historic heritage area.	<p>When the initial theme was “Railway workers suburb”, the HCC City Planning Manager was insistent that looking like Railway cottages was all that was required.²² The fact that the definition of a Railway cottage is that it was made in the Frankton Railway Factory and had been owned by Railways²³ was considered irrelevant.</p> <p>It is unclear (and no longer relevant) from Mr Knott’s June 2022 report whether Mr Knott originally believed the houses had been built and owned by railways or felt that some visual similarity was all that was needed.</p> <p>Mr Miller’s report notes that there is no information (property records or other) to provide any information relating to the construction of the dwellings. However, he claims there are “strong similarities to the prefabricated Railways Housing and Ellis & Burnand styles”. The described features, which Miller then refers to, including a central front door, symmetrical windows and a gable parallel to the street, are not present in the seven Oxford Street houses.</p> <p>Given the two suggested typology styles are very different and there are only seven houses²⁴, this appears to be a somewhat bizarre attempt to invent a history for twelve unconnected houses with no documented history, built sometime between 1920 and (probably) 1949.</p> <p>Gu notes in his Peer Review that:</p> <p><i>“Under the heading Historic Qualities in the Historic and Cultural Heritage Assessment Criteria set by the Waikato Regional Policy Statement (10A, 2016, updated 2018), the heritage place or area needs to have a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.”</i></p> <p>Quite correctly, Gu does not mention heritage being recognised because it looks like something else, even if it was a “strong similarity”.</p> <p>Now that the two earlier themes have been discredited by my previous submissions and by Mr Miller and deemed irrelevant by Mr Knott, any supposed proven historic heritage of these houses is no different to any other non-state houses in Fairfield.</p>

²² Waikato Times 17 September 2022.

²³ Lifestyles report, updated October 2022.

Erroneous Assumption	Notes
The HCC database of ages of houses is correct.	<p>HCC did not have records prior to 1949 (and acknowledged this). For both Marshall and Oxford Streets it appears that all houses before 1949 are recorded in the database as 1920s.</p> <p>It is implausible that a large number of the current Oxford Street houses were built in one decade and then none for the next two decades before starting again in the 1950s.</p> <p>In Marshall Street, the original land owner/developer (of at least the 19 lots to the East of Walter Street) went bankrupt around 1927 and several property titles were transferred to the Official Assignee (including two included in the HHA). The next sales were in the 1930s. It is unlikely these had houses on them as he would have been able to sell them.²⁵</p>
All reports written or commissioned by HCC are accurate and complete and have been subject to a robust and timely peer review/QA process.	<p>Schedule 8D²⁶ includes the following significant erroneous statements about Oxford Street (East) & Marshall St “Railway Cottages” HHA:</p> <p>The Oxford Street houses [23-35] all have a central front door with symmetrical windows on either side of the door. (Only two do: 25 and 33 (29%))</p> <p>The Marshall Street houses [28-36] mostly have a central front door with symmetrical windows on either side of the door. (None do: (0%))</p> <p>Historic titles show the lots were sold to private owners throughout the 1920s. (Only four were: 23, 29 and 33 Oxford and 32 Marshall (33%))</p> <p>These errors were first recorded in Miller’s peer review report and then carried through to the revised district plan Schedule 8D, indicating that neither Miller nor Knott did any research or checked facts, and possibly never visited the street.</p> <p>Mr Knott’s June 2022 Report on HHAs was peer-reviewed by Adam Wild in June 2022. The review identified several issues with Knott’s methodology. HCC advised me²⁷ that the only action they took was to pass the report to Mr Knott and he chose not to make any changes. One issue Wild identified was that there was no connection between the five Marshall Street houses and the seven Oxford Street houses.</p>

²⁴ Miller alternates between describing just the seven Oxford Street houses and referring to “the area” when talking about the typologies.

²⁵ It is unlikely that he built houses and then went bankrupt as houses could be sold. This is further supported as the Street directories do not record anyone living at 34 or 36 Marshall Street (either in the current house or an earlier one) until 1936.

²⁶ 6 April 2023

²⁷ Response to LGOIMA request

Erroneous Assumption	Notes
	<p>Later peer reviews were completed in March 2023, long after the two rounds of submissions had closed and resulted in the removal of the five themes (which all prior submissions were based on), the addition of two HHAs, the deletion of four HHAs and many changes to which properties which were included in proposed HHAs. The later peer reviews included many of the same recommendations as Adam Wild’s 2022 peer review²⁸.</p> <p>Kirikiroa - Hamilton’s European Settler History, prepared by Alice Morris & Mark Caunter²⁹ and referenced by both Knott and Miller, includes several factual errors eg the report states that Marshall St was not named until the 1950s³⁰ (Assumptions and guesses should not be used to record history.)</p> <p>In his March 2023 Addendum, Mr Knott notes, in reference to his 2022 work, “Time constraints meant that there was not the opportunity for research to be carried out for individual HHAs”. His early report contained multiple errors. While the admission that he had done no research is not surprising given the errors in Knott’s initial report, it is very concerning in such an important and controversial process.</p> <p>Hamilton City Special Character Study 2020 - Prepared by Lifescapes Ltd for Hamilton City Council - June 2020 was updated in 2022 after I identified that the description of the typology of a Railway Cottage was omitted (even though Mr Knott had referenced the missing typology description in his earlier report). However, Mr Knott is still referencing the original report in March 2023.</p> <p>Mr Miller’s March 2023 peer review includes a non-existent property title reference (SA351/126³¹) and he fails to list the correct three titles³². He also makes many statements about Marshall and Oxford Street without acknowledging that his statements may not be applicable to any of the twelve properties in the HHA. He states that historic titles show that the [Oxford St] HHA lots were sold to private owners throughout the 1920s. In fact, only three were. Mr Miller also notes that has been no subdivision in the HHA, clearly missing a two-storey A-frame house on a back section on Oxford Street. Mr Miller also includes a map (figure 20) dated 1948, but then refers to it as 1943. Both errors (including the reference “figure 20”, despite it now being numbered as figure 52) are carried to Schedule 8D.</p>

²⁸ This was detailed in my 9 May submission

²⁹ Hamilton City Council and Hamilton City Libraries – October 2021

³⁰ This appears to have been sourced from Wikipedia without any checking by the writers. Or possibly the Wikipedia entry was sourced from this report.

³¹ Confirmed error with LINZ

³² Details of titles are in Appendix D, with copies in Appendix E

Erroneous Assumption	Notes
	As a lesser point, the revised proposed District Plan Schedule 8D has multiple typos which suggest that it has not been prepared and reviewed carefully.
Facts are not required for houses to be included in HHAs.	<p>The facts about the houses in the proposed Oxford Street (East) and Marshall Street HHA are:</p> <ul style="list-style-type: none"> • There are twelve properties (thirteen houses) in two streets which have no historical connection to each other. • Some of the houses (approximately a third) were built circa the 1920s. The rest were built later. • The land in west end of Marshall Street (approximately house numbers 19-36 on both sides of the street) was originally purchased by Charles Edward Clarkson along at least another 14 lots. He built houses on some of these sections prior to going bankrupt in the late 1920s. • The land making up Oxford Street was purchased from Elizabeth Spain by Paterson Senior and John McKinnon in 1917³³. The titles were transferred to Paterson Senior and Paterson Junior in 1922. • Both Paterson Senior and Paterson Junior were builders. Paterson Senior was in his sixties when the first houses in Oxford Street were built. • Paterson Senior was Scottish. • Paterson Senior died in 1938. Paterson Junior died in the early 1960s. • During their time in Hamilton, Paterson Senior and Junior lived in separate houses in Claudelands. • There is no documentation other than land titles relating specifically to the individual HHA houses prior to 1949³⁴. • The typologies of each of the five Marshall Street houses have no similarities to each other, other than being made of weatherboards and having iron roofs.³⁵ • The seven Oxford Street (East) houses also have very little similarities to each other, other than being weatherboard houses with iron roofs. They are largely hidden from the street by trees and hedges. • There is no direct historical connection between Marshall and Oxford Streets. • Street directories show there were some people living in Marshall Street and Oxford Street in the 1920s.

³³ Land title SA125/60 (cancelled)

³⁴ Confirmed by HCC in response to a LGOIMA request dated 7 December 2022

³⁵ This is standard for non-luxury NZ housing for the earlier part of the 20th century and does not provide any evidence of the decade of the build or the history of the housing style.

Erroneous Assumption	Notes
<p>1920s street directories provide proof that the current houses existed in the 1920s.</p>	<p>Street directories³⁶ indicate some people lived in Oxford and Marshall Street from 1924 at the earliest³⁷. Before 1928, the street directory does not indicate house numbers for Oxford Street. House numbers for Marshall are recorded only from 1933. While this confirms people were residing in the street at that time it provides no evidence as to what type of structure was on each property, whether it was the current structure and for the earlier years, what street number they lived at.</p> <p>There are also some obvious errors which make the accuracy of these unofficial street directories dubious.</p> <p>Of note:</p> <ul style="list-style-type: none"> (a) The first year Oxford Street is recorded in the street directory is 1923. However, by 1924, 17 residences are recorded. If this is accurate, it is unlikely these were the properties seen today on the sites. For the Patersons to have built that many houses in 12 months means either the houses were very small or unlikely to be well constructed. (b) In the years 1936 and 1938, #19 Oxford Street is recorded incorrectly as stating the Patersons lived in Oxford Street when in fact they lived in separate properties in Claudelands from 1911 until they died (Senior in 1938 and Junior in 1960). (c) No Frankton Railway Village streets are listed³⁸ in the 1920s.

³⁶ Wise's New Zealand Post Office Directory

³⁷ Wise's shows no houses there in 1923 and 17 in 1924, 17 in 1925, 18 in 1926, 17 in 1927, 16 in 1928 and 17 in 1930.

³⁸ Kaka Street, Kea Street, Makamako Street, Pukeko Street or Weka Street. Wises 1921 Directory pages 275 to 279.

Erroneous Assumption	Notes
All existing houses are the original house.	<p>This ignores facts that it is known that the current houses at 21 and 22 Oxford³⁹ are not the original houses, and also probably 35 Oxford. There is no reason to assume the houses currently there, are the only house that has been on that site. Houses can be burnt down or demolished. Very cheap houses may have been erected and then been replaced.</p> <p>Regarding early housing built in Hamilton, the Caunter⁴⁰ report states <i>“The main timber used was from local kahikatea. However, as this timber was prone to native borer few of those dwellings survived.”</i></p> <p>In the houses which we know to be older, such as #33 Oxford, the waterline is run down the side of the existing house. However, in 31 Oxford Street and the houses on the opposite side of Oxford Street (identified as 1950s or later), the water line runs under the house. Given that all these houses are very low to the ground (with no crawl space) it would be impossible to have installed the pipes after the house was built. (Paterson had applied to Hamilton City Council to have town water installed in Oxford Street but his request was declined as being outside their jurisdiction.⁴¹) HCC have been unable to provide any records of when water was put into Oxford St, but it was probably after the street became part of Hamilton City in 1949. This indicates that 31 Oxford Street was probably built around 1949 or later. There may have been another building or structure on the section prior to this.</p>
Old houses will always have some importance, were always well-built and can be maintained forever.	<p>Several of the Oxford Street and Marshall Street HHA houses do not meet healthy home standards.</p> <p>At least three of the HHA houses have original floors in very poor condition, which need to be re-piled. However, as they are very close to the ground, this is impractical and costly.</p> <p>Houses, particularly cheaper houses, have an end of life. More expensive buildings will have been constructed from heart timber, not ordinary building timber. For example, the prefabricated Ellis & Burnand buildings are described in 1933 catalogue as being built largely from ordinary building timber, not heart timber.</p>

³⁹ 21 and 22 are not part of the HHA. SA450/128 records 22 being transferred to a private owner in 1937. 21 was transferred prior to this but the date is illegible. This information is included as other examples where houses have been replaced.

⁴⁰ Alice Morris & Mark Caunter, Kirikiriroa – Hamilton’s European Settler History, October 2021

⁴¹ Waikato Times, Volume 99, issue 16507, 28 May 1925

Erroneous Assumption	Notes
Any advertisements for houses in Marshall or Oxford Street will relate to the 12 HHA properties even though no street numbers are given.	Both the revised proposed district plan ⁴² and Miller's peer review include two identical adverts from two consecutive weeks in 1922 but as none of them has a street number on them, this does not provide any proof about the houses in the HHA as both Oxford and Marshall Street had many houses other than the HHA ones.
Explanations as to identified values of a HHA can be kept vague.	<p>Mr Miller and Schedule 8D summarise the identified values as <i>"The housing on Oxford Street has strong similarities with the prefabricated Ellis & Burnand and Railway Cottages."</i> He does not provide any explanation as to why this is a value. He does not offer any equivalent value for Marshall Street. Miller states that the HHA (in total) has local significance without any explanation other than the above.</p> <p>Mr Knott in his June 2022 report stated: <i>"The descriptions for each HHA have purposely been kept brief. My experience is that attempting to provide more detailed descriptions of areas inevitably results in either matters being missed or the temptation for applicants to respond to elements of the description which are not specifically relevant to the site in question."</i></p> <p>In his review of Mr Knott's methodology, Mr Miller appears to disagree with Mr Knott's view and notes the following:</p> <p><i>"Each recommended HHA has been accompanied by a description of the area. These descriptions do not follow the same structure and do not identify the key features of the relevant heritage theme. The methodology mentions identifying areas that are of at least moderate heritage value locally, regionally, or nationally; however, this is not identified in each HHA description.</i></p> <p><i>A template should be adopted to describe each HHA to enable the heritage themes and values of each HHA to be communicated clearly and concisely. The map of each HHA should be attached to the description. Consideration should be given to identifying non-contributory buildings (if any). Any photos should have a description identifying the location or address of the dwelling."</i></p> <p>However, other than the inclusion of details of the subdivision, this has not been implemented. Given that the imposition of an HHA has a considerable impact on property owners, it is appropriate to provide a well-documented explanation of the reasons for the HHA and ensure there is evidence to support the claim of historic heritage. A vague explanation that it looks like something does not meet this documented level of evidence.</p>

⁴² Page 96, 6 April 2023

Erroneous Assumption	Notes
Oxford Street houses could have been built based on Ellis & Burnand style in early 1920s.	<p>Mr Miller and Mr Knott visited the street together⁴³ in February 2023. In their view, the houses are built in the early 1920s, are similar to Ellis & Burnand prefabricated houses and possibly (if they were not actually Ellis & Burnand prefabricated houses) Paterson & Paterson (the builders) based their designs on the popular Ellis & Burnand style.</p> <p>Neither Miller nor Knott appear to be aware that Ellis and Burnand's prefabricated houses did not exist until at least 1926⁴⁴ and so the properties cannot be both "early 20s" and based on/inspired by Ellis & Burnand. This is yet another example of an attempt to invent history, rather than complete research.</p> <p>It appears that HCC and their consultants first became aware of Ellis and Burnand prefabricated houses when Laura Kellaway and the Frankton East Residents Association made submissions advising them that some Frankton houses, incorrectly identified by Knott as Railway houses and deemed of no historical significance by him, were, in fact, believed to be the earliest Ellis & Burnand prefabricated houses.⁴⁵</p>

⁴³ Is it really an independent peer review if they are visiting together? If they had visited separately, the errors in the descriptions may have been identified.

⁴⁴ Waikato Times, volume 100, issue 16813, 3 June 1926, page 8

⁴⁵ I have disputed the accuracy of these two submissions in my 9 May submission

Appendix A: Summary of Oxford St (East) Houses

#	Paterson Title Sale	Proof that 1920s	Visibility from street ⁴⁶	Cars parked in front of house obscuring visibility?	Veranda or Porch ⁴⁷	Central front Door with symmetrical windows? ⁴⁸	Orientation of roof gable to street ⁴⁹
23	1925	Y	Partial ⁵⁰	Permanent – multiple vehicles including a large work van	Porch	N	Perpendicular
25	1940	N	Clear	No	Porch	Y	Perpendicular
27	1957	N	Minimal ⁵¹	No	Veranda	N	This is an L-shaped house. The main roof gable is perpendicular.
29	1924	Y	Nil ⁵²				
31	1957 ⁵³	N	Minimal ⁵⁴	Permanent – carpad & shuttle trailer	Veranda	N	Perpendicular
33	1925	Y	Partial ⁵⁵	Frequent	Porch	Y	Perpendicular
35	1957 ⁵⁶	N	Minimal ⁵⁷	Permanent - carport	Porch	N	This is an L-shaped house. The main roof gable is perpendicular.
35A	N/A ⁵⁸	N/A	Nil -Back section				

⁴⁶ There is no point protecting “historic heritage” if no one can see it.

⁴⁷ This is noted as a significant feature by Knott/Miller despite almost every NZ house having one of these. The styles differ considerably among the six partially or clearly visible houses.

⁴⁸ Knott/Miller record every house having a central front door and symmetrical windows. In fact only 2/7 do which suggests that they are not describing these houses.

⁴⁹ Per Miller, all are orientated with the gable parallel to the street.

⁵⁰ Although the fence is only around 1.3m, the large number of vehicles largely obscure the front of the house.

⁵¹ Trees make it difficult to see the house.

⁵² The high hedge in front and trees on the front lawn mean this house is not visible unless on the property. As such, none of the features are relevant.

⁵³ 31 Oxford Street is the only one of these houses to have plumbing infrastructure under the house. This suggests the house was built after Oxford Street had town water supply. (Paterson tried to get this when he started building but was refused by the Council as it was out of their jurisdiction.)

⁵⁴ A high hedge limits the view from the street. The front of the house, which can only be seen over the gate (which is always closed), was significantly altered by consented works in 2002.

⁵⁵ 33 Oxford Street has a high gate (which is always closed) and a combination of hedge and fence.

⁵⁶ The current house was relocated from Auckland circa 1950 (per owners).

⁵⁷ Trees and a carport make it difficult to see the house.

⁵⁸ 35A is a two-storey 1980s A-frame house built behind 35. 35 and 35A are now a cross-lease property.

Appendix B: Summary of Marshall St Houses

#	Clarkson or Official Assignee Title Sale	Proof that 1920s	Visibility from street ⁵⁹	Cars parked in front of house obscuring visibility	Veranda or Porch ⁶⁰	Central front Door with symmetrical windows ⁶¹	Orientation of roof gable to street ⁶²
28	1941 ⁶³	N	Minimal ⁶⁴		Veranda	N	Perpendicular
30	1937 ⁶⁵	N	Clear	Vacant house	Porch	N	Perpendicular
32	1922	Y	Minimal		Veranda	N	Perpendicular
34	1941	N	Minimal ⁶⁶		Veranda	N	House has had multiple additions and is a mixture.
36	1930 ⁶⁷	N	Minimal	Garage in front of house	None	N	House has had multiple additions and is a mixture.

⁵⁹ There is no point protecting “historic heritage” if no one can see it.

⁶⁰ This is noted as a significant feature by Knott/Miller despite almost every NZ house having one of these. The styles differ considerably among the houses.

⁶¹ Knott/Miller record every (or possibly most) houses in Marshall Street house having a central front door with symetrial windows on either side. The fact that none do suggests that they are not describing these houses.

⁶² Per Miller, all are orientated with the gable parallel to the street.

⁶³ Transferred to Official Assignee in 1928

⁶⁴ High fence and a gate which is usually closed.

⁶⁵ Details of the transfer are illegible.

⁶⁶ Only visible if the gate is open

⁶⁷ Transferred to Official Assignee in 1927

Appendix C: Photos of Oxford Street from Footpath

The images in my original submission were taken for the purpose of showing as much detail as possible and included photos taken inside properties and taken while standing in the middle of the street.

The following photos are taken from the footpath looking in and are examples of what would be seen if a person was walking down the street. I have also highlighted the lack of a “central front door with symmetrical windows” which Knott and Miller consider being a key feature and claim to have seen on **all** the Oxford Street properties. The blue arrows point to the main entrance doors on each house.

#	Images were taken from the northern footpath by a 1.7m tall photographer on Saturday 18 March 2023, between midday and 1 pm	
23		The door on 23 is on the right side of the house and is unable to be seen from the road. There is no “front door” on the front of the house.
25		One of the two Oxford Street houses with a central front door and symmetrical windows.

27



Note that 27 is an L-shaped house. The “front door” is on the side (behind the tree). It is not clearly visible from the street and faces the fence between 27 and 25. The old-style fretwork on the veranda can be purchased on TradeMe for \$37.50.

29



This house may have a central front door with symmetrical windows, but they cannot be seen from outside the property.

31



The “front door” is a pair of French doors on the right side of the house. There are no symmetrical windows. The front (veranda and doors) was altered with the consent dated 2002. This house has similar fretwork to #27. A TradeMe seller who is currently advertising these for sale lists it as Fretwork #1, so it is probably a very popular style.

33



One of the two Oxford Street houses with a central front door and symmetrical windows.

35



35 is an L-shaped house. Like 27, there is no door on the front, with the main door being just behind the side fence. It is not clearly visible from the street and faces the fence between 33 and 35. The current owners were told the house was relocated from Auckland in the 1950s.

#	Images were taken from the southern footpath by a 1.7m tall photographer on Saturday 18 March 2023, between midday and 1 pm
23	
25	

27



27



29



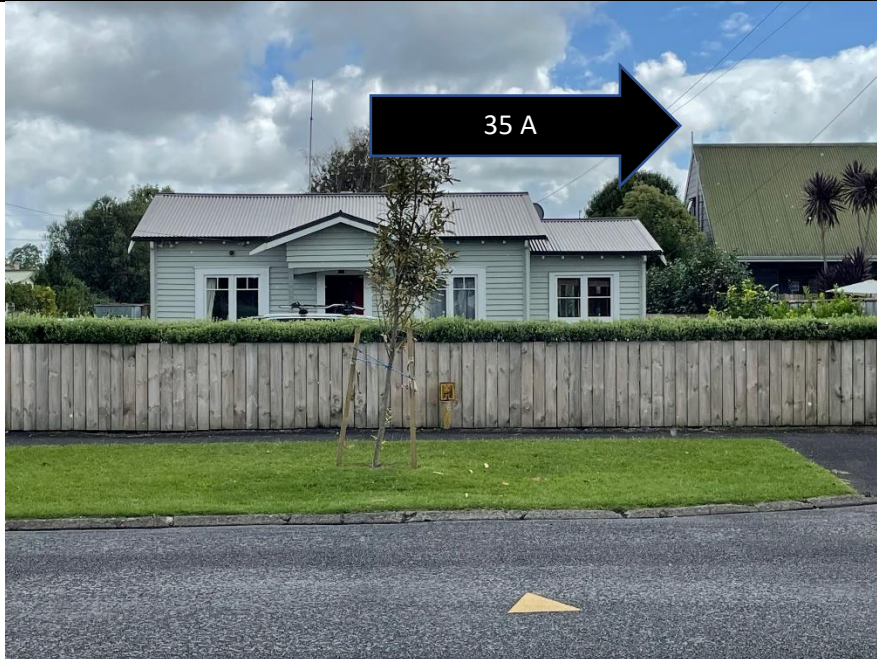
29



31



33



33 Oxford Street, showing 35A Oxford Street to the right. Miller did not see this house (35A) when he visited the street and said there had been no subdivision or changes in lot size.

33 & 35
(Visitor
arrived at
35 while
taking
pictures)
35A in
background



31, 33 & 35



Appendix D: LINZ Title Information (revised after initial submission)

The Paterson titles below are the **latest** Paterson (either Paterson Senior, Paterson Junior or both Patersons) title which the property appeared on and the first purchaser.

Address	Title Reference	Title Date	Owner
23 Oxford St	SA352/126 cancelled	24 May 1922	John Paterson the Elder and John Paterson the younger, builders
	SA420/13 Lot 23	2 Sep 1925	Joseph Bertram Dufty, carrier
25 Oxford St	SA685/198 title cancelled	10 March 1937	John Paterson the Elder and John Paterson the younger, builders
	SA729/87 Lot 25	3 May 1940	Ernest Haines, Railway employee
27 Oxford St	SA697/44 cancelled	27 Jan 1938	John Paterson the Elder, builder
	SA1284/21 Lot 27	20 Feb 1957	Charles Henry Andrew, courier
29 Oxford St	SA352/126 cancelled	24 May 1922	John Paterson the Elder and John Paterson the younger, builders
	SA387/6 Lot 29	20 Feb 1924	Alfred John Ingle, farmer
31 Oxford St	SA697/44 cancelled	27 Jan 1938	John Paterson the Elder, builder
	SA1420/57 Lot 31	17 Dec 1957	Jack Bartlett, contractor
33 Oxford St	SA352/126 cancelled	24 May 1922	John Paterson the Elder and John Paterson the younger, builders
	SA417/270 Lot 33	12 Aug 1925	Ellen Margaret Holstein, wife of farmer

Address	Title Reference	Title Date	Owner
35 Oxford Street	SA685/19 Lot 35 SA697/245	27 Jan 1938 14 Jun 1957	Transferred from both Patersons's title to a new title in the name of John Paterson the younger only. Morris Patrick Greene
26 Marshall Street (Not in HHA – included for info re bankruptcy)	SA431/130	17 Mar 1926 28 May 1930	Charles Edward Clarkson, hardware merchant Entry re Clarkson bankruptcy: transfer to Official Assignee
28 Marshall St	SA355/16 Lot 37	23 Jun 1922 1928 Next transfer is 1941	Charles Edward Clarkson, hardware merchant Entry re Clarkson bankruptcy: transfer to Official Assignee Details of 1941 transfer are illegible.
30 Marshall St	SA355/17 Lot 38	23 Jun 1922 Next transfer is 1937	Charles Edward Clarkson, hardware merchant Details of 1937 transfer are illegible.
32 Marshall St	SA188/167 SA351/182 Lot 39	8 May 1922	William Donald Taylor, butcher
34 Marshall St	SA358/29 Lot 40 cancelled SA740/122	8 Sept 1922 4 Feb 1941	Charles Edward Clarkson, hardware merchant Samuel McKeown, farmer

Address	Title Reference	Title Date	Owner
36 Marshall St	SA383/187 Lot 41	21 Nov 1923 22 March 1927 Next transfer is 1930.	Charles Edward Clarkson, hardware merchant Entry re Clarkson bankruptcy: transfer to Official Assignee Details of 1930 transfer are illegible.

Appendix E: Oxford Street Titles Transferred after the 1920s

Note that for the Oxford Street (East) houses in the HHA (23-35, odd numbers), the lot number is the same as the street number. Blue arrows are used to highlight the relevant entries.

SA685/198 showing 25 Oxford Street was transferred from Paterson & Paterson to a private owner on 3 May 1940.

Vol. 450, Folio 128
Transfer No.
Application No.
Order for N/C No. C-15888.

NEW ZEALAND.

Register-book.
Vol. 685, folio 198.

(Land and Deeds—A)
(Form B).

SOUTH

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the tenth day of March, one thousand nine hundred and thirty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that JOHN PATERSON the Elder and JOHN PATERSON the Younger both of Hamilton, Builders, are seized of an estate in fee-simple as tenants in common in equal shares

in and to the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing together five acres three roods thirty-nine and eight tenths perches more or less being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 28, 30, 31, 32, 34, 35, 36 and 38 on a plan deposited in the Land Registry Office at Auckland as No. 15202 (Town of Hamilton Extension No. 18) and being portion of Allotments 212 and 213 of the Parish of Kiriakiriroa.

W. Williams
Assistant District Land Registrar.

The provisions of sections 16 and 17 of the Land Act, 1924, are applicable to the above-described land. ✓

W. Williams
Asst. L.R.

Agreement as to fencing contained in Transfer No. 98941. ✓

W. Williams
Asst. L.R.

Mortgage No. 179380 John Paterson the Elder and John Paterson the Younger to the Bank of New Zealand. Produced 11th August 1927 at 11.5 am.

W. Williams
Asst. L.R.

Transfer 293547 of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 26, 27, 28, 30, 31, 32, 34, 36 and 38 Plan 15202 John Paterson the Elder and John Paterson the Younger to John Paterson the Elder. Produced 27.1.1938 at 2.58 p.m.

W. Williams
Asst. L.R.

Transfer 293547 of Lots 12 and 15 Plan 15202 John Paterson the Elder and John Paterson the Younger to John Paterson the Younger. Produced 27.1.1938 at 2.58 p.m.

W. Williams
Asst. L.R.

Total Area: 5 : 3 : 37.8
Scale: 3 Chains to an inch.

Continued

689/198

Transfer 296050 of Lot 1 plan 27829 John
Paton the elder and John Paterson the
Younger to John Paterson the younger
produced 18/5/28 at 10.35 am *Notarialis*
699/2

Notarialis
Transfer 304923 of Lot 2 plan 27829
by Frederick George Bell
24/4/28 at 10.30 am *Notarialis*

Transmission 41976 of the interest of
John Paterson the elder (dead) in the
residue to the Public Trustee, with
consent of the executor. Entered
14.12.1938 at 10.30 am

Transfer 304923 of Lot 5 plan 18200 the
registered proprietors to Ellen Ben Lewis
produced 6.8.1939 at 1.22 p.m. *Notarialis*
1164/2

Transfer 320192 of Lot 25 plan
15200 the registered proprietors
to Ernest Thomas produced 2nd July
1940 at 11.40 am *Notarialis*
729/27

Transfer 425176 of Lot 2 plan 27829
the registered proprietors to Frederick
George Bell produced 15.8.1947 at
10.55 am and entered 24/1/48 at 10.57 am
883/24



THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 114A LAND TRANSFER ACT 1952.
D.L.R.

SA697/44 showing the transfer of titles for 27 and 31 Oxford Street from Paterson Senior's estate in 1957.

REGISTERED

NEW ZEALAND.

[Land and Deeds—4]
[Form B.]

SOUTH

Reference: Vol. 685, Folio 198.
Transfer No. 293547.
Application No.
Order for N/C No.


Register-book,
Vol. 697, folio 244.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

DISTRICT LAND REGISTRY
AUCKLAND, NEW ZEALAND
CANCELLED

This Certificate, dated the twenty-seventh day of January one thousand nine hundred and thirty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
JOHN PATERSON the Elder of Hamilton, Builder,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements ^{those} a little more or less, that is to say: All that parcel of land containing together four acres one rood and thirty-nine perches more or less being Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35 on a plan deposited in the Land Registry Office at Auckland as No. 15202 (Town of Hamilton Extension No. 18) and being portion of Allotments 212 and 213 of the Parish of Kirikiriroa.


W. Williams
Assistant District Land Registrar.

The provisions of sections 16 and 17 of the Land Act, 1924, are applicable to the above-described land.

W. Williams
Asst. L.R.

Agreement as to fencing contained in Transfer No. 98941.

W. Williams
Asst. L.R.

Mortgage No. 246840 John Paterson the Elder to the Bank of New Zealand. Produced 27th January 1938 at 2.59p.m.

DISCHARGE
PRODUCED
W. Williams
Asst. L.R.

Transmission 41918 to the Public Trustee. Entered 14-12-1938 at 10.30 a.m.

W. Williams
Asst. L.R.

Transfer 454937 of lot 15 plan 15202 the Public Trustee to Cecil Raymond Gibb, produced 17-6-1949 at 2.17 p.m.

W. Williams
Asst. L.R.

Transfer 455715 of lot 1 plan 15202 the Public Trustee to Ronald Phillips produced 17-1-1949 at 8.10 a.m.

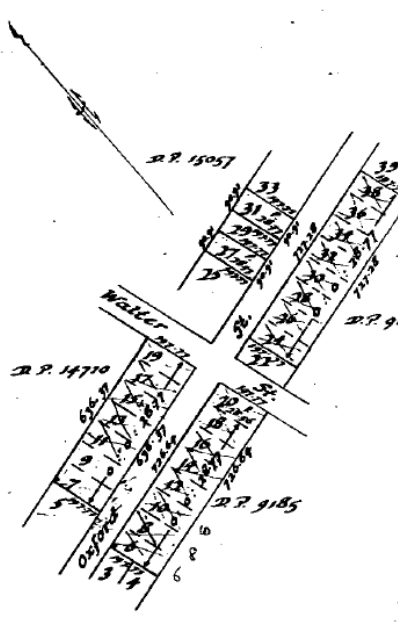
W. Williams
Asst. L.R.

929/82

W. Williams
Asst. L.R.

DISTRICT LAND REGISTRY
AUCKLAND, NEW ZEALAND

Total Area: 4 : 1 : 39
Scale: 3 Chains to an Inch.



641/244

Transfer 456264 of Lot 6 plan 15202 The Public Trustee to Herbert James Freeman produced 8.7.1949 at 12.15a.

929/148

Transfer 457323 of Lot 30 plan 15202 The Public Trustee to John Taylor Battersby and Gladys Margaret Battersby produced 27.7.1949 at 11.32a. *W Benjamin*

929/275

Transfer 457387 of Lot 24 plan 15202 The Public Trustee to Alan Ernest Albert Johnston produced 28.7.1949 at 10.15a. *W Benjamin*

929/301

Transfer 457740 of Lots 32 and 33 plan 15202 The Public Trustee to Lester Edwards Mason produced 3.8.1949 at 7.15a. *W Benjamin*

929/324

Transfer 457868 of Lot 16 plan 15202 The Public Trustee to Cyril Arthur Frederick Kriener produced 5.8.1949 at 12.20a. *W Benjamin*

929/358

Transfer 457869 of Lot 28 plan 15202 The Public Trustee to Margaret Walsh produced 5.8.1949 at 12a. *W Benjamin*

929/359

Transfer 458130 of Lot 34 plan 15202 The Public Trustee to Reginald James Jeff produced 10.8.1949 at 12a. *W Benjamin*

929/399

Transfer 458692 of Lot 12 plan 15202 The Public Trustee to Dorothy Gladys Hogg produced 19.8.1949 at 11.9a. *W Benjamin*

929/162

Transfer 458694 of Lot 12 plan 15202 The Public Trustee to Bruce James Hogg produced 19.8.1949 at 11.10a. *W Benjamin*

929/163

Transfer 459327 of Lots 26 and 38 plan 15202 The Public Trustee to George Vernon Sullivan produced 30.8.1949 at 1.52a. *W Benjamin*

929/439/1

Transfer 460016 of Lots 18 and 20 plan 15202 The Public Trustee to Roy Albert Simpson produced 12.9.1949 at 10.22a. *W Benjamin*

900/30

Transfer 460572 of Lot 11 plan 15202 The Public Trustee to Basil Valentine Kitson produced 20.9.1949 at 11.50am. *W Benjamin*

929/231

Transfer 464001 of Lot 10 plan 15202 The Public Trustee to Alfred Edward Morris produced 23.10.1949 at 11.0a. *W Benjamin*

532749 Transfer of Lot 17 DP 15202 The Public Trustee to Reginald Morris Seale produced 27.5.1952 at 10.55a. *W Benjamin*

1036/18

558322 Transfer of Lot 9 plan 15202 The Public Trustee to Alfred Edward Morris and Rachel Madeline Morris produced 6.11.1952 at 2.34a. *W Benjamin*

1038/260

5117618 Transfer of Lot 27 Plan 15202 to Charles Henry Andrew and Molly Andrew as tenants in common in equal shares produced 20/12/1952 at 1.55a. *W Benjamin*

1284/21

513812 Transfer of Lot 31 Plan 15202 to Jack Bartlett produced 17.12.1952 at 11.35a. *W Benjamin*

11420/57

5170667 Transfer of Lot 7 and 19 Plan 15202 to Emily John Tiffelt produced 12.11.1952 at 11.00a. *W Benjamin*

1707/4

2186291 Transfer of Lot 9 Plan 15202 to Bernard Thomas Macdonnell and Shirley Macdonnell produced 27.7.1952 at 9.10a. *W Benjamin*

1737/41



THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952. *W Benjamin* D.L.R.

REGISTER

NEW ZEALAND.

(Land and Deeds—A. S
Form B. SOUTH

Reference: Vol. 685, Folio 198.
Transfer No. 293547.
Application No.
Order for N/O No.

Register-book.
Vol. 697, folio 245.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-seventh day of January, one thousand nine hundred and thirty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
JOHN PATERSON the Younger of Hamilton, Builder,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements those
a little more or less, that is to say: All ~~that~~ parcels of land containing together two roods thirty-four perches, and four tenths of a perch more or less being Lots one (1), two (2) and thirty-five (35) on a plan deposited in the Land Registry Office at Auckland as No. 15202 (Town of Hamilton Extension No. 18) and being portion of Allotments 212 and 213 of the Parish of Kirikiriroa.



W. Cassians
Assistant District Land Registrar.

The provisions of sections 16 and 17 of the Land Act, 1924, are applicable to the above-described land.

W. Cassians
Asst. L.R.

Agreement as to fencing contained in Transfer No. 98941.

W. Cassians
Asst. L.R.

S. 18161 Mortgage of Lot 35 the younger to the bank of New Zealand dated 27/1/1951 at 2.59%.

Discharge of Mortgage SRW as to Lot 35 plan 15202 produced 14.6.1957 at 2.42% Revised

S. 123380 Transfer of Lot 35 plan 15202 to Morris Patrick Greene produced 14.6.1957 at 2.44% Revised
S. 121610 Transmission of the residue to Maudie Paterson of Hamilton, widow, as executrix dated 25.7.1961 at 2.24% Revised

W. Cassians

OVER



METRIC AREA IS 2.8944 m²

Total Area: 0: 2: 34.4
Scale: 2 Chains to an Inch

Appendix F: Marshall Street Titles Transferred after the 1920s

SA355/16 28 Marshall Street (lot 37)

(Land and Deeds—4.) 16

NEW ZEALAND.

SOUTH

Reference: Vol. 183, Folio 167
Transfer No.
Application No.
Order for N/C No. C.4281.

Register-book,
Vol. 355, folio 16

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the TWENTY THIRD day of JUNE, one thousand nine hundred and TWENTY TWO under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, Witnesseth that

CHARLES EDWARD CLARKSON, of Hamilton, Hardware Merchant,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements a little more or less, that is to say: All that parcel of land containing Twenty eight and eight tenths (28 8/10) perches more or less being Lot Thirty seven (37) on a plan deposited in the Land Registry Office at Auckland as No. 15057 and being part of Allotment No. 213 of the Parish of Kirikiriroa.

District Land Registrar.

MORTGAGE No. 122546 Charles Edward Clarkson to Eugene
POWER OF SALE EXERCISED
23rd June 1922 at 2.58 P.M.
(TRANSFER NO. 340730)

Dis: Land Regr.

Transmission No 25979 to the Office Assigned in Bankruptcy of the property of Charles Edward Clarkson, absconded a bankrupt. Entered 21/5/22 at 12.18 pm. Awaiting Ant. to Regt.

Transfer 340730 in exercise of the power of Sale contained in mortgage 122546 Eugene Trevelyan Rogers to Melville Clifton Brooks of Hamilton Motor Driver - Produced 21/11/41 at 12.00. *Delivered*

Mortgage 275164 Melville Clifton Brooks to Eugene Trevelyan Rogers - Produced 21/11/41 at 12.00. *Delivered*

Transfer 452310 Melville Clifton Brooks to William Thomas Middlemiss of Hamilton Baker. Produced 14.7.1949 at 12.12. *Delivered*

Mortgage 334065 William Thomas Middlemiss to the City of Hamilton Bldg Socy. Produced 14.9.1949 at 12.14. *Delivered*

continued.

Marshall St.

METRIC AREA IS 72.8 ²

Scale 1 Chain to an Inch.

17


[Land and Deeds—4.]

NEW ZEALAND.

SOUTH

Vol. 188, Folio 167

Reference: Transfer No.
Application No.
Order for N/C No. C. 4282.




Register-book,
Vol. 355, folio 17

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the TWENTY THIRD day of JUNE, one thousand nine hundred and TWENTY TWO
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
CHARLES EDWARD CLARKSON, of Hamilton, Hardware Merchant,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements
a little more or less, that is to say: All that parcel of land containing Twenty eight and eight tenths (28 8/10) perches more or
less being Lot Thirty eight (38) on a plan deposited in the Land Registry Office at Auckland as No. 15057
and being part of Allotment No. 213 of the Parish of Kirikiriroa.



District Land Registrar.

MORTGAGE No. 122547 EXERCISED
POWER OF CHARLES EDWARD CLARKSON to Harry
Augustus Ramsay dated 23rd June 1922 at 3 p.m.

Dist. Land Regr.

Transfer A220608 in exercise of the power
granted in mortgage No. 122547 Harry Augustus
Ramsay to Henry James of Hamilton Salesman
produced 14/10/37 at 12 noon

all

Mortgage No. 244914 Henry James to William
Leopold Freund produced 14/10/37 at
12 noon

all

Mortgage No. 55755 DISCHARGED
Produced 19/12/1950 to the
Hon. W. G. Rees

S.10592. Transfer Harry James to
Irene Walker Arnold of Hamilton
married produced 19/12/1950 at
11.40 a/c

all

S.51304 Mortgage to Irene Walker Arnold
to the Permanent Investment
Trust Co. Ltd. produced 6/7/1953
at 11.40 a/c

all

noted.

Satisfied.

Marshall St.

37 38 39

0.0.28

METRIC AREA IS 728.72

Scale 1 Chain to an Inch.

SA358/29 34 Marshall Street (lot 40)

NEW ZEALAND.

Vol. 188, Folio 167

Reference: Transfer No. Application No. Order for N/C No. C.4461

(Office) Register-book, Vol. 358, folio 289

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

SCOUT

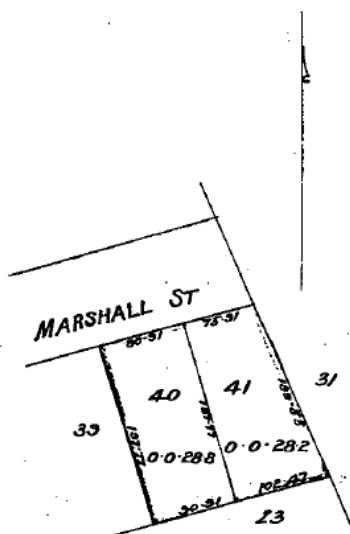
CANCELLED

CANCELLED

This Certificate, dated the EIGHTH day of SEPTEMBER, one thousand nine hundred and TWENTY TWO under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

CHARLES EDWARD CLARKSON, of Hamilton, Hardware Merchant,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements a little more or less, that is to say: All that parcel of land containing One (1) rood Seventeen (17) perches more or less being Lots Forty (40) and Forty one (41) on a plan deposited in the Land Registry Office at Auckland as No. 15057 and being part of Allotment No. 213 of the Parish of Kirikiriroa.



Total Area: 0-1-17

Scale: 1 chain to an Inch

District Land Registrar.

MORTGAGE No. 124662 Charles Edward Clarkson to Walter Reid of Lot 40 produced 8th September 1922 at 12.56 p.m.

DISCHARGE

PRODUCED BY

MORTGAGE No. 124663 Charles Edward Clarkson to Walter Reid of Lot 41 produced 8th September 1922 at 12.57 p.m.

PRODUCED BY

Dist. Land Regr.

Plan cancelled as to Lot 41 plan 15057

to 5/11/23 in certificate of Title Vol. 38 5th 187

21/11/23

Transferred to 330363 of Lot 40 plan 15057 being the residue, Charles Edward Clarkson to Samuel McKeown, produced 12-19/11 at 12:20 p.m.

740/122

CANCELLED

LOW

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952

18/11/23

B.L.B.

3/187

(Land and Deeds - 4)
(Form B.)

NEW ZEALAND. (Office)

Vol. 358, Folio 289
Transfer No.
Application No.
Order for N/C No. C.5497

Register-book,
Vol. 383, folio 187

SOUTH

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty first day of November, one thousand nine hundred and twenty three
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
CHARLES EDWARD CLARKSON of Hamilton, Hardware Merchant

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads 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 admeasurements a little more or less, that is to say: All that parcel of land containing twenty eight and two tenths perches more or less being lot forty one (41) on a plan deposited in the Land Registry Office at Auckland as No. 15057 and being
portion allotment 212 Parish of Kiriwiriwa.

Metric Area is 713 sq. m.

Marshall St.
41
40
0-0-28

Scale 1 Chain to an Inch.

District Land Registrar.
Mortgage No. 124661 Charles Edward Clarkson to Walter Reid. Produced 8th September 1922 at 12.57 p.m.

Transfer No. 170812 Charles Edward Clarkson to Ellen Margaret Wren wife of Alfred Edward Wren of Hamilton Goldenbridge, produced 5th December 1923 at 11.16 a.m.

Mortgage No. 137289 Ellen Margaret Wren to the State Building Society, produced 5th December 1923 at 11.18 a.m.

Mortgage No. 147600 Charles Edward Clarkson to Edward Vincent, produced 21st November 1924 at 11.03 a.m.

Transmission etc. 24335 of Mortgage etc. 140371 to the Official Assignee in Bankruptcy of the property of Charles Edward Clarkson, also cancelled a Bankrupt. Entered 22-3-27 at 2.35 p.m.

over

Transfer of Mortgage No. 1100571 the Official Assignee in Bankruptcy of the property of Charles Edward Clarkson to Arthur Duncan Tompkins and Cecil Barry Wake as tenants in common in equal shares produced 28.5.30 at 2.33 o/c

Transfer of Mortgage No. 110371 to the Official Assignee in Bankruptcy of the property of Charles Edward Clarkson and Cecil Barry Wake to New Investments Limited, produced 12/11/30 at 2.45 p.m.

S. 80240 Transfer to Alfred Edward Wain of Hamilton, entered produced as administrator entered 27/4/34 at 1.0 o/c

S. 80241 Transfer Alfred Edward Wain to Alfred Edward Wain abovesaid - produced 27/4/34 at 1.12 o/c

S. 299374 Transmission to Effie Delonia Donnelly and Isabel Hannah Donnelly both of Thames spinners as executors entered 10.11.1964 at 10.40 o/c

S. 299375 Transfer to Blanche Helen Dilworth of Hamilton Black and Lillian Elizabeth Dilworth his wife produced 25.5.1965 at 9.15 o/c

S. 299376 Transfer to Lillian Doreen Hannah of Hamilton, restaurant proprietor produced 28.5.1965 at 9.49 o/c

S. 299377 Transfer to Lillian Doreen Hannah of Hamilton, restaurant proprietor produced 28.5.1965 at 9.49 o/c

S. 515515 Caved by Colin William Smart and Patricia Mary Smart entered 20/11/30 at 9.01 o/c

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

S. 621395 Transfer to Colin William Smart of Hamilton stores clerk and Patricia Mary Smart his wife produced 30.8.1973 at 11.45 o/c

S. 621396 Transfer to Patricia Mary Smart abovenamed produced 30.8.1973 at 11.45 o/c

S. 621397 Mortgage to The Northern Co-operative Termination Building Society produced 30.8.1973 at 11.45 o/c

H. 274163

H. 035227.1 Stipendiary Land Charge under the Social Security Act 1964 - 29.4.1965 at 1.41 o/c

H. 960290.3

H. 208940 Mortgage to the trustees for the time being of the Electrical Worker's Credit Union of Hamilton produced 24.11.1978 at 11.19 o/c

H. 960290.1

H. 378212 Mortgage to Bank of New Zealand produced 20.11.1981 at 1.30 o/c

H. 539937.1

H. 539937.2 Mortgage to J. M. Shepherd and Partners Limited produced 10.8.1984 at 2.36 o/c

H. 960290.2

H. 539937.3 Transfer of Mortgage H. 539937.2 to Beneficial Finance Limited produced 10.8.1984 at 2.36 o/c

No. H. 624642 Change of name of mortgagee under Mortgage H. 539937.2 from Beneficial Finance Limited to National Finance Limited.

15/1/1986 at 11.20 o/c

H. 960290.4 Mortgage to Bank of New Zealand produced 10.8.1984 at 2.36 o/c

B. 246180.1

B. 246180.2 Transfer to Ian Henry Reginald Currie of Tauranga businessman - 16.12.1994 at 9.01 o/c

B. 337193.1 Transfer to Hamish Malcolm Patrick Butler mechanic and Sharon Marjorie Blair office manager both of Hamilton as tenants in common in equal shares - 18.4.1996 at 9.22 o/c

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

for A.L.R.

Appendix G: A Brief History of Ellis & Burnand Prefabricated Houses

Company History

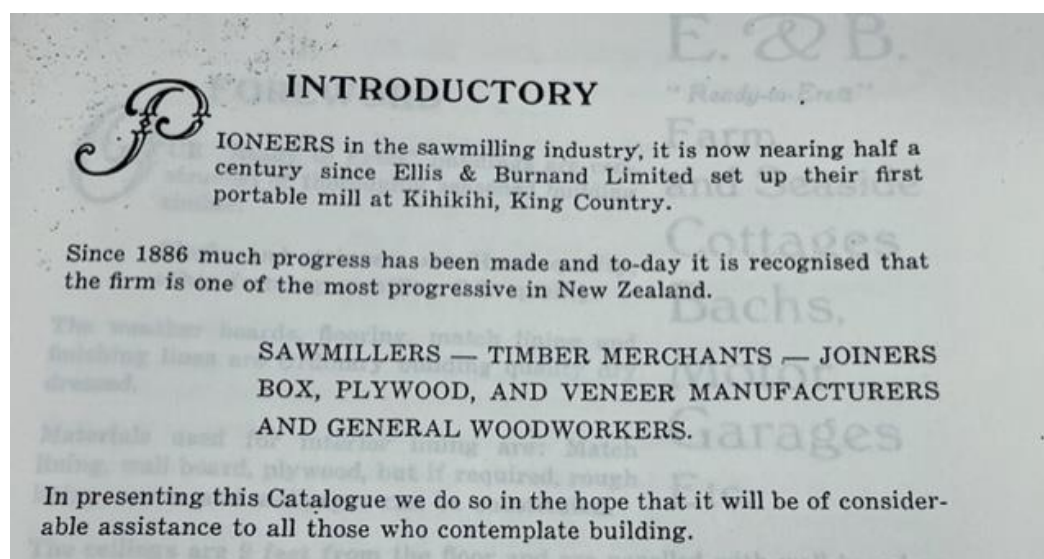
Ellis & Burnand was a saw-milling company based in the Waikato originally owned by John William Ellis and John Henry Davis Burnand. They started the business in 1891 and it was incorporated in 1903.

In 1904 Ellis & Burnand bought Coyle & Jolly's Hamilton sash and door factory and then expanded it.⁶⁸

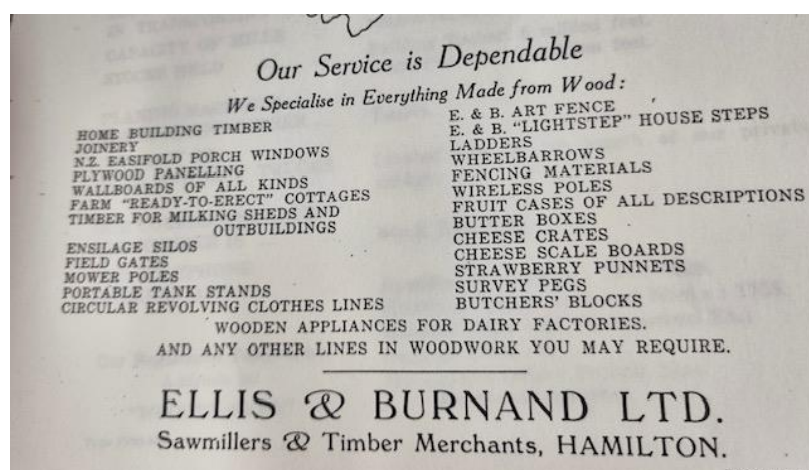
The 1914 electoral roll show that Mr Ellis lived on Lake Road in 1914. Mr Ellis was the Mayor of Hamilton for 15 months before dying in office in 1918.

Mr Burnand lived in the King Country. Mr Burnand died in 1919.

Ellis & Burnand sold products to builders. Along with many other products, they manufactured and sold kitsets for small prefabricated houses. They did not build houses.



Introduction in 1933 Ellis & Burnand catalogue: Note that they do not describe themselves as builders or a house building company.



Description of available products from 1933 Ellis & Burnand Catalogue

Over the three decades from 1961, Fletcher Holdings acquired a majority interest in Ellis & Burnand, eventually purchasing the company in 1990.⁶⁹

⁶⁸ Waikato Argus, Volume XVII, Issue 2631, 2 July 1904, Page 2

⁶⁹ <https://collection.fletcherarchives.co.nz/persons/22/ellis-burnand-ltd>

Ellis & Burnand Prefabricated Houses

In June 1926, the Waikato Times⁷⁰ reported that an Ellis & Burnand prefabricated garage had been converted into a bach by Mr Coombs, the local factory manager. In this same article it lists all the products that the company supplies.

ELLIS AND BURNAND, LTD AN INTERESTING EXHIBIT.

ATTRACTS MANY VISITORS.

Messrs Ellis and Burnand, Ltd., the well-known sawmillers and timber merchants, are again attracting large numbers of visitors to the Waikato Winter Show. Messrs Ellis and Burnand, Ltd., whose yards and workshops are situated in Bryce Street, Hamilton (and which are second to none in New Zealand), mill daily at their mills in the King Country 100,000 super feet of New Zealand's famous mountain timbers, which include totara, rimu, matai and kahikatea. This to the reader may seem incredible, but when it is known that 600 hands are employed by the company this statement can be readily understood.

To meet the requirements of builders, dealers, farmers and others, the Hamilton branch carries large stocks of all grades and classes of timber, aggregating over 5,000,000 super feet. In all timber products Messrs Ellis and Burnand, Ltd., deal, the firm specialising in building timber, fencing posts, farm gates, pickets, plywood panels, slab firewood, butter boxes, fruit cases, strainer posts, veneers, motor garages, cheese crates, farmers' timber, and other articles too numerous to enumerate. The firm carry large stocks of dry dressed timber, mouldings, and sash materials, and can supply all orders at shortest notice. The company's joinery department is replete with all the latest machinery, and can deal promptly and efficiently with all orders.

ELLIS AND BURNAND, LTD.

**WAIKATO TIMES, VOLUME 100,
ISSUE 16813, 3 JUNE 1926, PAGE 8**

and efficiently with all orders.

Show Exhibits.

..

Amongst the exhibits at the firm's stand at the Waikato Winter Show is the Standardised Motor Garage. This handsome garage is replete in every way and can be purchased for £35. This small but useful construction was the idea of Mr Coombs, the local factory manager. With a view of increasing its utility the inventor

after much thought converted this garage into a seaside cottage without in any way destroying its utility as a garage. This cottage is replete in every way, and is being purchased by farmers for use by their sharemilkers and their families. When purchased as a seaside cottage, extra fittings are supplied, with the result that the whole of the interior may, during the day, be used as a sitting-room and kitchen, and at night the whole may (by a partition on hinges) be converted into a bedroom. The price of this remarkable cottage is £55 complete.

During a conversation with the company's representative, our representative learned that 60 per cent. of the price paid for timber in the Dominion went into the pockets of the worker. This, then, is one of the few industries in which the mainstay receive the benefit.

Visitors to the Show should not fail to view the exhibits, which are to be found midway between the Home Industries and Roots Sections.

In June 1928, the Waikato Times reported that "Ellis & Burnand Ltd, sawmillers and timber merchants" had produced an "artistic booklet"⁷¹ that was "fully illustrated and liberally filled with diagrams and

⁷⁰ Waikato Times Volume 100, Issue 16813, 3 June 1926, page 8.

⁷¹ We have been unable to obtain the 1928 catalogue.

plans of “ready-to-erect” cottages and farm-houses”.⁷² It refers to the last page being “On the last page is a picture of a motor-lorry loaded with timber for a complete cottage on way to its new home.” An image matching this description appears on page 26 of the 1933 catalogue which suggests that the “general house section” that appears in the 1933 catalogue was not included in the 1928 catalogue.



Photograph included in 1933 catalogue

Ellis & Burnand applied to the Hamilton Borough Council in 1930 to be allowed to erect their standardised cottages within the Borough boundaries. The issue was that the floor to ceiling clearance (8' 9") did not comply with the Borough bylaws. On 20 November 1930, the Council formed a committee to look into this and report back.⁷³ Lyn Williams report⁷⁴ notes that “low cost dwellings, that included Ellis & Burnand buildings, received building permits in the late 1940s through into the 1950s”.

In 1933, Ellis & Burnand produced a catalogue⁷⁵ that included two parts: “ready to erect buildings” which include farm buildings, huts and very small dwellings and a “general buildings section” which includes 20 front elevations of weatherboard-clad housing of up to 3-bedrooms. These “general buildings” are discussed further below.

The marketing for the prefabricated houses appears to intend for them to be used as farm workers cottages or baches, rather than substantial homes that would last 100 years.

The designs for all the prefabricated houses are very small (a 1930s version of modern tiny houses). The thirteen designs ranged in size from a 6m² “Bachelor’s Hut” (fitted with two bunks and a folding table) with the largest, at under 58m² being the “four-roomed cottage combining every convenience with economy.”⁷⁶ (Note that this is four rooms in total, not four bedrooms.)

The 1933 Ellis & Burnand catalogue states that “a 4-roomed cottage can be erected by two men in from four to six days”. Ellis & Burnand offered to “send our men to erect the building for you” if required, or “let you have the services of a trained man to assist”. These men would be similar to the modern companies which currently put flatpack items together such as Kitset Assembly Services⁷⁷.

The 1933 catalogue contains pictures of how the prefabricated buildings are erected and several pictures of completed prefabricated houses. The Hamilton City library historical photo collection contains many undated photographs of prefabricated houses. They all have highly visible joins, particularly noticeable near doors and windows, where the prefabricated panels butt against each other.

⁷² Waikato Times, Volume 103, Issue 17423, 18 June 1928, page 8

⁷³ Waikato Times, Vol 103, Issue 18181, 20 Nov 1930, page 11.

⁷⁴ A Thematic View of the History of Hamilton, Lyn Williams, November 2021, page 114.

⁷⁵ This is the earliest catalogue that we have been able to obtain. There is a copy in the Hamilton City Library Heritage collection and online (via New Plymouth Library website) <https://collection.pukeariki.com/objects/36532/house-designs-and-plans>.

⁷⁶ [Appendix C](#): Calculations of Size of Ellis & Burnand Prefabricated Houses

⁷⁷ <https://www.kitsetassemblyservices.com/new-zealand/>

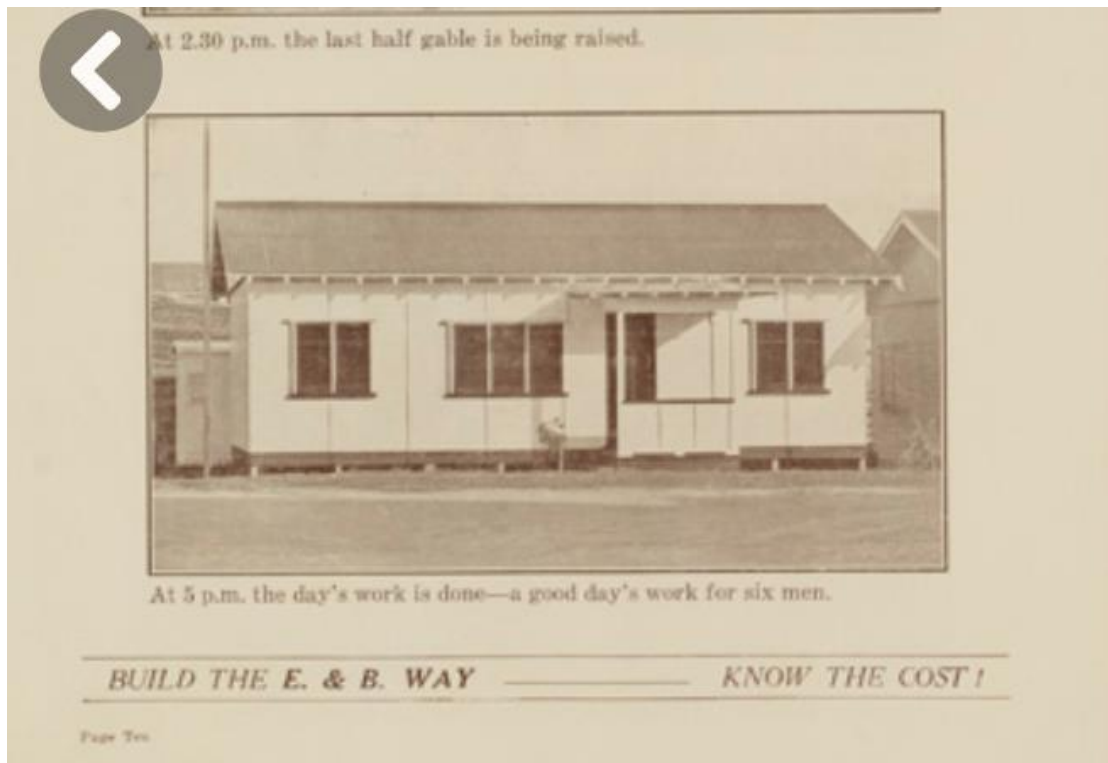


Image from 1933 catalogue of an Ellis & Burnand prefabricated house showing highly visible joins.

The 1933 catalogue also shows the detail of how the weatherboards are attached in such a fashion that they present a flat surface rather than the saw tooth profile of most weatherboards. The explanation for this rather odd system is that to transport the panels which already have the weatherboards attached, without incurring damage during transport and handling on site, required a flat surface. The abutting sections of the prefabricated panels could then be setup and then a vertical batten simply nailed over the join to make it weatherproof.

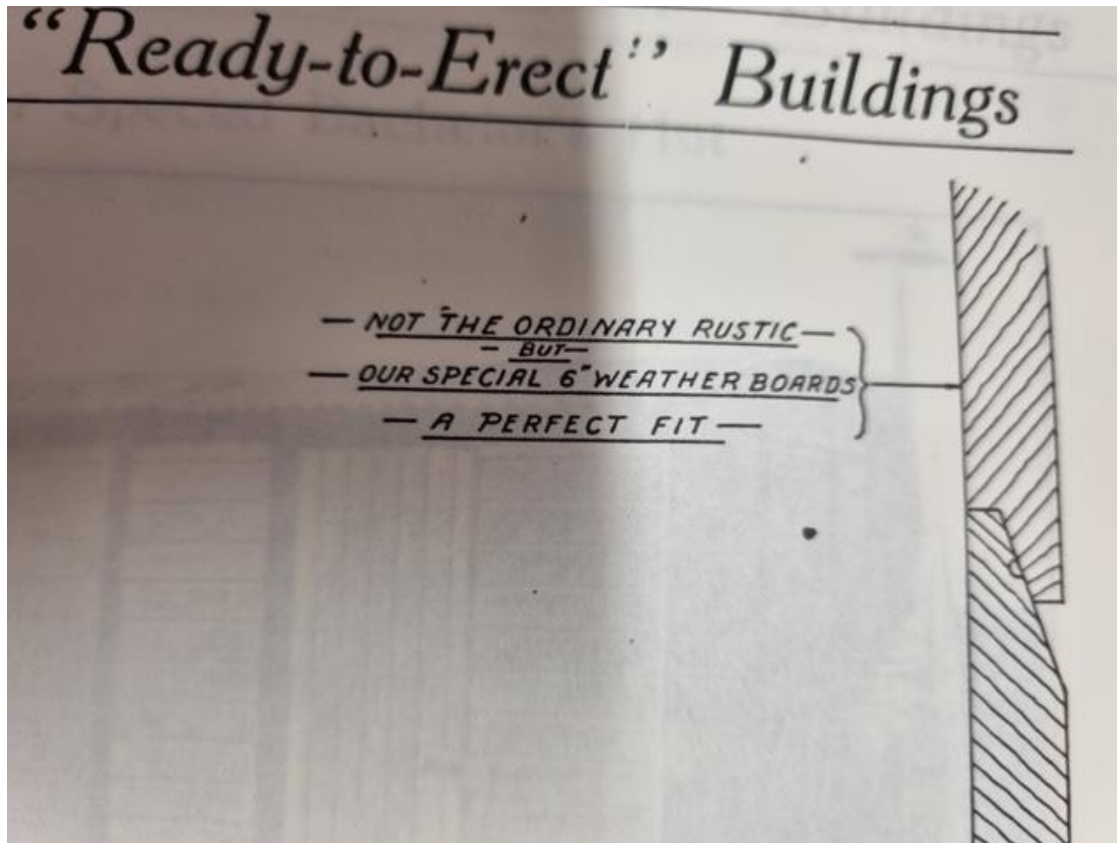


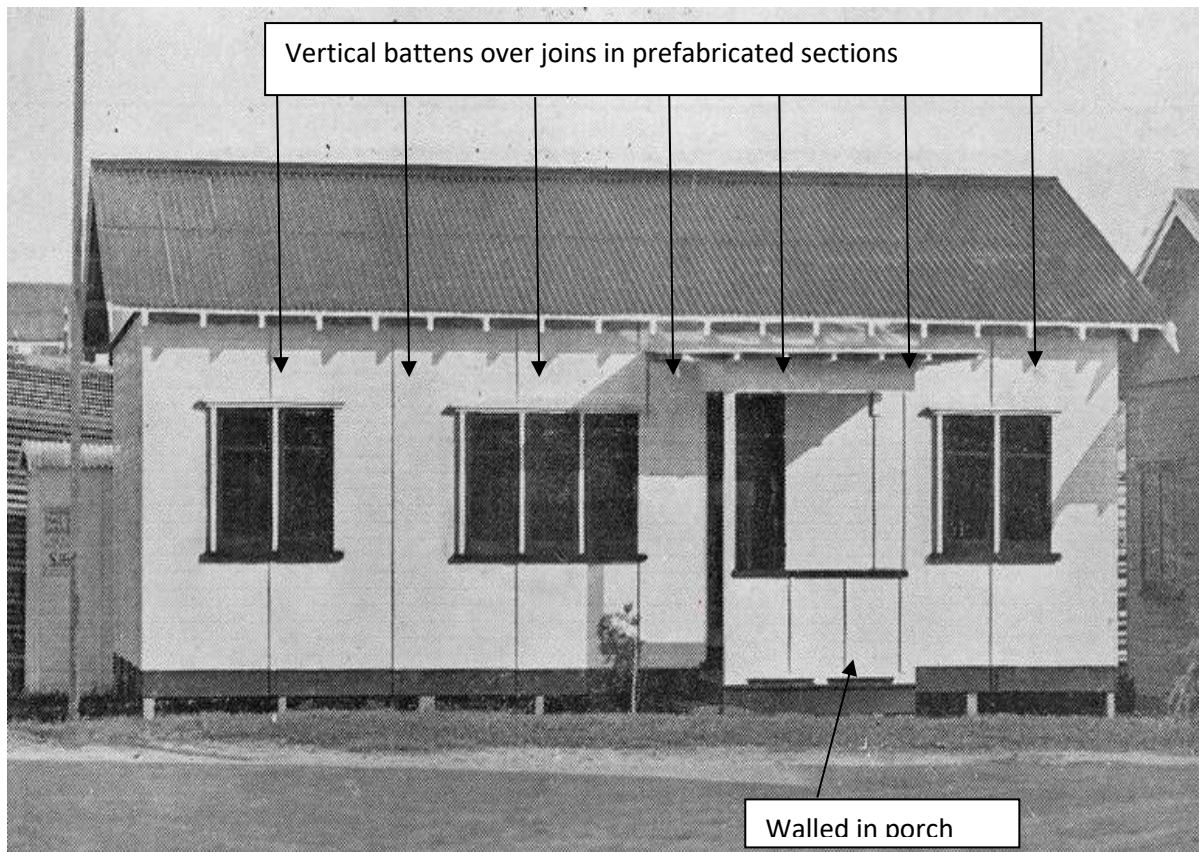
Image of weatherboard detail on Ellis & Burnand prefabricated houses



Ellis & Burnand Company house in Putaruru⁷⁸.

The features to note are the flat profile of the weatherboards, regularly spaced vertical battens placed over the join between the prefabricated sections of weatherboards, the semi-walled porch and asymmetric casement windows on either side of the front door.

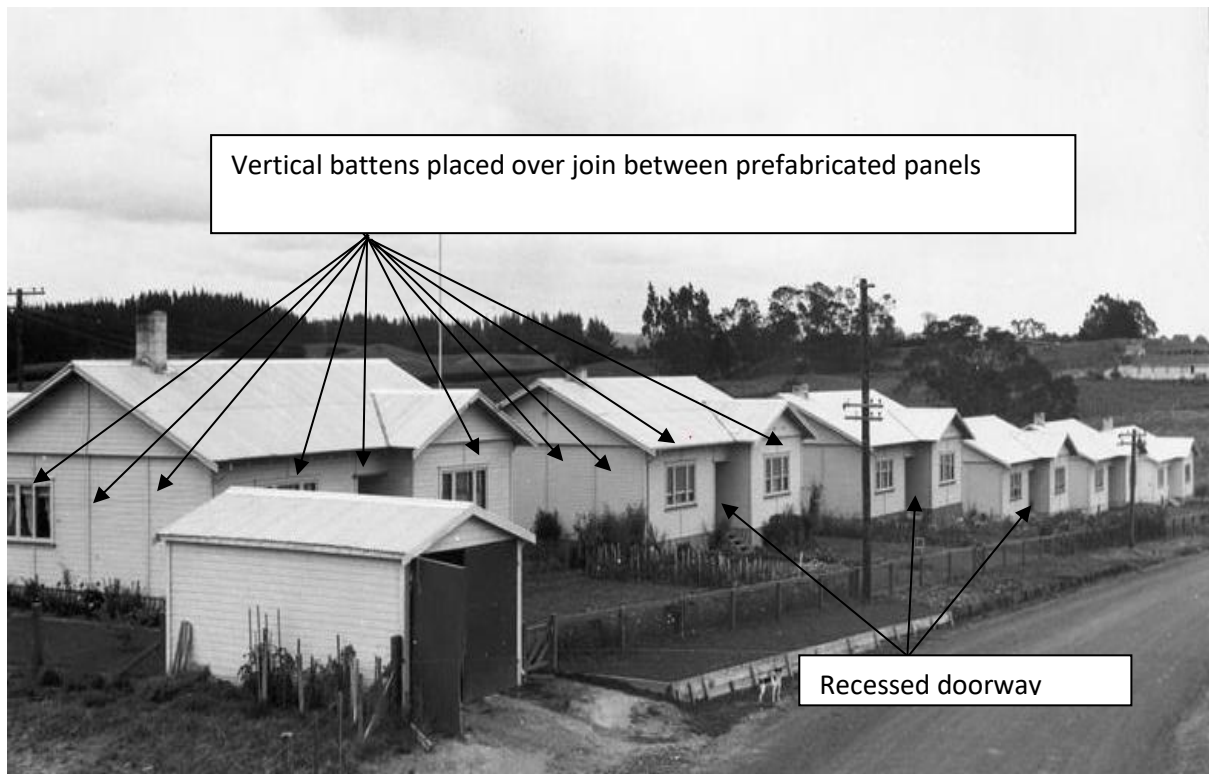
⁷⁸ HCL_07479 Hamilton City Library Historical photographs collection. Date unknown



E & B Ready-to-erect cottage p.10 1933 catalogue⁷⁹

Note the vertical battens (marked by black arrows) at regular intervals extending from the eave down to the bottom weather board. These battens are placed over the join between the seven prefabricated panels used for this elevation of the building to ensure a weather tight structure is formed.

⁷⁹ Also HCL_09375 Hamilton City Library Historical photographs collection.



Six Ellis & Burnand company houses at Putaruru⁸⁰

Note the presence of regular vertical battens to cover over and provide watertight joining of prefabricated panels of these company houses built to house workers at the Putaruru Sawmill. All these houses clearly have a single chimney placed through the main roof ridge and all front elevation windows are triple casement windows. No roof ventilator in roof gable.

⁸⁰ HCL_07478 Hamilton City Library Historical photographs collection. Date unknown.

In 1953, Ellis & Burnand were still making prefabricated houses in their “house factory”.



House Factory and Yard Offices, Hamilton

*Interior of House Factory,
Bryce Street*



THE Company's Plant at Bryce Street now includes a modern, well equipped House Factory of 18,000 square feet, capable of turning out over 100 houses per year when working to capacity. The Joinery, Door and Block Board Factories, with the help of an efficient Planing and Resawing Department, plus three drying kiln compartments and mechanical handling in the Timber Yard, enables the Company to give an efficient service to the Building Trade.

Source: Ellis & Burnand 50 Years of Service in the Timber Industry, 1953⁸¹

⁸¹ Copy held by Fletcher Archives

Calculations of Size of Ellis & Burnand Prefabricated Houses

The following is calculated from the diagrams in the 1933 Ellis & Burnand catalogue (pages 13-25)⁸².

Note that as the catalogue was produced in 1933, the measurements are imperial.

1 sq ft = 0.092903 sq m

E&B Ready-to-erect floor areas

Page #	Title in 1933 Catalogue	Dimensions (ft)		Floor Area (m ²)
		Length	Width	
13	Our special bachelor's hut	10.0	6.50	6.0
14	Farmers! Your attention please! (3 sizes)	12.00	10.00	11.1
		14.00	10.00	13.0
		16.00	10.00	14.9
15	A comfortable two-roomed bach	22.50	15.00	31.4
16	An ideal seaside bach	18.50	15.00	25.8
17	A compact three-bedroomed cottage	18.50	18.50	31.8
18	Attractive farm or seaside cottage	22.50	19.00	39.7
	less porch	7.50	9.50	6.6
			TOTAL	33.1
19	A useful attractive cottage for seaside or farm	24.00	20.00	44.6
20	Compact four-roomed cottage	23.25	20.50	44.3
21	Well-built farm house	24.00	18.50	41.2
	plus front room	10.00	6.50	6.0
			TOTAL	47.3
22	Our special four-roomed cottage	26.50	22.50	55.4
23	Very compact and convenient for seaside or farm	21.00	18.00	35.1
	plus scullery (estimate)	11.00	6.00	6.1
	minus front porch	11.00	6.00	6.1
			TOTAL	35.1
24	A family cottage offering maximum accommodation	25.50	18.50	43.8
	minus porch	11.00	5.00	5.1
			TOTAL	38.7
25	Four-roomed cottage combining every convenience...	26.00	22.25	53.7
	plus Laundry	8.00	6.00	4.5
	minus front porch (estimated)	3.00	2.00	0.6
			TOTAL	57.6

It is possible that larger prefabricated houses were developed as technology evolved, but these were the maximum sizes as of 1933.

⁸² Some of the measurements are difficult to read in the online version. However, Hamilton City Library hold a copy that is legible.

Appendix H: Erroneous Expert References

SA352/126 24 May 1922: Title for Oxford Street (Note: Lot # = House # for Oxford Street (East))

(This is the title that Miller states shows all the seven properties were sold to private owners in the 1920s)

NEW ZEALAND.

Vol. 125, Folio 60
289 210

Reference: Transfer No.
Application No.
Order for N/C No. C4216

(Office)
Register-book,
Vol. 352, folio 126

Land and Deeds-4.

SOUT

DISTRICT LAND REGISTRY
CANCELLLED
AUCKLAND, NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the TWENTY FOURTH day of MAY, one thousand nine hundred and TWENTY TWO
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

JOHN PATTERSON, the Elder, and JOHN PATTERSON, the Younger, both of Hamilton, Builders, are seized
of an estate in fee simple as tenants in common in equal shares

possessed of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, 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 roads 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 admeasurements a little more or less, that is to say: All that parcel of land containing together seven (7) acres thirty two and nine tenths (32 9/10) perches more or less being Lots Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38 and 39 on a plan deposited in the Land Registry Office at Auckland as No 75202 and being parts of Allotments Nos 212 and 213 of the Parish of Kihikihia.

DISTRICT LAND REGISTRY
AUCKLAND

District Land Registrar.

AGREEMENT as to Fencing contained in Transfer No. 98941.

Transfer No. 175731 John Patterson the Elder and John Patterson the Younger to Alfred John Angle of lot 29 plan 15202 reserving certain drainage rights produced 20/10 at 10 5/2 and 58/6

Transfer No. 192615 John Patterson the Elder and John Patterson the Younger to William Margaret Holden of lot 38 plan 15202 reserving certain drainage rights produced 12/125 at 11 5 and 1117/270

Transfer No. 192334 John Patterson the Elder and John Patterson the Younger to Joseph Bestman of lot 23 plan 15202 reserving certain drainage rights produced 2/125 at 11 15 and 420/13

For 202 cancelled as to the residue of lot 450 fol. 126

29 Oxford 1924

33 Oxford 1925

23 Oxford 1925

Cancelled 1926

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1972.

Scale: 4 chains to an inch

352 126

Oxford Street (East) HHA and Marshall Street Railway Cottages HHA



The Oxford Street (East) and Marshall Street Railway Cottages HHA is located on a pair of parallel streets linking east from Heaphy Terrace.

The HHA consists of seven residential lots on the north side of Oxford Street (close to its eastern end) and five residential lots linking to the north of these facing Marshall Street. Each of these areas has been assessed independently, and each scored sufficiently high to be considered

consistent with a significant number of the features of the **early establishment of a service town** and the **railway workers suburbs heritage themes** and is of at least moderate heritage value.

The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date.

Oxford Street is a cul-de-sac which links only as far as Poutney Park, whilst Marshall Street links through to Peachgrove Road.

In this area both streets have a straight alignment with wide berms, narrow footpaths and regular street trees (many newly planted in Marshall Street). Lot sizes are regular, both width and depth.

The dwellings within the area each appear to be Railway Cottages¹⁰ with simple ridged roof forms parallel to the street and more ornate porches projecting towards the street in the centre of the front elevation or full width verandah roofs. Elevations are weatherboard with shallow pitched corrugated steel roofs. Each building has side hung casement windows.

Front boundaries include a range of low/medium height fences, with many lots also having planting along the boundary. Boundaries are punctured by a vehicle access for each lot; these vary in width, and whilst unlikely to be original, none appear over dominant.

Whilst a number of the buildings have been modified, some with large extensions, they still represent a significant period in the development and evolution of the area.

¹⁰ As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Railway cottages



Figure 7: Typical cottage in the Frankton Railway Village.

Transitional villas became common in the austerity after WWI and as architectural aesthetics changed. They show influences of the American bungalow and Australian Federation styles, and often feature shallower roof pitches, exposed rafters and simpler pattern-cut ornamentation. Shingles are common on gable ends.

An exemplar collection of railway cottages has been retained in the Frankton Railway Village, and are patchily distributed elsewhere in Frankton and Swarbrick.

8. Sare Crescent HHA

Development Date Surveyed in 1949, construction completed by 1953

City Extension Located within the 5th extension, 1949

Summary of Identified Values

Sare Crescent was developed as part of a rapid period of Hamilton City's growth. It was initially bordered farmland to the north and east, but quickly became surrounded by further subdivisions and development. The area contains a cohesive set of 1950s State housing and has maintained a high degree of integrity of lot size and layout from the original survey and formation of the street, with little further subdivision and development from its establishment.

Background

The land of Sare Crescent was surveyed for subdivision in August 1949.⁸⁰ Lot sizes and shapes are more varied than other earlier State housing subdivisions, and range in size from 750m² to 1,000m² (¼ acre), positioned along a curvy street. Aerials show construction completed on both sides of street by August 1953.⁸¹

The area was developed after the end of World War II, during a period where houses were being built to accommodate homecoming servicemen and their families.⁸²

⁸⁰ DPS 2491

⁸¹ SN819

⁸² Morris & Caunter.