

Historic Heritage Evaluation

Butler House (Former)

3 Otahuri Crescent, Remuera



**Prepared by The Heritage Studio Limited on behalf of Auckland
Council Heritage Unit**

October 2018

Final

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Cover image: Principal elevation of Butler House (Former), viewed from the northwest (The Heritage Studio Ltd. (THS) 2018).

1.0 Purpose

The purpose of this document is to consider the former Butler House, 3 Otahuri Crescent, Remuera against the criteria for evaluation of historic heritage in the Auckland Unitary Plan (**AUP**).

The document has been prepared by The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	3 Otahuri Crescent, Remuera, Auckland 1051
Legal description and Certificate of Title (CT) identifiers	Lot 39 DP 21896, 1/8 SH Lot 53 DP 21896 (Site) Flat 1 DP 145900, 1/2 SH Lot 39 DP 21896, 1/16 SH Lot 53 DP 21896 (Building)
NZTM grid reference	NZTM: X coordinate 1759491.18 and Y coordinate 5916252.70 ¹
Ownership	Valerie Mary Muir
Auckland Unitary Plan zoning	Residential - Terrace Housing and Apartment Buildings
Existing scheduled item(s)	None
Additional controls	Control: Macroinvertebrate Community Index
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	Unknown. Whilst the site formed part of an extensive estate in the nineteenth century, the archaeological values of the place are not currently known.
CHI reference(s)	None
NZAA site record number(s)	None

3.0 Constraints

This evaluation is based on the information available at the time of the assessment. Due to the timeframe presented, historical and contextual research for the evaluation was undertaken to an extent that enables the place to be evaluated against the criteria but is not exhaustive. It is important to note that additional research may yield new information about the place.

¹ These coordinates were captured from the centre of the subject building.

A site visit was conducted on 18 July 2018, during which time access onto the property and within the building was made.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the building are based on visual observations only.

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4.0 Historical summary

Refer to **Appendix 1** and **Appendix 2** for a more comprehensive, fully referenced and illustrated historical background and supporting historical and architectural information.

The former Butler House was established in south Remuera on land that once formed part of the Dilworth Estate, an extensive landholding acquired and augmented in the 1840s by one of area's first European farmers, James Dilworth. With a long-established love of education and no heir, he bequeathed the bulk of his estate to the Dilworth Ulster Institute Trust, which was instructed to set up an institute (or school) to house and educate boys who lived in straitened circumstances. By the end of 1905, Dilworth's homestead had been adapted to provide temporary classrooms and accommodation for the new school.

Between 1904 and the 1920s, other portions of the Dilworth estate were progressively subdivided and leased by the Dilworth Trust Board. The grand residences, which had become characteristic of Remuera's landscape, were accompanied by simple bungalow-style houses and Arts and Crafts-inspired residences. One such subdivision was the Remuera Township Extension No. 2. Set out in 1907 for the Dilworth Trust Board, the subdivision captured land between Remuera Road (north), Great South Road (south) and Market Road (west) and saw the formation of Omahu, Dromorne, Lillington and Pine (now Platina) roads over the following two decades.

In 1928, over eight acres of land to the south of the Remuera Township Extension No. 2 (between Great South Road and the railway line) was subdivided. Forming part of Allotment 1, Section 12, the subdivision, which represented the last portion of the Dilworth estate to be subdivided, comprised 32 lots and resulted in the creation of Otahuri Crescent. In 1930, Lot 39 of the subdivision was leased for a term of 21 years to Henry ('Harry') James Butler, an Auckland-based solicitor and partner in the legal firm of Butler White & Hanna. The company, which operated extensively in local government law, later merged with two other practices to become Simpson Grierson, one of New Zealand's largest law firms.

Following the lease of Lot 39 on Otahuri Crescent, Butler commissioned the practice of well-known architect, Llewellyn (Llew) S. Piper – 'Piper and Brooker' – to design a residence for him and his family. Drawn up in 1931, 'Butler House' was designed as a single-storey brick residence that followed a roughly linear plan with two principal projecting bays and asymmetrical porch. Accommodation comprised a hall, living room, dining room, kitchen, study, two bedrooms, sleeping porch, bathroom and laundry, and key features included Australian jarrah floors, timber wall panelling, leaded-light internal doors and a decorative fireplace. The architects also designed a modest timber garage with a concrete base and hipped tile roof that was erected in the southern corner of the site.

By the time Butler House was built in the early-1930s, the Arts and Crafts movement had long inspired the design of Remuera homes and had begun to be expressed in the design of more modest dwellings, like the subject building. The 1930s also marked a period of change in Remuera's (and Auckland's) built form. While the Crown began to purchase pockets of Remuera land for the construction of state houses, a new architectural language was emerging. In Otahuri Crescent, this was visible in the transition from the Arts and Crafts/English Cottage Revival and Spanish Mission-inspired dwellings to the modernist house.

Although the design of Butler House, with its brick and tile construction, steep gables and Tudoresque porch, hinted at the Arts and Crafts movement, its linear plan, horizontal emphasis and restrained detailing created a more modern appearance – bridging the gap between the stylistic influences of previous decades and a more progressive approach to design. The architect's use of a less conventional layout and incorporation of bi-fold doors between the living and dining rooms provided a flexibility of living that hinted at the open-plan concept that did not become popular until after the Second World War. Such 'modern' propensities may have been the reason Butler House featured in the debut issue of 'Building Today' in 1936 (five years after its design). The article was entitled '*A Portfolio of Modern New Zealand Homes*'.

For over three decades, Henry James Butler and his wife, Esme occupied Butler House. A year after Henry's death in 1967, the property was transferred to the Trustees, Executors and Agency Company of New Zealand Limited. The residence was subsequently occupied by a Mrs Gearon. In 1979, the lease was transferred to Auckland Museum curator, Brian Donald Muir and teacher, Valerie May Muir, both of whom were involved in the establishment of the Waiuku Museum and wrote books about the area's history. During the 1980s, the Muirs installed a swimming pool (since removed), extended the library into the washhouse and replaced the dining room casement windows with French doors. The casement windows were later installed in the library.

In 1991, Valerie Muir, who had become the property's sole leaseholder two years earlier, acquired the freehold from the Dilworth Trust. The land was subsequently cross-leased, consisting of Flat 1 and Flat 2. Flat 1 comprised the largest part of the original site, which included the former Butler House, while Flat 2 incorporated the southwestern portion of the site, upon which a new two-storey house was constructed. The original garage became part of Flat 2 and, in 1995, a 'new' garage was relocated from Torbay and positioned in the northeastern corner of Flat 1. Around this time, a cross-lease was established at the property.

Further changes were carried out to the residence during the 1990s and 2000s. These included the installation of French doors in the main bedroom, which led out onto a newly constructed deck, and the slight repositioning of the kitchen doorway along the hallway. In 2006, a modest conservatory was added to the rear elevation to enlarge the kitchen and create an informal dining space. Other works involved the utilisation of the library as a further bedroom and the creation of an en-suite in part of the original washhouse. In c.2007, a ventilation system was added.

The subject building has been occupied by Mrs Valerie Muir for almost 40 years and remains in residential use as a single home (2018).

5.0 Physical description

A site visit was undertaken on 18 July 2018. Refer to **Appendix 2.2** for architectural drawings and **Appendix 3** for a full photographic record.

5.1 Location, context and site

The former Butler House is located in Remuera, one of Auckland's oldest and most affluent residential suburbs. Remuera is situated approximately six kilometres to the southeast of Auckland's CBD and is bisected by Remuera Road, a main thoroughfare that extends eastwards along the ridgeline from Newmarket to Meadowbank. The land to the north and south of the main road gradually slopes to the Orakei Basin and Hobson Bay, and Great South Road respectively.

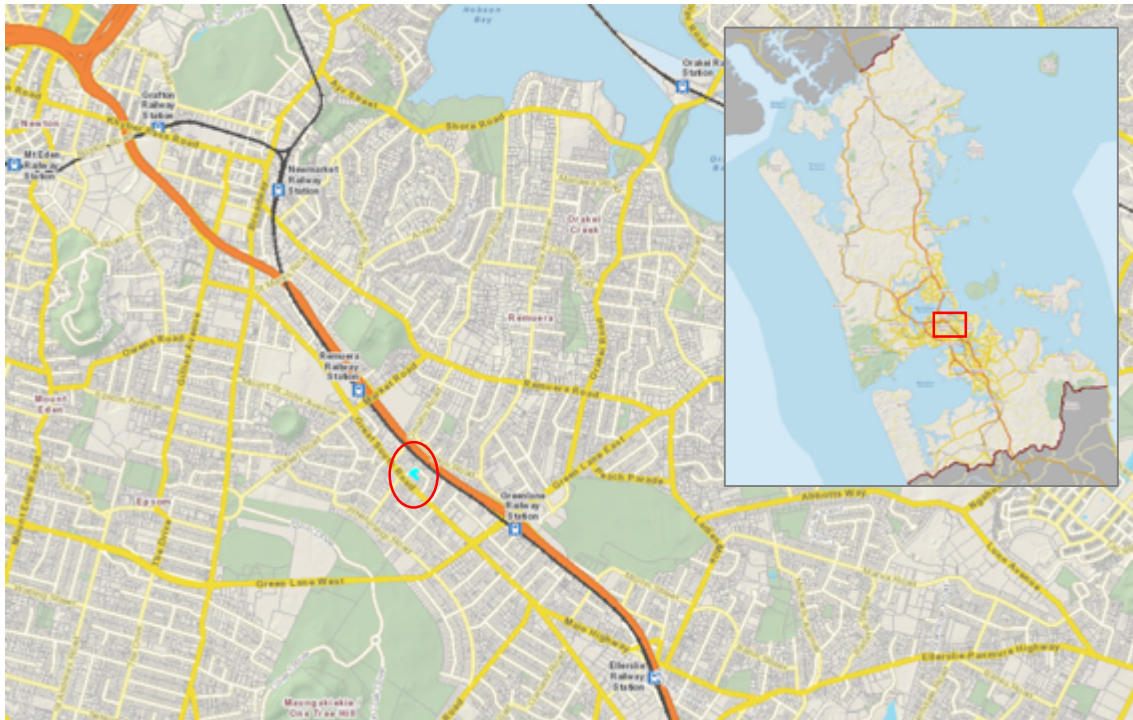


Figure 1: Map showing the subject site (circled) within Remuera, and the location of the suburb within the broader region (inset) (Auckland Council GeoMaps).

The subject site is situated close to the suburb's southern boundary, between State Highway 1 and the main thoroughfare of Great South Road. Located on Otahuri Crescent, a flattened U-shaped residential street with dual access off Great South Road, the corner site measures approximately 744m² and is occupied by the subject building (Butler House), a modern two-storey townhouse and two garages (including the original structure that now serves the townhouse). The property is surrounded by residences that principally date from the 1930s and 1940s with pockets of recent infill or replacement development.

The former Butler House occupies the larger, northern portion of the site, which is bordered by timber close-boarded fencing and hedging, and comprises a mixture of mature trees, low-level planting and areas of lawn. The building is orientated to the northwest and is set back slightly from the pavement. A pair of metal gates in the northwestern boundary serves as the site's main entry and lead to the house via a concrete path. A weatherboard double garage is situated in the property's northeastern corner. Hard surfacing and pathways within the property are made up of

a mixture of concrete and paving slabs that connect the house with the garden via timber decks and a tiled patio.



Figure 2: Aerial image showing the location of the subject site – 3 Otahuri Crescent – within its south Remuera context. The CT boundary captures the subject building, a neighbouring modern residence, ancillary structures and a right of way (Auckland Council GeoMaps).



Figure 3: Aerial image showing the former Butler House located centrally on the site addressed 3 Otahuri Crescent (Auckland Council GeoMaps).

5.2 Exterior

The former Butler House is a single-storey residence, built over a roughly linear plan with two principal bays and a secondary bay to the rear. The building is of brick construction, laid predominantly in stretcher bond, with a hipped and gabled roof covered in Marseilles tiles and a plain brick external chimney stack that extends from the southwest elevation. A gabled porch is asymmetrically situated on the principal (northeast) elevation. Accessed by a set of brick steps, the porch is of timber-frame construction with roughcast panels, board and batten and tongue and groove interior

and a built-in bench. Modern timber decks are positioned on the northeast and southeast elevations, the latter leading to a weatherboard 'conservatory' extension.



Figure 4: The main (north-east) elevation of the former Butler House, viewed from the street. Note its distinctive gables and asymmetrical front porch.



Figure 5: Side (northeast) elevation showing the sleeping porch (left), deck and French doors that lead to the master bedroom.



Figure 6: Part rear (southeast) showing the new conservatory and deck (far left) and part side (northeast) elevation.

Characterised by its steep-pitched gables and asymmetrical frontage, the design of the building hints at the Arts and Crafts and, to a lesser degree, English Cottage styles. This is reinforced by the front porch's Tudor surface treatment and detailing and in elements such as the gently outward-sloping eaves and stepped brick brackets. Another distinctive feature is the deep copper band set above the building's principal bay window.

Fenestration throughout the building comprises a mixture of large timber casement windows with leaded top-lights, plain timber casements and a set of leaded-light casements, each of which are set in openings with brick sills. Timber French doors feature on the northeast and southwest elevations, with a further set providing access into the conservatory. The main entrance comprises a solid timber-panelled door framed by a plain timber architrave and threshold, with decorative ironmongery and Tudor-arch detailing (a treatment that continues throughout the interior). A narrow ventilation grille is situated in the apex of each of the building's principal gables.



Figure 7: One of the principal gables, featuring a gently outward sloping roof, stepped brick eaves brackets and ventilation grille (THS, 2018).



Figure 8: Bay window featuring casement units with leaded top-lights and a distinctive copper band (THS, 2018).



Figure 9: Sleeping porch on the side (northeast) elevation, with plain timber casement windows and the same stepped brick eaves detail (THS, 2018).



Figure 10: Partially enclosed asymmetrical front porch with Tudoresque surface treatment and detailing. Brick steps lead to the tiled entry (THS, 2018).

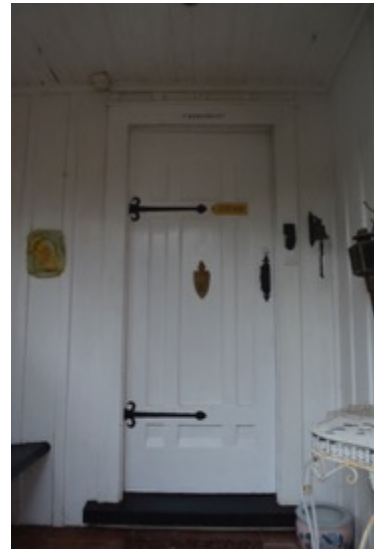


Figure 11: Front entrance featuring a solid panelled timber door with Tudor arch detailing and decorative ironmongery (THS, 2018).

5.3 Interior

The original internal layout, fabric and features of the former Butler House are largely intact. The building's layout is centred around the hallway, which runs perpendicular to the principal entrance and provides access to each of the main rooms. A third bedroom and en-suite (formerly the study and laundry) is accessed via the dining room, whilst the sleeping porch is entered through the two original bedrooms. A small modern conservatory is situated at the rear of the kitchen. Although not shown in the original architectural drawings, a large opening with bi-fold doors between the living and dining rooms (that appears original to the house) provides the flexibility of a more open-plan living arrangement.

A high degree of historic fabric and features remain. Australian jarrah floors exist throughout the house, apart from the bathroom, which retains its early 'basket-weave' tiles. Dark-stained box beams and battens crisscross the living room ceiling, while similarly arranged battens appear on the dining room and bedroom (the latter painted) ceilings. The hallway features a distinctive vaulted beam and batten ceiling and heavily panelled walls. The once dark-stained panelling, architraves, skirting and moulded dado rails are now painted white. Board and battens line the internal walls of the

sleeping porch whilst its partially sloping ceiling is covered in timber tongue and groove.

The house's only fireplace occupies a central position on the outer wall of the living room. Flanked by built-in timber shelves, it has a marble hearth and inlay panels framed by a timber moulding and surround. Many of the original internal timber doors remain, including bi-fold doors between the living and dining rooms and those on the built-in linen cupboard and wardrobes. Each door is detailed with either a solid or leaded-light 'Tudor arch' panel and retains its original ironmongery. Those with a glazed panel also feature a decorative stained glass shield. A multi-glazed timber door and plastic shutter-style openings lead from the bedrooms into the sleeping porch. A less decorative panelled door provides access into the en-suite from the third bedroom/study.



Figure 12: View of the living room looking towards the dining room through the large opening, which creates a more open-plan concept to this part of the house. Note the beam and batten ceiling and Tudor-arch solid panelled and glazed doors (THS, 2018).



Figure 13: Looking northeast along the hallway (from the location of the front door) towards the bathroom and bedrooms. Note the hallway's distinctive vaulted beam and batten ceiling and heavily panelled walls (THS, 2018).



Figure 14: The living room timber and marble fireplace flanked by built-in wooden shelves. Note how the Tudor-arch continues through into the detailing of the fireplace opening and at the head of the shelves.



Figure 15: The main bedroom showing access through into the sleeping porch and two built-in wardrobes featuring the same Tudor-arch panel detailing and original ironmongery (THS, 2018).

5.4 Condition

Based on visual observations only, the former Butler House appears to be in very good condition.

5.5 Use

The building is currently (2018) in use as a single residence.

5.6 Summary of key features

- Principal building materials, including brick walls and Marseilles tile roof.
- The building's linear form and horizontal emphasis.
- Prominent principal gables with outward sloping eaves and stepped brick brackets.
- Tall, external brick chimney.
- Asymmetrical 'Tudoresque' porch, including integrated bench.
- All original timber fenestration, including bay window with copper band and panelled front door with ironmongery.
- The opening between the living and dining rooms with purpose-built and designed bi-fold doors.
- Original fabric such as the Australian jarrah wooden floors, beam and batten ceilings, distinctive hallway panelling and timber finishes (architraves, skirting boards).
- Fireplace and built-in shelves.
- All original internal doors (both solid and glazed) with Tudor-arch detail and ironmongery.
- Built-in cupboards.
- Originally designed garage (now forming part of the adjacent cross-lease).

6.0 Comparative analysis

Refer to **Appendix 2** and **Appendix 4** for further details and supporting information.

When considering the former Butler House in relation to other similar or related places, the most relevant comparisons are with other houses influenced by the Arts and Crafts (in the locality) or English Cottage styles in addition to other residences designed by Llew S. Piper and L. E. Brooker. The comparisons made are based on *known* places within Remuera and beyond and the level of research permitted within the project timeframe. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a more extensive geographic area may yield further information.

Architectural comparisons

During the early decades of the twentieth century, the Arts and Crafts-influenced house abounded in Remuera. Characterised by clarity of form and structure, steep-pitched roofs, asymmetry and craftsmanship, the Arts and Crafts residence represented a shift from the ornate Victorian and Edwardian villas to a simpler, less cluttered approach to domestic design and living. Initially adopted for the design of large-scale residences that reflected the status and prosperity of their owners, the style was adapted by architects to create a unique form of New Zealand (albeit British-derived) architecture.² Whilst some architects stayed true to the Arts and Crafts principles, others adopted an aesthetic more akin to the Garden City/Suburb movement, designing a scaled-down adaptation that became known as the English Cottage style. The 1930s saw the revival of the style, with distinguishing features such as asymmetrical gable roofs with shingle or 'Tudor' surface treatments. Variations of the design were developed with the help of pattern book designers, which enabled builders to reproduce the style for those of more modest means.

² Jenny Carlyon and Diana Morrow, 2011, 251; Peter Macky and Paul White, *Coolangatta A Homage*, Auckland, Livadia Publishers Limited, 2010, 47-73.

Built in 1931 as a single-storey residence, the former Butler House, with its steep-pitched gables, asymmetry and built-in furniture, appears to have been influenced by the Arts and Crafts style that had become popular in the design of larger Remuera homes in previous decades. Its smaller scale and Tudor detailing also reference the English Cottage Revival style that emerged during the 1930s.

Despite these characteristics, when looking more closely at the former Butler House's plan, use of materials and detailed design, it is apparent that fundamental physical differences exist. In consideration of some of the more well-known Arts and Crafts residences in Remuera, many of which were built during the 1910s and 20s by architects such as Roy Binney, Gerald E. Jones, and Smith and Mullions, the former Butler House differs not only in age and scale but also in its use and application of materials. As a single-storey residence, it is of much smaller proportions than its predominantly two-storey predecessors, and with a material palette limited to brick and clay tiles, it lacks the variation of finish that comes with the use of shingle, weatherboard and/or stucco.

Differences are also apparent when comparing the former Butler House with English Cottage Revival houses, examples of which often formed part of larger 'estate' or group developments in the 1930s. Despite similarities in scale and the use (to varying degrees) of Tudor surface treatment, other aspects of their detailed design and materiality are quite different. In making such comparisons, it is clear that one of the key points of variance is their plan and form. With a form heavily influenced by the English Cottage style, these houses essentially followed a bungalow plan, whilst the subject building adopted a more elongated plan with references to more open-plan living.

In making such architectural comparisons, it is clear that whilst the design of the former Butler House was likely influenced by aspects of the long-established Arts and Crafts movement and, to a lesser degree, the English Cottage Revival style, its layout and conscious paring-back of its detailed design hints at a more 'modern' approach to domestic architecture.

Llew S. Piper and L. E. Brooker: Other residential projects

The former Butler House was designed by the architectural firm of Llew S. Piper and L. E. Brooker (also 'Piper and Brooker'), which operated for just under 10 years between 1928 and 1937. During this time, the practice was involved with a variety of commercial, public, ecclesiastical and residential projects and appeared to be influenced by a number of architectural styles. The firm's designs of a Catholic School in Hastings, Hawkes Bay and the Kings Theatre in Te Puke, for example, reveal Spanish Mission influences, whilst its design of the Berkley Theatre, Mission Bay has more of an Art Deco flavour. Towards the end of their partnership, Llew S. Piper designed the avant-garde extension to the Warkworth Town Hall, which has been regarded as an expression of progressive ideas and modernity.

In terms of the firm's residential portfolio, few details have been found to confirm the location and design of the projects. It is therefore difficult to ascertain how the former Butler House compares to other residences in their portfolio and whether it stands apart architecturally or shares similar physical qualities. Photographs of three residences designed by Piper and Brooker, one in Takapuna, one in Remuera and another in One Tree Hill, reveal that whilst some similarities can be seen in the use of projecting bays (in some instances), bay windows and plain external chimneys, their general form and materiality (specifically wall cladding) is quite different.

In looking more broadly at Piper's designs prior to, and following, his partnership with Brooker, it is apparent that his residential designs also vary. Architectural drawings

reveal that he sometimes provided several renderings of one house design to a client, hinting that he was not wedded to one particular style. It is unclear whether this demonstrates a response to varied client briefs or the evolution of his personal design approach. Many of his commercial, public and civic buildings, designed during the same decade as the former Butler House, however, appear to have been influenced by the Art Deco style, whilst some of his later, most well-known works, were designed in the new, modern architectural style.

When comparing the former Butler House to the other (limited number of) known residences designed by the firm of Piper and Brooker, and Llew S. Piper himself, it has become clear that they differ in plan, detailed design and materiality, indicating that there was less of a focus on establishing a recognisable style. It is therefore difficult to draw parallels in their overall design approach. In looking closely at the former Butler House, which on the face of it, appears to have been influenced by the Arts and Crafts style, the restraint in its detailing, unusual layout and attempts at a more open-plan layout suggests that Piper and Brooker was thinking more progressively about modern design and living.

7.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

Built in the early 1930s, the former Butler House is a tangible reminder of the changing social needs and attitudes towards suburban living and residential design during the Great Depression. At a time when few New Zealanders could afford a new architect-designed home, the place reflects the enduring influence of long-established architectural styles but with the restraint that was becoming both fashionable and economically necessary during this time. Despite the challenging financial times, the house was built with a detached garage, which demonstrates the rapid increase and perceived requirement of private automobile ownership in inter-war suburban Auckland.

The place is strongly associated with Auckland-based solicitor, Henry ('Harry') Butler, who commissioned and occupied the house for the its first three decades. Butler was a partner in the legal firm of Butler White & Hanna, which operated extensively in local government law and later merged with two other practices to become Simpson Grierson, one of New Zealand's largest law firms. Whilst Butler most likely played a role in the success and growth of Butler White & Hanna, he is one of the lesser known partners, which makes it difficult to fully establish the level of contribution he made and thereby the relative importance of his association with Butler House.

The place is of interest for its association with one of the final phases of the Dilworth estate's early twentieth century subdivisions, a pattern of development that, with its availability of land for lease and more modest homes, changed the face of the south Remuera's built landscape.

Overall, the former Butler House is considered to demonstrate some importance and interest for its historical associations and representative aspects of local history.

The place is of **moderate** historical value **locally**.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The former Butler House is not known to have a strong or special association with any community or cultural groups, to be a historical marker that the local community identifies with, or to be held in high public esteem. As such, the place is considered to have little social value at this time.

The place has **little** social value **locally**.

(c) Mana Whenua

The place has a strong or special association with, or is held in high esteem by Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

An assessment of the place's value to Mana Whenua has not been undertaken as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

As a largely intact example of early 1930s architecture, the former Butler House has the potential to provide knowledge about the functioning of the lives of middle-class families during this time. However, the place is unlikely to yield substantial information not already available from other places or sources. The place is therefore considered to have little knowledge value.

The place has **little** knowledge value **locally**.

(e) Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The former Butler House is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the place is considered to have no technology value.

The place has **no** technology value.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The former Butler House has considerable physical attributes value within the locality for its well-executed design and craftsmanship and for retaining integrity of historic form, fabric and features (both externally and internally). Simple, yet cleverly displaying a sense of continuity from its exterior to its interior, the detailed design of the former Butler House is one of its most significant qualities. Influenced by the Arts and Crafts movement, and, to a lesser degree, the English Cottage Revival style, its design also hints at a more 'modern' take on domestic design, demonstrating the evolving architectural climate of the 1930s.

Having long inspired the design of Remuera homes, the Arts and Crafts movement was, by the 1930s, also being expressed in the design of more modest dwellings. Characterised by its steep-pitched gables, asymmetrical porch and built-in furniture, the former Butler House is of note for illustrating the ongoing adaptability of the style for less substantial homes, while its less conventional layout, horizontal emphasis and conscious paring back of its detailed design, highlights a slightly more progressive approach to residential architecture during that time. Of particular interest is the large opening with purpose-built and designed bi-fold doors between the living and dining rooms that offered the layout an element of flexibility and open-plan living that did not become popular until after the Second World War.

The former Butler House was designed by the firm of notable architect Llew S. Piper and his partner L. E. Brooker. The Auckland-based practice operated from 1928 to 1937 and was responsible for the design of a variety of residential, commercial, community and ecclesiastical projects, most notably the avant-garde extension to the Warworth Town Hall (1937). Whilst Llew S. Piper and L. E. Brooker appear to have been one of the lesser known architectural partnerships during the late-1920s and 30s, Llew S. Piper went on to become one of the leading New Zealand-born architects practicing in the country during the mid-twentieth century. Although the design of the Butler House cannot be directly attributed to Piper himself, it is of interest as a notable and intact example of his residential work that reflects his early tendencies towards the 'modern' architecture for which he later became so well-known.

Overall, the place has **considerable** physical attributes value **locally**.

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

As a single-storey residence, partially screened by mature trees and located within a streetscape that comprises both single and two-storey buildings, the former Butler House is not considered a local landmark. However, its well-articulated principal elevation, simple design and (exterior and interior) features of note, contribute to its aesthetic quality and visual distinction within its immediate environs.

The place has **moderate** aesthetic value **locally**.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

Occupying its original site for over 80 years, the former Butler House has a long-standing association with its corner site. However, the subdivision and cross-lease of the property and subsequent construction of the neighbouring townhouse has, to some extent, compromised its immediate context and has resulted in the visual, physical and functional separation of the principal residence from its original garage. As one of a number of houses constructed during the 1930s and 1940s on Otahuri Crescent, the place positively contributes to an architecturally diverse streetscape that illustrates the design preferences of the period and represents one of the last subdivisions of the Dilworth estate. Infill housing and redevelopment has nevertheless interrupted any sense of cohesion the group of buildings may have once had.

The place has **little** context value **locally**.

8.0 Statement of significance

Designed in 1931 by the firm of notable architect Llew S. Piper and his partner L. E. Brooker for Auckland solicitor, Harry Butler, the former Butler House is significant for its well-executed design and craftsmanship and for retaining integrity of historic form, fabric and features (both externally and internally). The place is also a tangible reminder of the changing social needs and attitudes towards suburban living and residential design during the Great Depression.

Influenced by the Arts and Crafts movement, and, to a lesser degree, the English Cottage Revival style, the design of the former Butler House also hints at a more 'modern' take on domestic design, demonstrating the evolving architectural climate of the 1930s. Characterised by its steep-pitched gables, asymmetrical porch and built-in furniture, the place is of note for illustrating the ongoing adaptability of the Arts and Crafts style for less substantial homes, while its less conventional layout, horizontal emphasis and conscious paring back of its detailed design, highlights a more progressive approach to residential architecture during that time. Of particular interest is the large opening with purpose-built and designed bi-fold doors between the living and dining rooms that offered the layout an element of flexibility and open-plan living that did not become popular until after the Second World War. The building's well-articulated principal elevation, simple design and notable internal features, also contribute to its aesthetic quality and visual distinction within its immediate environs.

9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The original section (Lot 39, DP 21896) upon which the former Butler House was built was subdivided in the 1990s and a cross-lease established. The legibility of the original site layout has been compromised by the construction of a modern townhouse and the erection of boundary walls that have resulted in the appearance of two very independent sites. Whilst the historical connection between the principal house and its original garage is important, the visual, physical and functional separation between the two buildings has, to some

extent, weakened their relationship. For this reason, the incorporation of the entire parcel boundary for 3 Otahuri Crescent (refer to **Figure 16**) has been discounted.

- The recommended extent of place therefore encompasses the portion of 3 Otahuri Crescent that captures portion 'A' (Flat 1) of the cross-lease as shown in **Appendix 1.2.3** (NA86C/220, DP 145900) and set out in **Figure 16**. This extent encompasses the former Butler House, including its highly intact interior, which is fundamental to its significance, and all land within the identified boundary.
- Exclusions include the relocated double garage that was relocated to the site in 1995. Although the location and low-level nature of the structure has a relatively neutral effect on the setting of the former Butler House, it does not actively contribute to the significance of the place.



Figure 16: Proposed extent of place for the former Butler House (purple hatch), partially outlined by the parcel boundary for 3 Otahuri Crescent (blue line) and showing garage exclusion (red hatch) (Auckland Council GeoMaps).

10.0 Recommendations

- Based on the preceding evaluation, the former Butler House, 3 Otahuri Crescent, Remuera is shown to demonstrate *considerable* physical attributes value, and *moderate* historical and aesthetic values within the locality.
- Whilst the former Butler House meets the 'considerable' threshold for only one of the evaluation criteria, the place, overall, is still deemed to be of **considerable** historic heritage significance within the **locality**. It therefore meets the threshold to be included as a **Category B** historic heritage place in the Schedule.
- The extent of place includes all that land set out in **Figure 16**.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Moderate	Local
B- Social	Little	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technology	None	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Little	Local

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall significance

Place Name and/or Description	Butler House (Former) 3 Otahuri Crescent, Remuera
Category	B
Primary Feature	Principal residence (Butler House (Former))
Known Heritage Values	F
Extent of Place	Refer to planning maps (all that land shown in Figure 16)
Exclusions (within the extent of place)	Relocated garage

Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author:

The Heritage Studio Ltd.
Carolyn O'Neil, Heritage Consultant

Date:

October 2018

Reviewer:

Auckland Council
Megan Walker, Specialist Built Heritage - Policy

Date:

September 2018

APPENDICES

Appendix 1: Historical background

- 1.1 Chronological summary
- 1.2 Deeds and Land Information New Zealand (LINZ) records
- 1.3 Historic maps, aerials and photographs
- 1.4 Biography: James Dilworth
- 1.5 Henry ('Harry') James Butler

Appendix 2: Architectural information

- 2.1 Architect | Architectural practice
- 2.2 Architectural drawings

Appendix 3: Photographic record

Appendix 4: Comparative analysis – supplementary information

Appendix 1: Historical background

The former Butler House was established in south Remuera on land that once formed part of the Dilworth Estate, an extensive landholding acquired and augmented in the 1840s by one of area's first European farmers – James Dilworth.

Early history: Tāmaki-makau-rau and Remuwaera

Long before the arrival of European settlers, *Remuwaera*³ and surrounding lands were a valued part of Tāmaki-makau-rau. Whilst Māori settlement on the isthmus is thought to have begun some centuries prior to 1400 AD, it was during this time of population increase that the tops of nearby volcanic cones were transformed into pā, and low-lying areas cultivated.⁴ The Remuwaera (present-day Mt Hobson) cone, for example, was terraced for habitation, agriculture and defence.⁵ Tāmaki-makau-rau was generally divided into hapū territories, and with its wealth of volcanic cones, cultivated land, bush, and abundant food sources, the highly desirable isthmus inevitably attracted outside tribes, making it “a melting pot of resident people and incomers alike”.⁶

By 1700, Wai-o-Hua were the dominant group on the isthmus, occupying numerous pā including Remuwaera⁷ and nearby Maunga-rāhiri⁸ (later Little Rangitoto in Upland Road) pā.⁹ However, inter-tribal friction and conflict led to their eventual downfall, and in 1750, they were faced with sustained attacks from Ngāti Whātua.¹⁰ Following Wai-o-Hua's defeat, other conflicts ensued between Ngāti Pāoa, the residents of the southeast of the isthmus, and Ngāti Whātua.¹¹ Following a few decades of relative peace and stability in Tāmaki-makau-rau, the acquisition of muskets by Ngā Puhi in 1820 completely unbalanced tribal power when they attacked Ngāti Whātua from the north, to devastating effect.¹² After the musket wars, inter-tribal relationships across the North Island were altered irrevocably and the traditional Māori way of life on Tāmaki-makau-rau began to change.¹³ By the time Europeans arrived, the isthmus was largely uninhabited.

First land purchases

In May 1840, prior to Governor William Hobson formally founding the settlement of Auckland and before the acquisition of Māori land by the Crown, a young John Logan Campbell visited the Waitematā with the intention of purchasing land from Ngāti Whātua. He was particularly captivated by the beauty of present-day Remuera, however, his attempt to acquire land on its northern slopes failed.¹⁴ Later that year, Ngāti Whātua leader, Te Kawau offered 3,000 acres of land to Governor Hobson for the establishment of the town of Auckland, and in 1841, the Crown acquired the Kohimarama Block, located to the east of Remuera, from Ngāti Pāoa.¹⁵

It was not until 1844, following a great feast held by Waikato iwi at Remuera, that Māori land in the area first became available. Purchased under Governor Robert FitzRoy's 10-shilling pre-emption waivers during 1844 and 1845, large blocks of Remuera land to

³ The Maori name, *Remuwaera* came from two words: *remu* meaning hem or edge, and *wera* meaning burnt.

⁴ Jenny Carlyon and Diana Morrow, *A Fine Prospect: A History of Remuera, Meadowbank and St Johns*, Auckland, Random House, 2011, 21.

⁵ Ibid.

⁶ R. C. J. Stone, *From Tamaki-Makau-Rau to Auckland*, Auckland, Auckland University press, 2002, 10.

⁷ Remuwaera pa (Mt Hobson) was originally name Ohinerau (the place of Hinerau).

⁸ Maunga-rahiri pa (Little Rangitoto or Rangitoto-iti) was located atop a volcanic cone, near present-day Little Rangitoto Reserve at the lower end of Upland Road.

⁹ Jenny Carlyon and Diana Morrow, 2011, 21-2.

¹⁰ Ibid., 22.

¹¹ Ibid.

¹² Ibid., 25.

¹³ Ibid., 21.

¹⁴ Ibid., 8 and 26.

¹⁵ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006.

the south of the newly established Tāmaki (later Remuera) Road were swiftly acquired by early settlers and investors.¹⁶

Between 1847 and 1855, the Crown had purchased the remaining Remuera land to the north of Tāmaki Road from Ngāti Whātua. The first public auction, in 1848, included the Te Tiki blocks (land between Newmarket and Bassett Road). Surveyed as Section 14, the land comprised four to six acre lots that sold well in excess of the reserve.¹⁷ Fierce competition resulted in high purchase prices, which continued during the subsequent public auctions that included the Ōhinerau blocks (1852-3) and those lots of the Pukapuka blocks (1855-6) not already set aside as native reserves. These areas were collectively surveyed as Section 16 and covered the majority of the northern slopes of present-day Remuera and part of Meadowbank.¹⁸

Early landowner: James Dilworth

Remuera land continued to be highly desirable and was eagerly purchased by settlers and speculators when it became available. The remarkable scenery and relatively close proximity to Auckland made Remuera an ideal location for Auckland's most prosperous residents. Successful merchants and businessmen, professionals, distinguished farmers and influential landowners all made Remuera home.¹⁹

James Dilworth (1815-1894) was one such individual.²⁰ Following his arrival in Auckland in 1841, the Ulsterman established himself as a prominent public figure and shrewd farmer. He first acquired land in Remuera during the mid-1840s, receiving a Crown grant of 160 acres between Mount Hobson and Mount St John.²¹ By the end of the decade, Dilworth had augmented his property by purchasing neighbouring land and was successfully managing the extensive holding, which was used initially for growing wheat and later for dairy and sheep farming. By the early 1850s, almost the entire farm, including ten acres of market gardens, was leased. The remaining 23-acre portion of land situated to the southwest of and adjacent to Great South Road was utilised as Dilworth's homestead farm. It was there that he constructed his grand farmhouse where he lived with his wife Isabella (nee. Hall), grew grass for hay and raised livestock.²²



Figure 17:
Panoramic view looking west from Mount Hobson showing the slope of Mount St John (left), Great South Road (foreground) and the Dilworth residence (centre) (James D. Richardson, Sir George Grey Special Collections, Auckland Libraries, 4-869).

¹⁶ Ibid., 35-5 and 46.

¹⁷ Jenny Carlyon and Diana Morrow, 2011, 38 and 54; Winifred Macdonald, *Recollections: A Sketch History of Early Remuera 1870-1914*, Auckland, Milnes, 1983, 5-6.

¹⁸ Jenny Carlyon and Diana Morrow, 2011, 38 and 54; Winifred Macdonald, 1983, 6.

¹⁹ Jenny Carlyon and Diana Morrow, 2011, 8-9 and 46.

²⁰ Refer to **Appendix 1.4** for a biography on James Dilworth.

²¹ Jenny Carlyon and Diana Morrow, 2011, 46-7.

²² Ibid., 49.

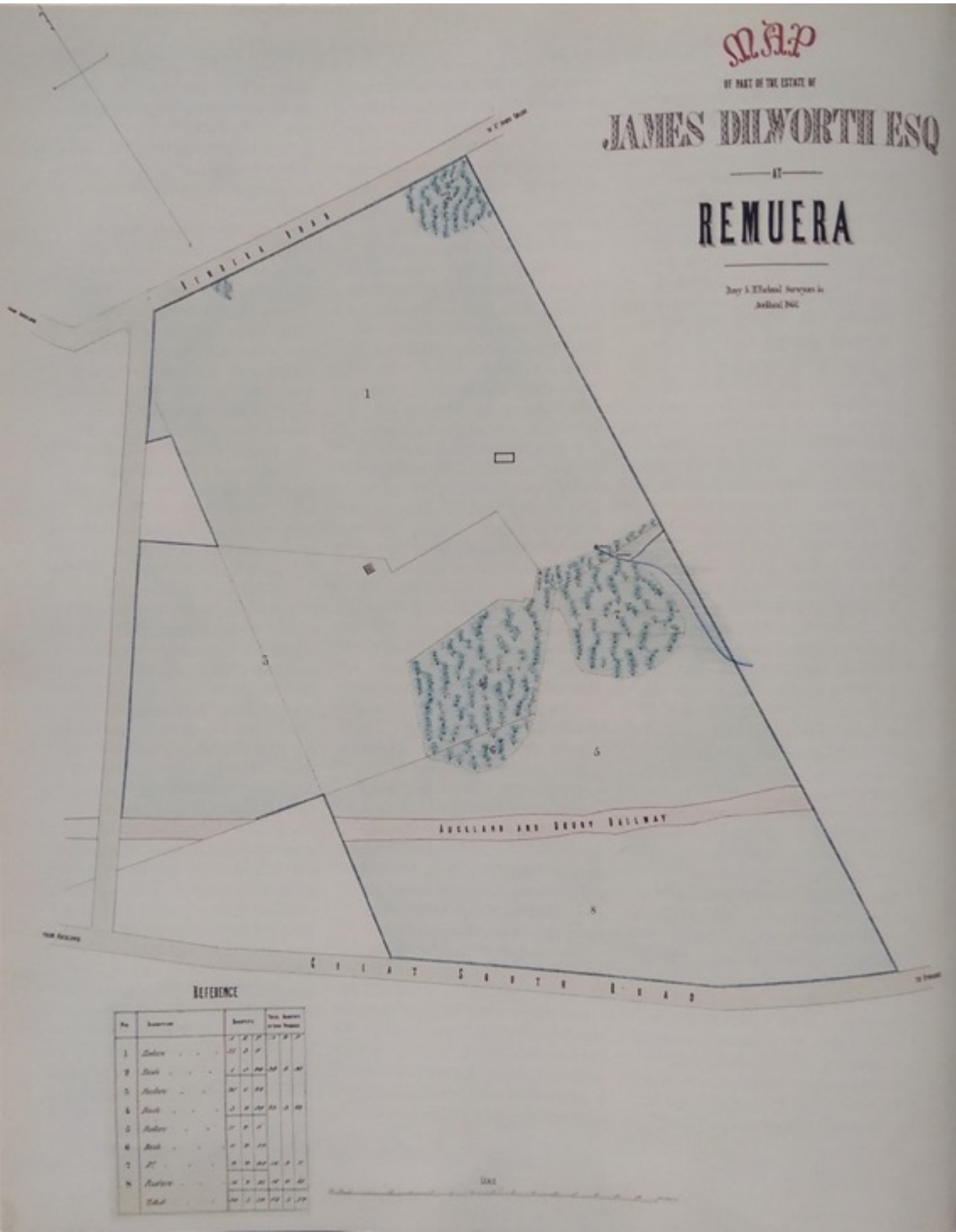


Figure 18: Map showing the Dilworth farm in 1866. Located between Remuera and Great South roads, this portion of the farm was largely laid to pasture with areas of bush. Note the demarcation of the Auckland and Drury Railway line that ran through the property (Davy and McFarland Surveyors from Murray Wilton, *The Dilworth Legacy* Volume I, 2007).

By 1866, around 30 households had been established in Remuera, many of which were home to some of the most influential and prosperous individuals in the country.²³ By this time, the fledgling settlement of Remuera had two churches (St Mark’s Anglican Church (1847) and a Methodist Church (1859)); a highway district board (1863); a number of small Church and private ‘dame’ schools and several stores.²⁴ In 1873,

²³ Ibid., 54.
²⁴ Ibid., 144, 184 and 193; Winifred Macdonald, 1983, 14.

Remuera became a stop on the Auckland-Onehunga railway line. Dilworth continued to develop his farm over the following decades, gradually increasing its size and profitability.²⁵

Subdivision of the Dilworth estate

As one of the first European farmers in Remuera, James Dilworth contributed greatly to the district's early identity, but it was following his death in 1894 that his true legacy would be realised. With no heir and a long-established love of education, he bequeathed the bulk of his estate to the Dilworth Ulster Institute Trust. The trust was instructed to establish an institute (or school) to house and educate boys who lived in straitened circumstances.²⁶ By the end of 1905, the Dilworth homestead had been adapted to provide temporary classrooms and accommodation for the new school.²⁷

Between 1904 and the 1920s, other portions of the Dilworth estate were progressively subdivided and leased by the Dilworth Trust Board.²⁸ The grand residences, which had become characteristic of Remuera's landscape, were accompanied by simple bungalow-style houses and Arts and Crafts residences. One such subdivision was the Remuera Township Extension No. 2, which comprised parts of Allotments 4, 5, 6, 7 and 8, Section 11 and Allotments 1 and 1A, Section 12 of the Suburbs of Auckland.²⁹ Set out in 1907 for the Dilworth Trust Board, the subdivision captured land between Remuera Road (north), Great South Road (south) and Market Road (west) and saw the formation of Omahu, Dromorne, Lillington and Pine (now Platina) roads over the following two decades (refer to **Appendix 1.2.1**).

In 1928, over eight acres of land to the south of the Remuera Township Extension No. 2 (between Great South Road and the railway line) was subdivided. Forming part of Allotment 1, Section 12, the subdivision, which represented the last portion of the Dilworth estate to be subdivided, comprised 32 lots and resulted in the creation of Otahuri Crescent (refer to **Appendix 1.2.2**).³⁰ In 1930, Lot 39 of the subdivision was leased for a term of 21 years to Henry James Butler and it was on that land the subject building was later constructed.³¹

Butler House

Henry ('Harry') James Butler was an Auckland-based solicitor and partner in the legal firm of Butler White & Hanna, which operated an extensive practice in local government law.³² The company later merged with two other firms to become Simpson Grierson, one of New Zealand's largest law firms.³³ Butler was married to Esme Lois Archer and they shared a son, J. A. (Tony) Butler. Whilst little else is known about his private life, the ability to afford building a new home (albeit on leased land) during the Great Depression suggests that his professional endeavours were productive. Few New Zealanders found themselves in such a position during the 1930s.

²⁵ Jenny Carlyon and Diana Morrow, 2011, 46-7.

²⁶ Ibid., 48 and 53; R. C. J. Stone. 'Dilworth, James', Dictionary of New Zealand Biography, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2d11/dilworth-james> (accessed 7 August 2018).

²⁷ Murray Wilton, *The Dilworth Legacy: The First One Hundred Years of Dilworth School 1906-2006, Volume I*, Auckland, Dilworth Trust Board, 2007, 51 and 61.

²⁸ Jenny Carlyon and Diana Morrow, 2011, 249 and 251.

²⁹ Deeds Plan S60A, LINZ records. Refer to **Appendix 1.2.1**.

³⁰ DP 21530 and DP 21896, LINZ records. Refer to **Appendix 1.2.2**.

³¹ CT NA513/284, LINZ records. Refer to **Appendix 1.2.3**.

³² 'About Us', 'History', Simpson Grierson website: <https://www.simpsongrierson.com/new-zealand-law-firm/history> (accessed 8 August 2018).

³³ Ibid., Obituary: Phil Hanna, New Zealand Herald, 30 November 2001, https://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=230958 (accessed 8 August 2018).

Following the lease of Lot 39 on Otahuri Crescent, Butler commissioned the practice of well-known architect, Llewellyn (Llew) S. Piper – ‘Piper and Brooker’ (refer to **Appendix 2**) – to design a residence for him and his family. Drawn up in 1931, ‘Butler House’ was designed as a single-storey brick residence with hints of the Arts and Crafts style. Orientated to the northwest, the building followed a roughly linear plan with two principal projecting bays and asymmetrical porch. The steep-pitched roof was covered in clay tiles and a large brick chimney extended from the southwest elevation. Accommodation comprised a hall, living room, dining room, kitchen, study, two bedrooms, sleeping porch, bathroom and laundry, and key features included Australian jarrah floors, timber wall panelling, leaded-light internal doors and a decorative fireplace.³⁴ The architects also designed a modest timber garage with concrete base and hipped tile roof, which was erected in the site’s southern corner.



Figure 19: Butler House as featured in the debut of *Building Today* magazine (from ‘A portrait of modern New Zealand homes’, *Building Today*, Oct-Dec 1936, 24-6).

A period of architectural change

By the time Butler House was built in the early-1930s, the Arts and Crafts movement had long inspired the design of Remuera homes. During the 1910s and 1920s, it became one of the foremost influences on the suburb’s residential architecture. Characterised by clarity of form and structure, steep-pitched roofs, asymmetry and craftsmanship, the Arts and Crafts residence represented a shift from the ornate Victorian and Edwardian villas to a simpler, less cluttered approach to domestic design and living. Initially adopted for the design of large-scale residences that reflected the status and prosperity of their owners, the style was adapted by architects to create a unique form of New Zealand (albeit British-derived) architecture. Notable architects such as Bamford and Pierce, Roy Keith Binney, Gerald E. Jones, Gummer and Ford, Smith and Mullions, and James Walter Chapman-Taylor were all keen followers of the movement and made important contributions to Remuera’s (and Auckland’s) built landscape during the early decades of the twentieth century.³⁵

By the 1930s, the influence of the Arts and Crafts movement (although slowing) was also being expressed in the design of more modest dwellings, illustrating the adaptability of the style for less substantial homes. The 1930s also marked a period of change in Remuera’s (and Auckland’s) built form. While the Crown began to purchase pockets of Remuera land for the construction of state houses, a new architectural

³⁴ Refer to **Appendix 2.2**.

³⁵ Jenny Carlyon and Diana Morrow, 2011, 251; Peter Macky and Paul White, *Coolangatta A Homage*, Auckland, Livadia Publishers Limited, 2010, 47-73.

language was emerging. In Otahuri Crescent, was visible in the transition from the Arts and Crafts and Spanish Mission-inspired dwellings to the modernist house. Just a few houses removed from the subject building, W. Robin Simpson's 'Simpson House' (1938-9) was one such residence, having since been considered "*the most dramatic and radically modern house of its day*."³⁶

Although the design of Butler House, with its brick and tile construction, steep gables and Tudoresque porch, hinted at the Arts and Crafts movement, and to a lesser extent, the English Cottage Revival style, its linear plan, horizontal emphasis and restrained detailing created a more modern appearance, thereby bridging the gap between the stylistic influences of previous decades and a more progressive approach to design. The architect's incorporation of bi-fold doors between the living and dining rooms for example provided the flexibility of open-plan living, a concept that did not become popular until after the Second World War. Such 'modern' propensities may have resulted in Butler House featuring in the debut issue of 'Building Today' in 1936 (five years after its design). The article was entitled '*A Portfolio of Modern New Zealand Homes*'.³⁷

Butler House: Changes and modifications

For over three decades, Henry James Butler and his wife, Esme occupied Butler House. In 1951, the lease of 3 Otahuri Crescent was renewed for a further 21 years.³⁸ Following Esme's death in 1965, the lease was transferred to Henry as the sole survivor. Two years later, Henry passed away and the property was transferred to the Trustees, Executors and Agency Company of New Zealand Limited in 1968.³⁹ The former Butler House was subsequently occupied by a Mrs Gearon.⁴⁰

In 1979, the lease was transferred to Auckland Museum curator, Brian Donald Muir and teacher, Valerie May Muir, both of whom were involved with the establishment of the Waiuku Museum and wrote books about the area's history.⁴¹ The first recorded change carried out by the Muirs occurred in the 1980s with the installation of a swimming pool in the garden (since removed).⁴² This was followed by alterations that involved the extension of the library into the washhouse; the replacement of the dining room casement windows with French doors; and the re-use of these windows in the library.⁴³

In 1991, Valerie Muir, who had become the property's sole leaseholder two years earlier, acquired the freehold from the Dilworth Trust.⁴⁴ The land was subsequently subdivided into two lots consisting of Flat 1 and Flat 2.⁴⁵ Flat 1 comprised the largest part of the original site, which included the former Butler House, while Flat 2 incorporated the southwestern portion of the site, upon which a new two-storey house was constructed. The original garage became part of Flat 2 and, in 1995, a 'new'

³⁶ Douglas Lloyd Jenkins, *At Home: A Century of New Zealand Design*, Auckland, Random House New Zealand, 2004, 78.

³⁷ 'Building Today', *A Portfolio of Modern New Zealand Homes*, Auckland Branch of the NZ Institute of Architects, Oct-Dec 1936, 24-5 and 27.

³⁸ CT NA5A/224, LINZ records. Refer to **Appendix 1.2.3**.

³⁹ CT NA1096/164, LINZ records. Refer to **Appendix 1.2.3**.

⁴⁰ Valerie Muir (present owner), historic heritage place submission, January 2018.

⁴¹ Ibid., CT NA5A/224, LINZ records. Refer to **Appendix 1.2.3**; Valerie Muir 2018, pers. comm. 18 July.

⁴² 398459 – General Property Document microfilm – 0000-04202919, Auckland Council property records: 3 Otahuri Crescent.

⁴³ Valerie Muir 2018, pers. comm. 18 July.

⁴⁴ Ibid.; CT NA87A/52, LINZ records.

⁴⁵ CT NA86C/220 and DP145900, LINZ records

garage was relocated from Torbay and positioned in the northeastern corner of Flat 1.⁴⁶ Around this time, a cross-lease was established at the property.⁴⁷

Further changes were carried out to the former Butler House during the 1990s and 2000s, including the installation of French doors in the main bedroom and construction of deck and the slight repositioning of the kitchen doorway along the hallway.⁴⁸ In 2006, a conservatory was added to the rear elevation to enlarge the kitchen and create an informal dining space. The structure was clad in weatherboards and featured timber joinery and a Butynol roof. Other works involved the utilisation of the library as another bedroom and the creation of an en-suite in part of the original washhouse.⁴⁹ In c.2007, a ventilation system was added.

The subject building has been occupied by Mrs Valerie Muir for almost 40 years and remains in residential use as a single home.

⁴⁶ 398459 – General Property Document microfilm – 0000-04350220, Auckland Council property records: 3 Otahuri Crescent; Valerie Muir 2018, pers. comm. 18 July.

⁴⁷ General Property Document consent condition – 0000-00723277, Auckland Council property records: 3 Otahuri Crescent.

⁴⁸ Valerie Muir 2018, pers. comm. 18 July.

⁴⁹ B/2006/19952 – 3 Otahuri Crescent, Remuera, Auckland Council property records.

1.1 Chronological summary

Chronology of ownership, events and changes

The following table provides a chronological summary of known ownership, key events and physical changes associated with the former Butler House, 3 Otahuri Crescent, Remuera.

Date	Event/Change
1840s	James Dilworth received a Crown grant of 160 acres between Mount Hobson and Mount St John and subsequently purchased neighbouring land.
1894	The bulk of James Dilworth's estate was bequeathed to the Dilworth Ulster Institute Trust following his death.
1904-20s	During this time the estate was progressively subdivided and leased by the Dilworth Trust Board.
1907	The Remuera Township Extension No. 2 subdivision was drawn up for the Dilworth Trust Board.
1928	Over eight acres of land to the south of the Remuera Township Extension No. 2, which formed part of Allotment 1, Section 12 of the suburbs of Auckland, was subdivided in 32 lots and resulted in the creation of Otahuri Crescent. This represented the last portion of the Dilworth estate to be subdivided.
1930	Lot 39 of the subdivision was leased to solicitor, Henry ('Harry') James Butler for a period of 21 years.
1931	Butler House was designed by the architectural practice Llew S. Piper and L. E. Brooker.
1936	Butler House featured in the debut issue of 'Building Today' magazine.
1968	The property was transferred to the Trustees, Executors and Agency Company of New Zealand Limited and subsequently occupied by Mrs Grearon.
1979	The lease was transferred to Auckland Museum curator, Brian Donald Muir and teacher, Valerie May Muir.
1981-2	A swimming pool was installed in the garden (and later removed).
1980s	The library was extended into the washhouse; the dining room's window was replaced with French doors and the windows were reused in the library.
1991	Valerie Muir acquired the freehold from the Dilworth Trust. The property was subdivided into two lots – Flat 1 and Flat 2. A new house was built on the southern lot (Flat 2), which also incorporated the original garage.
1995	A 'new' garage was relocated from Torbay and positioned in the northeastern corner of the northern lot (Flat 1). A cross-lease was established at the property.
c.2000s	The door to the kitchen was slightly repositioned along the hallway and the timber panelling reused.
2006	A timber conservatory was added to the rear of the former Butler House to enlarge the kitchen. The library was utilised as a spare bedroom and part of the original washhouse was converted into an en-suite.
c.2007	A ventilation system was added.

1.2 Deeds and Land Information New Zealand (LINZ) records

1.2.1 Deed plan S60A



Figure 20: Deed Plan S60A showing the Remuera Township Extension No. 2, surveyed for the Dilworth Trust Board in 1907. The lots to the south of the subdivision (circled), which formed part of Allotment 1, Section 12, were later subdivided into lots and Otahuri Crescent formed.

1.2.2 Deposit plans

21530



Figure 21: DP 21530 dated 1928 showing part Allotment 1, Section 12, Suburbs of Auckland, an area of land to the south of the Remuera Township Extension No. 2.

21896



Figure 22: DP 21896 dated 1928 showing the same portion of land subdivided into 32 lots (and right of way) around Otahuri Crescent. The subject building was constructed on Lot 39 three years later.

1.2.3 Certificates of title

NA513/284 (1 of 2)

NEW ZEALAND.

Reference: *Land Transfer (Compulsory Registration of Titles) Act, 1924.*
Deeds Index. 23A. 350
Application No. 3884^C

  Register-book,
 Vol. 513, folio 284

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO



This Certificate, dated the fourteenth day of December, one thousand nine hundred and twenty-eight
 under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND ~~Witnesseth~~ that
THE DILWORTH TRUST BOARD a body corporate under the provisions of "The Religious
 Charitable and Educational Trust Board Incorporation Act 1884"

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 seven acres one rood fifteen perches and one-tenth of
a perch more or less situated in the City of Auckland being part of Allotment 1 of Section 12 of the Suburbs
of Auckland.
shown on a plan deposited in the  Land Registry Office at Auckland
under N° 21876

renewed 23.2.1929
W. J. Dilworth
W. J. Dilworth
 District Land Registrar.

This Certificate of Title is issued subject to Section
 23 of the Land Transfer (Compulsory Registration of
 Titles) Act, 1924. *W. J. Dilworth*
 Dist. L.R.
 Order in Council No. 7096 exempting Otahuri Crescent from
 the provisions of Section 117 of the Public Works Act
 1908 subject to the condition that no building or
 part of a building shall at any time be erected
 on the land fronting the said Otahuri
 Crescent within a distance of 35 feet
 from the centre line of the said street.
W. J. Dilworth
 Dist. L.R.
 A. No. 10276 Granted by the District Land Registrar.
 Entered 14th December 1928 at 3 p.m.
W. J. Dilworth
 Dist. L.R.
 This certificate of title has ceased to be limited as to
 areas. Entered 23.2.1929 *W. J. Dilworth*
 District Land Registrar.
 so have N° 13691 the Dilworth Trust Road to
 George H. Gault of Lot 45 plan 1191
 21 years from 23.1.29 produced 24.2.29
 at 225.00
 have N° 11992 the Dilworth Trust Road to
 George H. Gault of Lot 45 plan 1191 21
 years from 31.1.29 produced 24.2.29 at 230.00

Total Area: 7 ac. 1 rd. 15 p.
Scale: 2 chains to 1 inch

CANCELLED

32

33

NA631/275 (2 of 8)

CANCELLED.

Lease No. 13777 of Lot 40 plan 21830 The Dilworth Trust
Bears to George McGrath term 21 years from 1st May
1929. Produced 1st May 1929 at 2.5p.m.

W. Williams
Asst. L.H.

Lease No. 13777 of Lot 40 plan 21830 The Dilworth Trust
Bears to George McGrath term 21 years from 1st May
1929. Produced 1st May 1929 at 2.5p.m.

W. Williams
Asst. L.H.

Variation of terms of Mortgage No. 193913. Produced
10th June 1929 at 2.27p.m.

W. Williams
Asst. L.H.

Transfer No. 231940 of Lease No. 13691 Marjorie McGrath
to Alexander Mackill Robertson. Produced 24th June 1929
at 1.10p.m.

W. Williams
Asst. L.H.

Lease No. 13847 of Lot 41 plan 21830 The Dilworth Trust
Bears to Emily Ethel Foote. Term 21 years from 5th
November 1928. Produced 11th July 1929 at 1.06p.m.

W. Williams
Asst. L.H.

Mortgage No. 202777 of Lease No. 13847 Emily Ethel Foote
to The State Trustees Superintendents. Produced 10th
December 1929 at 11.30a.m.

W. Williams
Asst. L.H.

Transfer No. 231356 of Lease No. 13777 George McGrath to
Marjorie McGrath. Produced 24th February 1930 at 12.45
p.m.

W. Williams
Asst. L.H.

Lease No. 14170 of Lot 21 plan 21830 The Dilworth Trust
Bears to Ruby Pearl Porter. Term 21 years from 5th
September 1929. Produced 19th March 1930 at 11.30a.m.

W. Williams
Asst. L.H.

Mortgage No. 204387 of Lease No. 14170 Ruby Pearl Porter
to Walter George Nicholls. Produced 6th March
1930 at 10.40a.m.

W. Williams
Asst. L.H.

Transfer No. 233978 of Lease No. 13777 Marjorie McGrath
to Sarah Nicholls. Produced 6th May 1930 at 12.10p.m.

W. Williams
Asst. L.H.

Mortgage No. 205879 of Lease No. 14170 Sarah Nicholls
to Clifford John Nicholls. Produced 11th May 1930 at 12.17p.m.

W. Williams
Asst. L.H.

Mortgage No. 207765 of Lease No. 14170 Ruby Pearl Porter
to Ellen Frances Nicholls. Produced 23rd July 1930 at
2.14p.m.

W. Williams
Asst. L.H.

Mortgage No. 211137 of Lease No. 14170 Ruby Pearl Porter
to John Alexander Nicholls. Produced 29th August 1930 at 11.20a.m.

W. Williams
Asst. L.H.

Mortgage No. 211137 of Lease No. 14170 Ruby Pearl Porter
to John Alexander Nicholls. Produced 29th August 1930 at 11.20a.m.

W. Williams
Asst. L.H.

Lease No. 14170 of Lot 21 plan 21830 The Dilworth Trust
Bears to Ruby Pearl Porter. Term 21 years from 5th
September 1929. Produced 19th March 1930 at 11.30a.m.

W. Williams
Asst. L.H.

Mortgage No. 211170 (Contributory) of Lease No. 14170
Henry James Butler to Margaret Cooper Allen and Harriet
Mary Allen. Produced 15th March 1931 at 12.25p.m.

W. Williams
Asst. L.H.

Transmission No. 30824 of Mortgage No. 195991 to The
Public Trustee. Entered 4th November 1931 at 10.20a.m.

W. Williams
Asst. L.H.

Transfer No. 230054 of Mortgage No. 195991 The Public
Trustee to Eileen Olive Stevens. Produced 4th November
1931 at 10.31a.m.

W. Williams
Asst. L.H.

Mortgage No. 21858 of Lease No. 13691
Alexander Mackill Robertson to Todd Motors
DISCHARGE
Produced 11th July 1931 at 11.50a.m.

W. Williams
Asst. L.H.

Lease No. 13358 of Lot 15 plan 21830 The
Dilworth Trust Bears to Arthur
Arthur three years 24 years from
1st December 1928 produced 11/12/31

W. Williams
Asst. L.H.

Lease No. 13358 of Lot 15 plan 21830 The
Dilworth Trust Bears to Arthur
Arthur three years 24 years from
1st December 1928 produced 11/12/31

W. Williams
Asst. L.H.

Mortgage No. 224926 of Lease No. 13358 Arthur
Arthur three years 24 years from
1st December 1928 produced 11/12/31

W. Williams
Asst. L.H.

Transmission No. 304499 of Mortgage
No. 193913 to The Queensland Trust
and Securities Company Ltd.
One year term 1st December 1931

W. Williams
Asst. L.H.

Lease No. 13710 of Lot 22 plan 21830 The
Dilworth Trust Bears to William
Shout and Edna fine short term 21 years
commencing from 24th October 1931 produced
11/12/31

W. Williams
Asst. L.H.

Mortgage No. 225989 of Lease No. 13710 William
Shout and Edna fine short term 21 years
commencing from 24th October 1931 produced
11/12/31

W. Williams
Asst. L.H.

Mortgage No. 225989 of Lease No. 13710 William
Shout and Edna fine short term 21 years
commencing from 24th October 1931 produced
11/12/31

W. Williams
Asst. L.H.

Transmission No. 30223 of Lease No. 13710 to George
Mackill Robertson. Entered 10.12.1931

W. Williams
Asst. L.H.

NA631/275 (3 of 8)

Transfer No 276414 of lease No 13797 George
Murdock to Mitchell to William Oliver Stevens
produced 29/10/1936 at 2.14 pm

Variation of lease of mortgage No 21276
produced 11/12/1937 at 11.11.12.

Variation of terms of mortgage No 21276
produced 16 August 1937 at 2.15 pm

Transfer of 285723 of lease No 13758 to William
Archibald Hume to Fritz Andersson and
produced 17/1/1937 at 11.11.12.

Mortgage No 225521 of lease No 13758 to William
Oliver Stevens to Fritz Andersson and
Zealand Limited produced 17/1/1937 at 9.35 am

Lease No 746 of lot 40 plan 12976 The
Wellworth Trust Board to John George
Gunnarson Wales - term 21 years from
1.1.1937 - produced 10.2.1938 at 12.45 pm

Mortgage No 24753 of lease No 746 to John George
Gunnarson Wales - term 21 years from
1.1.1937 - produced 10.2.1938 at 12.45 pm

No 518 order of the Court of Review affecting
lease No 746 and mortgages 21097 and 25796
entered 11/5/1938 at 10 am

No 988 order of the Court of Review under
The Mortgages and Leases Regulations
Act, 1936 - entered 21/1/38 at 10.10.12.

Transfer No 19212 of lot 45 plan 20596 The
Splaworth Trust Board to William Robert
Simpson - term 21 years commencing from
1.1.1938 - produced 10.1.1938 at 10.52 am

Mortgage No 1857357 of lease No 19212 to William
Robert Simpson - term 21 years commencing from
1.1.1938 - produced 18.1.1937 at 2.35 pm

Transfer of principal sum of mortgage No 254357
produced 15/6/1939 at 9.11.12.

Lease 17815 of lot 44 plan 12976 The
Wellworth Trust Board to George
Archibald Hume and Margaret Hume

Transfer 21452 of lease 17815 to George
Archibald Hume and Margaret Hume
produced 27.7.1931

Mortgage No 262208 of lease No 17815 to George
Archibald Hume and Margaret Hume
State Advances to Housing of N.Z. Limited
produced 13.2.1938 at 2.55 pm

Mortgage No 26356 of lease No 17815 to George
Archibald Hume and Margaret Hume
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Discharge of mortgage No 26356
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Mortgage No 26356 of lease No 17815 to George
Archibald Hume and Margaret Hume
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Mortgage No 26356 of lease No 17815 to George
Archibald Hume and Margaret Hume
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Mortgage No 26356 of lease No 17815 to George
Archibald Hume and Margaret Hume
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Mortgage No 26356 of lease No 17815 to George
Archibald Hume and Margaret Hume
under the Housing Act and
Contractors' Lien Act 1915 - entered
10.11.1938 at 11.11.12.

Lease 18035 of lot 52 plan 1836
with content of caveat The
Splaworth Trust Board to William
Robert Simpson - term 21 years
from 1.1.1938 - produced
2.12.1938 at 11.15 am

Mortgage No 269515 of lease 18035 to William
Robert Simpson - term 21 years from
1.1.1938 - produced 2.12.1938 at 11.15 am

Mortgage No 269515 of lease 18035 to William
Robert Simpson - term 21 years from
1.1.1938 - produced 2.12.1938 at 11.15 am

Transfer 332314 of lease 18035 to William
Robert Simpson - term 21 years from
1.1.1938 - produced 2.12.1938 at 11.15 am

NA631/275 (4 of 8)


Lease 18557 of Lot 51 plan 21896 The
 Dilworth Trust Board to John Turner
 Harris Term 21 years commencing from
 12/2/1941 Leasing covenant produced
 26/5/1941 at 12.27pm
 Household C.T. signed
 Vol. 1360 Fol. 26
 A.C.R.
 Mortgage 271399 of Lease 18557 John Turner Harris
 to The Dilworth Trust Board produced
 26/5/1941 at 12.28pm
 (Lease 18557) A.C.R.
 Mortgage 273159 of Lease 18035 Lilian
 Jones Pratt to The Dilworth Trust
 Board produced 19/11/1941 at 11.43 am
 A.C.R.
 Transfer 337860 of Lease 15257 John Turner
 Harris to John Peter Barron Speed of Auckland
 Transfer produced 10/4/1941 at 12.11 pm
 A.C.R.
 Mortgage 273340 of Lease 15257 John Peter
 Barron Speed to The Dilworth Trust Board
 Insurance signed produced 10/4/1941 at 12.30 pm
 A.C.R.
 Lease 18480 The Dilworth Trust Board to
 John Turner Harris of Lot 50 plan 21896 Term
 21 years commencing from 6/1/1941 produced
 6/1/1941 at 12.30 o'clock Leasing Covenant
 A.C.R.
 Mortgage 274553 of Lease 18480 John Turner
 Harris to The Dilworth Trust Board produced
 6/1/1941 at 12.32 o'clock
 A.C.R.
 Lease 18481 of Lot 27 plan 21896 The
 Dilworth Trust Board to Ralph Lander
 Thompson Term 21 years from 12/1/1941
 produced 6/1/1941 at 12.35 o'clock Leasing Covenant
 L. 23802
 L. 23802
 22/6/1947 Vol. 879 Fol. 51
 A.C.R.
 Lease 18545 The Dilworth Trust Board
 to John Turner Harris of Lot 12 plan 21896
 Term 21 years from 9/3/1941 produced
 21/1/1941 at 9.45 o'clock Leasing Covenant
 L. 24437
 L. 24437
 12/1/1947 Vol. 889 Fol. 247
 A.C.R.
 Mortgage 272852 of Lease 18545 John
 Turner Harris to The Dilworth Trust
 Board produced 10/1/1941 at 2.20 pm
 A.C.R.
 Lease 18557 The Dilworth Trust Board to
 Evans Birchmichael Burton of Lot 49 and
 plan 21896 Term 21 years from 1/1/1941
 produced 19/12/1941 at 11.30 am
 A.C.R.
 Mortgage 272852 of Lease 18557 Evans Birchmichael
 Burton to The Dilworth Trust Board produced
 19/12/1941 at 11.30 am
 A.C.R.

[illegible]

5.

[illegible]

6.

Transfer of 37940 of Lease # 1003 Tieson
Esca. Charles Sinclair to Arthur James. Being
produced 28th of April, 11-20 am.  11-20-11

Trans No 399972 of Lease No 15153 -
 Elythe May Simpson to Margen L. Erickson.
 resident of Oakland, California.
 produced 2/3/46 at 12.00 PM

Mortgage No 203539 of Lease 2 - \$500 being
to Vehicle - boomble, to both
The Lathes - product 21/5/1981 at 12.21

b23552 { Leasehold b. 7. issued
25-6-1947 for Leases. Interest
Lease 18481 Nth 879 Tol 51

Mortgage 335517 of Lease 13847 Keith, Harne
Bowling to G. Goldie & Sons Limited.
produced 16.6.1949. at 10.17.49.

Here 2/18/57 in removal of lease 13691
of Lot 47 plan 21896 The Nitworth Trust
Board. Dr. Stuart Carmichael Boston.

From 1958 commencing from 25.1.1958
 Paid 22.2.1958 at 12.28 etc
 (Benjamin L.R.)
 Leave 2000 in receipt of 1958

2 young from 1/21/50 - produced 10/2/50 - 10/2/50
 10/2/50 - 10/2/50 - 10/2/50
 Trace 22149 of 2nd 21 Jan 1896 The Delaware...

Trout Brook to New Berlin, Alaska, June 21/1980
June 9-12-1980, June 21-2-1981 at 35-38°C
P. 25511 Shorefield 67 swims for hours at a time AL2...
10/10/1981 at 25°C 2000 hrs AL2 150.

Since 1934 of lot 211 Saw 518 26
 Most Broad - 9 River House Rowland
 From 5 years commencing 1934
 20/1/1934 at 10 31 26

629215 } Pennsylvania C. maples
 206015 } 100-100 ft. tall
 Lease 22662 of lot 39. Plant 1896
 The Delworth Trust Board to Henry
 James Butler, Term 21 years

commencing from 31.10.1951
produced 25.11.1953 at 10.28 o'clock
SP 1953 L Vol. 196 Feb 1964 CRE Pantin aged 6 R
Marked copies of Love 1964 in the Notes

from the material of the New Zealand bank
collected between 23-1904 at 2250 ft.
Less 2500 ft. at 2500 ft. the Liberty Trust Co.

to Margaret May, b. Jan. 21, 1905
commencing from 1/12, 1954. Payment 3/3/1955
at 10.12 cc. NOTED. m. A F 4

39

NA631/275 (8 of 8)

CANCELLED.

Z 94784 Transmission of Mortgage 682278 to the Public Trustee. Entered 14/8/1962 at 11:20 o'clock.

Mortgage 516726 of Lease 29889 to the State Advances Corporation of New Zealand produced 26/1/1962 at 10:02 a.m.

Lease 30685 of Lot 43 Plan 2986 in renewal of Lease 19015 to Donald Charles Witt Glover and Isabel Ann Glover Term 21 years commencing from 6-3-1962 (fencing and renewal clauses) Produced 27-9-1962 at 2:10 o'clock.

* K 74 448 Lease 30685 Settled as a Joint Family Home under The Joint Family Homes Act 1950 on Donald Charles Witt Glover above-named and Isabel Ann Glover his wife in whom the within and is now vested as joint tenants subject to the said Act. Produced 25-3-1962 and entered 27-9-1962 at 2:10 o'clock.

* Mortgage 485355 to Australian National Provident Society Produced 21/12/1956 at 2:07 o'clock.

Lease 31090 of 6646 Plan 11896 in renewal of Lease 18545 to James Embury Gray Term 21 years from 6-3-1962 (fencing and renewal clauses) Produced 14-12-1962 at 12:30 o'clock.

Lease 31331 of Lot 50 Plan 21896 in renewal of Lease 18486 to Mervyn Frederick Bombard Term 21 years commencing from 6-3-1962 (fencing and renewal clauses) Produced 26-2-1963 at 10:52 o'clock.

Mortgage 534023 of Lease 31090 to The Northern Cooperative Terminating Building Society produced 22/1/1963 at 12:18 o'clock.

Lease 31697 in renewal of Lease 18481 to Ralph James Fander Thompson and Ann Fitzgibbon Thompson Term 21 years commencing from 12-8-1962 (renewal and fencing clauses) Produced 17-9-1963 at 12:30 o'clock.

K 41734 A Settled as a Joint Family Home under The Joint Family Homes Act 1950 on Ralph James Fander Thompson above-named and Ann Fitzgibbon Thompson his wife in whom the within and is now vested as joint tenants subject to the said Act. Produced 31-7-1962 and entered 17-9-1963 at 12:30 o'clock.

Mortgage 498036 to The Northern Cooperative Terminating Building Society 20-1-1961 at 10:52 o'clock.

Mortgage 541994 of Lease 29889 to Minnie Elizabeth Benson, produced 21-6-1963 at 4:20 o'clock.

Lease 31977 of Lot 49 Plan 21896 in renewal of Lease 18257 to Margaret Jean Blaine Thompson Term 21 years from 1-10-1962 (fencing and renewal clauses) Produced 9-7-1963 at 12:20 o'clock.

Lease 31972 of Lot 49 Plan 21896 in renewal of Lease 18657 to Margaret Jean Blaine Thompson Term 21 years from 1-10-1962 (fencing and renewal clauses) Produced 17-11-1963 at 12:24 o'clock.

Lease 32468 of Lot 36 Plan 21896 to the Salvation Army Property (New Zealand) Trust Board Term 21 years commencing 17-4-1963 Produced 1-10-1963 at 1:54 o'clock.

Lease 32326 in renewal of Lease 19060 to James Guthrie and Ruby Jessie Duffell Guthrie Term 21 years from 21-1-1964 (fencing and renewal clauses) Produced 9-3-1964 at 11:24 o'clock.

Transfer 718555 to Alexander Gedy Ltd. Produced 20-3-1964 at 11:20 o'clock.

K 42180 Lease 32326 is settled as a joint Family Home under The Joint Family Homes Act 1950 on James Guthrie and Ruby Jessie Duffell Produced 11-9-1964 at 11:24 o'clock.

A 35722 Lease (in renewal of Lease 18048) to Arthur Henry Dallimore (Junior) Term 21 years commencing from 17-4-1964 (fencing and renewal clauses) Produced 6-10-1964 at 11:15 o'clock.

Mortgage 307335 of Lease A 35722 to the State Advances Corporation of New Zealand Produced 7-8-1946 at 2:00 o'clock.

A 35723 Lease (in renewal of Lease 18045) to Doris Evelyn Stella Edwards Term 21 years commencing from 10-11-1963 (fencing and renewal clauses) Produced 6-10-1964 at 11:16 o'clock.

Mortgage 544397 of Lease A 35723 to Virginia Ronayne Produced 27-1-1963 at 2:59 o'clock.

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NA1096/164 (2 of 2)

1096/164

*A243141 transmission to John Butler
Butler of King Tonga, insurance
office, Stanley Gordon White of
Auckland, solicitor and 26 New
Zealand Insurance Company Limited
as executors at 2-1968 at 10.25 o'clock*

**A283566 Transfer to the Trustees
Executors and Agency Company of
New Zealand Limited at Dunedin
at 12/11/1968 at 11.0 o'clock**

2.11.1968 for A.L.R.

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.

Fuller A.L.R.

741101.1 Transfer to Brian Donald Muir
of Auckland museum curator and Valerie May
Muir his wife - 8.3.1979 at 10.25 o'clock

A.L.R.

741101.2 Mortgage to Auckland Savings Bank
- 8.3.1979 at 10.25 o'clock

A.L.R.

Expired 1972

1096/164

1096/164

NA5A/224 (1 of 4)

631/275

Transfer No.
N/C. Order No. A 48581

Land and Deeds 69

No. 5A/224

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of December one thousand nine hundred and sixtyfour under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND.

WITNESSETH that THE DILWORTH TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 ACRE 2 RODS .7 PERCHES more or less being Lots 37, 38, 39, 40, 41, 42, 43 and 44 on Deposited Plan 21896 and being part of Allotment 1, Section 12, Suburbs of Auckland.

METRIC AREA IS 6089m²

Conversion Factors:
1 Acre = 4046.86m²
1 Perch = 25.29m²
1 Link = .2012 metres

Auckland City

Otahuri Crescent

Great South Road

39 29.4p
40 28.6p
41 28.6p
42 28.6p
43 28.6p
44 34.2p

37 30.1p
38 32.0p

Total Area: 1.2.00.7

Scale: 1 inch = 2 chains

Dat: 0/3

Assistant Land Registrar.

Memorials brought forward:

Building line restriction contained in Order in Council 7096 35 feet from the centre line of Otahuri Crescent (affects lots 39 to 44 plan 21896)

X 10276 Caveat by the District Land Registrar. Entered 14.12.1928 at 3.00 o.c.

Lease 22344 of Lot 41 Plan 21896 to (KEITH WARNE ROWLLINGS. Term 21 years from 5.11.1949 (Fencing and renewal clauses.) Produced 20.6.1952 at 10.31 o.c. C.29215) Leasehold C.T. issued 20.6.1952 Vol. 1038 Folio 79

Lease 22662 of Lot 39 Plan 21896 to HENRY JAMES BUTLER. Term 21 years from 31.10.1951 (Fencing and renewal clauses) Produced 25.11.1953 at 10.28 o.c. C. 30990) Leasehold C.T. issued 5.1.1954 Vol. 1096 Folio 164

Lease 24698 of Lot 40 Plan 21896 to JOHN GEORGE CONCANON WALES. Term 21 years from 3.11.1958 (Fencing and renewal clauses) Produced 25.11.1958 at 9.40 o.c.

Lease 27787 of Lot 44 Plan 21896 (in renewal of Lesse 17515) to ROBERT GRANT MOFFITT and INA EASTON MOFFITT. Term 21 years from 31.7.1960 (Fencing and renewal clauses). Produced 23.3.1961 at 11.58 o.c.

Register copy for 1, 2, 4, 6, 7, 12

of Lot 39 Plan 21896
217804 Lease to Trustees Executors and
Agency Company of New Zealand for a term
May of 21 years commencing from the 31.10.1972
(fencing and renewal clauses) -
24.11.1972 at 1.46 o/c

NA5A/224 (3 of 4)

5A/224

REGISTER

137091.2 Transfer of Lease A554297 to Kenneth Mark Blenkarne - 31.5.1973 at 1.41 o/c
for A.L.R.

479360 Mortgage of Lease A554297 to Australian Mutual Provident Society produced 9.12.1959 at 10.43 o/c
for A.L.R.

237511.2 Transfer of Lease to Ronald George Hayman and Maureen Faye Hayman - 20.7.1973 at 2.30 o/c
for A.L.R.

154392.1 Transmission of Lease 27787 to Ina Easton Moffitt as survivor - 26.2.1974 at 11.14 o/c.
for A.L.R.

304959.3 Mortgage of Lease 30685 to The National Bank of New Zealand Limited - 6.8.1974 at 2.06 o/c
for A.L.R.

~~304959.3 Memorandum of Priority giving Mortgage 304959.3 priority over Mortgage A568243 - 6.8.1974 at 2.06 o/c.~~
(entered in error) for A.L.R.

304959.4 Memorandum of Priority making Mortgage 304959.3 a first Mortgage and Mortgage A568243 a second Mortgage - 6.8.1974 at 2.06 o/c.
for A.L.R.

296583.1 Transfer of Lease 31090 to William Douglas Rawlings and Betty Jean Rawlings - 18.12.1974 at 2.14 o/c
for A.L.R.

080558.1 Transfer of Lease 24698 to Richard Ashton and Daryl Michele Ashton - 23.12.1974 at 10.25 o/c
for A.L.R.

080558.2 Mortgage of Lease 24698 to Ina May Wales - 23.12.1974 at 10.25 o/c
for A.L.R.

080558.3 Mortgage of Lease 24698 to Cedix Holdings Limited - 23.12.1974 at 10.25 o/c
for A.L.R.

085349 reported

321993.1 Lease A554297 is settled under the Joint Family Homes Act 1964 on Kenneth Mark Blenkarne abovenamed and Kay Emily Blenkarne his wife - 3.5.1975 at 11.36 o/c
for A.L.R.

DISCHARGE
323010.3 Mortgage of Lease 30685 to The Western Co-operative Building Society - 16.5.1975 at 54 o/c
for A.L.R.

505609.1 Transfer of Lease 31090 to Clarence Wallace Irvin and Ethel Elizabeth Irvin - 11.3.1976 at 11.16 o/c.
for A.L.R.

464409.1 Variation of Mortgage 080558.2 - 28.11.1977 at 12.07 o/c
for A.L.R.

560273.2 Mortgage of Lease 24698 to Northern United Building Society - 22.5.1978 at 2.42 o/c.
for A.L.R.

399928.1 Transfer of Lease 217804 to Brian Donald Muir and Valerie May Muir - 20.3.1979 at 11.15 o/c
for A.L.R.

DISCHARGED
399928.2 Mortgage of Lease 217804 to Auckland City Council - 20.3.1979 at 11.15 o/c
for A.L.R.

802599.1 Transfer of Lease A554297 to Kenneth Mark Blenkarne and Kay Emily Blenkarne as tenants in common in equal shares - 4.5.1979 at 1.44 o/c.
for A.L.R.

496639.2 Transfer of Lease 24698 to Jeffrey Alan Walker and Anne Mary Walker - 22.6.1979 at 2.41 o/c
for A.L.R.

496639.3 Mortgage of Lease 24698 to A.D.2. Savings Bank (New Zealand) Limited - 22.6.1979 at 2.41 o/c
for A.L.R.

496639.4 Mortgage of Lease 24698 to Richard Ashton and Daryl Michele Ashton - 22.6.1979 at 2.41 o/c
for A.L.R.

Register copy for L. & R. 67, 71, 72

NA5A/224 (4 of 4)

5A/224

811950.1 Transfer of the ^{interest} share of Anne Mary Walker in Lease 496373 to Jeffrey Alan Walker - 9.10.1979 at 2.33 o/c
A.L.R.

594768.2 Transfer of Lease 30685 to Charles John Trevor Battley and Peter Thomas Compton and Peter Thomas Compton and Gray Mitchell Cameron - 30.1.1980 at 10.15 o/c
A.L.R.

594768.3 Mortgage of Lease 30685 to General Co-Operative Farming Building Society - 30.1.1980 at 10.15 o/c
A.L.R.

594769.1 Mortgage of Lease 30685 to Broadlands Finance Limited - 30.1.1980 at 10.15 o/c
A.L.R.

596373.1 Lease to Jeffrey Alan Walker Term: 21 years commencing from the 3.11.1979 (fencing and renewal clauses) - 26.2.1980 at 11.28 o/c
A.L.R.

876636.1 Lease of Lot 37 Deposited Plan 21896 to Basil Napier Wilson and May Patricia Wilson for the term of 21 years commencing from the 1.4.1964 (fencing and renewal clauses) - 30.3.1981 at 9.35 o/c
A.L.R.

787294.1 Mortgage of Lease 596373.1 to ANZ Banking Group (New Zealand) Limited - 8.4.1981 at 9.00 o/c
A.L.R.

787294.2 Variation of Mortgage 787294.1 - 8.4.1981 at 9.00 o/c
A.L.R.

938113.1 Transfer of Lease 876636.1 to Lionel Hubert Boustred of Auckland business proprietor and Eileen Isobel Winter Boustred his wife - 5.5.1981 at 2.52 o/c.
A.L.R.

938113.2 Mortgage of Lease 876636.1 to David William Hughes and Kathleen Harper Hughes and Christopher Thomas Hart (jointly) and to Mrs. Louisa Bishop and to Percy Alfred Farley and to Warwick John Cooper in shares - 5.5.1981 at 2.52 o/c.
A.L.R.

981913.4 Transfer of Lease 596373.1 to Brian Murray Peet of Auckland flight engineer - 19.8.1981 at 11.25 o/c
A.L.R.

981913.5 Mortgage of Lease 596373.1 to Auckland Savings Bank - 19.8.1981 at 11.25 o/c
A.L.R.

981913.6 Mortgage of Lease 596373.1 to Her Majesty the Queen - 19.8.1981 at 11.25 o/c
A.L.R.

B015391.3 Mortgage of Lease 30685 to Northern United Building Society - 11.12.1981 at 10.53 o/c
A.L.R.

B015391.4 Mortgage of Lease 30685 to Broadlands Finance Limited - 11.12.1981 at 10.53 o/c
A.L.R.

B.044234.2 Transfer of Lease 876636.1 to Patrick Henry Hawkins of Auckland tavern proprietor - 17.3.1982 at 10:11 o/c
A.L.R.

B047002.1 } Cancelled and New CaT issued
0.N.C.T. }
24.3.1982 } Lot 37 Plan 21896 - 51B/540
38 " - 51B/541
39 " - 51B/542
40 " - 51B/543
41 " - 51B/544
42 " - 51B/545
43 " - 51B/546
44 " - 51B/547
A.L.R.

CANCELLED
DUPLICATE DESTROYED

NA22A/1174 (1 of 2)

References
Prior C/T 631/275

Transfer No.
N/G. Order No. 101152

Land and Deeds 69

REGISTER


CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 6th day of April one thousand nine hundred and Seventy-Two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE DILWORTH TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 13.4 Perches more or less being Lot 53 on Deposited Plan 21896 and being part of Allotment 1 of Section 12 of the Suburbs of Auckland.

METRIC AREA IS 338m²
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres



Auckland City

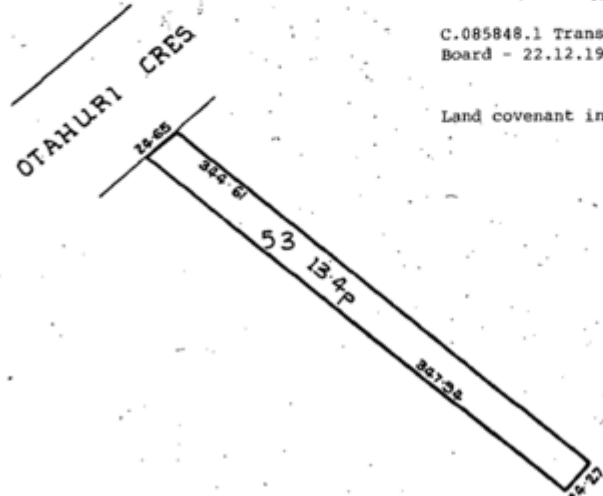
Assistant Land Registrar
101152

Building Line restriction contained in Order in Council 7096.

X10276 Covenanted by the District Land Registrar at 3 p.m.

C.085848.1 Transfer to The Dilworth Trust Board - 22.12.1989 at 12.15o'clock.

Land covenant in Transfer C.085848.1



Scale: 1 inch = 80 Links

Register copy for L. & D. 69, 71, 72

No. 22A/1174.

No. 22A/1174.

VL

NA22A/1174 (2 of 2)

22A/1174 REGISTER

C.101609.4 Transfer ^{deceased} to Brian Murray Peet of Auckland flight engineer - 9.2.1990 at 11.12 o/c

A.L.R.

Fencing covenant in Transfer C.101609.4

C.101609.5 Mortgage to ASB Bank Limited - 9.2.1990 at 11.12 o/c

A.L.R.

C.101609.6 Settled under the Joint Family Homes Act 1964 on Brian Murray Peet abovenamed and Julie Marie Peet his wife - 9.2.1990 at 11.12 o/c

A.L.R.

C.105363.2 Transfer of a one-eighth share to Arthur Anthony Cutler industrial chemist and Joan Cutler librarian both of Auckland - 15.2.1990 at 2.50 o/c

A.L.R.

C.120172.1) Cancelled as the share O.N.C.T.) of Brian Murray Peet 23.3.1990) and Julie Marie Peet and new title 75C/677 issued

A.L.R.

C132433.1) Cancelled as to the 1/8 ONCT) share of Arthur Anthony 30.4.1990) Cutler and Joan Cutler and new title 75C/695 issued

A.L.R.

C.225735.1 Transfer of an undivided one-eighth share to Clarence Wallace Irvin of Auckland retired and Ethel Elizabeth Irwin his wife - 20.12.1990 at 12.01 oc

A.L.R.

Fencing covenant in Transfer C.225735.1

C.225735.2) Cancelled as to the 1/8th share O.N.C.T.) of Clarence Wallace Irvin and 20.12.1990) Ethel Elizabeth Irvin and new title 77D/787 issued:

A.L.R.

C.243695.1 Transfer of an undivided one-eighth share to Robert Owen Stanfield of Auckland company director and Aver Hilma Stanfield his wife - 5.3.1991 at 10.25 oc New C.T. issued: 77D/869

A.L.R.

Fencing covenant in Transfer C.243695.1

A.L.R.

C.282826.2 Transfer of an undivided 1/8th share to Valerie Mary Muir of Auckland teacher - 9.7.1991 at 2.57 oc

A.L.R.

Fencing covenant in Transfer C.282826.2

A.L.R.

C.282826.3) Cancelled as to the 1/8th share O.N.C.T.) of Valerie Mary Muir and 9.7.1991) C.T. issued: 87A/52

A.L.R.

C.627408.1) Cancelled as to the residue O.N.C.T.) and 3 undivided 1/8 share 19.7.1994) titles issued: 95C/403-405

A.L.R.

CANCELLED
DUPLICATE DESTROYED



NA51B/542 (1 of 2)

References 5A/224
Prior C/T

Transfer No.
N/C. Order No. B.047002.1

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of March one thousand nine hundred and eighty two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE DILWORTH TRUST BOARD

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 744 square square metres more or less being Lot 39 Deposited Plan 21896 and being part Allotment 1 Section 12 Suburbs of Auckland.

G.B. Williams
Assistant Land Registrar

Interests at Date of Issue:

Building line restriction contained in Order in Council 7096 + 35 feet from the centre line of Otahuri Crescent

X10276 CAVENDISH ROAD DISTRICT LAND REGISTRAR - 14.10.1972 at 1.46 o/c

217804 Lease to (SEE) Brian Donald Muir and Valerie Mary Muir for a term of 21 years commencing 1.10.1972 (fencing and renewal clauses - 24.11.1972 at 1.46 o/c

399928.2 Mortgage of Lot 217804 to Auckland Savings Bank - 20.3.1979 at 11.15 o/c

8 29/358-1

G.B. Williams
A.L.R.

C.001959.1 Transmission of Lease 217804 to Valerie Mary Muir as survivor - 9.6.1989 at 11.49 o/c

Plan 145900 Lodged 17.5.91

Measurements are Metric

Auckland City

OTAHURI CRESCENT

39
744 m²

17.24 4.68 12.19 39.62 22.52

R.O.W.

D.P. 21896

No. 51B/542

NA51B/542 (2 of 2)

C.271353.1 Mortgage of Lease 217904 to The
National Bank of New Zealand Limited -
5.6.1991 at 1.09/100

A.L.R.

C.282826.2 Transfer to Valerie Mary Muir of
Auckland teacher - 9.7.1991 at 2.57 on

A.L.R.

Fencing covenant in Transfer C.282826.2

A.L.R.

C.282826.3) Cancelled and new amalgamated
O.N.C.T.) C.T. issued:
9.7.1991) 87A/52

A.L.R.

CANCELLED
DUPLICATE DESTROYED



NA86C/220 (1 of 4)



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



Identifier NA86C/220
Land Registration District North Auckland
Date Issued 09 July 1991

Prior References
NA87A/52

Estate Fee Simple - 1/2 share
Area 744 square metres more or less
Legal Description Lot 39 Deposited Plan 21896
Original Proprietors
Valerie Mary Muir

Estate	Leasehold	Instrument	L C282826.4
		Term	999 years commencing on the 1st June 1991

Legal Description Flat 1 Deposited Plan 145900
Original Proprietors
Valerie Mary Muir

Estate Fee Simple - 1/16 share
Area 338 square metres more or less
Legal Description Lot 53 Deposited Plan 21896
Original Proprietors
Valerie Mary Muir

Interests

7096 Order in Council imposing Building Line Restriction (Affects Fee Simple)
Land Covenant in Transfer C08548.1(affects part) (Affects Fee Simple)
Fencing Covenant in Transfer C282826.2 - 9.7.1991 at 2.57 pm (Affects Fee Simple)
Land Covenant in Lease C282826.4 - 9.7.1991 at 2.57 pm (Affects Fee Simple)
C282826.4 Lease of Flat 1 DP 145900 Term 999 years commencing on the 1st June 1991 Composite CT
NA86C/220 issued - 9.7.1991 at 2.57 pm (Affects Fee Simple)
C326296.1 Lease of Flat 2 and Garage 2 Plan 147743 Term 999 years commencing on the 1.6.1991 Composite CT
NA88A/25 issued - 25.11.1991 at 12.27 pm (Affects Fee Simple)
Land Covenant in Lease C326296.1 - 25.11.1991 at 12.27 pm (Affects Fee Simple)


Identifier NA86C/220

No. 86C/220

References
Prior C/T 87A/52

Transfer No.
N/C. Order No.
Lease No. C.282826.4

REGISTER Land and Deeds 69




CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 9th day of July one thousand nine hundred and ninety one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that VALERIE MARY MUIR of Auckland teacher is seized of an estate in fee simple as to an undivided one-half share

~~Subject to the following leasehold interests:~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) is the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 744 square metres more or less being Lot 39 Deposited Plan 21896 and being part Allotment 1 Section 12 Suburbs of Auckland AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned VALERIE MARY MUIR is seized of an estate in fee simple (subject as aforesaid) as to an undivided one-sixteenth share in all that parcel of land containing 338 square metres more or less being Lot 53 Deposited Plan 21896 and being part Allotment 1 Section 12 Suburbs of Auckland AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned VALERIE MARY MUIR is seized of an estate of leasehold (subject as aforesaid) created by Lease C.282826.4 for the term of 999 years commencing on the 1st June 1991 in Flat 1 Deposited Plan 145900 situated on the above described land



Memorials affecting the fee simple estate:

Building Line Restriction in Order in Council 7096

Fencing covenant in Transfer C.282826.2

Land covenant in Transfer C.08548.1 (affects part) and in Lease C.282826.4

Subject to the following leasehold interests:

Lease	Flat	Composite C.T.
C.282826.4	1	herein

Memorials affecting both estates:

C.282826.5 Mortgage of National Bank of New Zealand Limited 9.7.1991 at 2.5%

Memorials affecting the fee simple estate:

C.326296.1 Lease of Flat 2 and Garage 2 Plan 147743 to Brett Alan Joseph Needham and Jennifer Ann Needham for the term of 999 years commencing on the 1.6.1991 - 25.11.1991 at 12.27 o'clock Composite CT issued 88A/25

Land covenant in Lease C.326296.1

Memorials affecting both estates:

Measurements are Metric

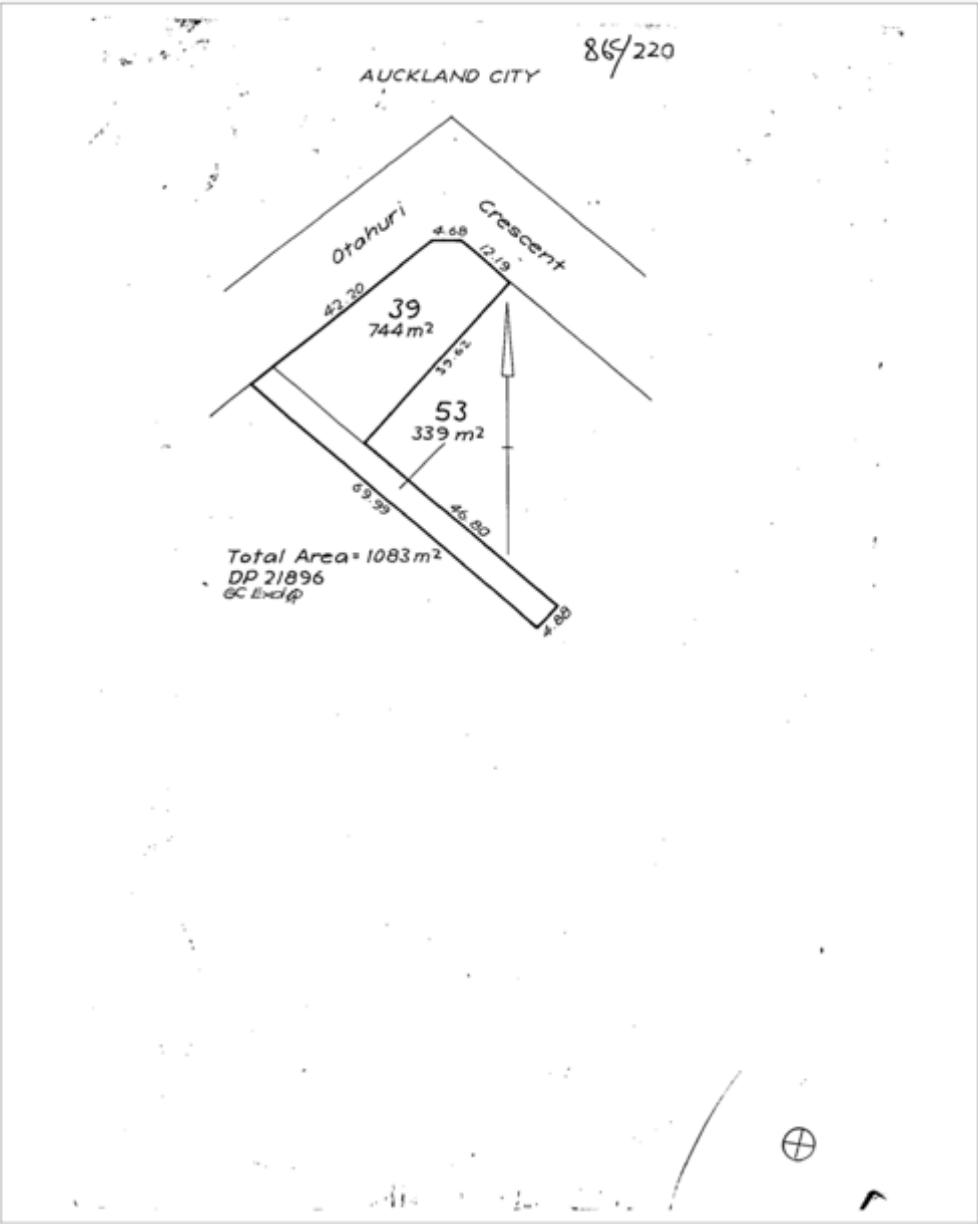
VE

No. 86C/220

1

NA86C/220 (4 of 4)

Identifier NA86C/220



1.3 Historic maps, aerials and photographs

c.1886



Figure 23: (Above) The city and suburbs of Auckland, compiled and drawn by C. Palmer, c.1886, showing streets in Auckland City, suburbs, original lots, subdivisions and sections (Sir George Grey Special Collections, Auckland Libraries, NZ Map 2594).

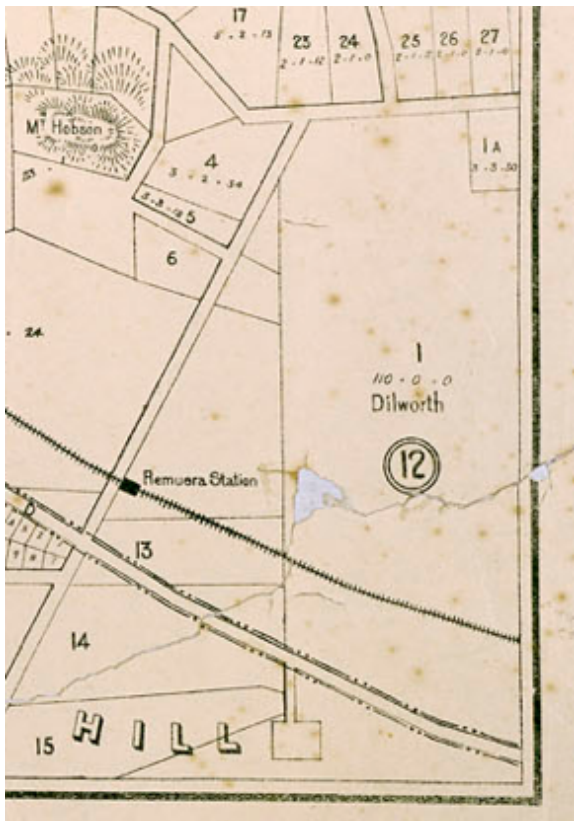


Figure 24: (Left) Close-up of a portion of the above map showing the 110 acres of Allotment 1, Section 12, Suburbs of Auckland that was owned by James Dilworth.

1892



Figure 25: (Above) Sheet 4 of a cadastral map of Eden County (Auckland City) in 1892, showing land allotments and subdivisions at that time (Sir George Grey Special Collections, Auckland Libraries, NZ Map 4658).



Figure 26: (Left) Close-up of a portion of the above map showing the Allotment 1, Section 12, Suburbs of Auckland that was later subdivided to form the Remuera Township Extension No. 2. The circled area is indicative of the location of the Otahuri Crescent subdivision and where Bulter House was later built.

1924



Figure 27: (Above) Sheet 5 of a nine-part cadastral map of the City of Auckland and the North Shore, compiled and drawn by R. C. Airey. This map shows a portion of Remuera in 1924 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 78).

Figure 28: (Left) Close-up of a portion of the above map, showing the initial subdivision of land between Great South Road and the railway line (circled), which was later subdivided and Otahuri Crescent formed.

1953

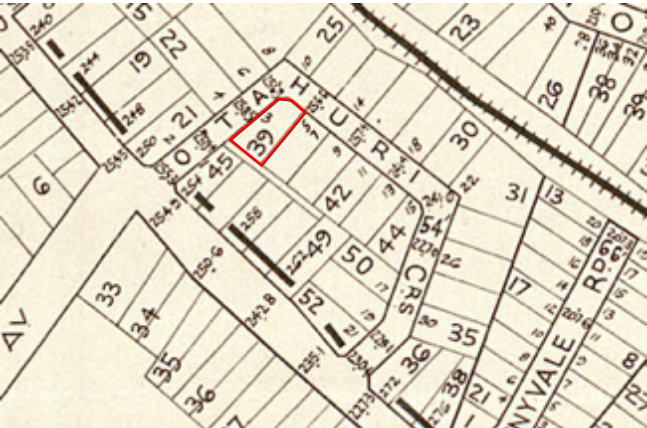


Figure 29: (Above) Sheet 6C of a cadastral map of Auckland City, created 1947-53. This map shows the streets, lots and public buildings in parts of Remuera, Ellerslie and One Tree Hill in 1953 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 3514).

Figure 30: (Left) Close-up of a portion of the above map showing Otahuri Crescent and Lot 39 (outlined), present-day 3 Otahuri Crescent.

1940



Figure 31: 1940 aerial view showing 3 Otahuri Crescent and Butler House thereon. Note how undeveloped the crescent and neighbouring land was at this time (Auckland Council GeoMaps).

1959



Figure 32: 1959 aerial view showing 3 Otahuri Crescent and Butler House thereon. Note how the lots fronting the crescent have been largely developed by this time (Auckland Council GeoMaps).

1968



Figure 33: (Above) 1968 aerial view of part of Auckland City, over Remuera (Tauranga Aerosurveys, 1968, Sir George Grey Special Collections, Auckland Libraries, NZ Map 6855).

Figure 34: (Left) Close-up of above aerial photograph showing part of Otahuri Crescent and Butler House (circled).

1980s



Figure 35: Valerie Muir and her sons sitting outside the former Butler House shortly after her and her husband bought it in 1979 (courtesy of Valerie Muir).



Figure 36: Photograph showing part of the southwest elevation of the former Butler House, following the installation of the swimming pool (in the location of the current neighbouring townhouse) and dining room French doors (courtesy of Valerie Muir).

1.4 Biography: James Dilworth

The following is a biography of James Dilworth from the Dictionary of New Zealand Biography – Te Ara (R. C. J. Stone. 'Dilworth, James', Dictionary of New Zealand Biography, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2d11/dilworth-james>)

Dilworth, James

by R. C. J. Stone

Biography

James Dilworth, the son of Mary Bell and her husband, John Dilworth, a farmer, was born probably at Donaghmore, County Tyrone, Ireland, on 15 August 1815. After a sound education at the nearby Royal Dungannon School, James worked first on his father's farm and then in an Irish bank.

Probably in 1839 James emigrated to New South Wales, then in 1841 he sailed to New Zealand on the Planter. After a brief period exploring prospects at a number of settlements, this lanky young Irishman settled in Auckland as accountant to the New Zealand Banking Company in Princes Street.

Overdue bills ultimately forced the bank to wind up in 1845. This did not deter Dilworth. Equipped with capital (presumably from his family) he had already turned to land buying. Late in 1842 he had bought six acres of Parnell land on which he put a house, and in 1845 bought nearly 100 acres at Takapuna. In 1844 he had acquired more than 150 acres between Mt St John and Mt Hobson. Setting himself up as a farmer he continued to add to this estate, which became in time the most valuable of all the farms in this vicinity. He also acquired properties in the township and throughout the Auckland province. He was the astutest of land buyers.

In the 1860s Dilworth prospered. With the continued growth of Auckland's population his suburban farm, three miles from town, shot up remarkably in value. He also had two strokes of luck: the outbreak of the New Zealand wars led to valuable commissariat contracts, and the government decision to run the tracks of the trunk railway through his estate put generous compensation money into his pocket. In 1882 his properties were estimated to be worth £81,044. However, this figure does not take into account the 225,000 acres of recently bought Maori land in the upper Thames (Waihou) valley, or the Whaiti–Kuranui block, which Dilworth held in partnership with another Ulsterman, the impetuous Joseph Howard.

This speculation miscarried completely. The Whaiti–Kuranui proprietors, and a four-man syndicate which owned the adjoining Patetere block, in 1882 jointly sold their huge landed estate (just on 600,000 acres) to a London company, the New Zealand Thames Valley Land Company. The incorporation brought no ready cash to the pockets of the indebted New Zealand speculators, however, and, because of deepening rural depression, the company failed to sell its farm allotments. Ultimately the banks foreclosed. By the end of the 1880s Dilworth alone of the seven

speculators was not insolvent. Even so, it is estimated that he lost £40,000 or more because of this venture. As an investor in a number of Auckland companies, such as the Auckland Fibre Manufacturing Company, the Thames Valley and Rotorua Railway Company, and the New Zealand Frozen Meat and Storage Company, he suffered losses in other directions as well.

Little is known about Dilworth's private life. He was reserved and left few personal records. On public occasions he merged into the background Cheshire cat-like, leaving speechmaking to others. He was not fond of long explanations. For one who could be gruff and stern he could also be very kind. Loyalty he esteemed: his friends remained true for life. He favoured Irish people as friends, whether they were Catholic or Protestant.

On 12 July 1853 at Otahuhu James Dilworth had married Isabella Hall of Otahuhu. Originally from Ulster, Ireland, she was 24 and he 38. Their marriage was a happy one, although childless. Tradition has it that around 1880 Dilworth built his third and last house on the estate for Isabella. This homestead, although lacking the external impressiveness of most homes of the well-to-do of that era, was a fine spacious house approached through an avenue of shady trees.

Dilworth has an impressive record of public service. He was for 27 years from its opening in 1847 a trustee of the Auckland Savings Bank. As an ardent Anglican of the low church persuasion – he looked askance at 'popish surplices' and excessive ritual – he was a longstanding member of the Diocesan General Trust Board. He served on the Auckland Provincial Council for eight years. Public causes he supported included the kindergarten movement and the YMCA. Education was close to his heart, and he was a member of the Auckland University College council for the last four years of his life.

During his latter years Dilworth suffered from a neurological complaint, perhaps Parkinson's disease. A visitor to the homestead recalled that he shook with 'palsy'. He had a pony carriage made very low and his wife took him driving every day. After giving serious thought to the disposition of his wealth on his death, Dilworth made a will in which the bulk of the estate was bequeathed to the Dilworth Ulster Institute Trust. This was instructed to set up an institute (or school) which would take in and educate boys who were living in straitened circumstances.

James Dilworth died of peritonitis at Remuera on 23 December 1894. His estate was valued at £150,000. Isabella died on 27 February 1910. Dilworth's monument surely is Dilworth School. In less than a century it grew to be one of New Zealand's largest boarding schools.

External links and sources

More suggestions and sources

Dilworth Trust Archives. Dilworth School, Auckland

Holmes, C. O. 'James Dilworth: some early land dealings'. Auckland--Waikato Historical Journal No 50 (1987): 22--26

Obit. New Zealand Herald. 24 Dec. 1894

Pearce, G. L. A heritage in trust. Auckland, 1986

Stone, R. C. J. James Dilworth. Auckland, 1995

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R. C. J. Stone. 'Dilworth, James', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2d11/dilworth-james> (accessed 7 August 2018)

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1.5 Henry ('Harry') James Butler



Figure 37: Photograph of Harry Butler (from 'History' Simpson Grierson website – refer to link in Appendix 1.5.1 below).

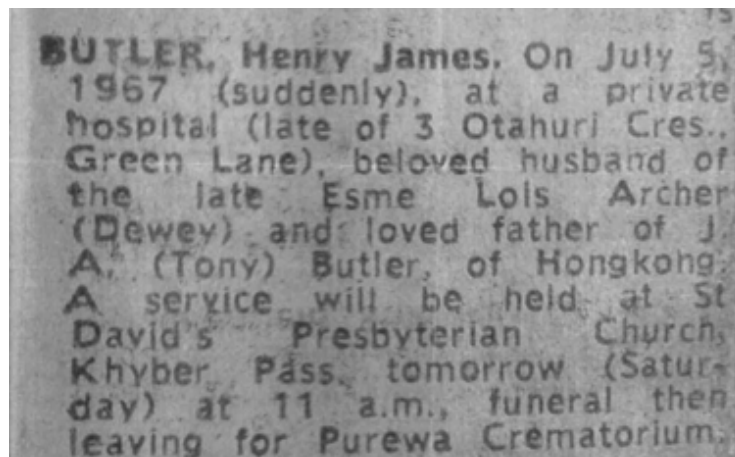


Figure 38: Death notice for Henry James Butler (Auckland Star, July 1967).

1.5.1 Simpson Grierson: 'History'

The history of the legal firm, Simpson Grierson, is set out on the company's website and documents the part Butler White & Hanna played in their early formation. For further details, refer to the slide show found here:

<https://www.simpsongrierson.com/attachments/HTML/ourhistory-2015.html>

Appendix 2: Architectural information

2.1 Architect | Architectural practice

Butler House was designed in 1931 by the firm of notable New-Zealand born architect Llew S. Piper and his partner L. E. Brooker. The Auckland-based practice operated from 1928 to 1937 and was responsible for the design of a variety of residential, commercial, community and ecclesiastical projects.

2.1.1 Llew S. Piper (1892-1975)

Llewellyn ('LLew'⁵⁰) Stanley Piper was born in Dunedin to Charles Albert and Jamima (nee Johnston) Piper.⁵¹ Educated at Southland Boys' High School, Otago Boys' High School and Otago School of Art, he commenced his career as a draftsman in 1910 working first with McDonald & Dunning, Dunedin and later with J. Charlesworth, Wellington.⁵² Following a three-year position as draughtsman in charge of the Works Branch of the Defence Department, Piper established his Auckland-based private practice in 1919 and became a member of the New Zealand Institute of Architects (NZIA).⁵³ With offices at 25 Swanson Street, Auckland, Piper's early commissions predominantly involved the design of Auckland residences, together with a number of public, ecclesiastical and commercial buildings including the Morgan Building, Wellington (1922) and Milne & Choyce Department Store (1923). By 1926, Piper had employed L.E. Brooker as a draughtsman.⁵⁴ Two years later, Piper announced that he had taken Brooker into partnership, who by this time had also become a member of the NZIA.⁵⁵ The firm, located at the Empire Buildings, 14 Swanson Street, became known as Llew S. Piper and L. E. Brooker.⁵⁶



Figure 39: Llew S. Piper (Business Personalities: Mr. Llew S. Piper, *The Commerce Journal*, February 15 1936, 14).

Piper continued to operate independently from 1937, and went on to become one of the leading New Zealand-born architects practicing in the country during the mid-twentieth century.⁵⁷ Adopting a modern architectural style, his designs became considered as important expressions of progressive ideas and modernity. This was visible in the designs of the avant-garde extension to the Warkworth Town Hall (1937) (designed while still in practice with Brooker), the Newmarket's Auckland Electric Power Board (AEPB) Building (1951), and the Auckland Harbour Bridge Toll Plaza Building (1959).⁵⁸ Piper's Bauhaus-like detailed AEPB building might be one of his greatest professional achievements, winning the NZIA 25 Year Award in 1990.⁵⁹

⁵⁰ Sometimes spelt 'Lew'.

⁵¹ Piper, Llewellyn Stanley, *Who's Who in New Zealand and the Western Pacific*, 1938, 407; Obituary, *Auckland Star*, volume LIV, Issue 295, 11 December 1923, 8, Papers Past.

⁵² Piper, Llewellyn Stanley, *Who's Who in New Zealand and the Western Pacific*, 1938, 407; Business Personalities: Mr. Llew S. Piper, *The Commerce Journal*, February 15 1936, 14.

⁵³ Ibid.

⁵⁴ Site for building, *New Zealand Herald*, Volume LXIII, Issue 19336, 25 May 1926, 14, Papers Past.

⁵⁵ Page 7 Advertisements Column 3, *New Zealand Herald*, Volume LXV, Issue 19986, 30 June 1928, 7, Papers Past.

⁵⁶ Ibid.

⁵⁷ Martin Jones, Heritage New Zealand List Entry: Warkworth Town Hall (#7709), 2007.

⁵⁸ Ibid.; 'Former Harbour Bridge Toll Plaza Building', Northcote Point Walk, *North Shore City heritage trails*, 2002.

⁵⁹ Peter Shaw, *A History of New Zealand Architecture*, Auckland, Hodder Moa Beckett, 2003 (3rd ed.), 150; Historic bid for Westfield HQ, *New Zealand Herald*, 18 March 2002, from

https://www.nzherald.co.nz/property/news/article.cfm?c_id=8&objectid=189018

Many of Piper's residential commissions, which included single-family homes and flats, featured in *Home and Building* magazine and a selection of his architectural drawings were exhibited at the Auckland Museum in 1986.⁶⁰



Figure 40: (Above) The AEPB Building on the corner of Remuera Road and Nuffield Street, Newmarket, c.1951 (Auckland Electric Power Board Building, corner of Remuera Road and Nuffield Street., 1950s, PH-NEG-C30160, Auckland Museum).

Figure 41: (Left) The 1923 Milne & Choyce Building, Queen Street, c.1948 (Façade, Mile & Choyce building, 1945-1966, PH-NEG-SP-4667, Auckland Museum).



Figure 42: The Auckland Harbour Bridge Toll Plaza Building, which was finished with bronze windows to withstand the location's salty conditions near the edge of the Waitemata Harbour. The building has been considered a fine example of its era (*Home and Building*, Vol. 22, No. 3, August 1959, 66, from Sheppard Collection P665L, Auckland University Architecture Archive).

2.1.2 Llew S. Piper and L. E. Brooker

The architectural firm of Llew S. Piper and L. E. Brooker (also 'Piper and Brooker') operated for just under 10 years between 1928 and 1937 during which time they were involved with a variety of commercial, public and ecclesiastical projects. Their portfolio included the refurbishment, remodelling and design of several Auckland theatres,

⁶⁰ Auckland Council Heritage Unit records.

recreational facilities such as the Te Puke municipal swimming and rest rooms, and the Waverley Hotel. The practice also designed a number of residential houses, but few architectural drawings or photographs have been found to date to establish any stylistic preferences. Refer also to **Appendix 4**.

The following table lists the known projects associated Llew S. Piper and L. E. Brooker during their time in partnership. The list is not necessarily exhaustive, being largely based on tender notices advertised in newspapers of the time. Whilst some notices include a building name, the majority refer only to the building type and a street or suburb, making it more difficult to make a connection between the notice and a particular building (and if it still exists). It is also apparent that the design of a number of buildings often attributed to Piper were actually undertaken during the time he was in partnership with Brooker.

Date	Name	Location	Type	Source
1928	Residence	Te Puna, Tauranga	Residential	Papers Past
1928	Premier Drapery Co. premises (collaboration)	Palmerston North	Commercial	Papers Past
1928	Residence (wood)	Mt Eden	Residential	Papers Past
1928	Church Hall (additions)	Unknown	Ecclesiastical	Papers Past
1929	Shops for Blue and White Self Help Ltd. (alterations and additions)	Unknown	Commercial	Papers Past
1929	Hall (wood)	Mt Eden	Community	Papers Past
1929	Residence (wood)	Winstone Avenue, Mt Roskill	Residential	Papers Past
1929	Residence	Ranui Rd, Remuera	Residential	Papers Past
1929	Residence	Remuera	Residential	Papers Past
1929	New Rooms, Mount Eden Presbyterian Church	Mt Eden	Ecclesiastical	Papers Past
1930	Hide Store (brick and concrete)	New Lynn	Commercial	Papers Past
1930	Residence (wood)	Mt Albert	Residential	Papers Past
1930	Te Puke municipal swimming baths and rest room	Te Puke	Recreational	Papers Past
1931	Butler House	3 Otahuri Crescent, Remuera	Residential	PI5, Auckland University Architecture Archive
1931	Residence (brick and wood)	Waiata Ave, Remuera	Residential	Papers Past
1931	Tennis Court	Mt Albert	Recreational	Papers Past
1932	Grandstand, Stanley Street	Auckland CBD	Recreational	Papers Past
1933	Waverley Hotel	Waverley, Taranaki	Hotel	Papers Past
1933	Residence	Ruawai	Residential	Papers Past
1933	Shop and office	Te Puke	Commercial	Papers Past
1934	Carlaw Park Grandstand	Parnell	Recreational	Papers Past
1934	Symonds Street Flats	Auckland CBD	Residential	Papers Past
1934	(Roy) Ellis House	Kaipara Flats	Residential	Papers Past
1934	(Len) McWatt House	Kaipara Flats?	Residential	Papers Past

Date	Name	Location	Type	Source
1935	Star Cinema (former Arcadia Theatre) refurbishment	K Road	Theatre	Papers Past
1936	Residence (wood)	Mission Bay	Residential	Papers Past
1937	Mission Bay Theatre	Mission Bay	Theatre	Papers Past
1937	Delta Theatre, New Lynn remodelling	New Lynn	Theatre	Papers Past
1937	Warkworth Town Hall, alterations and addition	Warkworth	Civic	Papers Past
n.d.	Jones House	Coombes Road, Remuera	Residential	Building Today, Jan-March 1937
n.d.	Hoskins House	Hauraki Road, Takapuna	Residential	Building Today, Jan-March 1937
n.d.	Holmden House	Korau Road, One Tree Hill	Residential	Building Today, Jan-March 1937
n.d.	Kings Theatre	Te Puke	Theatre	PI10, Auckland University Architecture Archive
n.d.	Catholic School	Hastings, Hawkes Bay	Educational	PI10, Auckland University Architecture Archive



Figure 43: The Art Deco-style Berkeley Picture Theatre in Mission Bay (from *A Theatre by the Sea, Home and Building*, Vol. 3, No. 4, August 1939, 33, PI5 Auckland University Architecture Archive).



Figure 44: At the time of its inception in 1937, the extension to the Warkworth Town Hall was regarded as an expression of progressive ideas. The design is often attributed to Llew S. Piper, but was undertaken when in partnership with L. E. Brooker (from *The historic Warkworth Town Hall opens to the public*, *Rodney Times*, recorded in [Stuff](#), 7 March 2017).



Figure 45: Drawing produced by Piper and Brooker for a Catholic School in Hastings, Hawkes Bay. The building was designed with Spanish Mission influences (PI8, Auckland University Architecture Archive).



Figure 46: Drawing produced by Piper and Brooker of King's Theatre in Te Puke, also designed with Spanish Mission influences (PI8, Auckland University Architecture Archive).

2.2 Architectural drawings

1931: Block plan

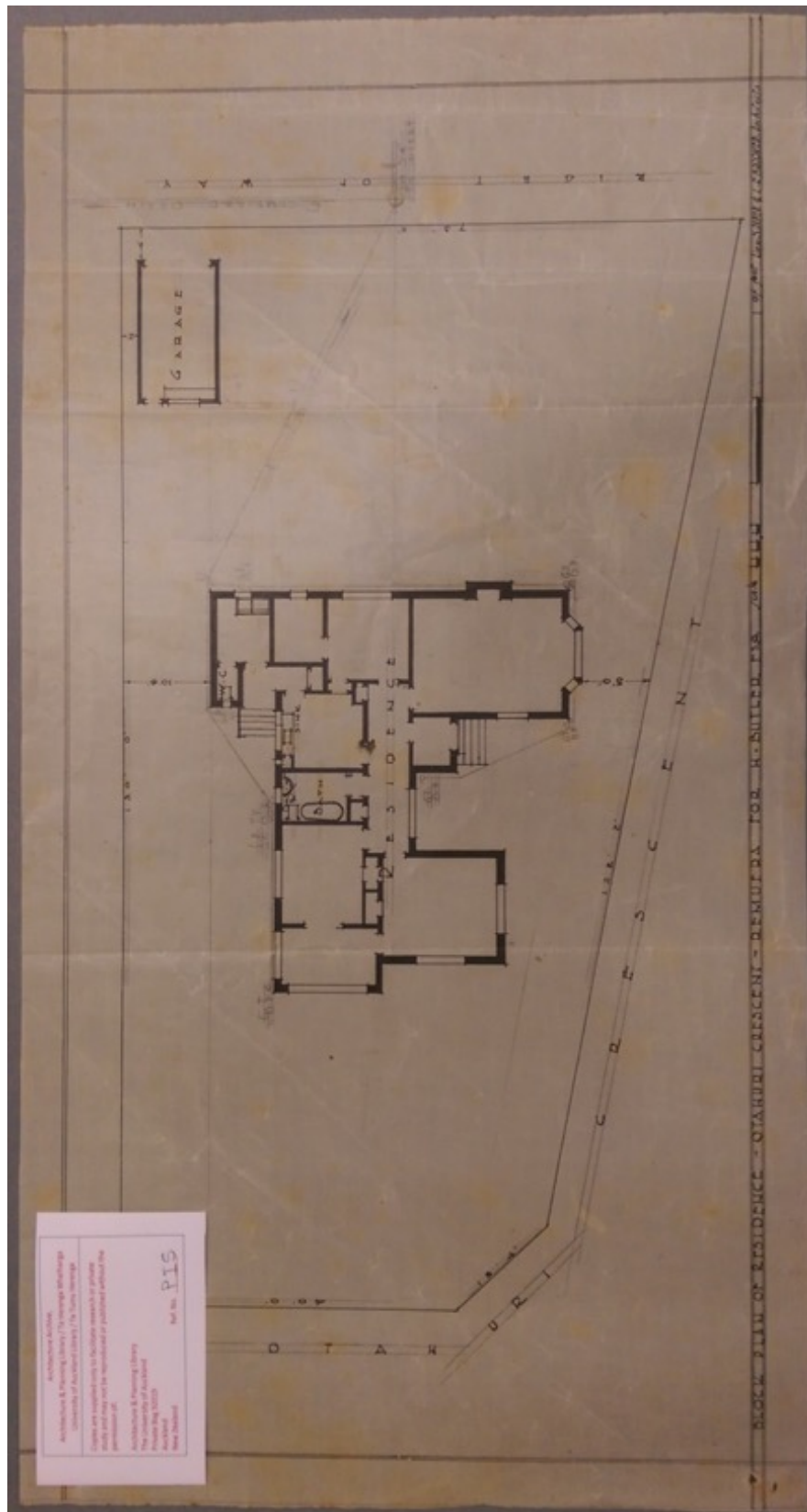


Figure 47: Block plan showing the proposed residence and garage at 3 Otahuri Crescent, 1931. The plan shows the architects' names as Llew S. Piper and L. E. Brooker (PI5, Llew S. Piper Collection, Architecture Archive, University of Auckland Libraries and Learning Services).

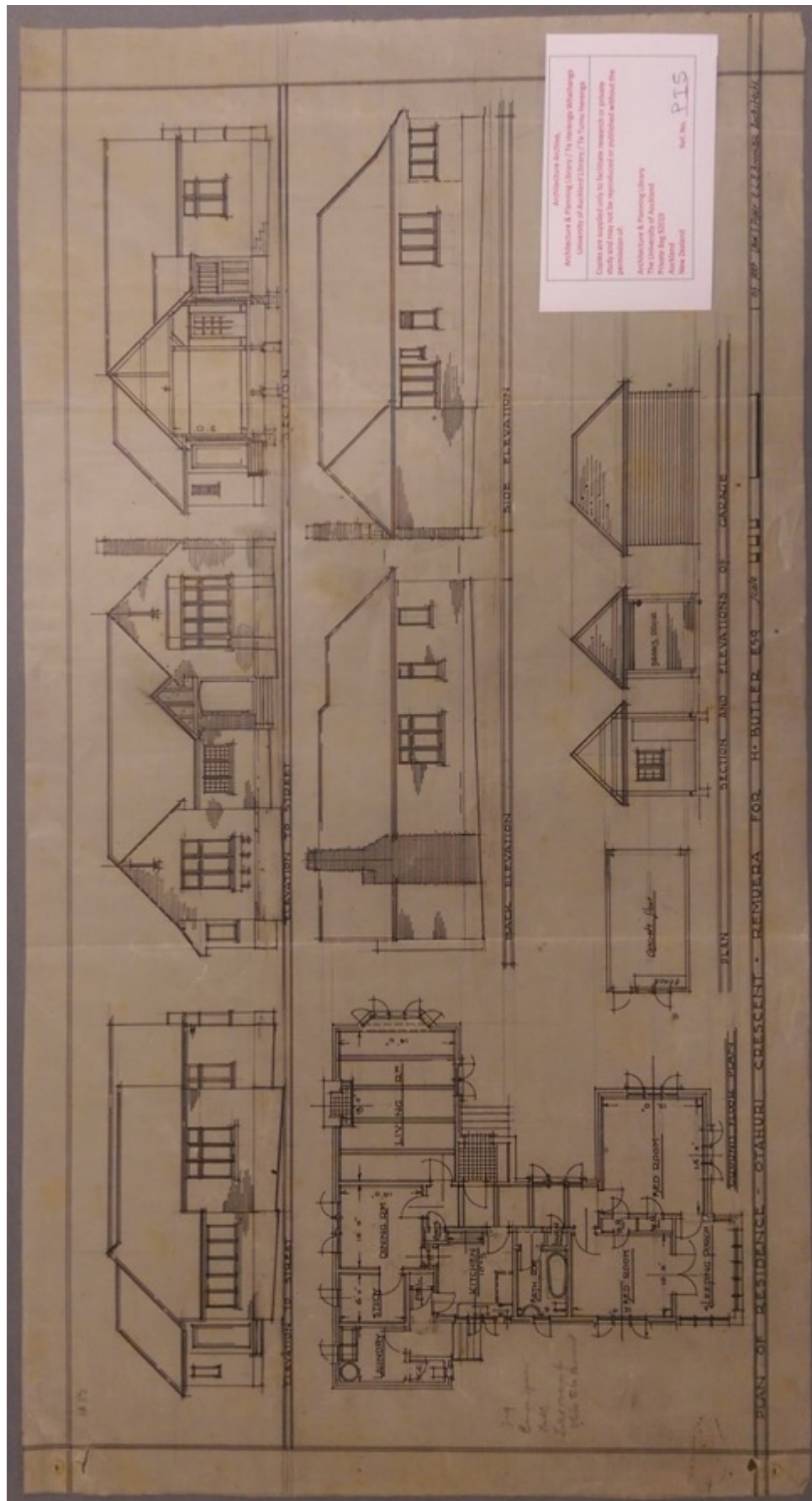


Figure 48: Architectural drawings showing the plan and elevations of the residence and garage at 3 Otahuri Crescent, 1931. The drawing shows the architects' names as Llew S. Piper and L. E. Brooker (PI5, Llew S. Piper Collection, Architecture Archive, University of Auckland Libraries and Learning Services).

2006: Conservatory addition

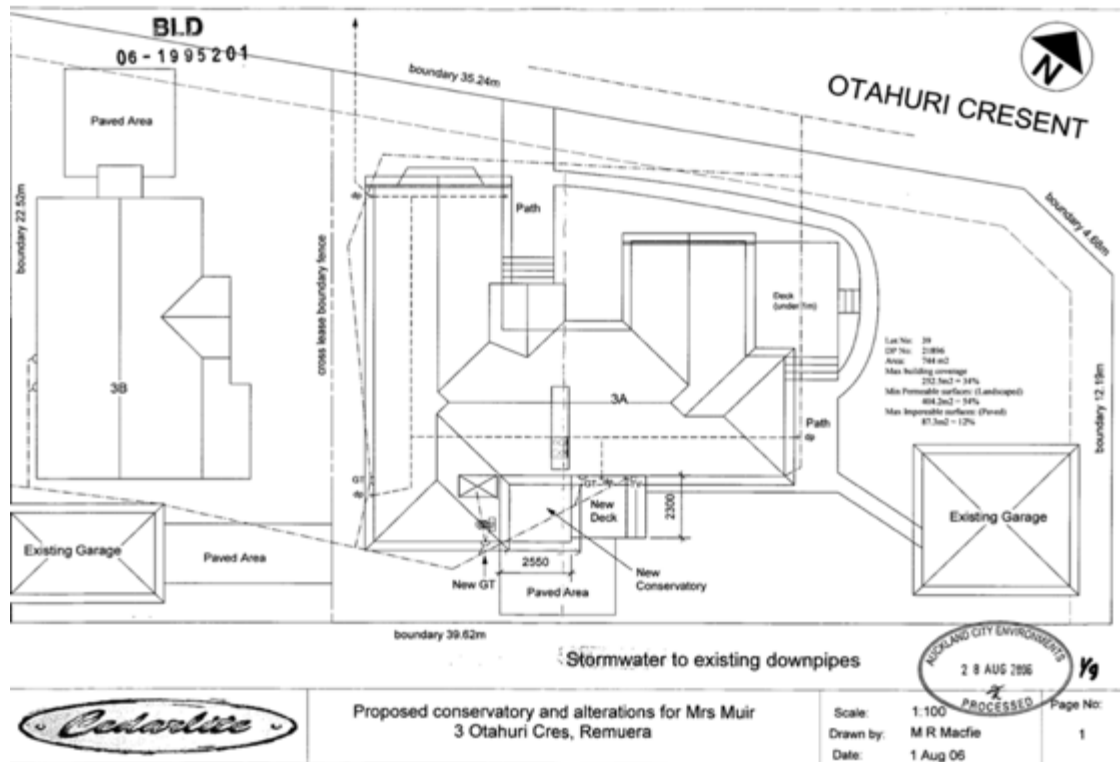


Figure 49: Site plan showing the subject building and the proposed location of the new conservatory, 2006 (Auckland Council property records).

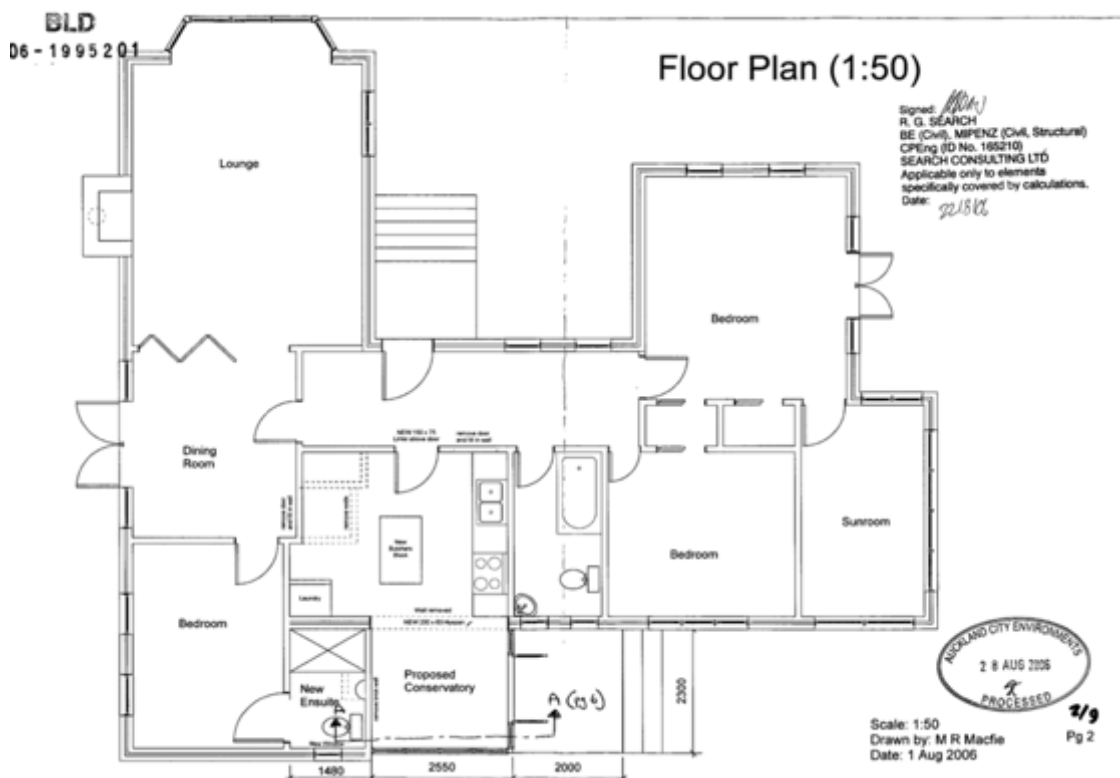


Figure 50: Floor plan of the former Butler House in 2006, when the conservatory was proposed (Auckland Council property records).

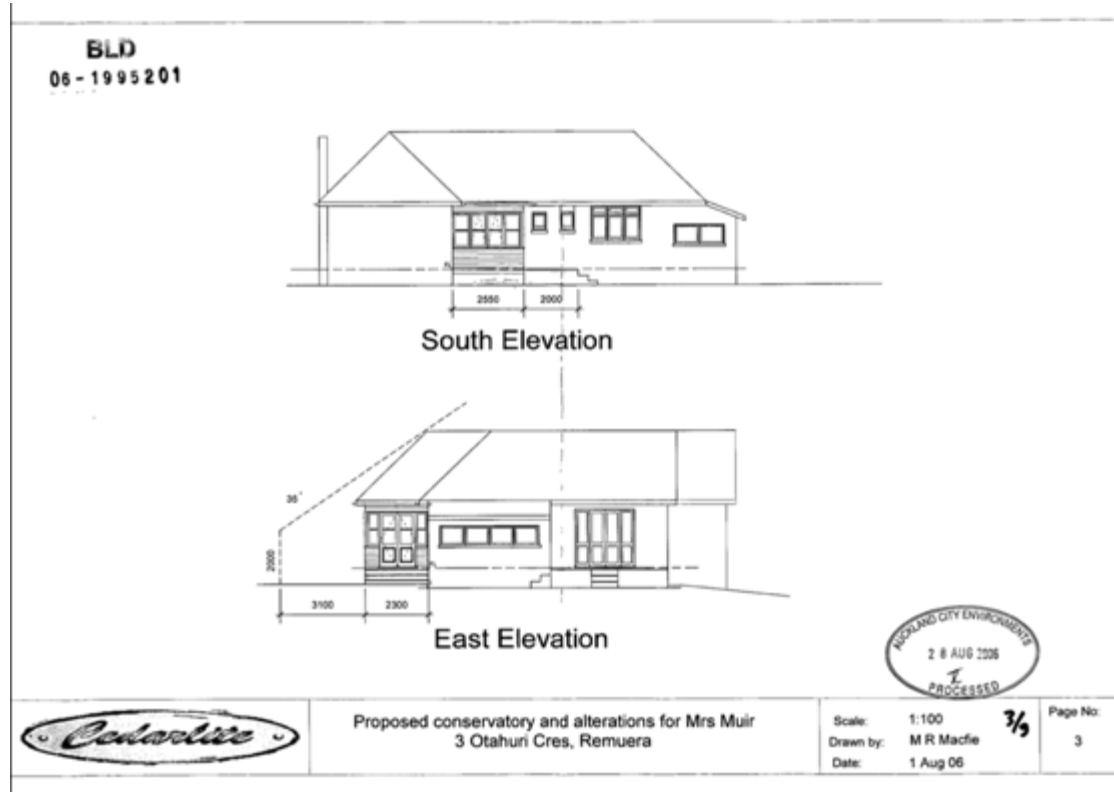


Figure 51: South and east elevations of the subject building in 2006, showing the proposed conservatory (Auckland Council property records).

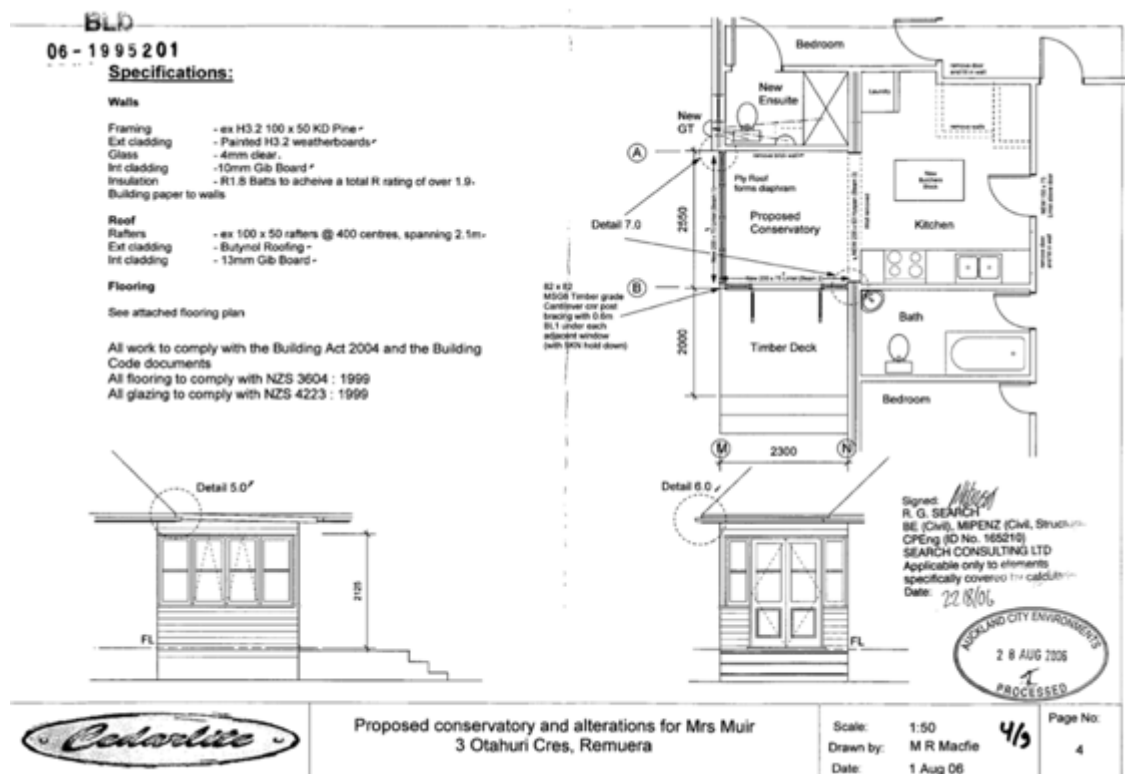


Figure 52: Showing the conservatory added to the rear elevation in 2006 (Auckland Council property records).

Appendix 3: Photographic record

The following photographs were taken by The Heritage Studio Limited in July 2018.

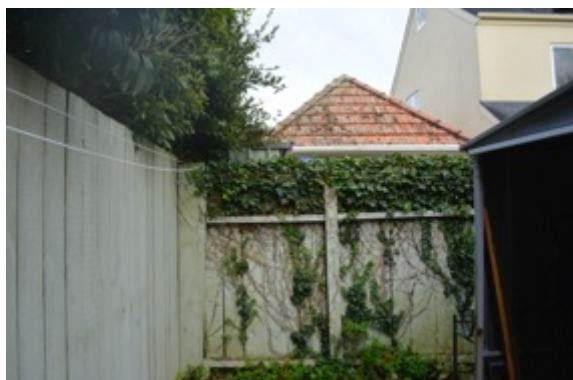
Exterior





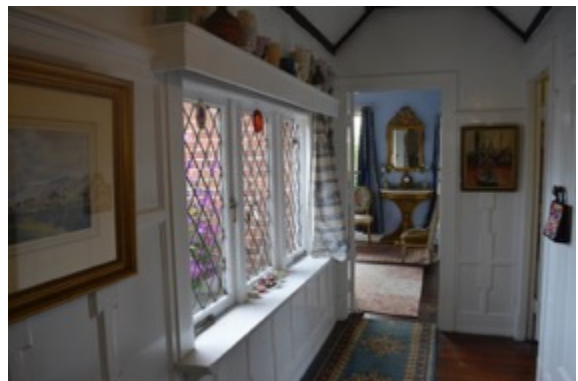




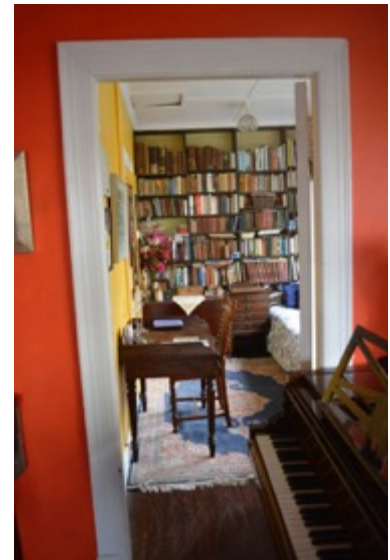
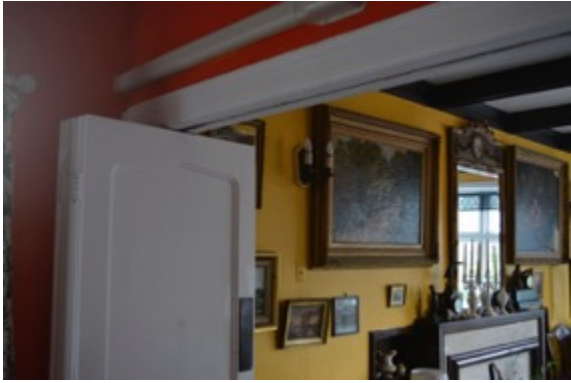


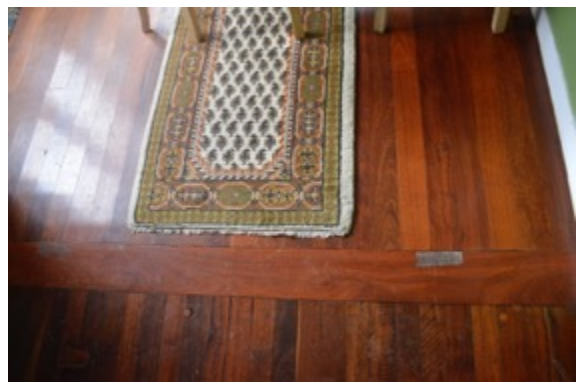
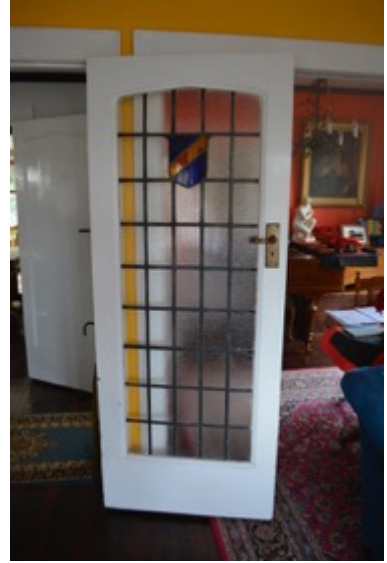
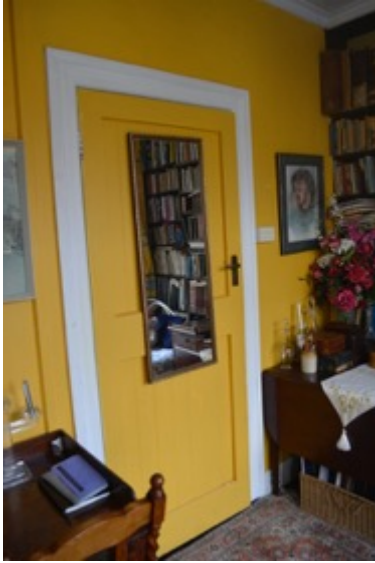


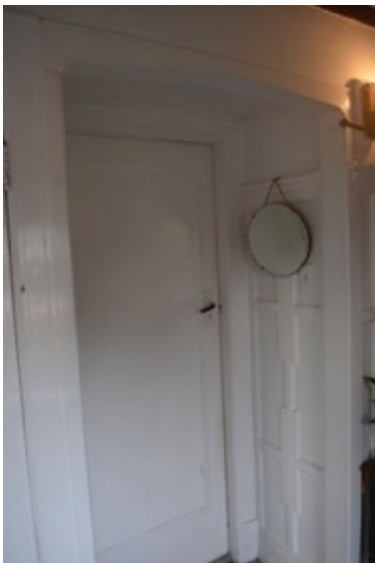
Interior

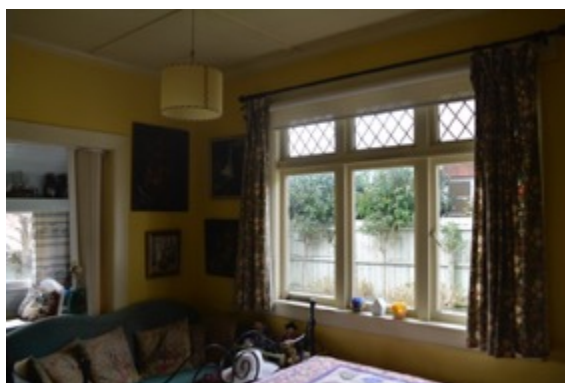
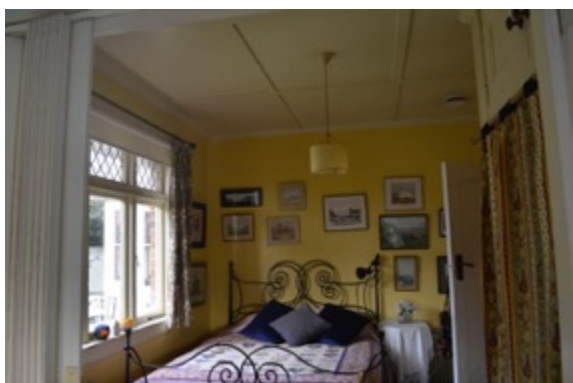
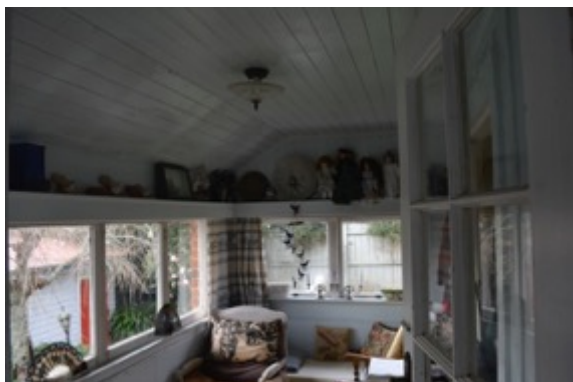












Context





Appendix 4: Comparative analysis – supplementary information

The following documentation provides supplementary information to section 6.0 of the report by attempting to identify places that can be compared to the former Butler House. The analysis is a broad one, focussing on general comparisons with local buildings that either share similar architectural qualities or were designed by the same architect/architectural firm. Examples shown in this section are based on *known* places within the locality (style) or region (architect) that have assisted in the analysis. It is acknowledged that further targeted research leading to a more comprehensive comparison with other heritage places within a broader geographic context may yield further information.

Arts and Crafts in Remuera

The former Butler House appears to have been influenced by the Arts and Crafts style, which abounded in Remuera during the early decades of the twentieth century. As can be seen from the following photographs, they were often large, two-storey architect-designed residences that incorporated a variety of material finishes. Whilst the former Butler House shares some stylistic and physical qualities with these well-known examples, it stands apart as a modest example of the style with a design also influenced by a changing architectural climate.



Figure 53: Guisnes Court, the first Auckland residence designed by architect, Roy Keith Binney. The former Butler House, has, on a far more modest scale, a similar linear plan with projecting bays (from Peter Macky and Paul White, *Coolangatta A Homage*, 2010, 50).



Figure 54: Wrigley House (Former) designed by notable Arts and Crafts architect, Gerald E. Jones. It was constructed between 1911 and 1912 and features a roughcast and shingle walls and Marseilles tile roof (C. O'Neil, 2011).



Figure 55: Designed by architect, Sholto Smith on Upland Road in c.1920, this building has elements of the Arts and Crafts and Tudor Revival styles. The porch of the former Butler House features Tudoresque detailing (from Jenny Carlyon and Diana Morrow, *A Fine Prospect: A History of Remuera, Meadowbank and St Johns*, 2011, 255).

The English Cottage Revival style

Whilst some architects stayed true to the Arts and Crafts principles, others adopted an aesthetic more akin to the Garden City/Suburb movement, designing a scaled-down adaptation that became known as the English Cottage style. The 1930s saw the revival of the style, with distinguishing features such as asymmetrical gable roofs with shingle or 'Tudor' surface treatments. Variations of the design were developed with the help of pattern book designers, which enabled builders to reproduce the style for those of more modest means, and often formed part of larger 'estate' or group developments during the 1930s.⁶¹ Despite some similarities in the scale and the use (to varying degrees) of Tudor surface treatments between the former Butler House and these examples, there are key points of variance in their plan and form.



Figure 56: Examples of the English Cottage Revival style residences, designed to a bungalow plan. These group form part of the 'Renown Estate' in Balmoral, which was developed during the mid-1930s. They reveal the variety of designs applied, including varying degrees of Tudor surface treatment (Auckland Council, 2013).

⁶¹ Jeremy Salmond, *Old New Zealand Houses*, Auckland, Reed Publishing (NZ) Limited, 1986, 212-18.

Piper and Brooker: Known residential examples



Figure 57: Residence on Coombes Road, Remuera designed by Piper and Brooker for Raymond C. Jones featuring a timber weatherboard exterior and Marseille tile roof (Building Today, Vol. 1, No. 2, Jan-March 1937, 26, from Sheppard Collection P665L, Auckland University Architecture Archive).



Figure 58: Residence on Hauraki Road, Takapuna designed by Piper and Brooker for C. P. Hopkins. It appears to share some similarities with the house above (Building Today, Vol. 1, No. 2, Jan-March 1937, 27, Sheppard Collection P665L, Auckland University Architecture Archive).

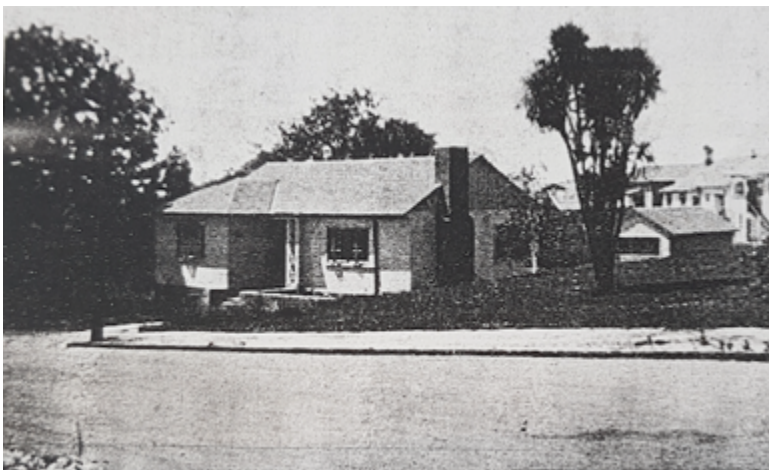


Figure 59: Modest residence on Korau Road, One Tree Hill designed by Piper and Brooker for Miss D. Holmden featuring exterior weatherboards, brick base and a shingle tile roof (Building Today, Vol. 1, No. 2, Jan-March 1937, 26, Sheppard Collection P665L, Auckland University Architecture Archive).

Examples of Llew S. Piper's varied residential designs

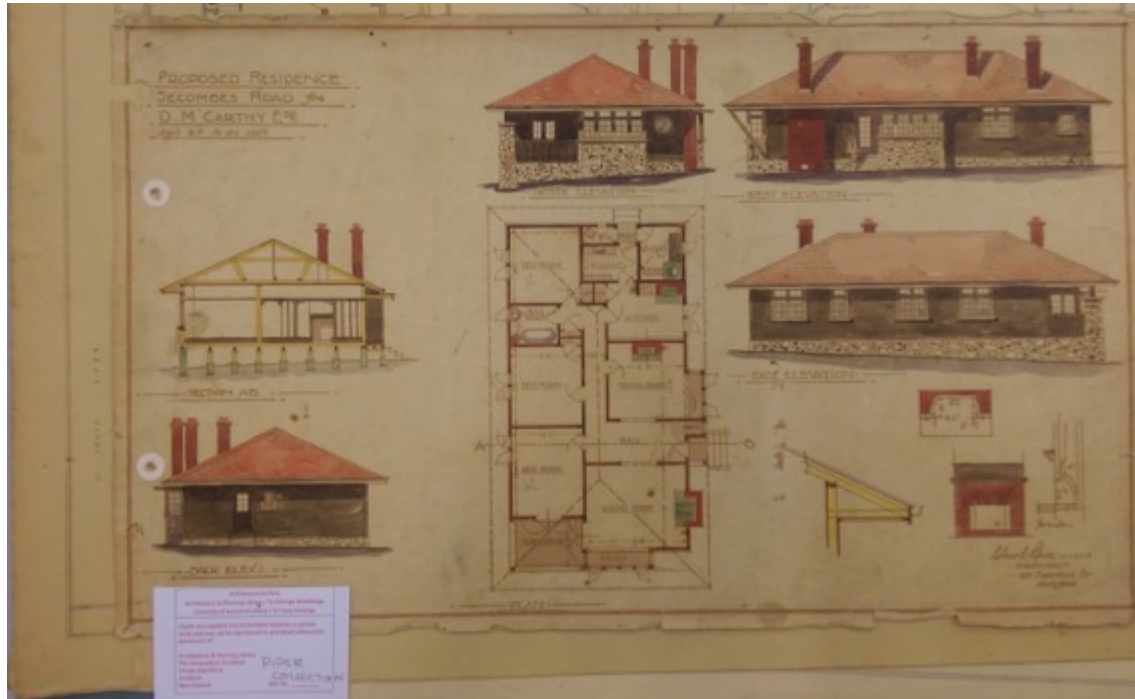


Figure 60: Proposed residence on Seccombes Road designed by Llew S. Piper for D. M'Carthy, c.1920s, influenced by the Arts and Crafts style. Note the use of a stone base. The roof has now been replaced with corrugated metal and the weatherboards painted white (Piper Collection, Auckland University Architecture Archive).



Figure 61: Sketch plan for residence on Victoria Avenue designed by Llew S. Piper for V. Noton, n.d. with English Cottage Revival influences (Piper Collection, Auckland University Architecture Archive).

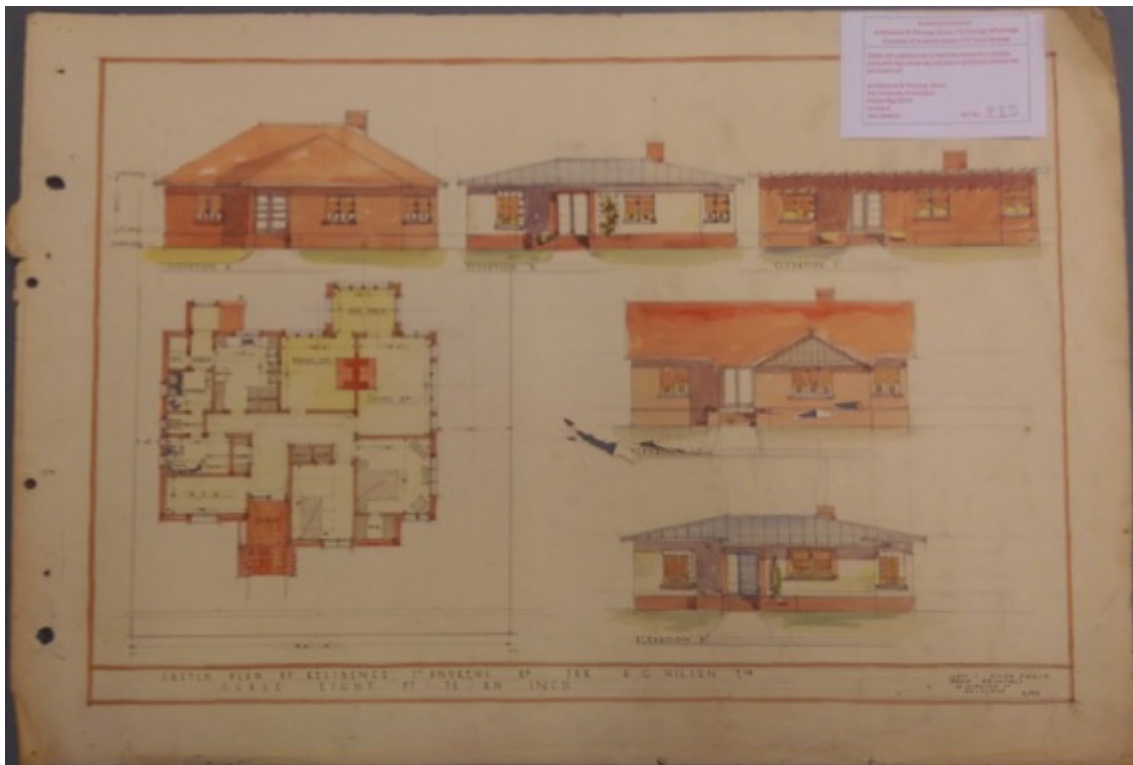


Figure 62: Sketch plan of residence on St Andrews Road designed by Llew S. Piper for A. G. Wilson, 1943(?), showing a several renderings of elevations (P15, Auckland University Architecture Archive).

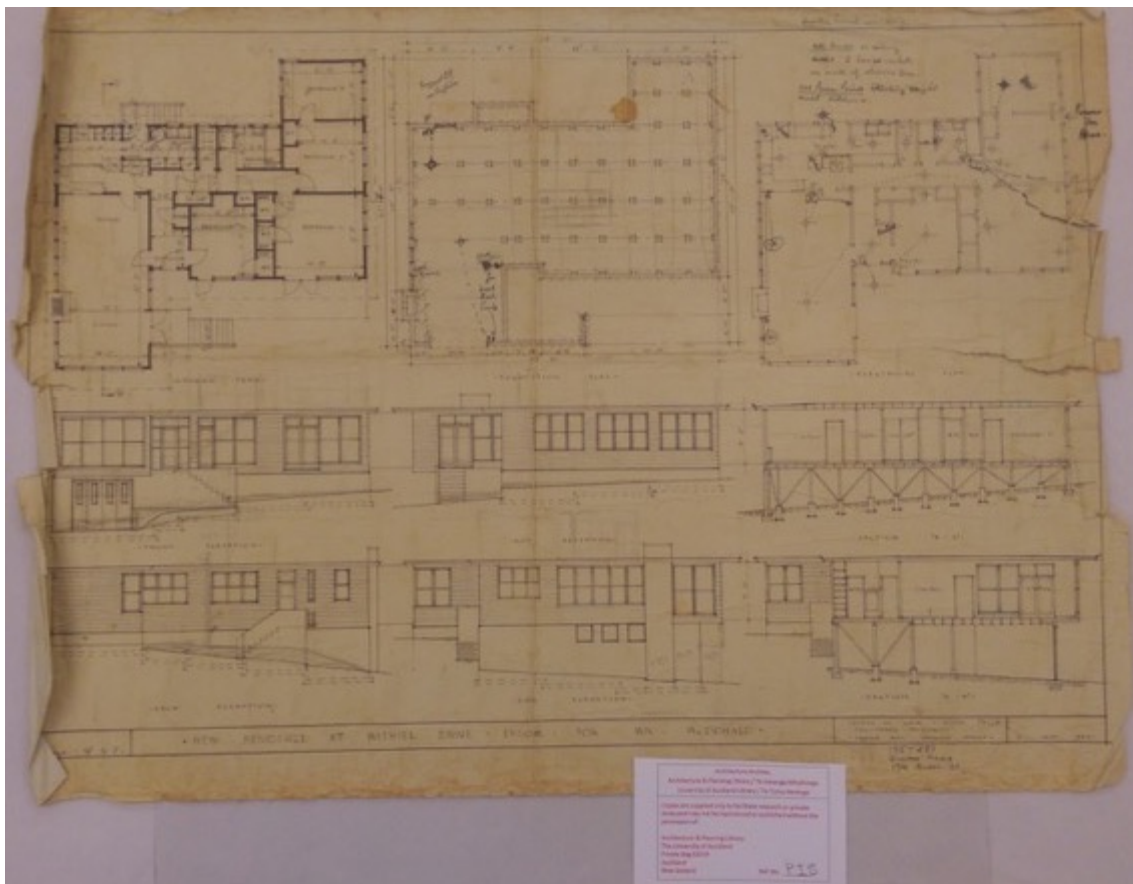


Figure 63: Residence on Withiel Drive, Epsom designed by (office of) Llew S. Piper for Mr McDonald, 1947, which adopts a more modern design. At this time, the Living and Dining rooms are one space, accessed via a long corridor (similar to the former Butler House) (P15, Auckland University Architecture Archive).

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