

Historic Heritage Evaluation

Glenholm

37 Portland Road, Remuera



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

June 2018

Final

Acknowledgements:

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Cover image: Glenholm, west elevation (The Heritage Studio Ltd. (THS) 2018).

1.0 Purpose

The purpose of this document is to consider Glenholm, 37 Portland Road, Remuera against the criteria for evaluation of historic heritage in the Auckland Unitary Plan Operative (**AUP**).

The document has been prepared by Carolyn O’Neil of 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	37 Portland Road, Remuera, Auckland 1050
Legal description and Certificate of Title (CT) identifiers	Pt Lot 5 DP 18802 NA 632/279
NZTM grid reference	NZTM: X coordinate 1759882.08 and Y coordinate 5917298.39 ¹
Ownership	G. Matthews, B. S. Parkinson and C. N. Lord
Auckland Unitary Plan zoning	Residential – Single House Zone
Existing scheduled item(s)	None
Additional controls	Built Heritage and Character Overlay: Special Character Areas Overlay Residential. Natural Heritage Overlay: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay; and Regionally Significant Volcanic Viewshafts Overlay Contours. Control: Macroinvertebrate Community Index.
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	Yes. The place is the site of human activity before 1900 but is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference(s)	None
NZAA site record number(s)	None

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

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.

Site visits were conducted from the public realm during May 2018. Access onto the property was not made, so descriptions have been based on photographic records, architectural plans and those parts of the building visible at the time of inspection.

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** for a more comprehensive, fully referenced and illustrated historical background and supporting information.

The land upon which Glenholm was built originally formed part of the Ōhinerau block II. First auctioned in the 1850s, the block comprised some of the most valuable land in Remuera with its scenery and relatively close proximity to town making it an ideal location for Auckland's most prosperous individuals and families. Archibald Clark (1805-1875) and his family were one such example. A successful entrepreneur, establishing the thriving business of Archibald Clark and Son(s), Clark was one of the earliest and most prominent merchants to purchase land in Remuera during the 1850s and 1860s. Between 1851-2, he became the first Mayor of Auckland, a position that was later taken up by his son, James McCosh Clark (1833-1898), who became prominent in the civic and commercial life of mid to late-nineteenth century Auckland. Over the subsequent decades, Archibald Clark and his three sons collectively acquired over 30 acres of land along Remuera and Portland roads. During this period of economic buoyancy, the family's landholdings were so extensive that Portland Road was originally named Clark's Road.

In 1867, James Clark gifted one of his allotments (Allotment 31) to his sister, Margaret Stevenson (nee. Clark). Margaret was married to James Young Stevenson, a distant relative of renown Scottish writer Robert Louis Stevenson. He was a partner in the family firm of Archibald Clark and Sons, managing the business while his father-in-law and brother-in-law pursued their political careers, and took an active role in the foundation of St Luke's Church. In 1868, the Stevensons built their residence 'Glenholm', which would remain in the family's ownership for over five decades.

Built on approximately nine acres of land, Glenholm was a substantial two-storey timber residence of square plan with a slate roof and wraparound verandah. The house comprised a number of large ground-floor rooms accessed via a central hallway, and seven first-floor bedrooms. Surrounding the residence was a two-acre garden, an orchard, tennis court, vinery, a large vegetable garden, an area kept in bush and another portion of land used for grazing. Outbuildings included a washhouse, L-plan stable, coach house and a number of sheds. A reflection of their social status, the Stevensons employed a number of people to assist with the running of the estate,

including household servants, a coachman/groom and a gardener. They also hosted family weddings and parties, often entertaining other high society families.

On its completion, Glenholm became one of an increasing number of grand Remuera residences that were built in park-like settings and were home to some of the most influential and prosperous individuals in the country. This comparatively high number of affluent residents and substantial residential estates gave rise to Remuera being labelled an “*aristocratic suburb*”² by *Brett’s Auckland Almanac* in 1883. This sense of exclusivity was firmly rooted in the establishment of a number of grand houses between the 1850s and 1880s. Some of the earliest included ‘Ellerslie House’ (1853) and ‘The Tower’ (1855), built for illustrious landowners and brothers Robert and David Graham respectively, in addition to ‘Remuera Point’ (mid-1850s), ‘Charleville’ (1856), ‘Woodville’ (1856), ‘The Priory’ (1857), ‘Waimarama’ (c.1860), and ‘Oaklands’ (1860s). Each was set in extensive grounds, with ornamental gardens, orchards and stables. Following the construction of Glenholm in 1868, several other grand residences were erected. These included ‘Dunholme’ (1870s), ‘Roselle’ (1879), ‘Waitaramoa’ (c.1882), ‘Buckland House’ (1884), ‘Stradcona’ (1885), ‘The Whare’ (1886) and ‘Woodcroft’ (c.1888). Stradcona and The Whare were also built on Portland Road.

Following the deaths of J. Y. Stevenson in 1878 and Margaret Stevenson in 1910, ownership of the estate transferred from Margaret’s brothers (including James McCosh Clark) to two of her sons. In 1915, the first subdivision of the Glenholm estate took place. Subdivided into eight lots, Glenholm occupied Lot 4, which was purchased by Trade Commissioner, William Beddoe in 1920. At the end of 1924, the property was advertised for sale as a “*substantial house of 11 rooms*”³ that benefitted from harbour views and park-like grounds. It was acquired by John Russell several months later, who promptly subdivided the property into a further six lots. Occupying Lot 5 of the subdivided land, Glenholm underwent its first recorded changes in 1925, which included internal alterations and the erection of a brick and asbestos garage. In 1926, plans were drawn up for the replacement of the building’s wraparound verandah with a two-storey porch, illustrating changing architectural preferences at a time when the ‘bungalow’ had supplanted the ‘villa’ as the residential style of choice.

Glenholm continued to change hands over subsequent decades. Elizabeth Moorhouse acquired the property in 1927 and sold a small portion of the south-eastern corner of the site to neighbour, Albert Whyte a year later. Between 1932 and 1949, the property was in the ownership of the friendly society, ‘Trustees for the time being of the Court City of Auckland Number 3978 Ancient Order of Foresters’ and for a short period during 1940, was advertised as the Alan Moor Resting Home.

In 1949, Glenholm was purchased by Ruby Richards and plans were submitted for the conversion of the property into flats. This approach of utilising larger homes for multiple dwellings was becoming increasingly common in the post-Second World War era, and had long been established as a popular trend in residential living. Works involved the enclosure of the two-storey porch and its incorporation into the living accommodation; the creation of new entrance doors and outdoor steps; and the removal of the internal staircase. In 1965, further alterations were undertaken to reduce the number of flats from four to three. The property was acquired by Auckland contractor, Brian O’Connor in 1978 and transferred to David Collinson and his wife, Vanessa in 1980.

Soon after their purchase of Glenholm in 1980, the Collinsons, together with their architect, developed a scheme to convert the building back into a single-family

² Henry Brett, *Brett’s Auckland Almanac*, Auckland, 1883, 83, referenced in Jenny Carlyon and Diana Morrow, 2011, 46. This term was also applied to neighbouring Epsom.

³ Page 4 Advertisements Column 5, *New Zealand Herald*, Volume LXI, Issue 18894, 17 December 1924, 4, Papers Past. Refer to **Appendix 1.5**.

residence. The extensive proposals saw the removal of the two-storey porch and reinstatement of the front (north) entrance and wraparound verandah – a key feature of the building's original construction; the repair and/or replacement of double-hung sash windows (by this time, those on the west elevation were multi-paned) and reinstatement of the internal staircase; the blocking up of later openings and removal of fire escape steps; the installation of French doors and the erection of a pergola. The interior was arranged to comprise four principal ground floor rooms and five first floor bedrooms. Careful attention to detail resulted in the design of the verandah and steps in a manner that, although not identical, closely reflected the building's original construction. This 'restoration' was undertaken at a time when Remuera's grand old houses were coming under increasing threat by infill development pressures, often in the guise of townhouses and apartments, which were gradually changing the face of one of Auckland's oldest suburbs. Several of Remuera's earliest mansions such as Charleville, The Priory, Dunholme, Waimarama, and Stradcona had by this time been demolished or destroyed by fire, while others such as The Tower, Waitaramoa, and Roselle had been incorporated into school complexes.

Further changes in the 1980s included the erection of a double garage, the installation of a swimming pool in the north-east corner of the site, and the construction of a conservatory on the east elevation. Glenholm changed hands a couple of times during the mid-1990s. In 2002, the property was purchased by John and Janet Cousins and Hamish Spencer, who went on to carry out alterations to the residence and garage over the following couple of years. In 2003, proposals were drawn up for modifications to the garage loft and a small addition to the rear (south) elevation. The following year, further proposals were developed for the erection of a new conservatory (in lieu of the existing); the extension of the verandah along the east elevation; the replacement of a window on the east and west elevations with French doors; and the renewal of part of the roof cladding and roof and first-floor ceiling timbers.

In 2008, current owners, Graham Matthews, Belinda Parkinson and Christopher Lord acquired the property. It remains in use as a single residence.

5.0 Physical description

A site visit was undertaken on 17 May 2018. Access onto the property was not made, so descriptions have been based on photographic records, architectural plans and those parts of the building visible at the time of inspection. Refer to **Appendix 2** and **Appendix 3** for architectural plans and a full photographic record.

5.1 Location, context and site

Glenholm is located within Remuera, one of Auckland's oldest and most affluent residential suburbs. Remuera is situated approximately four miles to the east 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 the southern motorway (State Highway 1) respectively. Remuera comprises a mixture of medium density residential, commercial and mixed-use development, and is characterised by its strong collection of residences, many in mature grounds, its distinctive landforms that include maunga, ridges and valleys, and its historic commercial centres.

The subject site (37 Portland Road) is situated on the north-eastern slopes of Mount Hobson, near the southern end and on the eastern side of Portland Road, a long residential street that runs roughly south to north connecting Remuera Road with Hobson Bay. The roadside property encompasses an area of land measuring approximately 1,598m² that is bordered by high-level hedging and interspersed with

mature trees that partially screen the residence from view. Positioned along the west boundary is a set of close-boarded timber gates flanked by a pair of masonry gate posts that provide access onto the site from Portland Road. A driveway extends from the gates along the southern boundary towards the garage and a parking area is situated within the western portion of the site. Neighbouring properties generally comprise a mixture of nineteenth and twentieth century residences, with notable early examples including The Tower (1855), now part of King's School at the corner of Portland and Remuera roads and The Whare/Wharema (1886) at 34 Portland Road.

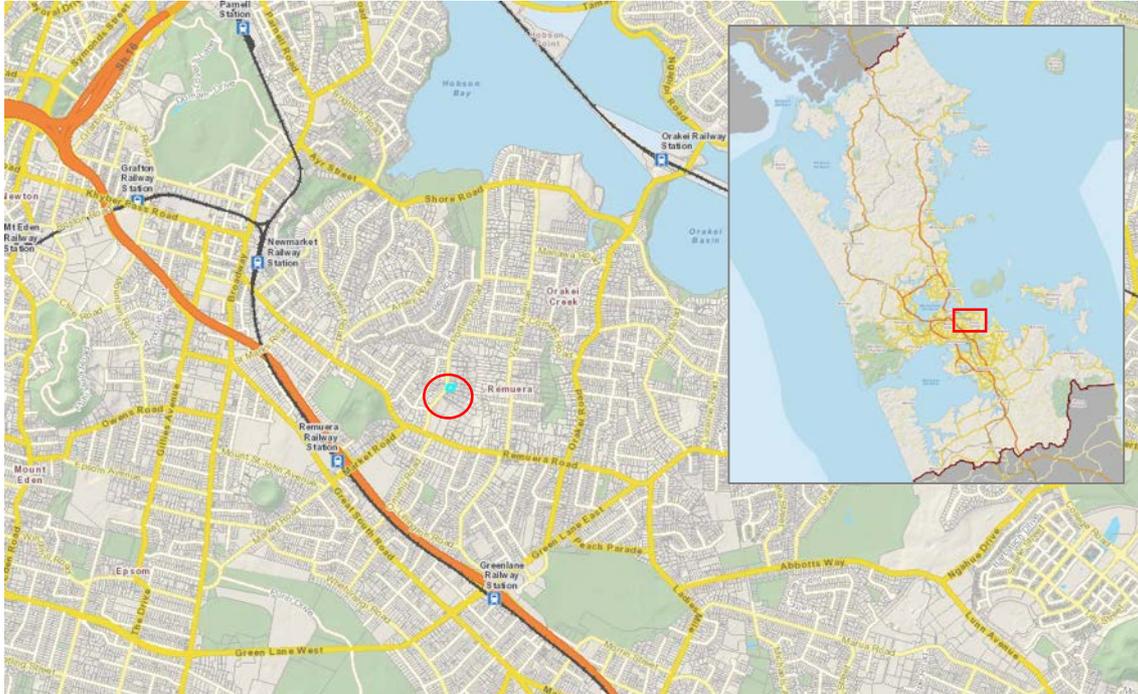


Figure 1: Map showing the subject site (circled) within Remuera, and the location of the suburb within the broader region (inset) (Auckland Council GeoMaps).

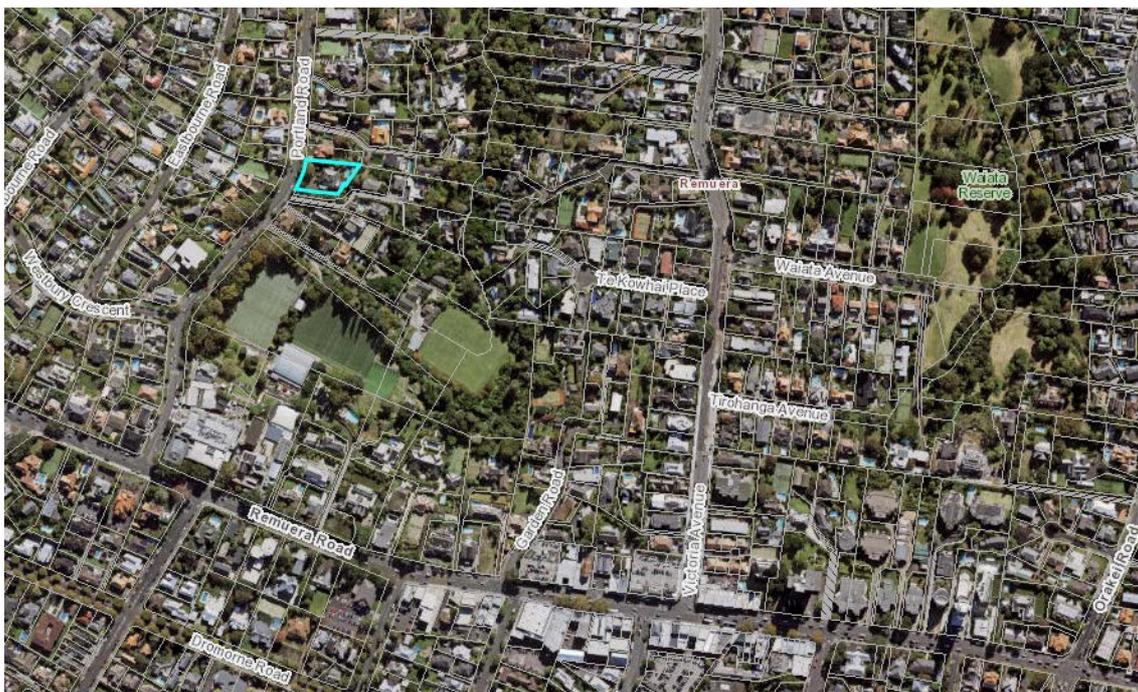


Figure 2: Aerial image showing the location of the subject site – 37 Portland Road – within its Remuera context (Auckland Council GeoMaps).

The main house occupies the centre of the site and its principal elevation is orientated to the north, capturing views out towards the Waitemata Harbour. The storey-and-a-half timber garage is situated directly to the south of the house, while the swimming pool, partially surrounded by decking, is positioned in the property's north-eastern corner. The highly vegetated garden comprises a mixture of mature trees, hedging, low-level planting and areas of lawn.



Figure 3: Aerial image showing the CT boundary for 'Glenholm', which is centrally located on the site addressed 37 Portland Road (Auckland Council GeoMaps).

5.2 Exterior

Glenholm is a large two-storey timber residence that reflects the simplified Georgian style that characterised some of New Zealand's earliest colonial buildings. Built over an extended square plan, the timber-framed structure is clad in plain timber weatherboards while its central-gutter hipped roof is covered in corrugated metal. Two prominent corbelled and plastered chimneys with metal cowls extend from the roof. Each side of the stacks feature a pattern of recessed rectangles. An enlarged single-storey timber addition with roof deck is positioned on the south (rear) elevation, which links the principal dwelling with the garage. The construction of the storey-and-a-half double garage matches the main house, with plain timber weatherboards, a corrugated metal hipped roof with cupola and dormer windows. On the southern end of the west elevation, a modern timber conservatory with hipped roof and lantern sits adjacent to an area of decking which leads to the garden via a set of steps and onto the pool area.

At the north (front) elevation, a set of centrally-positioned steps provide access onto the wraparound verandah. Extending the width of the building's frontage, the structure returns slightly onto the west elevation and runs along the east elevation to the conservatory. The verandah features a concave roof canopy covered with corrugated metal that is supported on a series of chamfered timber columns arranged in pairs. A decorative trellis frieze sits beneath the fascia board, which is embellished with plain timber brackets that are also incorporated into the balustrading. Fenestration generally comprises a mixture of traditional and modern timber joinery. A series of double-hung sash windows are positioned on each of the four elevations, many of which feature the triple-pane sashes with vertical glazing bars that are visible on early photographs of the house, while those on the west elevation have later multi-paned units. Smaller sash and casement windows have been incorporated into the east and south elevations and into the west elevations of the rear wing and single-storey addition. The formal entrance is centrally positioned on the north elevation and comprises a panelled door, side lights and top-light. The doorway is flanked by two large French doors with side

and top-lights, which replaced earlier (at least one bay) windows. Similar sets of French doors are likely to feature on the east elevation, while a smaller set has been installed on the west elevation. Four of the openings on the latter elevation have shingle-covered sun-hoods. Two glazed openings, one with a fan-light, provide access onto the rear first-floor deck, which is edged with square balustrading. Those windows and doors visible are framed by profiled timber architraves and plain sills. Decorative eaves brackets sit beneath the soffit of the principal roof and have also been incorporated as an embellishment on the rear addition and garage.



Figure 4: Glenholm viewed from Portland Road. The principal building is orientated to the north (THS, 2018).



Figure 5: The west elevation and part south (rear) elevation of Glenholm, showing its central-gutter roof with prominent chimneys and first-floor double-hung sash windows (THS, 2018).



Figure 6: Part of the west elevation showing the first-floor double-hung sash windows and a portion of the wraparound verandah (THS, 2018).

5.3 Interior

The interior of Glenholm was not accessed, however, records indicate that whilst it has undergone changes to accommodate its conversion into flats and back to a single residence, its layout, particularly on the ground floor, is not too dissimilar to its original arrangement. Principal ground floor rooms are accessed via a central hallway that runs north to south and it is possible that some original fireplaces remain. The staircase, although a reinstatement, is likely to appear similar to the original by way of arrangement, fabric and detailing.

5.4 Condition

Based on visual observations only, Glenholm 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

- The building form, with central gutter roof and square frontage.
- Two prominent chimneys and eaves brackets.
- Principal front door and double-hung sash windows. Although a number of these units have been repaired and/or replaced, they predominantly occupy original openings.
- The wraparound verandah. Although it comprises new fabric, it closely reflects the original verandah in construction and detailing.

6.0 Comparative analysis

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

When considering Glenholm in relation to other similar or related places within the locality, one of the most relevant comparisons is with other large early homes in Remuera. The comparisons made are based on the *known* places within the locality 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.

Remuera's early grand homes

With its sunny northerly slopes and expansive harbour views, Remuera has long been a desirable and sought-after place to live. Since blocks of land were first made available for purchase during the late-1840s and 1850s, the suburb has been a magnet to some of the country's most influential and wealthiest individuals. Large sections of land were purchased to create extensive estates, replete with a grand residence, ornate garden, orchard and outbuildings that reflected the affluence and social status of their owners. Although Remuera is renowned for its impressive dwellings, it is the earliest grand homes built between the 1850s and 1880s that established it (by the 1890s) as *"the wealthiest and most highly ornate suburb of Auckland"*⁴.

Built as a large two-storey residence for a well-regarded family in 1868, Glenholm is one of Remuera's early grand residences. It was one of well over a dozen such

⁴ R. C. J. Stone, *Makers of Fortune: A Colonial Business Community and its Fall*, Auckland, Auckland University Press, 1973, 121, referenced in Jenny Carlyon and Diana Morrow, 2011, 237.

houses constructed during the 1850s-1880s, many of which were regarded as some of the 'finest', 'stateliest' and 'grandest' homes in the district, or even Auckland. Built for the city's social elite, they ranged from the substantial 'Charleville' (1856) a castle-like masonry building to the imposing 'Stradcona' (1885) a multi-storeyed timber structure that towered over its neighbours. Although a key feature of Remuera's nineteenth century landscape, rising population growth and gradual urbanisation during the twentieth century put these early estates under increasing pressure. Almost all were subdivided and developed, while the residences themselves were either converted into flats, incorporated into school complexes or replaced altogether. By the latter decades of the twentieth century, over half of Remuera's early grand homes had been demolished.

Glenholm is one of eight *known* buildings that survive as early examples of large Remuera homes built during the 1850s-1880s. The others are Ellerslie House⁵ (1853), The Tower (1855), Oaklands⁶ (c.1862), Roselle⁷ (1879), Waitaramoa⁸ (c.1882), The Whare⁹ (1886) and Woodcroft (c.1888), all of which occupy their original (albeit much reduced) sites and are (except Woodcroft) included on Auckland Council's Schedule of Historic Heritage (**Schedule**).¹⁰ Despite their shared association with an early period in Remuera's (and Auckland's) European settlement, there are apparent differences in their architectural styles and current uses. The most substantial and elaborate of these buildings – The Tower, Roselle and Waitaramoa – were purchased between the late nineteenth and mid-twentieth centuries for use as schools. Each has undergone varying degrees of alterations and additions to accommodate their change of use and subsequent incorporation into much larger educational complexes. Whereas Oaklands, the notable Gothic Revival brick and concrete house, has operated as a boutique hotel since the mid-1990s.

As large two-storey timber houses that continue to be used as single residences, Ellerslie House, The Whare and Woodcroft can be compared most closely to Glenholm. Each share similarities in their historical and physical development, including the subdivision of their once extensive estates, their conversions into multiple flats during the mid-twentieth century, and their conversions back into single residences by the end of the century. Architecturally, the earliest building, Ellerslie House, compares most closely with Glenholm. Both are of the colonial Georgian style, clad in timber weatherboards, with wraparound verandahs and similar fenestration, however, differences are apparent in their proportions and architectural decoration. Whilst Glenholm was designed over a square plan with ground floor verandah, Ellerslie House features a rectangular plan with two-storey verandah that gives its principal elevation a greater horizontal emphasis. Built two decades after Glenholm, The Whare and Woodcroft have overall more elaborate appearances. Designed in the Regency style, The Whare's most prominent feature is its broad two-storey wraparound balconies that, unlike the traditional verandahs at Glenholm, Ellerslie and Woodcroft, more closely reflect American architectural influences. Woodcroft, on the other hand, was designed in the Victorian Italianate style, which was becoming increasingly popular as the style of choice for affluent New Zealand citizens during late-nineteenth century.

In comparing Ellerslie House, The Whare and Woodcroft with Glenholm, it also became apparent they too have undergone alterations and additions during their conversion into multiple dwellings and subsequent 'restorations' into a single residence. Given their ages and exposure to change, it is to be expected that a degree of historic fabric has been lost and some original features reinstated. Like Glenholm, Ellerslie House's verandah was partially rebuilt, but this was carried out as part of a more extensive

⁵ Later known as 'Mainston Manor'.

⁶ Later known as 'Cotter House'.

⁷ Later known as 'Wilson House'.

⁸ Later known as 'Mitchelson House'.

⁹ Later known as 'Wharema'.

¹⁰ Details included in **Appendix 4**.

rebuild of its south elevation, which is thought to have resulted in the building's reorientation. The Whare and Woodcroft appear to have undergone less change, although internal modifications and some additions have occurred to both buildings over time.

Architectural comparisons

In comparing Glenholm with these other grand early houses in Remuera, it became apparent that its architectural design is the most restrained. Reflecting the simpler Georgian style often associated with colonial buildings in New Zealand, it lacks the imposing scale and opulence of some of the other examples. In this regard, Glenholm shares the greatest architectural similarities with the large homesteads/farmhouses, often established on extensive landholdings during the mid-late nineteenth century. In the Auckland context, examples include the nearby Glen Orchard, St Heliers Bay (c.1850-60s), Burrows House, Parnell (c.1869-70), and Penrose Farm House, Penrose (c.1860s or 1885¹¹). Comparable physical qualities include their two-storey timber construction, square plans, central-gutter (U-plan) roofs, ground floor wrap-around verandahs and eaves bracket detailing.

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.

Glenholm has considerable historical value for its association with an early period of European settlement within the locality and for reflecting important aspects of Remuera's social history and early growth as an exclusive residential suburb during the mid to late-nineteenth century.

Built as a large family residence in 1868, Glenholm is of particular value as one of a small number of extant places closely linked to the establishment of Remuera as a desirable and prosperous suburb of Auckland. It reflects the presence of wealthy individuals and the creation of estate lifestyles in suburban society during a period of economic buoyancy in colonial Auckland.

The place is also of interest for illustrating the tradition of transferring property within families, evident in the gifting of the estate from one sibling to another and the property's five-decade ownership by members of the prominent Clark/Stevenson family. By way of this ownership and family ties, Glenholm has an important association with well-known citizen and one-time Auckland Mayor, James McCosh Clark, and to a lesser extent, his father, successful politician and businessman, Archibald Clark, who was one of earliest and most prominent merchants to purchase land in Remuera during the 1850s and 1860s.

Overall, the place is of **considerable** historical value **locally**.

¹¹ The date varies in different sources.

(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.

Occupying its Portland Road site for 150 years, Glenholm is an important physical reminder of the distinctive community identity and way of life associated with the development of Remuera as an early, affluent Auckland suburb. Documented in a number of local and family histories, the place is also a historical marker that the local community may identify with. However, given that it is not known to have a strong or special association with any community or cultural groups or to be held in high public esteem, Glenholm 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 one of a small number of mid-late nineteenth century houses remaining in Remuera and with the existence of well-documented histories about its original occupants and their lifestyle, Glenholm has the potential to provide knowledge about the functioning of the lives of wealthy suburban households in colonial Auckland. However, the place is unlikely to yield substantial information not already available from other places or sources, and as a not highly visible private residence, the ability of the place to provide on-site access and/or interpretation is also low. 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.

Although representing an early period of construction, Glenholm 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.

Glenholm has considerable physical attributes value as a good representative example of a substantial colonial residence that survives in the locality. Built in 1868 in the Georgian style, the place suitably demonstrates the architecture associated with early New Zealand houses and is of particular value for its largely intact form, design and appearance. Physical qualities of note include Glenholm's square plan, two-storey symmetrical design, prominent masonry chimneys, double-hung sash windows and (reinstated) wraparound verandah. Like many buildings of its age, Glenholm has undergone varying degrees of alterations to accommodate changing residential needs; however, the existence of the place's key physical attributes ensures that its legibility as one of Remuera's earliest colonial residences remains.

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

(g) Aesthetic

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

Located in the centre of a mature garden on the north-eastern slopes of Mt Hobson and orientated to the north to capture views out to the Waitemata Harbour, Glenholm has moderate value for its visual appeal that derives from its long-established relationship with its setting. Surrounded by vegetation, the place is not highly conspicuous within the locality, but as a two-storey colonial Georgian residence, with symmetrical frontage and traditional decorative elements, it has notable aesthetic and evocative qualities that exemplify a mid-nineteenth century taste.

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.

Glenholm has considerable context value for its association with its original (albeit subdivided) site for 150 years and for forming a notable part of an important historical landscape in Remuera. Built in 1868, the place has value as one of a small number of important grand houses that survive as tangible reminders of Remuera's establishment and growth as an affluent colonial suburb. Situated on one of the many residential streets renowned for their substantial homes in generous gardens, Glenholm also forms part of a broader collection of nineteenth century residences that collectively contribute to the character and sense of place of the locality.

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

8.0 Statement of significance

Established by the well-known Clark/Stevenson family as a large Remuera residence in 1868, Glenholm is significant for its association with an early period of European settlement within the locality and for reflecting important aspects of Remuera's social history and early growth as an exclusive residential suburb during the mid to late-nineteenth century. It also has value for reflecting the presence of wealthy individuals and the creation of estate lifestyles in suburban society during a period of economic buoyancy in colonial Auckland. Built in the Georgian style, often associated with early New Zealand houses, the place is significant as a good representative example of a substantial colonial residence in the locality, and is of particular note for its largely intact form, design and appearance, which ensures its legibility as one of Remuera's earliest surviving houses. Set within a mature garden on the slopes of Mt Hobson, Glenholm has value for its visual appeal that derives from its long-established relationship with its setting and for its aesthetic and evocative qualities that exemplify a mid-nineteenth century taste. Occupying its original (albeit subdivided) site for 150 years, the place is significant for forming a notable part of an early and important historical landscape in Remuera and for contributing to the character and sense of place of the locality.

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 extensive estate upon which Glenholm was built in 1868 was subdivided in the early twentieth century. It has maintained a relationship with its original site for 150 years and its subdivided section for over 90 years. The recommended extent of place therefore encompasses the full CT boundary (shown in **Figure 7**).



Figure 7: Proposed extent of place for Glenholm (purple hatch), outlined by the CT boundary (blue line). The aerial also shows the garage exclusion (red hatch). The exclusion of the pool area has not been shown on the map as the full extent of the structure and enclosure is unclear (Auckland Council GeoMaps).

- Exclusions include the modern, detached structures that include the storey-and-a-half garage (1982, modifications 2003), located to the south (rear) of the

principal dwelling and the pool structure and associated enclosure (1987 and 1997), positioned in the north-eastern corner of the site. Exclusions also apply to the interior of the principal residence, which was not inspected as part of this evaluation. It is possible however, that portions of the building's original layout, fabric and features remain, which could reinforce the place's significance. Future access onto the site and inside the building would therefore be beneficial.

10.0 Recommendations

- Based on the preceding evaluation, Glenholm, 37 Portland Road, Remuera is shown to demonstrate *considerable* historical and physical attributes values, and *moderate* aesthetic and context values within the locality.
- Overall, Glenholm is of **considerable** historic heritage significance within the **locality** and 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 7**.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	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	Considerable	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	Glenholm 37 Portland Road, Remuera
Category	B
Primary Feature	Principal residence (Glenholm)
Known Heritage Values	A, F, G
Extent of Place	Refer to planning maps (all that land shown in Figure 7).
Exclusions (within the extent of place)	Garage, pool, and the interior of the residence.
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

Author:

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

Date:

June 2018

Reviewer:

Auckland Council
Megan Walker, Built Heritage Specialist

Date:

June 2018

APPENDICES

Appendix 1: Historical background

- 1.1 Chronological summary
- 1.2 Deeds and Land Information New Zealand (LINZ) records
- 1.3 Historic photographs, aerials and maps
- 1.4 Biography: James McCosh Clark
- 1.5 Newspaper articles
- 1.6 Ancient Order of Foresters
- 1.7 NZ Herald article: “A stately home”

Appendix 2: Architectural information

- 2.1 Architectural drawings

Appendix 3: Photographic record

Appendix 4: Comparative analysis – supplementary information

Appendix 1: Historical background

Early history: Tāmaki-makau-rau and Remuwera

Long before the arrival of European settlers, *Remuwera*¹² 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.¹³ The Remuwera (present-day Mt Hobson) cone, for example, was terraced for habitation, agriculture and defence.¹⁴ 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”.¹⁵

By 1700, Wai-o-Hua were the dominant group on the isthmus, occupying numerous pā including Remuwera¹⁶ and nearby Maunga-rāhiri¹⁷ (later Little Rangitoto in Upland Road) pā.¹⁸ However, inter-tribal friction and conflict led to their eventual downfall, and in 1750, they were faced with sustained attacks from Ngāti Whātua.¹⁹ Following Wai-o-Hua’s defeat, other conflicts ensued between Ngāti Pāoa, the residents of the southeast of the isthmus, and Ngāti Whātua.²⁰ Following a few decades of relative peace and stability in Tāmaki-makau-rau, the acquisition of muskets by Ngā Puhī in 1820 completely unbalanced tribal power when they attacked Ngāti Whātua from the north, to devastating effect.²¹ 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.²² 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.²³ 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.²⁴

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 the south of the newly established Tāmaki (later Remuera) Road were swiftly acquired by early settlers and investors.²⁵

¹² The Maori name, *Remuwera* came from two words: *remu* meaning hem or edge, and *wera* meaning burnt.

¹³ Jenny Carlyon and Diana Morrow, *A Fine Prospect: A History of Remuera, Meadowbank and St Johns*, Auckland, Random House, 2011, 21.

¹⁴ *Ibid.*

¹⁵ R. C. J. Stone, *From Tamaki-Makau-Rau to Auckland*, Auckland, Auckland University press, 2002, 10.

¹⁶ Remuwera pa (Mt Hobson) was originally name Ohinerau (the place of Hinerau).

¹⁷ 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.

¹⁸ Jenny Carlyon and Diana Morrow, 2011, 21-2.

¹⁹ *Ibid.*, 22.

²⁰ *Ibid.*

²¹ *Ibid.*, 25.

²² *Ibid.*, 21.

²³ *Ibid.*, 8 and 26.

²⁴ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006.

²⁵ *Ibid.*, 35-5 and 46.

Between 1847 and 1855, the Crown had purchased the remaining Remuera land to the north of Tāmaki Road from Ngāti Whātua, which comprised the Te Tiki blocks I and II (1847), the Ōhinerau blocks I and II (1851 and 1853) and the Pukapuka blocks I and II (1855).²⁶ Public auctions took place between 1848 and 1856, where fierce competition resulted in high land purchase prices. The Ōhinerau blocks I and II were of particular interest, being regarded as “some of the most valuable land in Remuera”.²⁷ Comprising 50 acres that extended north from Tamaki (Remuera) Road to the stream after which the land named, the Ōhinerau II block was purchased by the Crown in 1853 for £100 and was available for sale at public auction the following year. The Ōhinerau and Pukapuka blocks were collectively surveyed as Section 16 of the Suburbs of Auckland and covered the majority of the northern slopes of present-day Remuera and part of Meadowbank.²⁸ Early purchasers of this land included Harbour Master, Captain Rough (Allotment 25), trader and merchant, David Graham (Allotment 26), Archibald Clark (Allotment 27), James Westwood (allotments 28 and 30) and Henry Somervell (Allotment 31) some of whom went on to establish large residences on their estates.²⁹

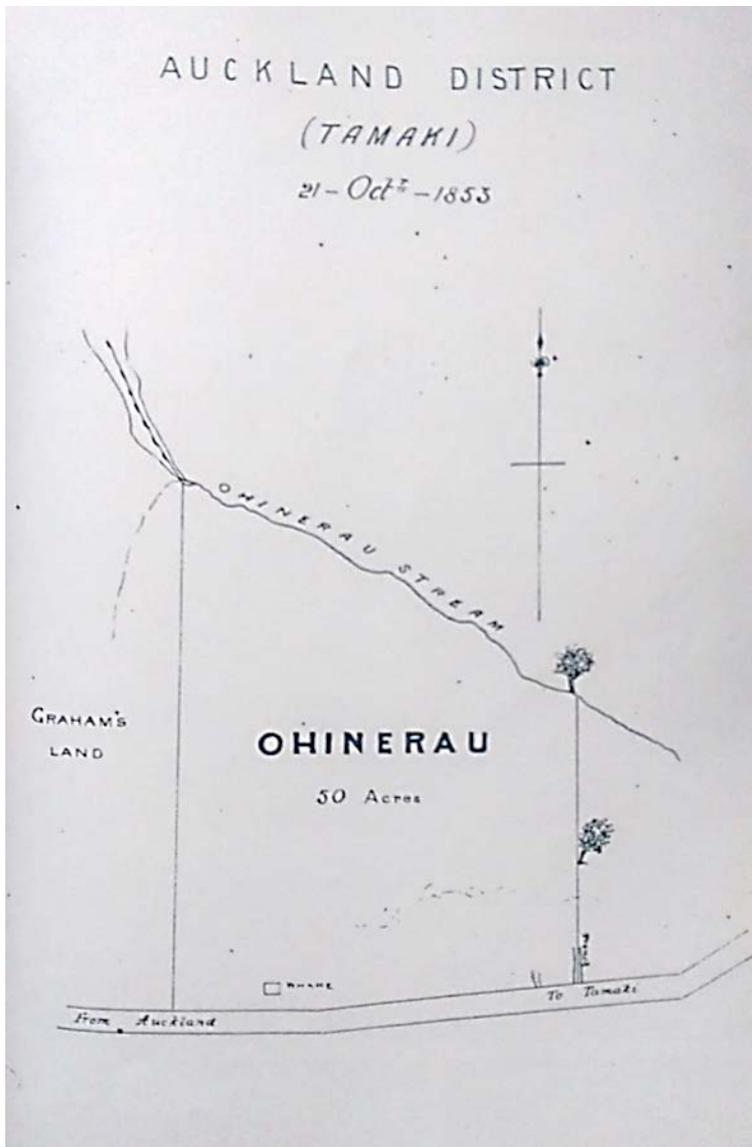


Figure 8: Plan showing the Ōhinerau (II) block, comprising 50 acres of land between Tamaki (Remuera) Road and the Ōhinerau stream. This land was acquired by the Crown in 1853 and was available for sale the following year (taken from J. H. Rose, *Some Houses in Ōhinerau*, n.d. 29).

²⁶ 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.

²⁷ Early Native Land Purchases, *New Zealand Herald*, Volume XXVI, Issue 9488, 5 October 1889, 1 (Supplement), Papers Past.

²⁸ Jenny Carlyon and Diana Morrow, 2011, 38 and 54; Winifred Macdonald, 1983, 6.

²⁹ J. H. Rose, *Some Houses in Ōhinerau*, n.d. 3, Family collection; Deeds index 6A.255, Archives New Zealand.

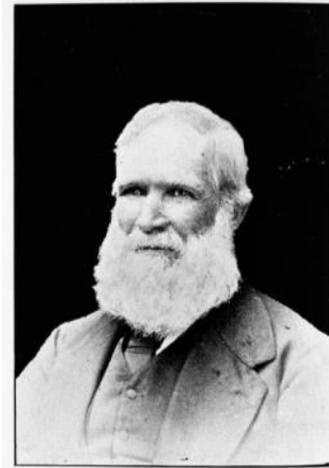
Early landowners: the Clark family

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.³⁰

Archibald Clark (1805-1875) was one such individual, being one of the earliest and most prominent merchants to purchase land in Remuera during the 1850s and 1860s.³¹ A native of Beith in Scotland, Clark and his family immigrated to New Zealand in 1849, where he took an active interest in public affairs. He was elected several times to the House of Representatives and became the first Mayor of Auckland (1851-2).³² A successful entrepreneur, he established a drapery shop in Shortland Street in 1850, which expanded to become the family business of Archibald Clark and Son(s) Ltd., a thriving warehouse and manufacturing enterprise that went on to open branches across New Zealand and an office in London.³³

When Clark purchased Allotment 27 of Section 16 (on the Ōhinerau II block) in 1854, the five-acre³⁴ section of land on Remuera Road (next to present-day King's School) became a holiday destination for his family. There in the bush he built a bach named the 'Chateau'.³⁵ By 1866, a more permanent residence was established. Erected closer to road, 'The Brae' was a single-storey timber building with attic rooms where Clark lived with his third wife, Mary (nee. Anderson) until his death in 1875.³⁶ The property remained in the family for some time prior to its demolition in the 1930s.

Over the subsequent decades, several large neighbouring properties – over 30 acres of land – along Remuera and Portland roads were acquired by Clark's three sons, Mathew, Archibald and James McCosh. Their landholdings were so extensive that Portland Road was originally named Clark's Road.³⁷ One of the allotments (Allotment 31) was acquired in 1861 by James McCosh Clark (1833-1898) who became prominent in the civic and commercial life of mid-late nineteenth century Auckland, serving as Mayor of Auckland between 1880-3 (refer to **Appendix 1.4**). In 1867, he gifted Allotment 31 to his sister, Margaret Stevenson.³⁸



MR. A. CLARK.

Figure 9: Archibald Clark, c.1875 (Sir George Grey Special Collections, Auckland Libraries, 7-A5070).



MR. J. M. CLARK.

Figure 10: James McCosh Clark, c.1880s (Sir George Grey Special Collections, Auckland Libraries, 7-A5078).

³⁰ Jenny Carlyon and Diana Morrow, 2011, 8-9 and 46.

³¹ *Ibid.*, 55.

³² J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980, Family collection. Clark was elected as the inaugural and only Mayor of Auckland Borough, however, the legality its elevation to borough was contested and overturned in 1852.

³³ Clark, Archibald and Sons. Ltd., *The Cyclopaedia of New Zealand [Auckland Provincial District]*, Christchurch 1902 from the New Zealand Electronic Text Collection,

³⁴ Although referenced as five acres in Winifred Macdonald, *Recollections: A Sketch History of Early Remuera 1870-1914*, the book has been informally annotated by family members to read two-and-a-quarter acres.

³⁵ J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980; Winifred Macdonald, 1983, 7.

³⁶ J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980; Jenny Carlyon and Diana Morrow, 2011, 56 and 234.

³⁷ Jenny Carlyon and Diana Morrow, 2011, 234.

³⁸ Deeds index 6A.255, Archives New Zealand; J. H. Rose *Old Houses in Ohinerau*, 1984, 12.

Margaret Stevenson (nee. Clark) was the only daughter of Archibald Clark and his second wife Margaret Jamieson.³⁹ In 1862, she married James Young Stevenson, a distant relative of renowned Scottish writer, Robert Louis Stevenson.⁴⁰ He became a partner in the family firm of Archibald and Sons, managing the business while his father-in-law, Archibald and brother-in-law, James pursued their political careers. He also took an active role in the foundation of St Luke's Church.⁴¹ Living first in Grafton Road, the Stevensons relocated to Remuera following the acquisition of their Portland Road estate.⁴² In c.1868, they built their residence 'Glenholm' and it was here that their eight children would grow up. The house would remain in the family's ownership until 1920.⁴³



Figure 11: J. Y. Stevenson, n.d. (from J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980).



Figure 12: The Stevenson family, late 1890s. Back row (l-r): Daisy, Ernest and Ina, middle row (l-r): Archie (Archibald Clark (jnr)), Margaret, Melvie (James Melville) and Jessie, and front row (l-r): Alice and Mary (from J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980).

'Glenholm'

Built on approximately nine acres of land and orientated to the north, Glenholm was a substantial two-storey timber residence of square plan with a slate roof and wraparound verandah.⁴⁴ The house comprised a number of large ground-floor rooms accessed via a central hallway, and seven first-floor bedrooms. Surrounding the residence was a two-acre garden full of "interesting plants" and trees that included a large Cedar of Lebanon and a sequoia.⁴⁵ Beyond the garden was a two-acre orchard, tennis court, vinery, a large vegetable garden and an area kept in bush. The remainder of the land was used to graze the cow and horses. Outbuildings included a washhouse, L-plan stable, coach house and a number of sheds.⁴⁶ In his book, *Some Houses in Ohinerau*, grandson, J. H. Rose documented his recollections of the house:

There was a passage from front to rear and from this, stairs lead up to a central hall lit by a window about the stairs, in the back wall. Behind this two storied part was what I think was the modified cottage which appears in a Hoyte picture. On the north west corner of the main house was a very formal "drawing room"...The "dining room" was a large comfortable room

³⁹ J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980.

⁴⁰ J. H. Rose, *Early Auckland Homes VII: James Young Stevenson's House in Portland Road, Remuera*, from *Historical Journal*, No. 20, April 1972, 27.

⁴¹ J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980.

⁴² J. H. Rose, *Early Auckland Homes VII*, 27.

⁴³ *Ibid.*; J. H. Rose *Some Houses in Ohinerau*, 1984, 12.

⁴⁴ J. H. Rose, *Early Auckland Homes VII*, 27-28.

⁴⁵ *Ibid.*

⁴⁶ *Ibid.*

on the north eastern corner...When I remember this room it was not used for meals...At this stage the room was used as a general family room. It had shelves for books and there was often a fire burning when the weather was cold...Behind this room on the south east corner was the "school room". This was quite a big room and got its name from its use by a governess to teach the young children. In later times it had been used for dancing and other entertainment. When I knew it, in the early 1900s, it was used for meals. On the south west corner of the two storied part of the house was the kitchen. A large room with a cast-iron coal stove which had once been the only means of cooking...Behind the kitchen, in the part which had probably been the small older house, were several small rooms. Next to the kitchen was the "scullery"...Behind the scullery was the larder...Across the passage from the larder was the dairy...[and] Behind the larder was the storeroom with the reserve supplies of food. This room had no window...Around the outside of this part of the house were the stands of the tanks which supplied the water. Upstairs there were seven bedrooms of varying size...in addition to the bedrooms, there was a bathroom.

In addition to the house there were outbuildings. Just across the yard from the back door was the washhouse with large kauri wooden tubs and a boiler with a large copper bowl...This copper boiler was set in a brick surround with a chimney and was heated with a fire of wood and inflammable [sic.] rubbish...Near the washhouse there was a woodshed...Further away was the milking shed and the fowl house and fowl yard.⁴⁷

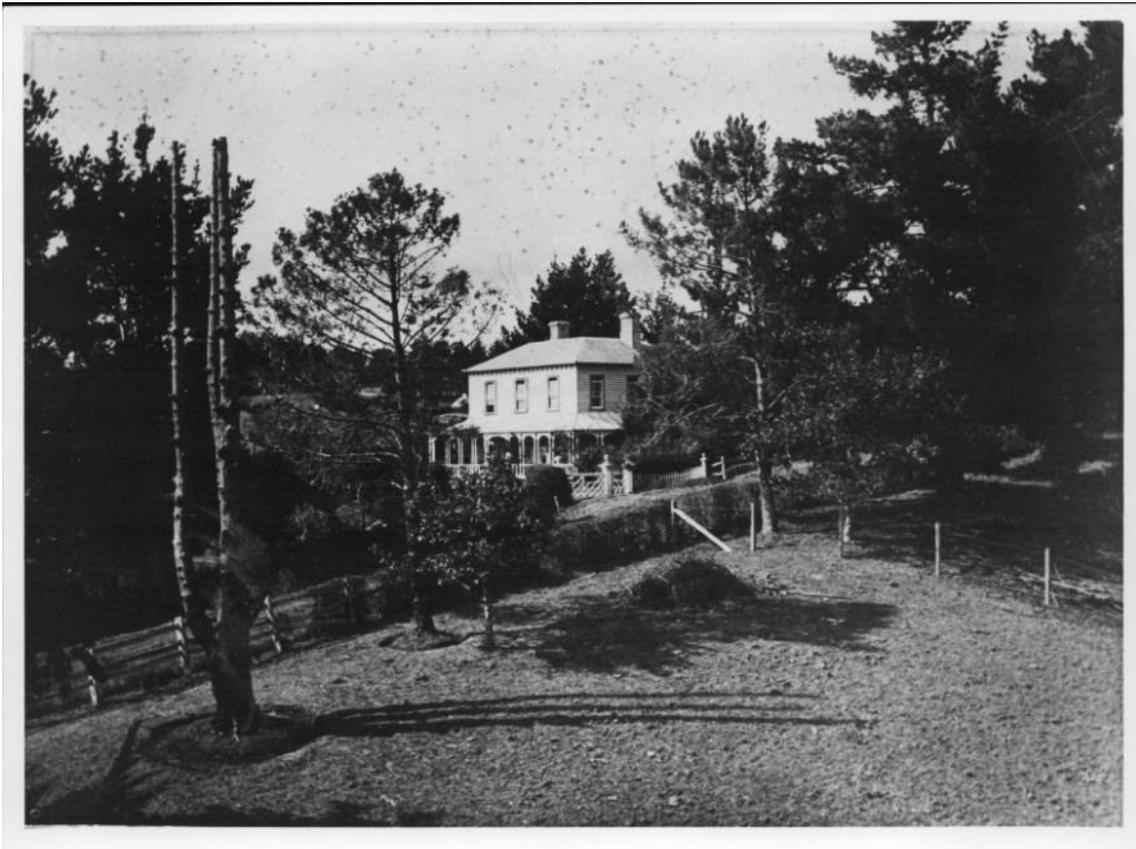


Figure 13: Glenholm, viewed from the north west, located in its large estate, date unknown ("Glenholm", home of the J. Y. Stevenson Family, Portland Road, Remuera, Unknown photographer, PH-NEG-C18253, Auckland Museum Collections).

⁴⁷ J. H. Rose *Some Houses in Ohinerau*, 1984, 12-14.

A reflection of their social status, the Stevensons employed a number of people to assist with the running of the estate, including household servants, a coachman/groom and a gardener.⁴⁸ They also hosted family weddings and parties, often entertaining other high society families, such as that of successful lawyer, J. B. Russell who owned the grand Epsom property, 'Marivare'.^{49, 50}

In 1876, the Stevensons acquired neighbouring Allotment 33, but sold it following the death of J. Y. Stevenson's in 1878. At this time, the ownership of the property (including Allotment 31 and part Allotment 30) was transferred to Margaret's family members, James McCosh Clark (brother), Robert Humphrey Stevenson (brother-in-law), Archibald Clark (junior, brother) and Matthew Anderson Clark (brother).⁵¹ In January 1881, Margaret Stevenson and her family left New Zealand for Europe, the principal focus being the education of her children.⁵² A month before their departure on "The Wanganui" ship, an advertisement featured in the *Auckland Star* publicising the sale of the entire household furniture and effects, together with horses and carriages, indicating that the family anticipated a long trip.⁵³ By 1886, the Stevenson family had returned to New Zealand, and to Glenholm.⁵⁴

Remuera: an 'aristocratic' suburb

In 1866, two years before the construction of Glenholm, there were around 30 households established in Remuera.⁵⁵ Its rural landscape was dotted with a mixture of country cottages and an increasing number of grand houses in park-like settings, which were home to some of the most influential and prosperous individuals in the country. By this time, the fledgling settlement of Remuera had two churches (St Marks Anglican Church (1847) and a Methodist Church (1859)); a highway district board (1863); and several small Church and private 'dame' schools.⁵⁶ When Remuera became a stop on the Auckland-Onehunga railway line in 1873, it was still very much a rural settlement, with fewer than 500 residents and around 270 inhabited homes.⁵⁷ Its high number of affluent residents and substantial residential estates no doubt gave rise to Remuera being labelled an "aristocratic suburb"⁵⁸ by *Brett's Auckland Almanac* in 1883.

This sense of exclusivity was firmly rooted in the establishment of a number of grand houses between the 1850s and 1880s. Some of the earliest included 'Ellerslie House' (1853) and 'The Tower' (1855), built for illustrious landowners and brothers Robert and David Graham respectively, in addition to 'Remuera Point' (mid-1850s), 'Charleville' (1856), 'Woodville' (1856), 'The Priory' (1857), 'Waimarama' (c.1860), and 'Oaklands' (1860s). Each was set in extensive grounds, with ornamental gardens, orchards and stables.⁵⁹ Following the construction of Glenholm in 1868, several other grand residences were erected including 'Dunholme' (1870s), 'Roselle' (1879), 'Waitaramoa'

⁴⁸ Ibid., 12-15; J. H. Rose, *Early Auckland Homes VII*, 27-28.

⁴⁹ 'Marivare' is located at 60 Ranfurly Road, Epsom. It is scheduled as a Category A place in the AUP Scheduled of Historic Heritage (ID: 01823) and listed as a Category 1 place in the New Zealand Heritage List, administered by HNZPT (No. 2642).

⁵⁰ J. H. Rose, *Early Auckland Homes VII*, 27; R. J. Stone. 'Russell, John Benjamin', Dictionary of New Zealand Biography, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2r33/russell-john-benjamin>

⁵¹ Certificate of titles (CTs) NA8/209 and NA11/202, Land Information New Zealand (LINZ) records. Refer to **Appendix 1.2**.

⁵² J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980.

⁵³ Page 3 Advertisements Column 8, *Auckland Star*, Volume XI, Issue 3249, 18 December 1880, 3, Papers Past. Refer to **Appendix 1.5**.

⁵⁴ J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980.

⁵⁵ Jenny Carlyon and Diana Morrow, 2011, 54.

⁵⁶ Ibid., 144, 184 and 193; Winifred Macdonald, 1983, 14.

⁵⁷ Winifred Macdonald, 1983, 14; Jenny Carlyon and Diana Morrow, 2011, 283.

⁵⁸ Henry Brett, *Brett's Auckland Almanac*, Auckland, 1883, 83, referenced in Jenny Carlyon and Diana Morrow, 2011, 46. This term was also applied to neighbouring Epsom.

⁵⁹ Jenny Carlyon and Diana Morrow, 2011, 228-234. Refer to **Appendix 4** for further details.

(c.1882) 'Buckland House' (1884), 'Stradcona' (1885), 'The Whare' (1886), 'Woodcroft' (c.1888). Stradcona and The Whare were also built on Portland Road.⁶⁰



Figure 14: 'The Tower' built for early landowner, David Graham in 1855, it was purchased by James McCosh Clark in 1874. This image was taken in 1898, the same year it became part of King's College (later School). The building continues to form part of the school complex (H. Winkelmann, Sir George Grey Special Collections, Auckland Libraries, 1-W576).



Figure 15: 'Charleville', later known as Melrose Hall and Cleveland House, was one of Remuera's grandest homes. Built in 1856 on 14-acres of land near present-day Garden Road, it later became the Remuera Ladies' College. This image was taken in 1880-90s. The building was demolished in 1966 (J. D. Richardson, Sir George Grey Special Collections, Auckland Libraries, 4-RIC67).



Figure 16: Looking north east from Mount Hobson showing a mix of residences along Remuera Road (right) and Portland Road (left to right centre), around 1890-1900s. Grander residences include Glenholm (1), Stradcona (2), School for Young Ladies (3) built in a similar style to Glenholm, and Cleveland House (4). Of these four buildings, only Glenholm remains (J. D. Richardson, Sir George Grey Special Collections, Auckland Libraries, 4-RIC241).

⁶⁰ Ibid. Refer to **Appendix 4** for further details.

By the mid-1880s there had been a surge of activity in Remuera land sales and auctions, generating considerable profits for landowners. It was a period of large-scale subdivision of farmland into smaller residential lots – including the eastern side of Portland Road – many of which were touted as “*splendid*” and “*grand fashionable building sites*” with “*magnificent views*”.⁶¹ In late 1885, the boom time of the early 1880s was brought to an end by the onset of a decade-long recession that put considerable pressure on speculative schemes and saw the collapse of the inflated property market.⁶² However, the new century brought with it renewed growth and prosperity. Local businesses flourished and endured, land continued to be subdivided and developed, and the district’s population rose from 1,676 in 1891 to 2,186 in 1901, and by 1911, had more than doubled to 5,284.⁶³

Glenholm: subdivision and changes

A year before the death of Margaret Stevenson in 1910, the Glenholm estate occupied parts of original allotments 30 and 31 and was in the ownership of family members, Archibald Clark (brother), Matthew Anderson Clark (brother) and Archibald Clark Stevenson (son).⁶⁴ In 1913, the property was transferred to Margaret’s sons, Archibald Clark Stevenson and James Melville Stevenson, and was occupied at some stage by her other son, Ernest, who died at Glenholm in 1920.⁶⁵

In 1915, the subdivision of the Glenholm estate began, which coincided with changing social and economic times. A period of unrest that was initially brought on by the 1907 recession ensued with the onset of the First World War in 1914 and the influenza epidemic in 1918.⁶⁶ As Jenny Carlyon and Diana Morrow put it in their book, *A Fine Prospect*, the subsequent years saw the “*abundantly staffed old mansions replete with manicured gardens and sweeping grounds gradually [become] an endangered species*.”⁶⁷ The Glenholm estate was initially subdivided into eight lots, with the residence situated on Lot 4.⁶⁸ Lot 4 was purchased by Trade Commissioner, William Arthur Beddoe in 1920, who occupied the property until 1924.⁶⁹ When it was advertised for sale in December that year, the “*substantial house of 11 rooms*” comprised a drawing room, dining room, hall, library, five bedrooms and kitchen and benefitted from harbour views and park-like grounds.⁷⁰ In addition to the residence, the furnishings were also up for auction. The property was acquired by manager, John George Russell in 1925.⁷¹ By the end of the year, Russell had subdivided Lot 4 into a further six lots, with Glenholm occupying Lot 5 (then addressed 19 Portland Road).⁷²

The first recorded changes to the building occurred following Russell’s acquisition of the property. Internal alterations were carried out in 1925, a brick and asbestos garage erected, and in 1926, plans were drawn up for the replacement of Glenholm’s wraparound verandah with a two-storey porch.⁷³ Partially extending across the front (north) elevation and resulting in the loss of the ground floor bay window, the

⁶¹ Sir George Grey Special Collections, Auckland Libraries, NZ Map 2675, NZ Map 4497-8 and NZ Map 4230.

⁶² Jenny Carlyon and Diana Morrow, 2011, 72.

⁶³ *Ibid.*, 80 and 314.

⁶⁴ Personal, *Auckland Star*, Volume XLI, Issue 11, 13 January 1910, 5, Papers Past; CT NA159/147, LINZ records; J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980.

⁶⁵ CT NA159/147, LINZ records; Deaths, *New Zealand Herald*, Volume LVII, Issue 17381, 30 January 1920, 1, Papers Past.

⁶⁶ Jenny Carlyon and Diana Morrow, 2011, 80.

⁶⁷ *Ibid.*

⁶⁸ DP 10255, Cadastral index. Refer to **Appendix 1.2**.

⁶⁹ CT NA305/151, LINZ records.

⁷⁰ Page 4 Advertisements Column 5, *New Zealand Herald*, Volume LXI, Issue 18894, 17 December 1924, 4, Papers Past. Refer to **Appendix 1.5**.

⁷¹ CT NA305/151, LINZ records.

⁷² DP 18802, Cadastral index. Refer to **Appendix 1.2**.

⁷³ ACC 443 Building Permit and Plan Cards First Sequence 1920-1959, Me-Po, Record ID: 73868, Auckland Council Archives; B/1982/5607 – Building Consent Plan – O/7973/06, Auckland Council property file: 27 Portland Road, Remuera.

incorporation of the porch illustrated changing architectural preferences at a time when the 'bungalow' had supplanted the 'villa' as the residential style of choice.

Glenholm continued to change hands over the following two decades. Elizabeth Anne Moorhouse acquired the property in 1927 and occupied it with her accountant husband, Frederick.⁷⁴ The following year, she sold a small portion of the south-eastern corner of the site to neighbour, Albert Whyte.⁷⁵ Between 1932 and 1949, the property was in the ownership of the 'Trustees for the time being of the Court City of Auckland Number 3978 Ancient Order of Foresters', a friendly society whose founding principles were to "provide financial and social benefits as well as support to members and their families in times of unemployment, sickness, death, disability and old age".⁷⁶ For a short period in 1940, the property was advertised as the Alan Moor Resting Home.⁷⁷

In 1949, Glenholm was purchased by Ruby Zealandia Richards and plans were submitted for the conversion of the property into flats.⁷⁸ This approach of utilising larger homes for multiple dwellings was becoming increasingly common in the post-Second World War era, and had long been established as a popular trend in residential living. Works involved the enclosure of the two-storey porch and its incorporation into the living accommodation, the creation of new entrance doors and outdoor steps, and the removal of the internal staircase.⁷⁹ Four years later, a car port was erected. In 1965, further alterations were undertaken to reduce the number of flats from four to three and also involved the installation of a fire escape.⁸⁰ The property was acquired by Auckland contractor, Brian O'Connor in 1978 and transferred to David Collinson and his wife, Vanessa in 1980.⁸¹

Glenholm's 'restoration'

Soon after their purchase of Glenholm in 1980, the Collinsons commissioned architects, Swan Ralley Paterson to develop a scheme to convert the building back into a single-family residence.⁸² The extensive proposals saw the removal of the two-storey porch and reinstatement of the front (north) entrance and wraparound verandah – a key feature of the building's original construction; the repair and/or replacement of double-hung sash windows (by this time, those on the west elevation were multi-paned) and reinstatement of the internal staircase; the blocking up of later openings and removal of fire escape steps; the installation of French doors and the erection of a pergola. The interior was arranged to comprise four principal ground floor rooms and five first floor bedrooms.⁸³ Careful attention to detail resulted in the design of the verandah and steps in a manner that closely reflected the building's original construction.

Glenholm's 'restoration' was undertaken at a time when Remuera's grand old houses were coming under increasing threat due to the pressures of infill development, often in the guise of townhouses and apartments, which were gradually changing the face of one of Auckland's oldest suburbs.⁸⁴ Several of Remuera's earliest mansions such as Charleville, The Priory, Dunholme, Waimarama, Waitaramoa, and Stradcona had by

⁷⁴ CTs NA452/239 and NA632/279, LINZ records; ACC 213 Valuation Field Sheets 1912-1997, Portland Road 11-173, 1915-1956, Record ID: 328975, Auckland Council Archives.

⁷⁵ CTs NA452/239 and NA632/279, LINZ records.

⁷⁶ CT NA632/279, LINZ records; Ancient Order of Foresters. Auckland District. Records, 1863-1978. Auckland War Memorial Museum Library. MS-1745. Refer to **Appendix 1.6**.

⁷⁷ Page 1 Advertisements Column 3, *Auckland Star*, Volume LXXI, Issue 178, 29 July 1940, 1, Papers Past.

⁷⁸ CT NA632/279, LINZ records; Auckland Council property file: 37 Portland Road, Remuera.

⁷⁹ Auckland Council property file: 37 Portland Road, Remuera. Refer to **Appendix 2.1**.

⁸⁰ Ibid.

⁸¹ CT NA632/279, LINZ records.

⁸² Auckland Council property file: 37 Portland Road, Remuera. Refer to **Appendix 2.1**.

⁸³ Ibid.

⁸⁴ Jenny Carlyon and Diana Morrow, 2011, 138.

this time been demolished or destroyed by fire, while others such as The Tower, the Mitchelson House and Roselle were incorporated into school complexes.

Further changes in the 1980s included the erection of a double garage, the installation of a swimming pool in the north-east corner of the site, and the construction of a conservatory on the east elevation.⁸⁵

Glenholm changed hands a couple of times during the mid-1990s; firstly, to Grant Seagar and his wife, Marie in 1994 and then to Brian Carter, Clare Bradley and Alastair Hudson a year later.⁸⁶ In 2002, the property was purchased by John and Janet Cousins and Hamish Spencer, who went on to carry out alterations to the residence and garage over the following couple of years. In 2003, proposals were drawn up by Salmond Reed Architects for modifications to the garage loft and a small addition to the rear (south) elevation. The following year, further proposals were developed for the erection of a new conservatory (in lieu of the existing); the extension of the verandah along the east elevation; the replacement of a window on the east and west elevations with French doors; and the renewal of part of the roof cladding and roof and first-floor ceiling timbers.⁸⁷

In 2008, current owners, Graham Matthews, Belinda Parkinson and Christopher Lord acquired the property.⁸⁸

⁸⁵ Auckland Council property file: 37 Portland Road, Remuera.

⁸⁶ CT NA632/279, LINZ records.

⁸⁷ Auckland Council property file: 37 Portland Road, Remuera. Refer to **Appendix 2.1**.

⁸⁸ CT NA632/279, LINZ 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 Glenholm, 37 Portland Road, Remuera.

Date	Event/Change
1853	The Crown acquired Ōhinerau block II from Ngāti Whātua.
1854	The Crown grantees for original Allotment 30 and Allotment 31 (Section 16, Suburbs of Auckland and part of the Ōhinerau block II) were James Westwood and Henry Somervell respectively.
1861	James McCosh Clark acquired Allotment 31 from Aitken.
1867	Allotment 31 was transferred to his sister, Margaret Stevenson.
1868	'Glenholm', a grand two-storey residence was constructed for Margaret, her husband, J. Y. Stevenson and their children.
1878	J. Y. Stevenson passed away. At this time, the ownership of the property (Allotment 31 and part Allotment 30) was transferred to Margaret's family members, James McCosh Clark (brother), Robert Humphrey Stevenson (brother-in-law), Archibald Clark (junior, brother) and Matthew Anderson Clark (brother).
1881	The Stevensons left Glenholm (and New Zealand) for Europe.
1886	The Stevensons returned to Glenholm.
1909	The Glenholm estate occupied parts of original allotments 30 and 31 and was in the ownership of family members, Archibald Clark (brother), Matthew Anderson Clark (brother) and Archibald Clark Stevenson (son).
1910	Margaret Stevenson passed away.
1913	The property was transferred to Margaret's sons, Archibald Clark Stevenson and James Melville Stevenson.
1915	The estate was subdivided into eight lots. Glenholm occupied Lot 4.
1920	Margaret's son, Ernest Stevenson, died at Glenholm. Lot 4 was purchased by Trade Commissioner, William Beddoe.
1924	The property and all its furnishings were advertised for sale.
1925	Manager, John Russell acquired the property. He subdivided the already reduced estate into a further six lots. Glenholm occupied Lot 5 (then addressed 19 Portland Road). Internal alterations were carried out and a garage was erected.
1926	The wraparound verandah was replaced with a two-storey porch.
1927	The property was transferred to Elizabeth Moorhouse.
1928	A small portion of land to the south-eastern corner of the site was sold to neighbour, Albert Whyte.
1932	The property was purchased by friendly society, 'Trustees for the time being of the Court City of Auckland Number 3978 Ancient Order of Foresters'.
1940	Glenholm was advertised for a couple of months as the Alan Moor Resting Home.
1949	Ruby Richards acquired Glenholm and submitted plans for the conversion of the property into flats.
1953	A car port was erected.
1965	Alterations were carried out to reduce the number of flats from four to three.
1978	The property was transferred to Auckland contractor, Brian O'Connor.

Date	Event/Change
1980	David and Vanessa Collinson acquired the property. Glenholm underwent a 'restoration', which involved converting the building back into a single-family residence and reinstating features such as the wraparound verandah and staircase. The extensive works also included the erection of a pergola.
1982	A double garage was constructed.
1987	A swimming pool was installed in the north-eastern corner of the property.
1989	Additions and alterations were carried out, including the replacement of the pergola with a conservatory.
1994	The property was purchased by Grant and Marie Seagar.
1995	It was transferred to Brian Carter, Clare Bradley and Alastair Hudson.
1997	Fencing around the swimming pool was erected.
2002	John and Janet Cousins and Hamish Spencer acquired the property.
2003	Modifications were proposed to the garage loft layout and a small extension added to the rear of the building.
2004	Plans were submitted for a number of repairs and alterations including the erection of a new conservatory, and the replacement of windows with French doors.
2008	Current owners, Graham Matthews, Belinda Parkinson and Christopher Lord acquired the property.

1.2 Deeds and Land Information New Zealand (LINZ) records

1.2.1 Deeds No. 231a

1853-54]

AUCKLAND DISTRICT.

289

Deeds—No. 231a.

OHINERAU BLOCK, ON RIVER TAMAKI, AUCKLAND DISTRICT.

KO TE TUHITUHinga o tenei pukapuka i te ra e rua tekau ma tahi o Oketopa kotahi mano waru rau marima tekau ma toru te whakaaetanga ano hoki o te Kuini o Ingarani mona, na ko abau, ko te Hira te tangata i te kainga e tuhituhia nei ki tenei pukapuka, na ka whakaae nei abau ki te hoko i tenei whenua ki a Kuini Victoria hei utu mo nga pauna moni kotahi rau ka hoatu nei ki a hau, nokonei abau ka hoatu nei ka tuku atu nei ki a Victoria te Kuini o Ingarani, ki te Kingi, Kuini ranei o muri i a ia ake, ake, ake, i taua whenua me nga aha noa iho, aha noa iho o tenei kainga, ko ona rohe koia enei Kei te taha kei te tonga ko te huarahi ki Tamaki, kei te marangai ko te wai keru ki te taha o te huarahi, tika tonu ki te rakau e tu mai, ki te manuka, haere tika ki te awa, kei te hauraro ko taua awa, ko Ohinerau, kei te hauauru ko te kainga o te Kerehama kua tuhituhia te aha o te oneone ki tua nei. Tirohia ki toku ingoa—

TE HIRA KAWAU.

I te aroaro o—

James Baber, Draftsman, Survey Office, Auckland.

Kua riro mai i a hau nga pauna moni kotahi rau kua tuhituhia nei ki roto ki tenei pukapuka; Koia abau ka tuhituhi nei i toku ingoa i tenei ra e rua tekau matahi o Okotopa i te tau o to tatou Ariki, kotahi mano waru rau marima tekau matoru.

TE HIRA KAWAU.

I te aroaro o—

James Baber, Draftsman, Survey Office, Auckland.

TRANSLATION.

THIS DEED entered into on the Twenty first of October in the year 1853 the consenting of Te Hira Kawau and the Chiefs of the Ngatiwhatua the consenting also of the Queen of England on her part now I Te Hira the owner of the Land described in this Deed I do agree to sell this Land to Queen Victoria for the sum of £100 now given to me for this I give up and make over to Victoria Queen of England and her Heirs and Successors for ever this Land and all thereto belonging. The Boundaries are these, On the South by the Tamaki road, on the East by the trench near the road, thence on in a direct line to a Manuka tree and to the creek, on the North by the above creek called Ohinerau, on the West by Mr. Graham's (Farm).

A sketch of this Land is on the other side.

Witness my name—

(Signed) TE HIRA KAWAU.

Witness—

(Signed) James Baber, Draftsman, Survey Office.

Received by me the One hundred Pounds as agreed to in this Deed hence my writing this my name on the Twenty first of October in the year of our Lord One Thousand eight hundred and fifty three.

(Signed) TE HIRA KAWAU.

Witness—

(Signed) James Baber, Draftsman, Survey Office, Auckland.

A true translation.

JOHN WHITE, Interpreter.

A True Copy of Original Deed and Translation.

H. HANSON TURTON.

Wellington, September 7th, 1874.

Deeds—No. 232.

ISLAND OF RANGITOTO, AUCKLAND DISTRICT.

KO TE TUHITUHinga o tenei pukapuka te 17 o nga ra o Hanuere i te tau 1854, ko te whakaaetanga o Ngatai te tangata i te motu o Rangitoto, ko te whakaaetanga o te Kuini tanga o Engarangi, mona mo tona wahi—Na ka whakaae a Ngatai, te tangata i taua motu a Rangitoto, kia tukua atu taua motu kia te Kuini o Engarangi, ki ona uri i muri i a ia, ake tonu atu, te motu o Rangitoto hei utu mo nga pauna ko fahi tekau ma rima—koia ka tuhia i tona whakaaetanga—ki te riro tanga o nga pauna tekau ma rima ki roto ki ona ringaringa.

NA NGATAI.

Witness—

John Grant Johnson, Interpreter.

TRANSLATION.

THIS DEED entered into on the 17th of January in the year 1854 being the consent of Ngatai the owner of the Island of Rangitoto being also the consent of the Queen of England on her part, now Ngatai the owner of the said Island doth hereby consent to

1853.
21 October.

AUCKLAND DISTRICT.

OHINERAU.

Boundaries.

Receipt for £100.

1853.
21 October.

AUCKLAND DISTRICT.

OHINERAU.

Boundaries.

Receipt for £100.

1854.
17 January.

AUCKLAND DISTRICT.

RANGITOTO ISLAND.

Receipt for £15.

1854.
17 January.

RANGITOTO ISLAND.

Figure 17: Copy of Deed 231 showing the acquisition of the Ohinerau Block by the Crown from Ngati Whatua (Maori Deeds of Land Purchases in the North Island of New Zealand: Volume One, page 289 from the New Zealand Electronic Collection: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Tur01Nort-t1-g1-q1-g1-q7-t27.html>).

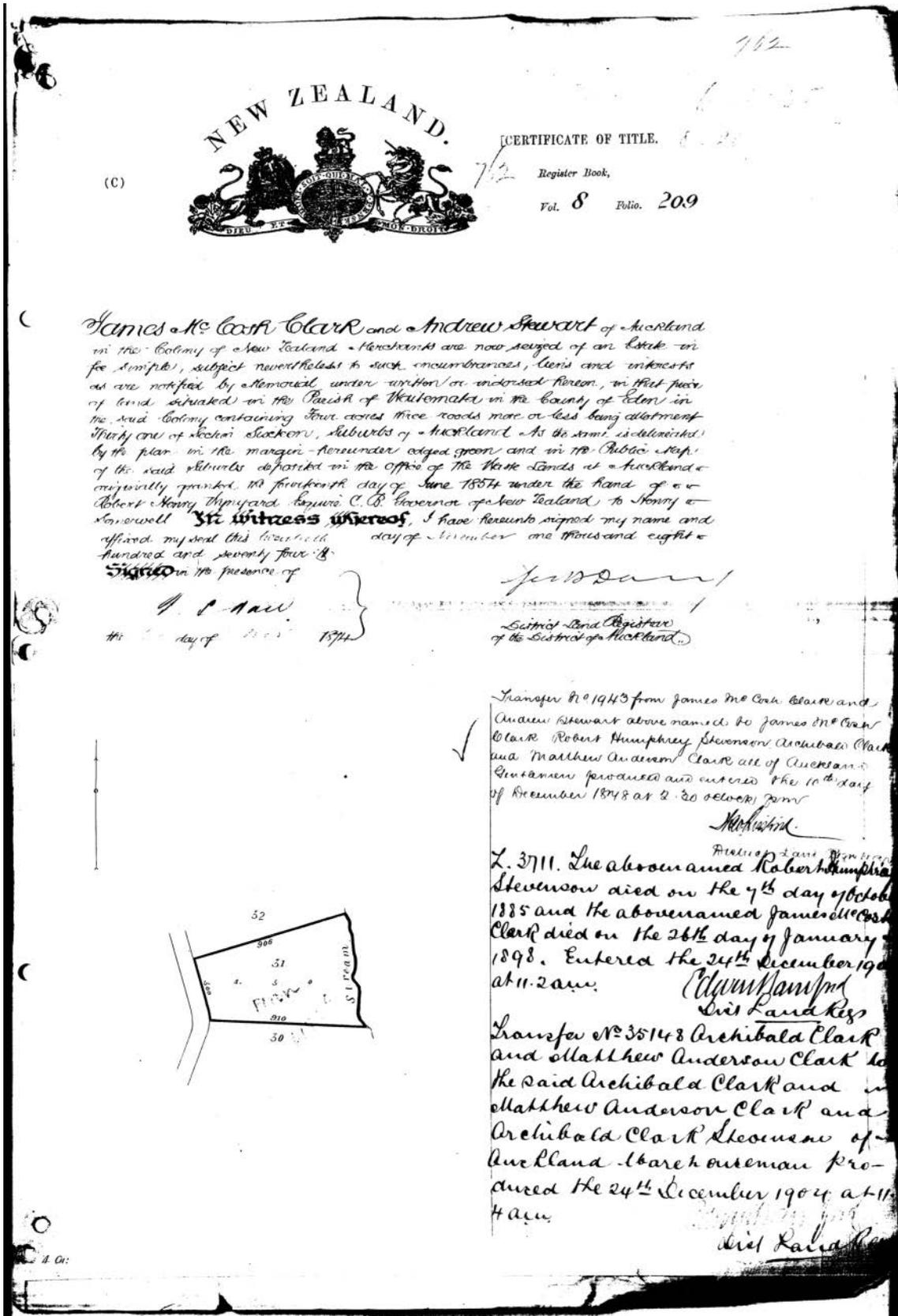
1.2.2 Deeds index

6A.255

255.		19652.		10:31.			
No.	Receipt of Instrument.	Nature of Instrument.	Parties.	Date of Instrument.	Where recorded.	Reference.	Signature.
19652	10 Jan. 1 Feb. 1862	Crown Grant	Somervell Grantee	14 JE 1854	103107		
19653	10.31.1 Feb 1862	Conveyance	Somervell to Aitken	25 Jan 1860	13D65		
19654	10.32.1 Feb.1862	Conveyance	Aitken to Clark	11 Feb 1861	13D66		
37006	10.30. 22 Feb.1868	Conveyance	Clark to Stevenson	14 Feb 1867	22D536		
37007	10.31. " " "	Mortgage	Stevenson & ux to Dover	20 Feb 1868	12M801		
47191	1. 22 May 1873	Reconveyance	Dover to Mrs Stevenson	21 May 1873	18M65		
REGISTERED UNDER LAND TRANSFER ACT, 1870. VOL:8. FOL: 209.				J.H.S.Davy.		D.L.R.	
PARISH MANUREWA.				60.			
550 40	1. 20 Sep. 1876	Conveyance	Brodie & or to Allen & or	26 JE 1876	30D704	6A735	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Certificate of Title, Vol. 528 fol. 126 issued under Land Transfer Act 13 / 11 / 1970 apfla 8226^c</p> </div>							

1.2.3 Certificates of title

NA8/209 (1 of 2)



NA8/209 (2 of 2)

Transfer of H 9855. all the above
named registered owners to John
William Rice of part of within
land produced the 26th April
1909 at 2.50pm.
Holloway
H. L. Rice
Title cancelled as certificate
not issued
Vol. 159 folio 147

THE METROPOLITAN MUSEUM

⊕

NA11/197



[CERTIFICATE OF TITLE.

Register Book,

Vol. XI Folio 197

(C)

James Mc Cook Clark and Andrew Stewart both of the City of Auckland in the Colony of New Zealand Merchants are now seized of an Estate in fee simple, subject nevertheless to such encumbrances liens and interests as are notified by Memorial under written or endorsed hereon in that piece of land situated in the Parish of Mataemata in the County of Eden containing Five acres one rood and twenty five perches more or less and being Allotment Thirty of Section Sixteen of the Suburbs of Auckland as the same is delineated by the plan drawn in the margin hereunder edged green and in the Public Map of the said Suburbs deposited in the office of the Waste Lands of Auckland, originally granted the twenty sixth day of May 1854 under the hand of Robert Henry Wynyard Esquire C.B. Governor of New Zealand to James Westwood

In witness whereof I have hereunto signed my name and affixed my seal this twenty ninth day of November One thousand eight hundred and seventy five

Signed in the presence of
Jas. Stewart
 the 29th day of November 1875

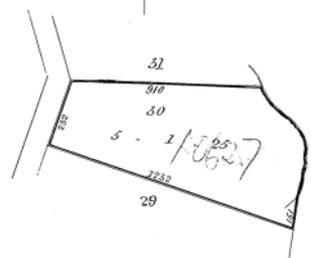
Robert Henry Wynyard
 District Land Registrar
 of the District of Auckland



Transfer No 615 from Andrew Stewart abovesaid to James Mc Cook Clark abovesaid of part of the land abovesaid. produced and exhibited the twenty ninth day of November 1875 at the clock p.m. *Robert Henry Wynyard*

This certificate is cancelled as to the land included in above transfer and such certificate issued Vol XI fol 220.
Robert Henry Wynyard

This certificate is cancelled as to the residue of the land included herein and certificate issued Vol XI fol 220.
Robert Henry Wynyard



Scale 4 chs



NA11/202



(CERTIFICATE OF TITLE)

Register Book,

Vol. XI Folio. 202

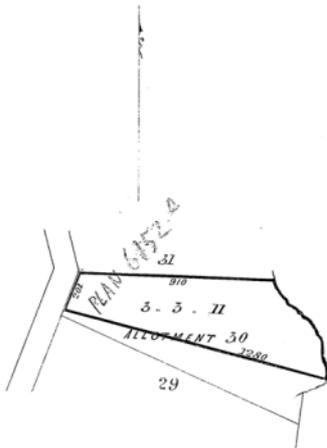
(C)

James Mc Cosh Clark and Andrew Stewart born of the City of Auckland in the Colony of New Zealand Merchants are now seized of an Estate in fee simple, subject nevertheless to such encumbrances, liens and charges as are notified by Memorial under written or entered hereon, in that piece of land situated in the Parish of Westmeath in the County of Eden containing three acres three roods and eleven perches more or less and being part of allotment thirty of section sixteen of the suburbs of Westmeath bounded towards the North by allotment thirty one, said section one hundred and ten links towards the East by a stream towards the South by other part of allotment thirty of said section one hundred and eighty links and towards the West by a Road two hundred and one links - As the same is delineated by the plan hereunto hereunto copied given this Southern boundary line of said piece of land being identical with the northern boundary line of the piece of land delineated on the plan deposited in the office of the District Land Registry at Auckland as 1/2 of the allotment of which said piece of land is part being delineated in the public map of the said suburbs deposited in the office of the Waste Lands at Auckland originally granted the twenty sixth day of May 1854 under the hand of Captain Henry Whymper Esquire C.B. Governor of New Zealand to James Westwood In witness whereof, I have hereunto signed my name and affixed my seal this twenty ninth day of November one thousand eight hundred and seventy five.

Signed in the presence of
 Geo. Hartwood
 the 29 day of November 1875

Matthew Clark
 District Land Registrar
 of the District of Auckland

Transfer No. 19143 from James Mc Cosh Clark and Andrew Stewart above named to James Mc Cosh Clark, Robert Humphrey Stevenson, Archibald Clark and Matthew Anderson Clark all of Auckland Gentlemen produced and entered the 10th day of December 1878 at 2.30 o'clocks pm



Scale 4 ch

L 3711. The abovenamed Robert Humphrey Stevenson died on the 7th day of October 1885 and the abovenamed James Mc Cosh Clark died on the 26th day of January 189. Entered the 24th December 1904 at 11.2 am

Matthew Clark
 District Land Registrar

Transfer No. 35148 Archibald Clark and Matthew Anderson Clark to the said Archibald Clark and Matthew Anderson Clark and Archibald Clark Stevenson of Auckland Gentlemen produced the 24th December 1904 at 11.4 am

Matthew Clark
 District Land Registrar



CANCELLED

REGISTER

NEW ZEALAND.

Form B.
~~REGISTERED~~
Duplicate DESTROYED

Reference: Vol. 8, folio 207
Transfer No. 11, folio 202.



Vol. 159, folio 147

Analgamakei

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the *fourth* day of *July*, one thousand nine hundred and *eighteen*, under the hand and seal of the District Land Registrar of the Land Registration District of *Auckland*, witnesses that *Archibald Clark, Matthew Anderson, Clark and Archibald Clark, Steven and others of Auckland (New Zealand) were housewives and* 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 indorsed 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 *nine (9) acres and two perches (16)* more or less comprising part of *allotments 27th & 28th (16th) and 29th (16th) of 1st section 10th district in the suburbs of Auckland and being all the land on the plans deposited in the Land Registry Office at Auckland under *Ch. 4613**



W. H. Wilson
District Land Registrar



Scale - 4 Chains to 1 inch.

METRIC AREA IS 3.6826 ha
3.6826 ha

Transfer 45744 all the above-named registered owners to Archibald Clark, Steven and James Melville Stevenson of Waimai farmer produced 9th September 1918 at 2.50 pm
W. H. Wilson
W. H. Wilson

Transfer 108720 Archibald Clark to Stevenson and James Melville Stevenson to George Edwin Hume Alexander of all land on plans was produced 30th July 1918 at 11.30 pm
240/70
W. H. Wilson

Transfer 108830 The owners above named to Alfred William Perkins of Lot 1 and 2 on plans 10255 produced 28th September 1918 at 2.13 pm
245/245
W. H. Wilson

Transfer 109370 The owners above named to Archibald William of Lot 5 on plans 10255 produced 28th September 1918 at 11.11 pm
247/45
W. H. Wilson

OVER *over* 11/10/16

159/147

Transfer N: 95481 The Owners above named to Frederick William Phippard

Paradise and the Reg's

Transfer to 102481 The Owners above named to Frederick William Phippard

West Lane Reg's

Cancelled and late on plan 10627 and new certificate of title issued

Transfer 1015527 The Owners above named to William Arthur Bidder

West Lane Reg's

Transfer to 10132336 The Owners above named to Amelia Eliza Bell

West Lane Reg's

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. D.L.R.

CERTIFICATE OF TITLE

Vol. . folio

159/147



NA305/151 (1 of 2)

REGISTER

(Land and Deeds - 4)

NEW ZEALAND.

[Form B.]

Reference: Vol. 159, Folio 151
Transfer No. 125527
Application No.
Order for NIC No.



Register-book
305, folio 151

305/151

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of May, one thousand nine hundred and twenty, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesseth that William Arthur Beedoc of Auckland New Zealand Trade Commissioner

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon borne, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing three (3) roods and thirty (30) perches more or less being Lot No. 4 (four) on the plan deposited in the Land Registrar's Office at Auckland under No. 10255 which was parcel of land a portion of allotment No. 31 (thirty-one) of Section No. 16 (sixteen) of the suburbs of Auckland.



District Land Registrar.

METRIC AREA IS

3795m²



Mortgage No. 9684 William Arthur Beedoc to Louisa Porter **DISCHARGE** produced 10/20/20

Mortgage No. 134157 William Arthur Beedoc to Thomas Dan **DISCHARGE** produced 15/2 February 1920 at 1/30 p.m.

Mortgage No. 12251 William Arthur Beedoc to John Charles Spedding and James Spedding 1917 May 12/20 at 11:30 a.m.

Mortgage No. 163531 William Arthur Beedoc to Charles Grierson **DISCHARGE** produced 12/7 July 1920 at 12:58 p.m.

Chattel No. 191954 in exercise of power of sale endorsed in mortgage No. 142201 James Robertson and John Charles Spedding to John Henry Russell **DISCHARGE** produced 25/7 July 1925 at 1 p.m.

REGISTER

305/151

305/151

Mortgage St. 160100 (George Russell to Amelia Hill St. Clair wife and J. Hill) Plan 18802 produced 30/11/25 at 2:30 pm

James Andrew

Transfer St. 196383 John George Russell to Alfred Williams Perkins of Lot 2 plan 18802 produced 30/11/25 at 2:30 pm

James Andrew

Transfer St. 196384 John George Russell to Albert St. Clair wife of Lot 6 plan 18802 produced 30/11/25 at 2:30 pm

James Andrew

Transfer No. 196387 John George Russell to Henry Joseph Kelliher of lots 3 and 4 plan 18802 produced 27/2 Feb 27 12:15 pm

James Andrew

Transfer No. 20012 John George Russell to Elizabeth Anne Nowhouse of lot 5 plan 18802 produced 25/1/27 at 11:20 am

James Andrew

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. L.G. Stroman D.L.R.



NA452/239

NEW ZEALAND.



Reference: Vol. 305, Folio 151
Transfer No. 210112
Application No.
Order for N/C No.

Register-book,
Vol. 452, folio 239

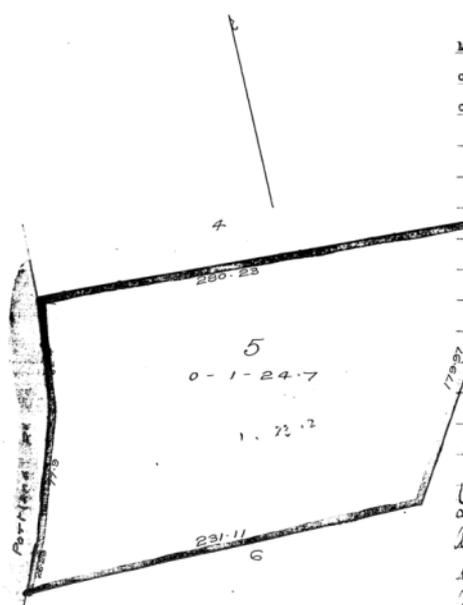
[Land and Deeds—4.
Form B.]

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-eighth day of February one thousand nine hundred and twenty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

ELIZABETH ANNE MOORHOUSE of Auckland married woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood twenty-four perches and seven tenths of a perch more or less situated in the City of Auckland being lot five (5) on a plan deposited in the Land Registry office at Auckland as No. 18802 and being portion of Allotment 31 of Section 16 of the Suburbs of Auckland.



[Signature]

Assistant District Land Registrar.

Mortgage No. 174743 Elizabeth Anne Moorhouse to The Trustees of the Court City of Auckland Number 3978 Ancient Order of Foresters. Produced 28th February 1927 at 11.20 a.m.

[Signature]
Asst. L.R.

Mortgage No. 174743 Elizabeth Anne Moorhouse to the Trustees of the Court City of Auckland Number 3978 Ancient Order of Foresters. Produced 28/2/27 at 11.20 a.m.

Transfer No. 221115 Elizabeth Anne Moorhouse to Albert Blair White of parts of within land discharged from mortgages No. 174743 and 174749 produced 29/2/27 at 11.40 a.m.

Transfer No. 251394 of the residue Elizabeth Anne Moorhouse to the Trustees of the Court City of Auckland Number 3978 Ancient Order of Foresters Produced 16/2/28 at 11.40 a.m. W. Williams



CANCELLED.

632/279

REGISTER

[Land and Deeds—4.
]Form B.

NEW ZEALAND.

Reference: Vol. 452, Folio 239
Transfer No. 251394
Application No.
Order for N/O No.



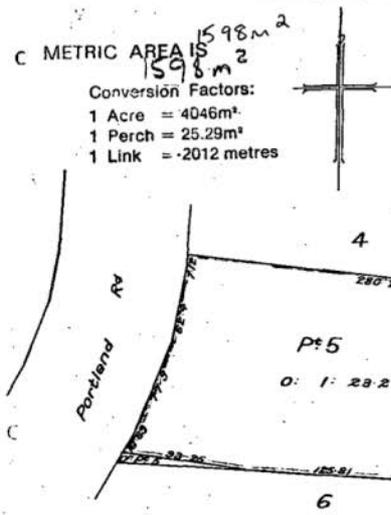
Register-book,
Vol. 632, folio 279

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the sixteenth day of February, one thousand nine hundred and thirty two
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
THE TRUSTEES FOR THE TIME BEING OF THE COURT CITY OF AUCKLAND NUMBER 3978 ANCIENT ORDER OF FORESTERS
a friendly society having its registered office at Auckland

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood twenty three perches and two tenths of a perch more or less situated in the City of Auckland being part of Lot Five (5) on a plan deposited in the Land Registry Office at Auckland No. 16802 and being portion of Allotment 31 of Section 16 of the Suburbs of Auckland.

C METRIC AREA IS ^{1598m²}
1598m²
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres



W. Williams
Assistant District Land Registrar.

Transfer 450263 The registered proprietors *Ruby*
Katherine Richards of Auckland widow Licensed 11.3.1942
A.L.R. *C.A. Clouston*

Mortgage 332997 *Ruby* *Katherine Richards of Auckland*
Trustees Court City of Auckland Licensed 11.3.1942
of Auckland. Licensed 11.3.1942 A.L.R.

Transfer 451321 of Mortgage 332997 *C.A. Clouston*
last bit of Auckland No. 3978 Ancient Order of Foresters
to the Trustees of the Ancient Order of Foresters of Auckland District
- Licence No. 2.115.1.12.10 cc *C.A. Clouston* A.L.R.

Variation of Terms of Mortgage 332997
Produced 12/11/1947 at 2.15 o'clock
W. Williams A.D.R.

Transmission 4245255 to The New Zealand
Leaseway Company Limited as executor
Entered 26.9.1967 at 9.10 o'clock
W. Williams A.D.R.

Mortgage 4248256 **DISCHARGED**
W. Williams A.D.R.
26.9.1967 at 9.10 o'clock 2316
W. Williams A.D.R.

Scale: 60 Links to an inch

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.
L. G. Gorman D.L.R.

NA632/279 (2 of 3)

A562508 Mortgage to Doris Ruby Richards - 23.6.1971 at 11.14 o'c
DISCHARGED 15 FEB 1980
A.L.R. 4991

376809.2 Transfer to Brian Francis O'Connor of Auckland contractor - 15.2.1973 at 11.14 o'c
DISCHARGED 15 FEB 1980
A.L.R.

376809.3 Mortgage to The New Zealand Insurance Company Limited - 15.2.1973 at 11.14 o'c
DISCHARGED 15 FEB 1980
A.L.R.

922092.2 Transfer to David Allan Collinson of Auckland company director and Vanessa Elizabeth Leslie Collinson his wife - 25.8.1980 at 2.15 oc.
A.L.R.

924526.1 Mortgage to The Commercial Bank Savings Bank (NZ) Limited - 1.10.1980 at 2.09 oc.
DISCHARGED 28 FEB 1981
A.L.R.

972307.1 Mortgage to The Commercial Bank of Australia Limited - 10.4.1981 at 11.02o'c
DISCHARGED 15 FEB 1981
A.L.R.

B.265621.2 Mortgage to Annie Sarten - 28.2.1984 at 11.10 o'c
DISCHARGED 15 FEB 1981
A.L.R.

B.265621.3 Memorandum of Priority making Mortgage B.265621.2 a first mortgage and Mortgage 972307. 1 a second mortgage - 28.2.1984 at 11.10 o'c
DISCHARGED 15 FEB 1981
A.L.R.

B.447751.2 Mortgage to Gribbin Nominees Limited - 14.8.1985 at 11.48 o'c
DISCHARGED 8 FEB 1986
A.L.R.

B.447751.3 Memorandum of Priority making Mortgage B.447751.2 a first mortgage and Mortgage 972307.1 a ssecond mortgage - 14.8.1985 at 11.48 o'c
DISCHARGED 8 FEB 1986
A.L.R.

B.880752.1 Variation of terms of Mortgage 972307.1 - 26.8.1988 at 10.50 o'c
A.L.R.

C.537149.1 CAVEAT BY GRANT WILLIS SEAGAR AND SUZANNE MARIE SEAGAR - 11.1993 at 2.11 oc.
A.L.R.

C.573437.3 Transfer to Grant Willis Seagar of Auckland company director and Suzanne Marie Seagar his wife - 2.3.1994 at 2.22 o'c
A.L.R.

632/279

C.573437.4 Mortgage to Westpac Banking Corporation - 2.3.1994 at 2.22 o'c
DISCHARGED 30.11.1995
A.L.R.

C.927932.2 Transfer to Brian Philip Cecil Carter, Clare Frances Bradley and Alastair Charles Wayne Hudson all solicitors of Auckland - 30.11.1995 at 3.30 o'c
A.L.R.

C.927932.3 Mortgage to ASB Bank Limited - 30.11.1995 at 3.30 o'c
A.L.R.

NA632/279 (3 of 3)



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



Historical Search Copy

Identifier NA632/279
Land Registration District North Auckland
Date Issued 16 February 1932

Prior References
NA452/239

Estate Fee Simple
Area 1599 square metres more or less
Legal Description Part Lot 5 Deposited Plan 18802

Original Proprietors
Brian Philip Cecil Carter, Clare Frances Bradley and Alastair Charles Wayne Hudson

Interests
C927932.3 Mortgage to ASB Bank Limited - 30.11.1995 at 3:30 pm
5360022.2 Discharge of Mortgage C927932.3 - 1.10.2002 at 2:12 pm
5360022.3 Transfer to John Terry Cousins, Janet Ann Clare Cousins and Hamish Deuchar Spencer - 1.10.2002 at 2:12 pm
7757913.1 CAVEAT BY BELINDA SUE PARKINSON AND GRAHAM VINCENT MATTHEWS - 20.3.2008 at 9:00 am
7805621.1 Withdrawal of Caveat 7757913.1 - 7.5.2008 at 1:46 pm
7805621.2 Transfer to Graham Vincent Matthews, Belinda Sue Parkinson and Christopher Norman Lord - 7.5.2008 at 1:46 pm

DP 18802 (1925)

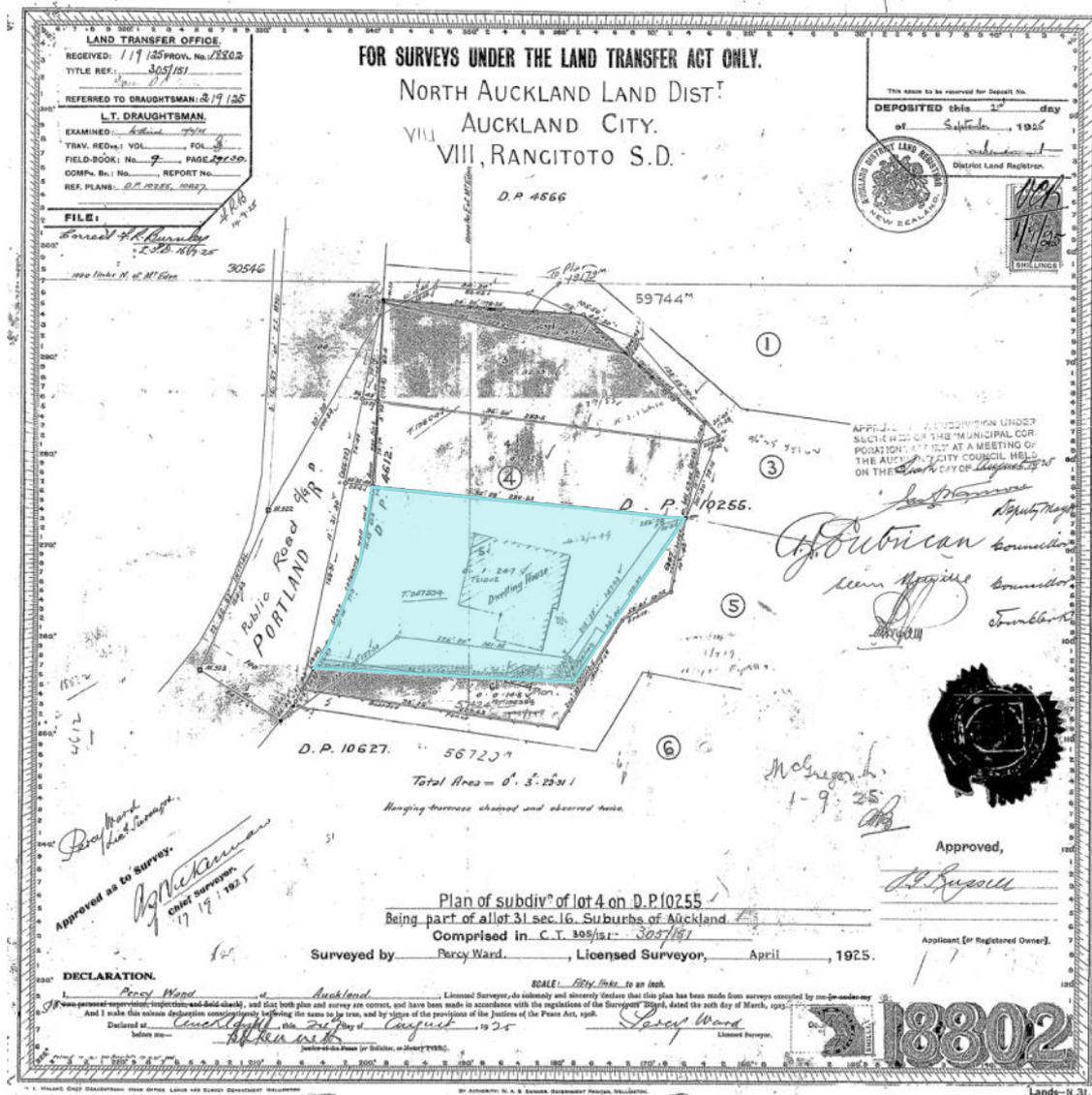


Figure 20: Subdivision plan of Lot 4 of DP 10255 (previous page) into 6 lots for Mr Russell in 1925. Glenholm is shown on Lot 5 of the subdivision (highlighted), which was 19 (present-day 37) Portland Road.

1.3 Historic photographs, aerials and maps



Figure 21: Panoramic view looking east from Mount Hobson, showing houses on Portland Road (left to right), c.1890s. Glenholm is circled (J. Hibbs, Sir George Grey Special Collections, Auckland Libraries, 3-Album-61-73).



Figure 22: (Left) Glenholm, viewed from the north west, n.d. ("Glenholm", home of the J. Y. Stevenson Family, Portland Road, Remuera, Unknown photographer, PH-NEG-C18253, Auckland Museum Collections). (Below) Close-up image.



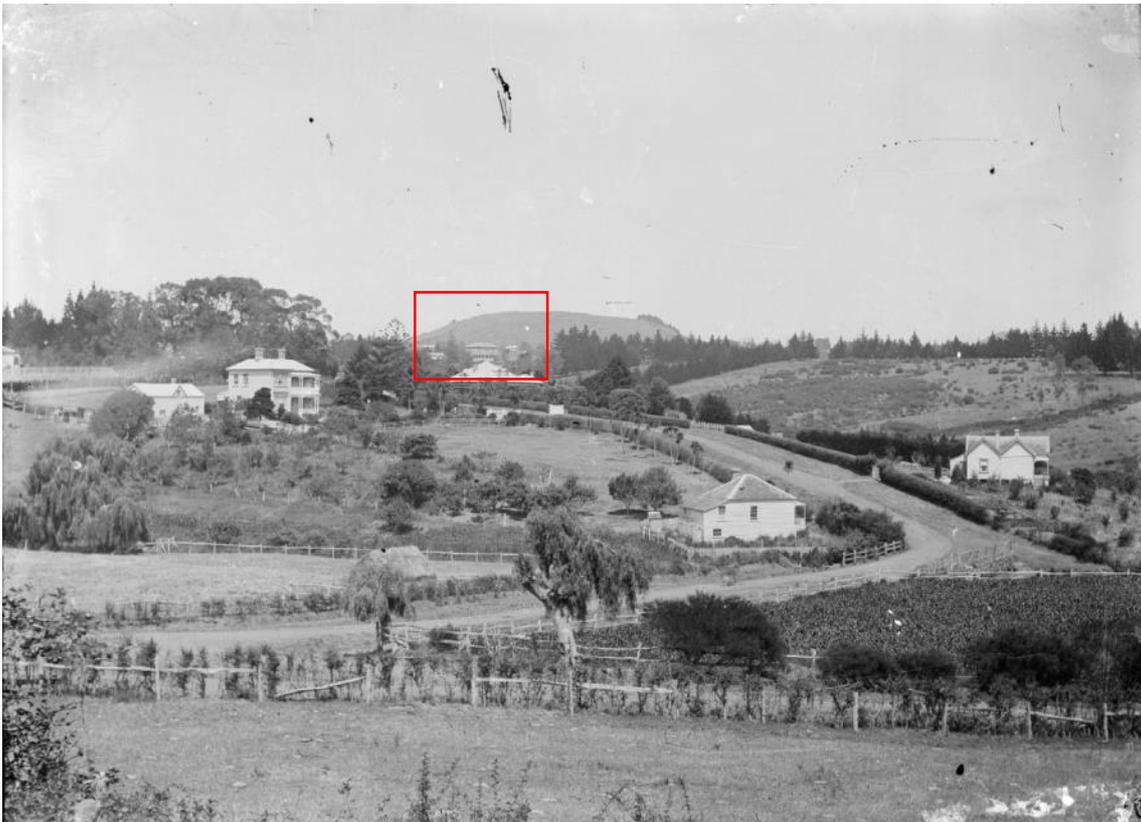


Figure 23: (Above) Looking roughly south along Arney Road towards Mount Hobson showing the 'Woodcroft' residence located off Arney Road (right middle distance) and 'Glenholm' (centre distance), 1890s (Hobson Bay, Portland Road end, looking towards Mt Hobson, Unknown photographer, 1890s, PH-CNEG-B8134), Auckland Museum Collections).

(Left) Close-up of what is recorded as Glenholm. However, in looking more closely, the first-floor windows differ from other images.



Figure 24: Glenholm, date unknown. Note the decorative verandah fretwork, which was closely replicated during its reinstatement in 1980 (from J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980).



Figure 25: Front elevation of Glenholm during the occasion of Jamesina Stevenson's (Margaret and James' daughter) wedding, 1899 (from J. H. Rose (Edited by), *Diaries of Archibald Clark*, 1980).

1904



Figure 26: (Above) Looking north east by east from Mount Hobson towards Orakei Basin (left), showing Westbury Crescent (right foreground), Portland Road (left to right), Victoria Avenue (left to right middle distance), and Orakei road (further in distance), 25 July 1904. Glenholm is visible in the centre of the image (H. Winkelmann, Sir George Grey Special Collections, Auckland Libraries, 1-W1020).



Figure 27: (Left) Close-up of above image showing Glenholm.

1921



Figure 28: (Above) Similar view looking north east from Mount Hobson across Remuera towards the Orakei Basin on 29 March 1921. Note the number of residences built since 1904 (image on previous page). Glenholm is just visible to the centre right of the image (J. D. Richardson, Sir George Grey Special Collections, Auckland Libraries, 4-4610).

Figure 29: (Left) Close-up of above image showing Glenholm.

1940



Figure 30: 1940 aerial view showing Glenholm (circled) (Auckland Council GeoMaps).

1959



Figure 31: 1959 aerial view showing Glenholm (circled). From this view, the two-storey porch is visible to the front (north) elevation (Auckland Council GeoMaps).

1956



Figure 32: (Above) Looking roughly north along Portland Road towards Hobson Bay, 26 April 1956. The location of Glenholm outlined (Whites Aviation Ltd: Photographs. Ref: WA-41113-G. Alexander Turnbull Library, Wellington, New Zealand. /records/30119259).

Figure 33: (Left) Close-up of Glenholm (centre), viewed from the south.

1968



Figure 34: Aerial photograph of part of Remuera, showing a portion of Portland Road and the site of Glenholm (centre-left and close-up inset) in 1968 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 7243).

1892



Figure 35: (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 36: (Left) Close-up of a portion of the above map showing the allotments along the southern portion of Portland Road. At this time, Glenholm was situated on an estate that comprised Allotment 31 and part of Allotment 30 (circled).

c.1920



Figure 37: (Top) Map showing the properties along Portland Road and on nearby streets in c.1920. (Above) Close-up showing Glenholm (centre) and its subdivided estate with properties constructed on some of the rear lots. Note the pencil marks that show the proposed lots for another subdivision that occurred in 1925 (ACC 001-308, O18, Auckland Council Archives).

1924



Figure 38: (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 39: (Left) Close-up of a portion of the above map, showing subdivision of parts of original allotments 30 and 31. Glenholm was situated on Lot 4 of the subdivision (circled).

1952

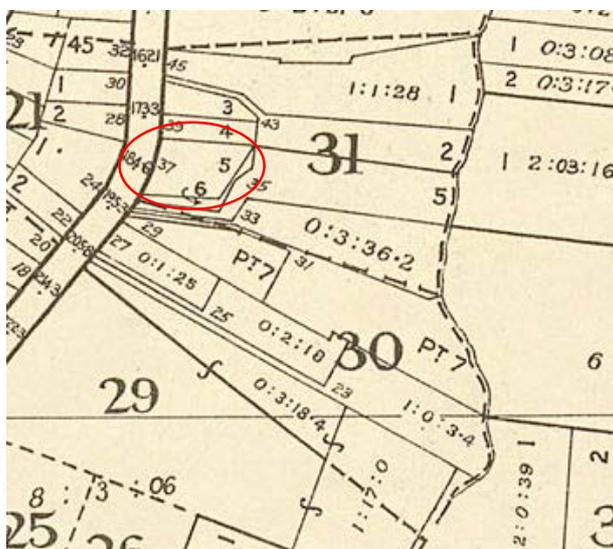
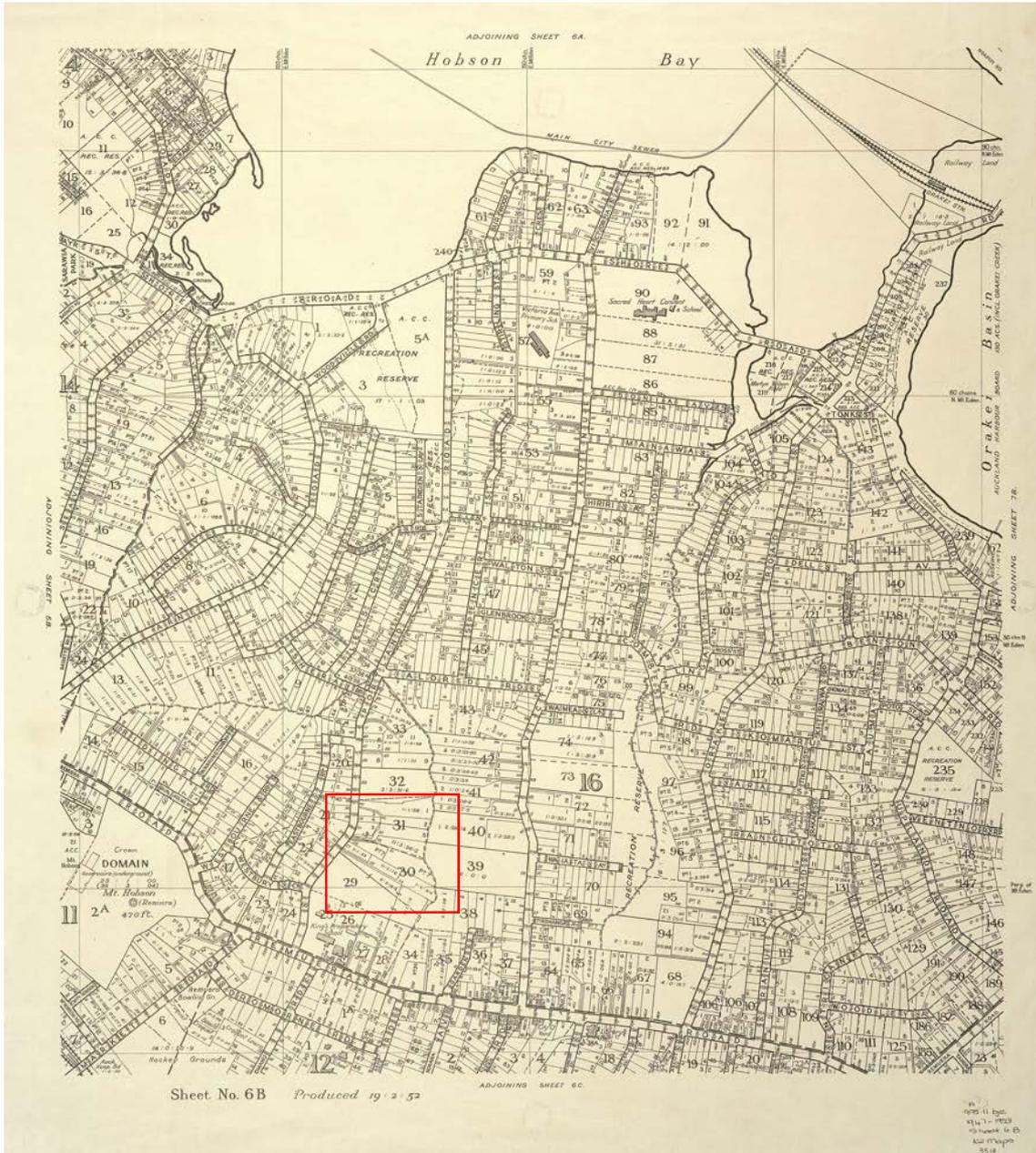


Figure 40: (Above) Sheet 6B of a cadastral map of Auckland City, created 1947-53. This map shows the streets, lots and public buildings in Remuera in 1952 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 3513).

Figure 41: (Left) Close-up of a portion of the above map showing the subdivided lots of original allotments 31 and 30, and the subsequent subdivided lots of Lot 4. At this time, Glenholm occupied Lot 5 (circled).

1.4 Biography: James McCosh Clark

The following is a biography of James McCosh Clark from the Dictionary of New Zealand Biography – Te Ara (Janet McCallum, 'Clark, James McCosh', Dictionary of New Zealand Biography, first published in 1993, updated October, 2017. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c18/clark-james-mccosh>

Clark, James McCosh

by Janet McCallum

Biography

James McCosh Clark was born in Beith, Ayrshire, Scotland, on 12 August 1833, the son of Archibald Clark, a merchant, and his first wife, Margaret McCosh, whose father was a wealthy coal mine owner. James arrived in New Zealand with his father and stepmother (Archibald Clark's third wife) in 1849. The next year his father started a clothing manufacture and wholesale business, in which James became a partner in 1856 or 1857. He joined the volunteers and rose to captain, commanding the No 6 Company of the Auckland Volunteer Rifles in Waikato in 1863. He became active in church work serving as treasurer of the general assembly of the Presbyterian Church of New Zealand from 1862 to 1872.

For nearly two decades James McCosh Clark was prominent in the civic and commercial life of Auckland. In the late 1860s, when the war in Waikato had depressed economic activity in the Auckland province, he encouraged the local flax industry, which was to provide much-needed employment. In 1870 he was a member of the Auckland Provincial Council for Newton. He became wealthy through his investments in Thames goldmining companies, particularly the Moanataiari, of which he was a founder and for some years a director and chairman. When his father died in 1875 he became the senior partner in the family business, Archibald Clark and Sons.

On 8 April that year he married Kate Emma Woolnough in Melbourne, Australia. She was the daughter of Susan Bonner and her husband, Henry Woolnough, an architect, and was born at Ipswich, Suffolk, England, on 15 May 1847. Of Kate Woolnough's early life and education little is known. In London she had earned a living doing research for writers, often in the British Museum. After her marriage she and James made their home in Auckland, where their five children were born.

James McCosh Clark stood for Parliament, unsuccessfully, in 1875, 1880 and 1882, and was a strong opponent of the popular Sir George Grey. He associated with a small group of influential men, as a director of the New Zealand Insurance Company, the Auckland Fibre Manufacturing Company and the Bank of New Zealand. From 1879 to 1881 he was president of the Auckland Chamber of Commerce and in 1880 was a member of a royal commission investigating the country's railways. He published in 1879 an influential analysis of New Zealand's finances, arguing that an inadequate share of government loan expenditure was allocated to Auckland.

McCosh Clark was also active in local body administration. He was a member of the Auckland Harbour Board and an Auckland improvement commissioner, and chaired the education board. In 1880 he was a popular choice for mayor, a position he held for three years. He took a keen interest in the development of the infrastructure and cultural assets of the city. The laying of the original horse-drawn tramways and the purchase of a site for the town hall were initiated during his term, and the first site of the public library (now the art gallery) chosen. He spent most of his honorarium on books for the library. It was also during his mayoralty that the city began to expand its boundaries. He proposed an ambitious plan, but settled for the inclusion of Ponsonby, Karangahape and Grafton, making Auckland the largest municipal area in the country and increasing its commercial status and political influence. A more controversial action was bringing into operation the Contagious Diseases Act 1869 with the establishment of a contagious diseases hospital in 1883.

In 1865 James McCosh Clark had bought a large Remuera home, The Tower, on 12 acres of land. Kate Clark, with the support of domestic servants, expertly performed her role as a society leader and mayoress at The Tower, considered to be 'the best appointed establishment in or near Auckland'. Described as an excellent musician, 'an accomplished painter and a woman of rare good sense', she was a generous patron of music and art. At her home she organised groups of women for painting, reading and dramatic activities. She and her husband helped to reform the Auckland Society of Artists as the Auckland Society of Arts in 1880. Kate was on the society's committee for 10 years, and exhibited oils, watercolours and drawings; James was president from 1881 to 1888. They made generous donations of pictures to the Auckland Art Gallery when it opened in 1888.

Kate Clark was also an important figure in charitable organisations in the city. In 1882 she worked closely with Eliza Cowie, wife of the Anglican bishop of Auckland, to establish the Girls' Friendly Society, of which she was vice president. She was on the management committee of the Women's Home in Parnell, for which her principal role was that of publiciser and fund-raiser, and she was involved in the Jubilee Institute for the Blind. Also keen on physical recreation and the outdoors, she went on climbing expeditions, and was active in the Auckland Skating Club.

The family firm continued to prosper in the 1880s but James McCosh Clark's other commercial ventures were less successful. Like many other business leaders he was infected by the speculative mentality engendered by gold discoveries: encouraged by the economic boom of the early 1880s, he borrowed heavily to invest in several ambitious companies. The Te Aroha Battery Company, which he established with Josiah Firth, yielded little gold and was sold in 1887 at great loss. In December 1881 he was one of a group which set up the Thames Valley and Rotorua Railway Company to open up land acquired from Maori. With Thomas Russell and others he was involved in the New Zealand Native Land Settlement Company, formed to sell land they had acquired in Waikato to British investors and settlers; but as the economy declined, few sales were made. At the height of his popularity as mayor, McCosh Clark was described as 'one of our nouveaux riches'. In 1889 there was little

esteem or sympathy for him when, after several business failures, he left with Kate for England.

In England Kate Clark pursued a career as a writer: she had completed her first book before her husband's financial ruin forced them to leave New Zealand. A southern cross fairy tale, which she partly illustrated, was published in London in 1891. A Christmas story for children, it attempted to translate northern hemisphere Christmas folklore to New Zealand while instructing children about the colony's natural features and native creatures. Notes by Andreas Reischek on birds and A. P. W. Thomas on geological features were included. In 1894 she published a collection of verse, *Persephone and other poems*. Her last work, *Maori tales and legends* (1896), was intended to interest and instruct young people about New Zealand and the Maori. Although its style was sentimental and dramatic, its detailed, scholarly notes – referring to such sources as Edward Tregear, John White, F. D. Fenton, George Grey and Tawhiao, the Maori King – showed the depth of her research. In addition to her books she also wrote newspaper articles and short stories for magazines.

In 1899 Kate Clark and Beatrice Webb, who had recently visited New Zealand, represented the National Council of Women of New Zealand at the London meeting of the International Council of Women. James McCosh Clark had died in Hastings, Sussex, on 26 January 1898, and Kate returned to New Zealand in 1900. Little is known of her life after this time. She died at Auckland on 30 November 1926, survived by her two sons. The McCosh Clarks' former home, The Tower, had been sold in 1895 to become part of King's College (now King's School).

External links and sources

More suggestions and sources

'Leaders of society, No 2 - The mayoress (Mrs McCosh Clark)'. *Observer* (Auckland). 14 May 1881

Obit. [J. M. Clark]. *New Zealand Observer*. 5 Feb. 1898

Obit. [K. E. Clark]. *New Zealand Herald*. 1 Dec. 1926

'Pen and ink portraits, No 11 - The new mayor, James McCosh Clark, Esq'. *Observer* (Auckland). 25 Dec. 1880

1.5 Newspaper articles

1880

B. TONKS.] [R. G. CARR.
WEDNESDAY, DECEMBER 22.

**MODERN HOUSEHOLD FURNITURE,
HORSES, CARRIAGES,
&c., &c., &c.**

At Glenholm, Remuera,
The Residence of Mrs J. Y. Stevenson, who is
leaving for Europe.

B. TONKS & CO.

HAVE been instructed to sell, On Wed-
nesday, December 22, at 11 o'clock sharp,
**THE ENTIRE HOUSEHOLD FURNI-
TURE AND EFFECTS.**

The furniture is comparatively new, selected
with great care, and without regard to expense.

**HORSES, HARNESS, SADDLERY,
AND CARRIAGES.**
Will be sold at 2 o'clock.

Catalogues now ready.

Figure 42: Newspaper article advertising the sale of the entire household furniture and effects of Glenholm, outlining that Mrs J. Y. Stevenson is leaving for Europe (Page 3 Advertisements Column 8, *Auckland Star*, Volume XI, Issue 3249, 18 December 1880, 3, Papers Past).

ON THE PROPERTY.

URGENT SALE.

BEAUTIFUL HOME, REMUERA.

WITHOUT RESERVE.
BY ORDER OF MORTGAGEE.

240 FT FRONTAGE TO PORTLAND ROAD.

HARBOUR VIEWS.
HARBOUR VIEWS.

PARK-LIKE GROUNDS.
PARK-LIKE GROUNDS.

SUBSTANTIAL HOUSE OF 11 ROOMS.
KNOWN AS "GLENHOLM."

Also,

THE WHOLE OF THE ARTISTIC FURNISHINGS.
COST, ORIGINALLY ABOUT £1500.
ALL IN BEST OF CONDITION.

DRAWING ROOM.
BABY GRAND PIANO, BY JANSEN.
NEW YORK, COST £350.
VERY FINE CARPET of Best Quality.
Large size.
EXTRA LARGE CHESTERFIELD AND DIVAN CHAIRS, 2 FANCY CHAIRS in Silk Tapestry, COSY CORNER SEAT in Pink Poplin, CHINA CABINET TANJORE RUG (9 x 4), WOOD KEBE, FINE BRASSES, SMALL FANCY CLOCK, BENARES BRASS PLAQUE, VASES AND ORNAMENTS, CURTAINS, Round Coffee Table, Water and Oil Colour Paintings.

DINING ROOM.

OVAL EXTENSION DINING TABLE AND SIDEBOARD (Queen Anne Style), 8 DINING CHAIRS, DINNER WAGGON, 1 PAIR 4-BRANCH CANDELABRA, MAHOGANY BOX, Axminster Carpet (large size), Singapore Rug, Some Very Fine Pictures.

HALL.

AX. HALL CARPET, STAIR CARPET, 2 PAIR HEAVY CHENILLE HALL CURTAINS, BAROMETER, HALL STAND, SIDE TABLE, SEAGRASS CHAIR, Very Fine Pictures.

LIBRARY.

LARGE AXMINSTER CARPET, INDIAN RUG, TANJORE RUG, VERY FINE OAK LIBRARY TABLE AND CHAIR, DROP-END CHESTERFIELD COUCH, GATE-LEG TEA TABLE, 2 DIVAN CHAIRS, BRASS FENDER AND BRASSES, 20 PICTURES, BAROMETER.

BEST BEDROOM.

MAUVE CARPET, 2 REV. RUGS, DRESSING CHEST, WOOD BED AND WIRE, REED LOOM (COT, KAPOKS, CURTAINS, CHESTERFIELD COUCH AND COVER, EASY CHAIR AND COVER.

BEDROOM.

INDIAN CARPET (12 x 10), DRESSING TABLE (Mahogany), 7-DR. CHEST, WOOD BED AND WIRE, KAPOKS AND PILLOWS, CURTAINS AND RODS.

DRESSING ROOM.

PINK CARPET, INDIAN RUG, LARGE COMBINATION LINEN PRESS AND DRAWERS, 1 POUFFET, BOOT CUPBOARD, CURTAINS AND RODS.

SMALL BEDROOM.

BLUE AX. CARPET, BLUE ENAMEL BED, WHITE ENAMEL CHEST, PEDESTAL CUPBOARD, COMMODE, CURTAINS AND RODS, KAPOKS, WIRES AND PILLOWS.

SERVANT'S BEDROOM.

AX. CARPET AND RUG, RIMU TALL BOY, RIMU SIDETABLE, COMB. BED, KAPOK AND PILLARS, CURTAINS AND RODS.

KITCHEN.

KITCHEN CABINET AND TABLE, SIDE TABLE, GAS STOVE, CLOCK, CHAIRS, BABY HIGH CHAIR, Etc., Etc.

2 LAWN MOWERS AND QUANTITY OF GARDEN TOOLS.

Also,

THE VALUABLE LIBRARY, CONTAINING MANY RARE AND VALUABLE WORKS VALUED AT £500, WILL BE SOLD IN ONE LOT.

THE PROPERTY will be Open for Inspection ALL DAY WEDNESDAY AND THURSDAY NEXT, 10 a.m. to 4 p.m. Admission by Card only. Obtainable from the office of the Auctioneers.

AUCTION:
FRIDAY NEXT, 11.30 A.M.
ON THE PROPERTY.

POSITIVELY WITHOUT RESERVE.
TERMS ON PROPERTY:
£1000 CASH, BALANCE 3 YEARS ON MORTGAGE.
FURNITURE STRICTLY CASH.

RICHARD ARTHUR, LTD.,
LAND SALESMEN AND AUCTIONEERS
THOS. B. ARTHUR, Auctioneer.

Figure 43: Newspaper advertisement of the sale by auction of Glenholm, in 1924 (Page 4 Advertisements Column 5, New Zealand Herald, Volume LXI, Issue 18894, 17 December 1924, 4, Papers Past).

1.6 Ancient Order of Foresters

The following information is from the Ancient Order of Foresters, Auckland District Records, 1863-1978 (Auckland War Memorial Museum Library, MS-1745):

The Ancient Order of Foresters began in England in the 18th century, and was established in New Zealand as a friendly society in 1852, the founding principles of the society being to provide financial and social benefits as well as support to members and their families in times of unemployment, sickness, death, disability and old age.

Foresters played a particularly active role in the lives of members and their families during times of crisis in the Depression and both World Wars. The Ancient Order of Foresters, Auckland District closed c1995 due to declining membership.

1.7 NZ Herald article: “A stately home”

The following article about Glenholm was published in July 2002, during which time it was being advertised for sale. The images are of poor quality.

PROPERTY

A stately home

5 Jul, 2002 4:42pm

The wrought-iron chandelier in the vast dining room adds a flamboyant touch.



Revamped and updated to meet the needs of modern family living, this grand old dame oozes historical magnificence at every turn, as VICKI HOLDER discovers.

This stately landmark homestead in Remuera has witnessed many changes since it was built in the 1860s. Impressively updated for practical family living, Glenholm remains a magnificent home with vast spaces, close to the city yet sheltered and private.

Although the former surrounding farmland has been lost and neighbours have popped up all around, Glenholm is still a hidden oasis and noted as one of the biggest historic properties in the area. Well-known in Auckland, its grounds were frequented by gardening enthusiasts when the property featured in the Auckland Trinity Garden Festival.

Subsequent owners have modified and enhanced the property to ensure that it's more than just a showpiece. When the natural stone pool went in at the back in the early 1990s, it was bordered by effusive English country-style planting. However, the large number of roses and perennials were a lot of work.

Today's owners, Brian Carter and Clare Bradley, had landscape architect Cilla Cooper create an easy-care, subtropical scheme. Palms and bromeliads ensure the pool looks good all year round. Cilla also completed a theme that is to be continued around the rest of the property, which incorporates existing trees, including towering elms and oaks.

Although the home has grand, formal spaces, it was the sunny and warm family and kitchen area that took Brian's and Clare's fancy. A sweeping, white, solid surface bench-cum-breakfast bar incorporating the Gaggenau hob splices through the middle of the space, separating the kitchen from the rest of the room. "It's a big area with a great flow that can easily accommodate us and our extended family," says Brian. "We spend 75% of our time there."

Sun pours into the kitchen and adjacent sitting area through a traditional English-style, glass-and-timber conservatory. With a soaring, glass roof as well as glazed bifold windows and doors all around, the conservatory soaks up every available ray of light. Terracotta-tile floors trap the warmth of the sun, while in winter the central gas heating throughout the house makes a difference.

The conservatory looks north across the private pool and a big children's play area. It opens to a broad veranda that wraps around the front of the house, linking the formal dining and lounge through french doors. When entertaining large numbers, the guests can wander freely outside, as well as between rooms inside.

Guests take the formal entry at the north end of the house, through an entrance hall with a lofty 4.25m stud height. The vast walls display large artworks that you simply couldn't hang in the average home.

However, the tradesperson's entry to the rear is the quickest route from the driveway and double garage. Typically, the former mudroom, which is now the laundry, is large. It's flanked by a wine cellar with storage for 1100 bottles. There's also a butler's pantry behind the kitchen, which is a great storage area.

Big enough to comfortably seat 24 people at the table, the pale, gold-striped dining room boasts grand proportions. Drawing attention to the high stud, a wrought-iron chandelier hangs from a flamboyant ceiling rose. Luscious red curtains drape at the windows and the french doors to the veranda. A classical plaster fireplace is one of five in working order in the house.

Across the hallway, the lounge balances the proportions of the dining room. The smoky green-blue walls enhance the richness of the gleaming timber floors.

Brian and Clare have added tall, white cabinetry and substantial shelving to the room further along, turning it into a cosy library that's warmed by an open fire.

Upstairs, architect Ken Crosson has reconfigured the spaces to add a fifth double bedroom. Both bathrooms have had a stunning contemporary makeover, featuring terrazzo, elegant taps and sculptural basins. The bath in the big family bathroom is subtly lit by dots that form a line of light recessed in an aluminium channel. The en suite for the generous master bedroom won the award for Bathroom of the Year in 2001 for its clever design, which partially hides a dressing room and a double shower behind timber slats.

Big enough for the largest of families, Glenholm has the added bonus of independent guest accommodation above the garaging in a spacious studio loft.

Vital statistics:

ADDRESS: 37 Portland Rd, Remuera.

FEATURES: Historic mansion built in 1860 modified by subsequent owners with award-winning renovation by architect Ken Crosson; Victorian conservatory; formal dining; lounge; library; five bedrooms; two and a half bathrooms; wine cellar; butler's pantry; separate accommodation above double garaging; central gas heating; heated swimming pool; subtropical plants; electronic gates.

SIZE: Land area 1600sq m.

TENDER: Tender closes at 4pm, July 9.

Appendix 2: Architectural information

2.1 Architectural drawings

Pre-1910: Drainage plan

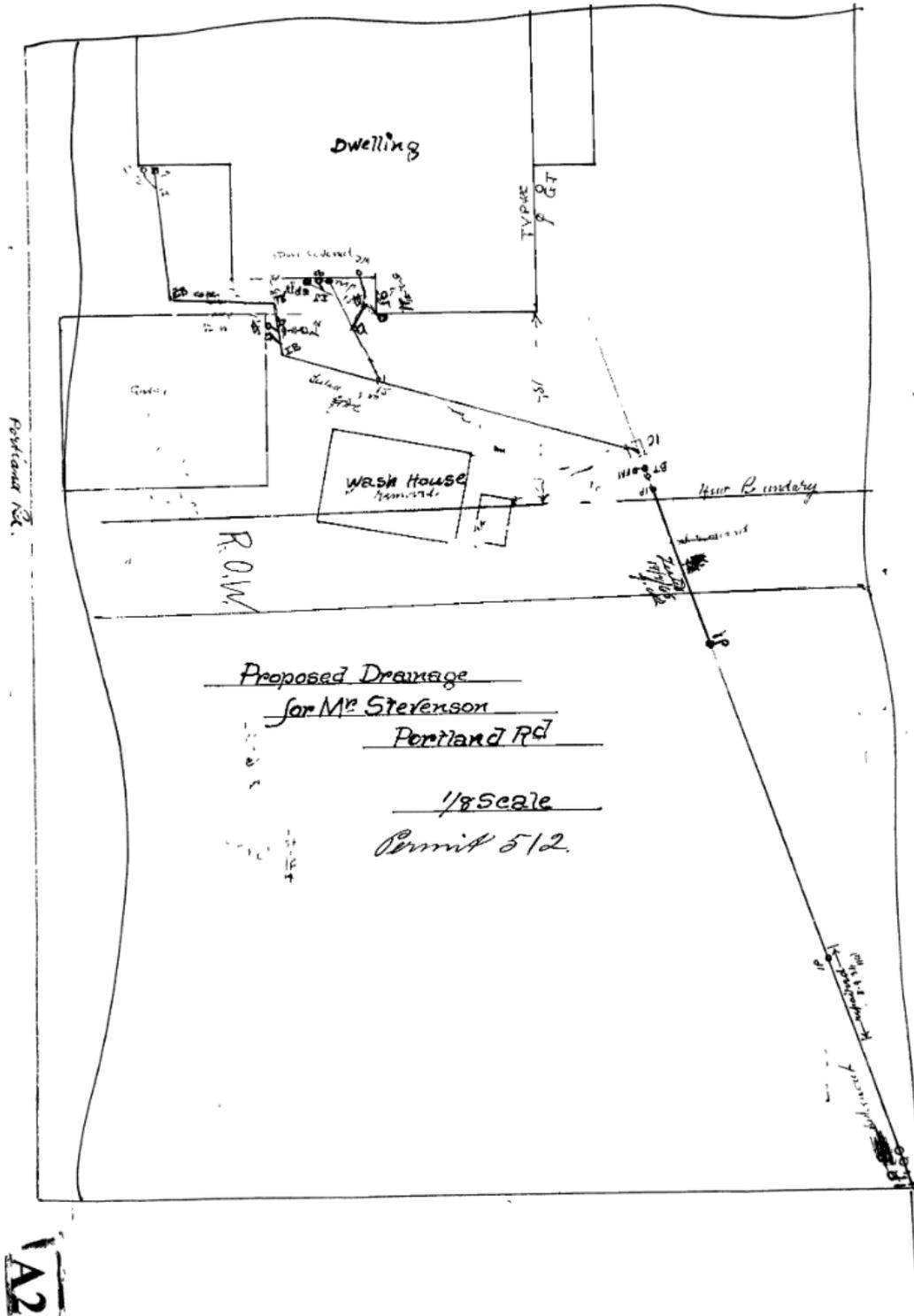


Figure 44: Drainage plan showing the footprint of Glenholm and the existence of a wash house and garage (possibly added to plan later), during the occupancy of Mrs Stevenson (pre-1910), n.d. (361208 – General Property Document private drainage plan, Auckland Council property records: 37 Portland Road, Remuera).

1926: Proposed two-storey porch

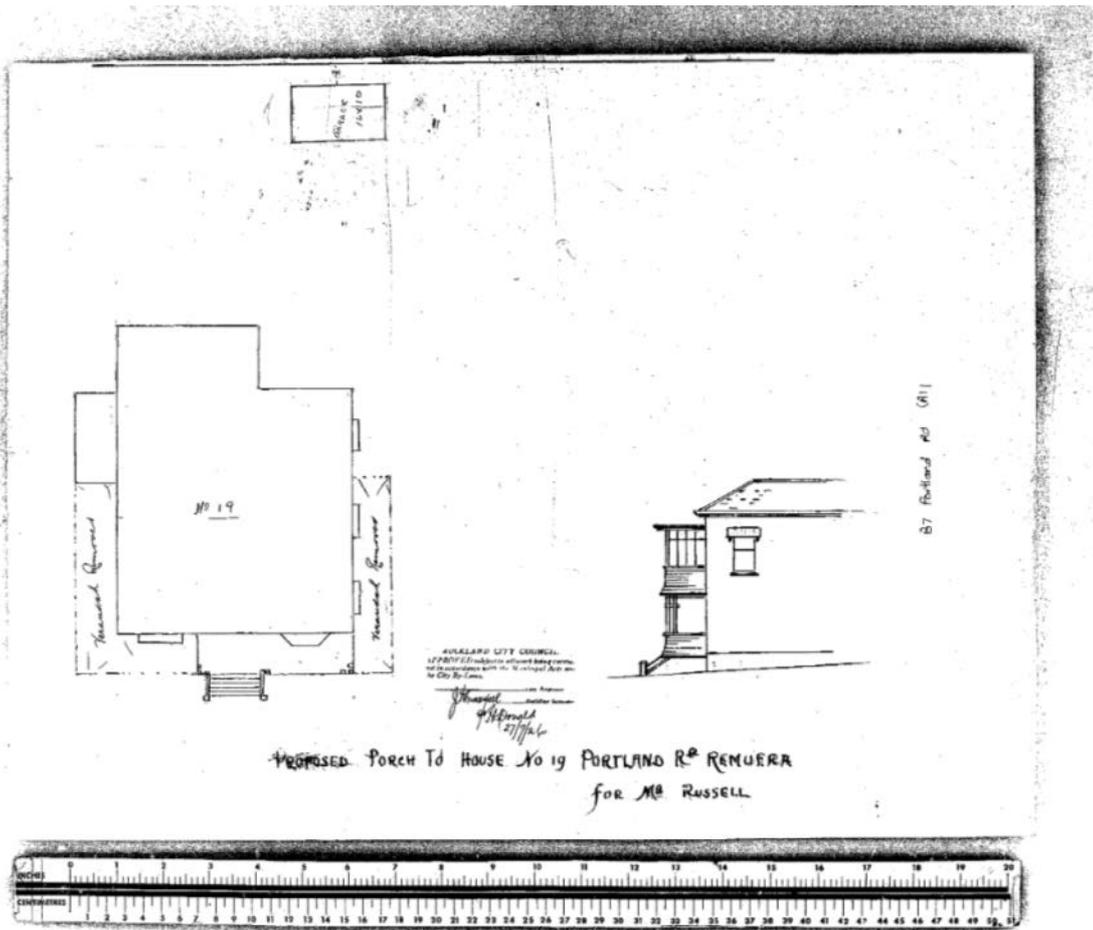


Figure 45: Plan and part elevation showing the proposed removal of the wraparound verandah and replacement with a two-storey porch, 1926 (B/1982/5607 – Building Consent Plan – O/7973/06, Auckland Council property file: 27 Portland Road, Remuera).

1949: Conversion into flats

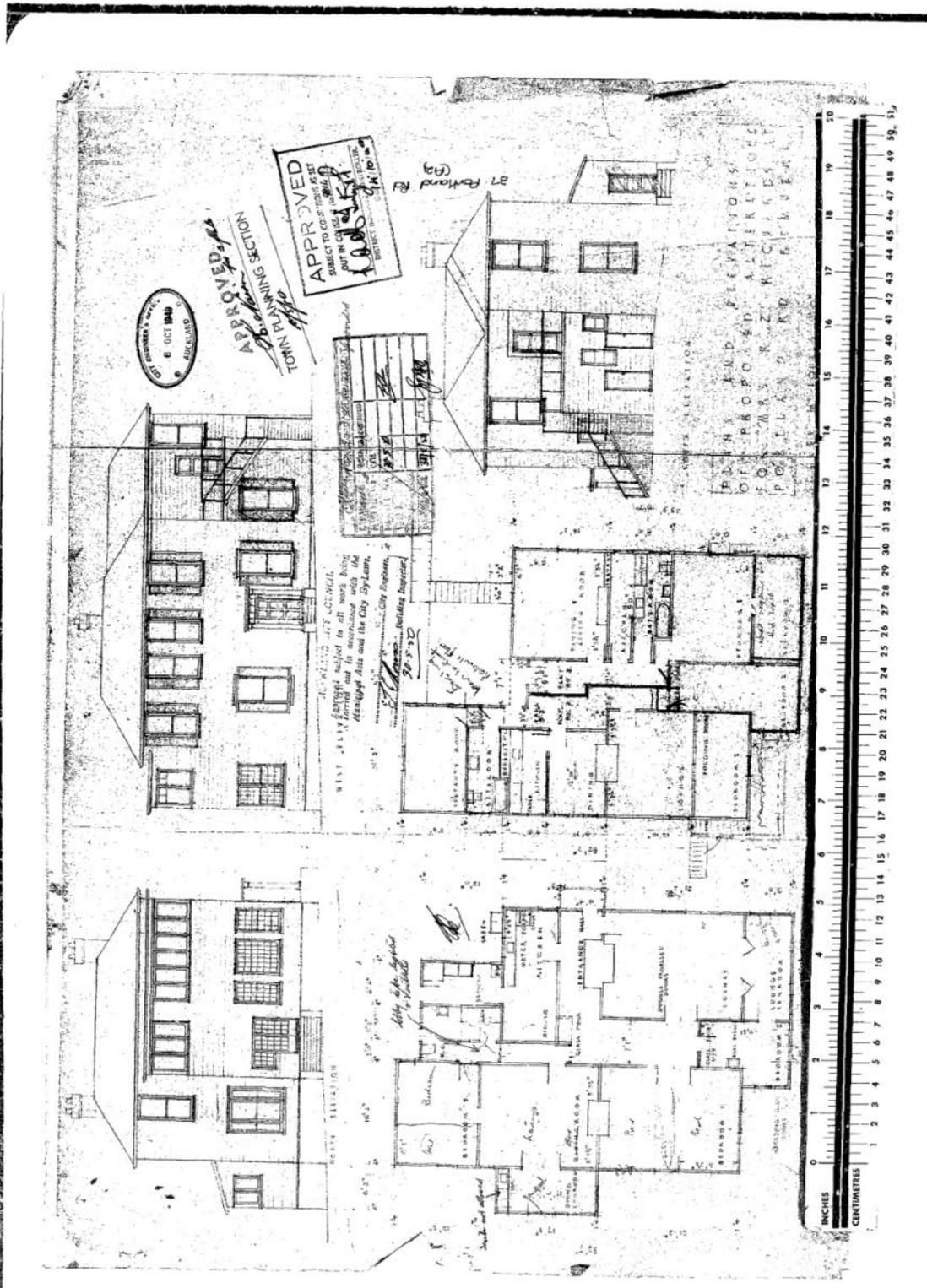


Figure 46: Proposed plans for the conversion of the residence into flats, 1949-50 (B/1982/5607 – Building Consent Plan – O/7973/06, Auckland Council property file: 27 Portland Road, Remuera).

1980: Conversion to single residence

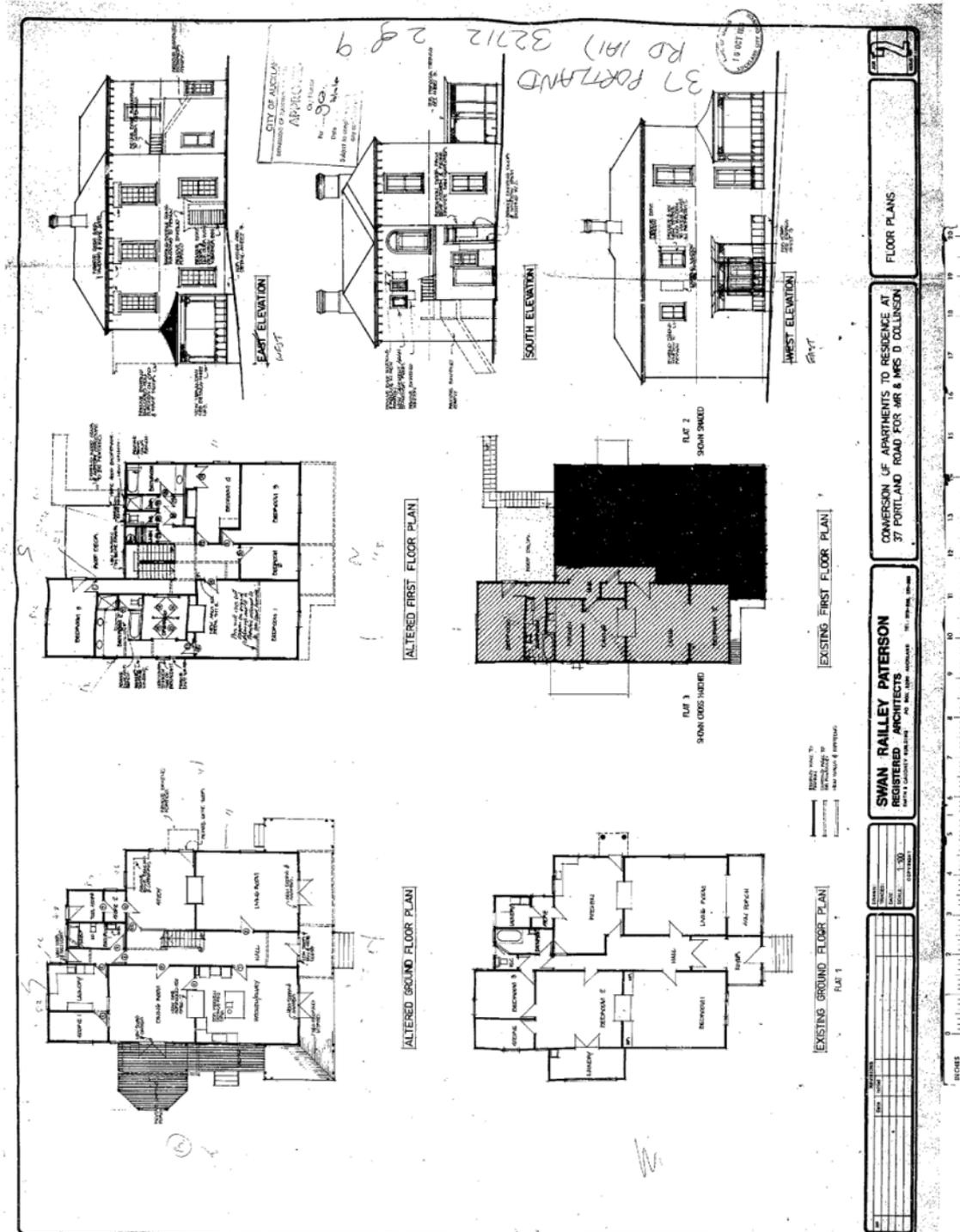


Figure 47: Plans and elevations showing the works associated with converting Glenholm back to one residence, including restorative works such as verandah and staircase reinstatement (B/1980/4865 – Building Consent plan – O/32712/01, Auckland Council property file: 37 Portland Road, Remuera).

1980: Conversion to single residence

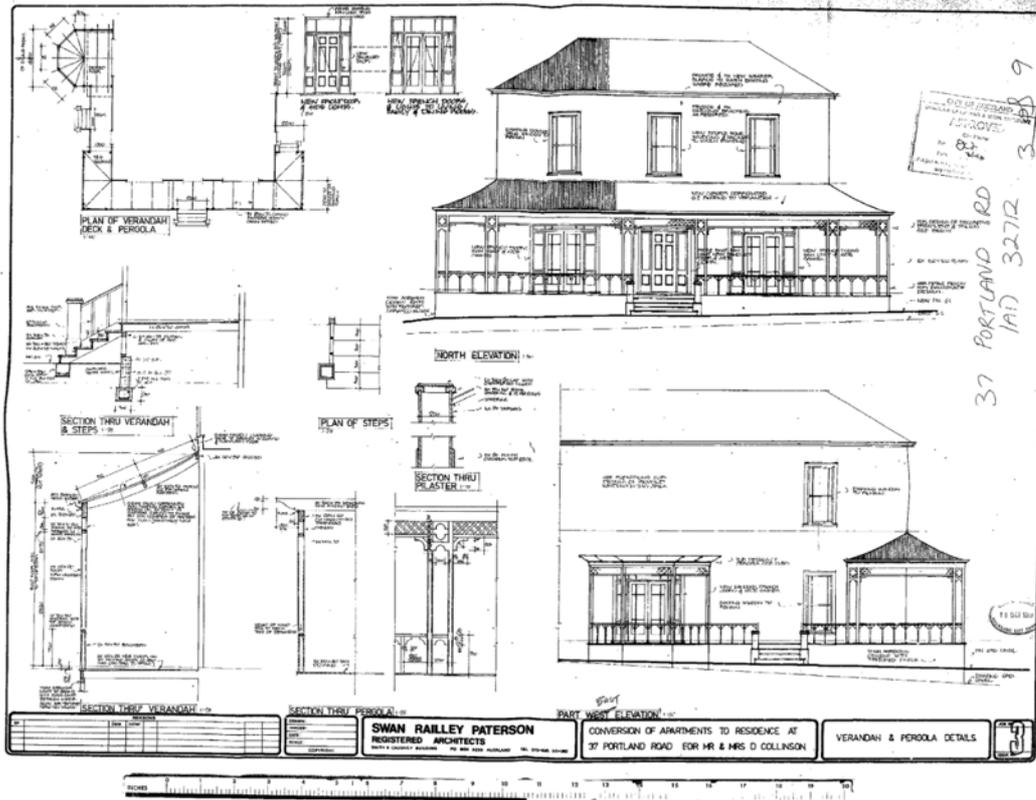


Figure 48: Detail drawings showing the proposed reinstatement of the wraparound verandah, the repair and/or replacement of double-hung sash windows and front entrance and the erection of a pergola (B/1980/4865 – Building Consent plan – O/32712/01, Auckland Council property file: 37 Portland Road, Remuera).

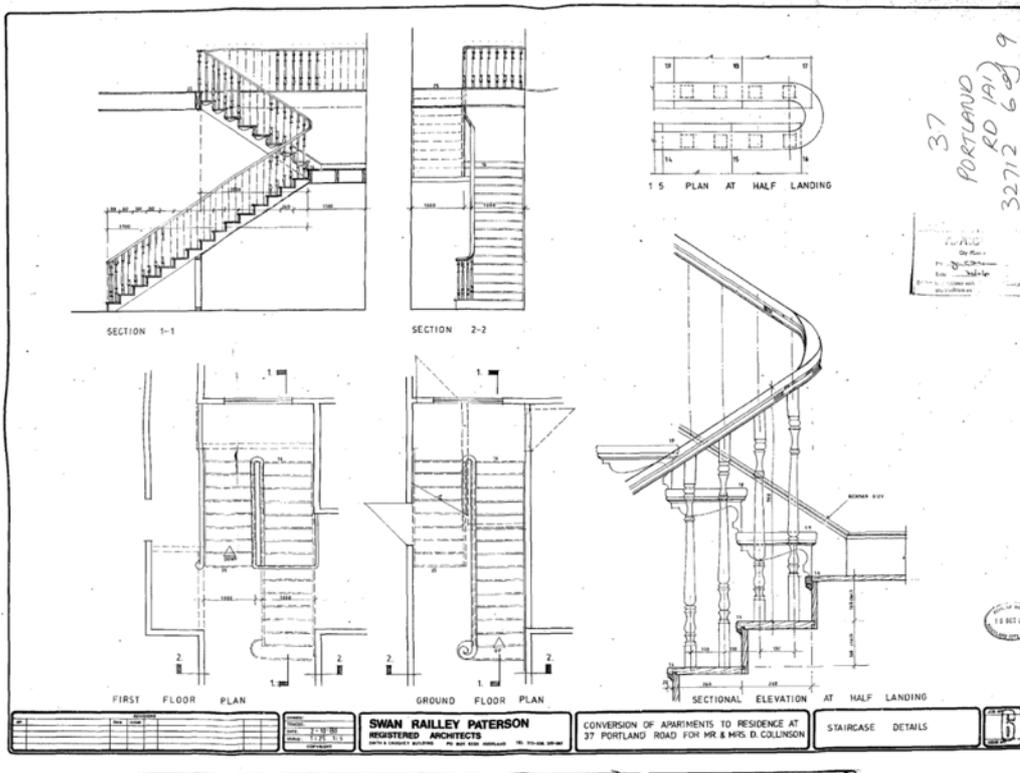


Figure 49: Detail drawings of the proposed reinstatement of the staircase (B/1980/4865 – Building Consent plan – O/32712/01, Auckland Council property file: 37 Portland Road, Remuera).

1989: Floor plan

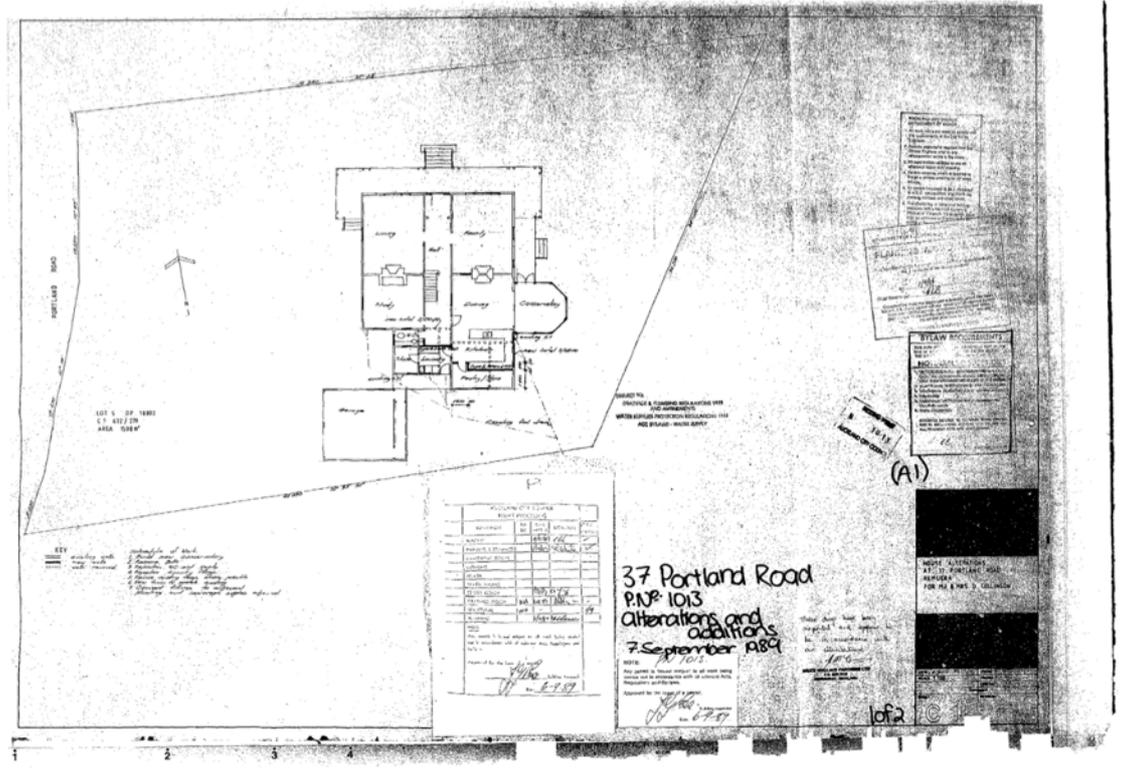


Figure 50: Plan showing the ground floor layout of Glenholm in 1989 during which time proposals were submitted for the erection of a conservatory on the east elevation and modifications to the positioning and layout of the kitchen (B/1989/3718 – Building Consent Plan – O/1013/05, Auckland Council property file: 37 Portland Road, Remuera).

2003: Small rear addition

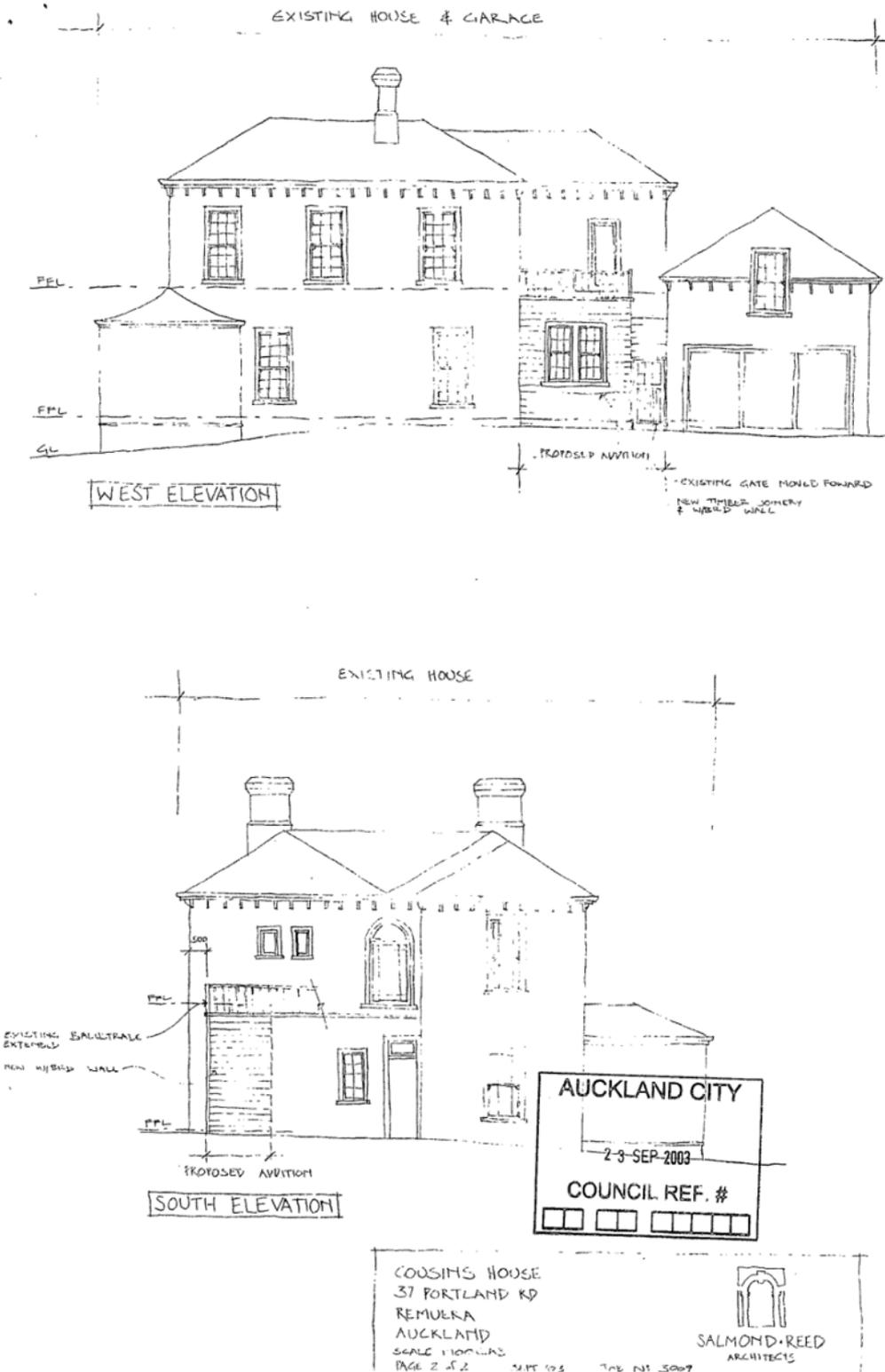


Figure 51: Proposed drawings showing the small addition to the rear (south) elevation and extension of the associated first floor deck and balustrading (R/LUC/2003/5704749 – Land Use Consent Plan, Auckland Council property file: 37 Portland Road).

2004: Alterations

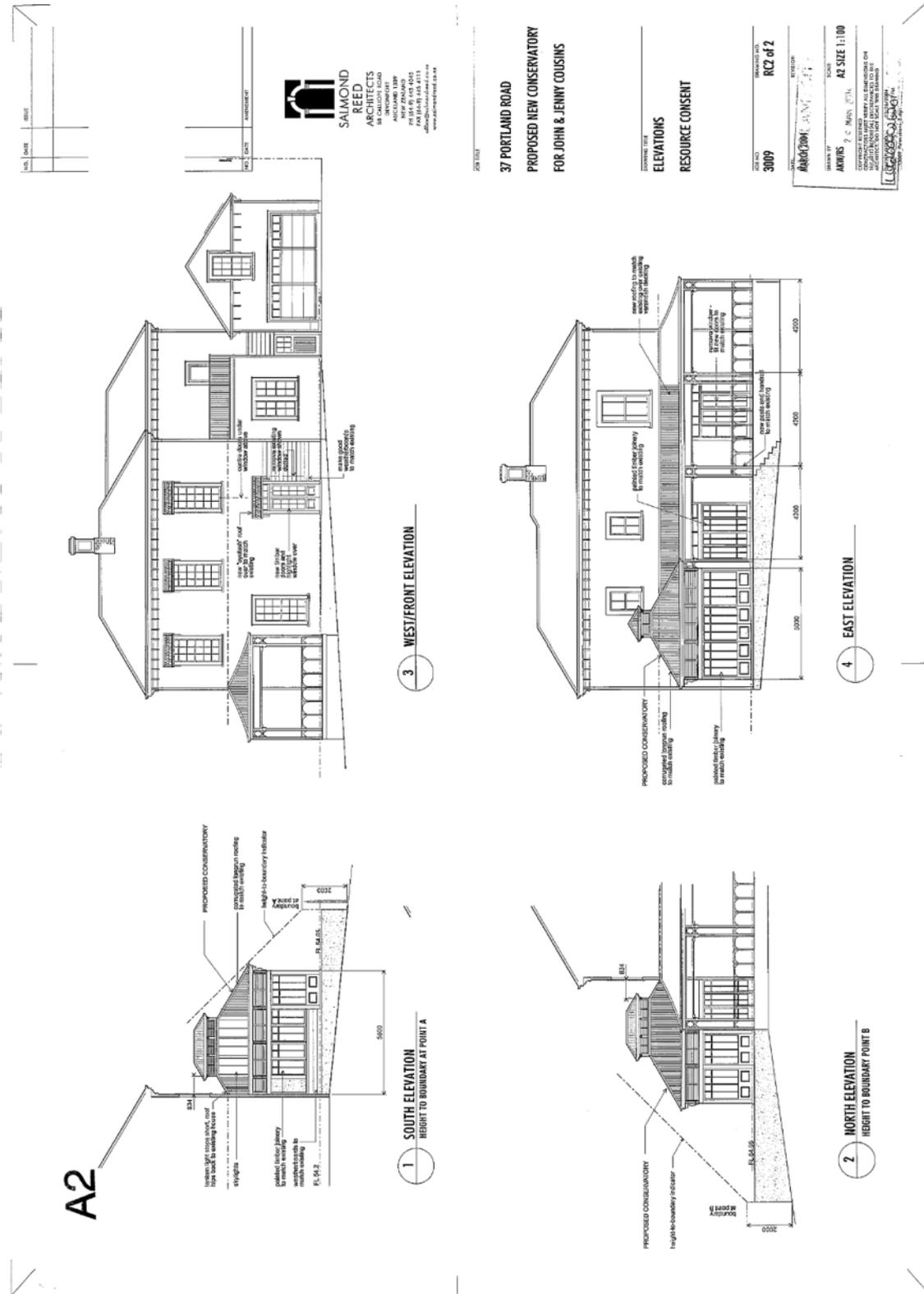


Figure 52: East and west elevations showing the proposed changes that involved the construction of a new conservatory, the extension of the verandah along the east elevation, and the replacement of windows with French doors (B/2004/6992 – Building Consent Plan – Res Alterations, Auckland Council property file: 37 Portland Road, Remuera).

Appendix 3: Photographic record

The following photographs were taken by The Heritage Studio Limited on 17 May 2018.



The following photographs are from Auckland Council's records.

2004



2007



Appendix 4: Comparative analysis – supplementary information

The following documentation provides supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to Glenholm. The table identifies some of Remuera's earliest grand homes built between the 1850s and 1880s. This was the time when Remuera established itself as an aristocratic suburb favoured by Auckland's elite. The table reveals that many of these early residences no longer exist, and those that do either have an alternative use or have experienced twentieth century alterations. This is followed by a series of photographs of the buildings that remain on their original sites. The buildings identified in this section are based on *known* places within the locality that were built during this early period of exclusivity in Remuera's history. A further selection of photographs show a series colonial buildings located within the broader Auckland region that share architectural similarities with Glenholm. 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.

Remuera's early grand residences (1850s-1880s)

Name	Date	Extant (on original site)?	In original use?	Details
Ellerslie House (Mainston Manor) (Figure 53)	1853	Yes	Yes	<p>Location: 4 Mainston Road</p> <p>Built for illustrious landowner, Robert Graham, Ellerslie House originally occupied a 565-acre farm at the junction of Great South and Panmure roads.⁸⁹ The estate was subdivided on several occasions. The house was converted into three flats in 1944, and back to a single residence in 1985.⁹⁰</p> <p>AUP Schedule: Category A (ID: 02487)</p>
The Tower(s) (Figure 54)	1855	Yes	No	<p>Location: 258 Remuera Road</p> <p>An imposing mansion built for David Graham (brother of the above), The Tower was later acquired by prominent businessman and one-time Auckland Mayor, James McCosh Clark who extended the property. In 1898, the building became King's College (now School) and currently forms part of a much large school complex.⁹¹</p> <p>AUP Schedule: The building is located within the extent of place of the King's School Chapel – Category B (ID: 01826).</p>

⁸⁹ Jenny Carlyon and Diana Morrow, 2011, 49-50.

⁹⁰ Salmond Reed Architects for Auckland Council, *Heritage Assessment: 4 Mainston Road*, October 2012.

⁹¹ Jenny Carlyon and Diana Morrow, 2011, 50 and 230-1.

Name	Date	Extant (on original site)?	In original use?	Details
Remuera Point (Burwood)	Mid-1850s	No	--	The grand residence of Frederick Whitaker, who later became premier, Remuera Point was built near present-day Burwood Crescent. The land was subdivided in 1912 into 36 lots, and in 1983, the house was replaced by two houses and a townhouse. ⁹²
Charleville (Melrose Hall, Cleveland House)	1856	No	--	One of the grandest Remuera homes, Charleville was built for Christopher Greenway near present-day Garden Road. It was later used as the Remuera Ladies' College. Charleville was demolished in 1966. ⁹³
Woodville	1856	No	--	Built for Samuel Allen Wood, who owned the Royal Hotel and livery stables on Auckland's Princes Street (site of the Northern Club), Woodville occupied nine acres of land at the bottom of Arney Road. The house was replaced by a modern residence in the late-1990s. ⁹⁴
The Priory	1857	No	--	Located on the south side of Remuera Road and west of St Mark's Anglican Church, The Priory was a gabled house built for Rev. George Kingdon within a small garden and among open paddocks. It was demolished in 1970. ⁹⁵
Waimarama	c.1860	No	--	Waimarama stood at the top of what became Arney Road and was owned by Chief Justice, George Alfred Arney. The large two-storey timber house, which occupied 36 acres of land was later purchased by Kate McCosh Clark (James McCosh Clark's widow) who lived there until her death in 1927. The house was later demolished and land subdivided. ⁹⁶

⁹² Ibid., 228-9.

⁹³ Ibid., 228.

⁹⁴ Ibid., 231.

⁹⁵ Ibid.

⁹⁶ Ibid.

Name	Date	Extant (on original site)?	In original use?	Details
Oaklands (Cotter House) (Figure 55)	c.1862	Yes	No	<p>Location: 2 St Vincent Avenue</p> <p>Wealthy stockbroker and philanthropist, Joseph Newman owned Oaklands, a grand brick and concrete Gothic revival style residence. It was later purchased by the Cotter family who subdivided the extensive farm. The residence underwent alterations and additions, serving for a time as a small school in the 1930s and converted into flats in the 1950s. It was restored in 1995 and is currently in use as a boutique hotel.⁹⁷</p> <p>AUP Schedule: Category B (ID: 01872)</p>
Dunholme	1870s	No	--	<p>Built for Samuel Morrin as his residence, Dunholme later became a theological college, a convalescent home and then a boarding house. It was destroyed by fire in 1949.⁹⁸</p>
Roselle (Wilson House) (Figure 56)	1879	Yes	No	<p>Location: 82-84 Shore Road</p> <p>Once regarded as one of the stateliest homes in Auckland, Roselle was built on 14-acres of land for Joseph Liston Wilson. The two-storey plastered brick Italianate house featured verandahs, bay windows and an observation tower. In the 1950s, it was gifted to the St Kentigern Trust Board and became the St Kentigern (primary) school for boys.⁹⁹ The tower was subsequently removed and large-scale reconstruction work carried out in the late-1970s.¹⁰⁰</p> <p>AUP Schedule: Category B (ID: 01843)</p>
Waitaramoa (Mitchelson House) (Figure 57)	c.1882	Yes	No	<p>Location: 235-237 Victoria Avenue</p> <p>Waitaramoa was the home of Sir Edwin Mitchelson and was once described as one of the finest houses in the district. It was purchased by the Sisters of the Sacred Heart in 1909 for their convent and school and has undergone changes. It remains part of the larger school complex known as Baradene College.¹⁰¹</p> <p>AUP Schedule: Category B (ID: 01897) HNZPT List: Category B (No. 551)</p>

⁹⁷ Ibid., 234.⁹⁸ Ibid., 230.⁹⁹ Ibid., 245.¹⁰⁰ Auckland Council heritage property records: 82-84 Shore Road, Remuera.¹⁰¹ Jenny Carlyon and Diana Morrow, 2011, 50 and 245.

Name	Date	Extant (on original site)?	In original use?	Details
Buckland House	1884	No	--	Buckland House was built in St Vincent Avenue for the Buckland family. It changed hands a few times during the twentieth century, during which time two wings were added. In 1973, the house was purchased by Fletchers and James Wallace and relocated to the Museum of Transport and Technology (MOTAT). ¹⁰²
Stradcona	1885	No	--	An imposing timber residence with tower on Portland Road, Stradcona was built for consultant engineer, William Ware. The extensive landholding, which incorporated several contiguous lots, was subdivided on Ware's death in 1923, leaving house on only half an acre of land. Stradcona was demolished in the late-1960s and a block of concrete flats – 'Portland Heights' – took its place. ¹⁰³
The Whare (Wharema) (Figure 58)	1886	Yes	Yes	Location: 34 Portland Road The Whare was built for the inaugural director of Elam School of Art, Edward Payton and his wife, Emily. The grand timber residence with wraparound verandahs was converted into a boarding house in the 1960s, then into four flats. In the 1980s, the house was restored to a single residence. ¹⁰⁴ AUP Schedule: Category B (ID: 01814) HNZPT List: Category B (No. 7695)
Woodcroft (Figure 59)	c.1888	Yes	Yes	Location: 99 Arney Road The 13-roomed two-storey timber residence was built for the Rev Dr John Kinder following his resignation from St John's College. Designed in the Victorian Italianate style, the building featured a bay window, ground floor return verandah and ballustrated parapets. The grand house remained in the Kinder family until 1940, and although the property has been subdivided over the years, its garden reputedly retains many of the trees planted by Kinder. ¹⁰⁵

¹⁰² Ibid., 233.

¹⁰³ Ibid., 240.

¹⁰⁴ Ibid.

¹⁰⁵ Ibid., 237-9.

Extant buildings

Ellerslie House (Mainston Manor) (1853)



Figure 53: Ellerslie House, 2007 (Auckland Council records).

The Tower (now part of King's School) (1855)



Figure 54: The Tower, 2015 (Auckland Council records).

Oaklands (Cotter House) (c.1862)

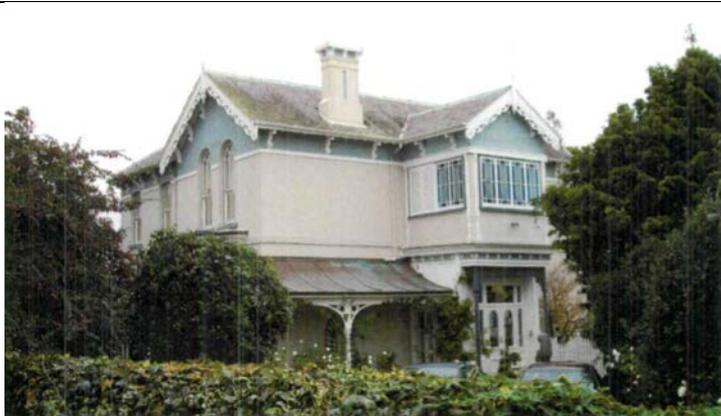


Figure 55: Oaklands, 2007 (Auckland Council records).

**Roselle (Wilson House) (1879)
(now part of St Kentigern School)**



Figure 56: Roselle, 2007 (Auckland Council records).

**Waitaramoa (Mitchelson House) (c.1882)
(now part of Baradene College)**



Figure 57: Waitaramoa, 2013 (Remuera Heritage).

The Whare (Wharema) (1886)



Figure 58: The Whare, 2012 (Auckland Council records).

Woodcroft (c.1888)



Figure 59: Woodcroft, c.1900s (Woodcroft House, Arney Road, Remuera, Auckland. Walsh, Philip, 1843-1914: Photograph albums. Ref: 1/2-111005-F. Alexander Turnbull Library, Wellington, New Zealand. [/records/22814650](#))

Architectural comparisons

**Glen Orchard (c.1850-60s)
91 St Heliers Bay Road, St Heliers**



Figure 60: Glen Orchard, c.1960-79 (Sir George Grey Special Collections, Auckland Libraries, 435-B8-24A).

AUP Schedule: Category B (ID: 01855)
HNZPT List: Category 2 (No. 581)

Burrows House (c.1869-70)
4 Burrows Avenue, Parnell



Figure 61: Burrows House, c.1869-70 (Sir George Grey Special Collections, Auckland Libraries, 435-B5-175A).

AUP Schedule: Category B (ID: 01615)

HNZPT List: Category 2 (No. 596)

Penrose Farm House (1860s or 1885)
79 Penrose Road, Penrose



Figure 62: Penrose Farm House, June 1986 (Sir George Grey Special Collections, Auckland Libraries, 1052-E10-36).

AUP Schedule: Category A (ID: 01796)

HNZPT List: Category 2 (No. 519)

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