
From: [REDACTED]
Sent: Tuesday, 13 July 2021 4:08 PM
To: Information Management Team
Subject: [REDACTED]

Good Afternoon Laura,

I've just discovered that Clark Stiles is away until 02 August.

Can you please help:

Warwick Johnston's 2016 history of the APH is listed in the HCC Public Facility Heritage Building Inventory. I can't seem to find it, as I want to send it to a potential researcher/author.

If possible, can you please send me a link?

Thank you

[REDACTED]



Scanned by [McAfee](#) and confirmed virus-free.

From: [Information Management Team](#)
To: [REDACTED]
Subject: [REDACTED]
Date: Thursday, 15 July 2021 3:30:00 PM
Attachments: [Avalon Public Hall 14 Mabey Rd Dec2015.pdf](#)
[image001.png](#)

Tēnā koe [REDACTED]

Please find attached the document you have requested.

Our understanding is that this document was part of a previous heritage assessment of the Avalon Public Hall. As you are aware, council is currently underway with another review of heritage buildings in Lower Hutt.

If you would like any further information regarding the District Plan and current heritage assessment please contact Benjamin Haddrell, Policy Planner, on Benjamin.Haddrell@huttcity.govt.nz.

Nāku noa, nā

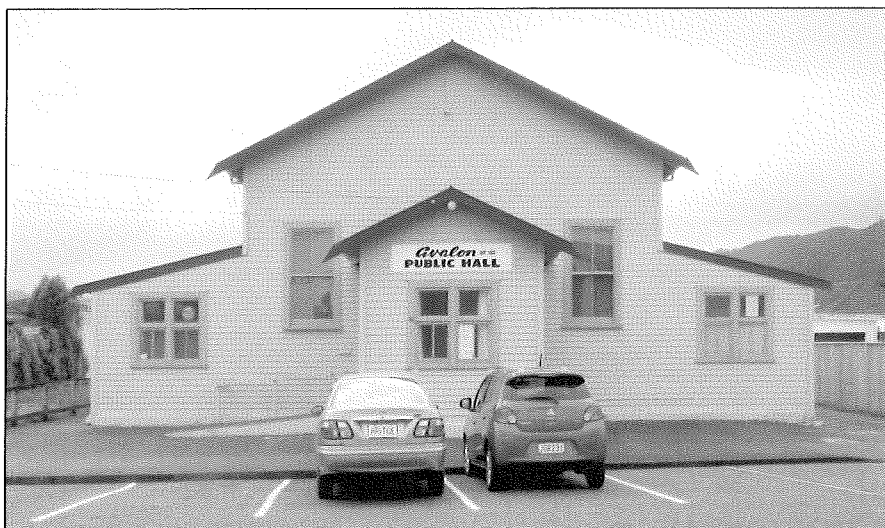
Kate Ostapowicz ([she/her](#))
Senior Advisor, Official Information

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand
W www.huttcity.govt.nz

Address: 14 Mabey Road, Avalon

Name: Avalon Public Hall

Former Name: Taita Public Hall



Architect/designer: F. W. (Fred) Kitchener.

Construction date: 1922

Construction Cost: £1,100

Builder: F.W. (Fred) Kitchener.

Visible materials: Timber, corrugated iron roof.

Architectural style: Arts & Crafts.

Use/building type: Public Hall.

Date and compiler: Nov.2015. W.A.Johnston.

Legal description: DP 5919. Pt.Sec. 55. Lot 1 DP 5919

NZHPT registration: -

PHYSICAL AND SOCIAL HISTORY

[Also described as 22 Mabey Road]

The summary of information from HCC Archives shows that:

During 1922 from June to October over one hundred and sixty (160) local people and a number of local groups and organisations contributed money to the Taita Public Hall Fund. Subscriptions ranged from 2/6d to £25. Approximately £700 was collected. (Arch 5911).

Hutt County Council Correspondence (Arch 16984 Taita Township, 1923-1942) shows two letters from the Taita Public Hall Society - first one dated March 1926 complaining about the state of the foot path in front of the Hall, and the second one dated May 1941 requesting the sealing of Mabey Road.

Nb. Up to 1945 Taita was part of the **Epuni Riding of Hutt County Council.**

Hutt City Council Finance Committee. Minutes of 14th March and 4th December 1952 both show an application from the Taita Public Hall Society for an exemption from the rates. This was agreed to at a full Council meeting 8th December 1952, in part by the fiscal arrangement of contributing the amount of the rates and the Society repaying that contribution upon receipt. At the time the Mayor stated that "this was a public hall which apart from the Council's contribution to the rate expenditure was being run at no expense to public funds."

HCC Finance Committee Minutes. 4th December 1952.

This has been the arrangement ever since, reinforced by another Council decision in 1954.

Other Aspects of its History:

The initial idea for a publicly owned Hall in Taita came from an informal meeting of residents convened by Mr. R. Bartosh on the 7th June 1922. The first meeting of the interim Committee

was held two days later on 9th June. At a public meeting held at the Taita School on 19th June a building proposal was presented and the decision to go ahead was approved. At this meeting it was also decided to form the **Taita Public Hall Society** with three Trustees and an elected Committee of twelve.

The cost of the Hall was £1,100 with the furnishing costing an extra £350. £700 of that total was raised by voluntary subscription. (**Ev.Post 16th October 1922**)

When built, this Hall was constructed in heart rimu and was "one of the most complete structures of its kind in the district." (**Ev.Post. 16th October 1922**). [See **Construction History (below)** for an unusual aspect to its construction].

14th October 1922, the official opening was performed by the then **Prime Minister, The Rt. Hon. W. F. Massey**. Over 400 people attended the opening.

During the Second World War, with the ever present threat of Japanese activity, the Hall was used by **the Reserve Bank** as a safe storage building for the Bank's records and "certain irreplaceable machinery". Evidence (the concrete stands for the Bank vaults) within the eastern side of the Hall still remain as a witness to that period.

At the end of the War extensive alterations and additions were carried out. The Hall was reopened by the then Mayor. Mr. J. W. Andrews in May 1945. According to the **Hutt News** "The new hall is a valuable asset to the social and cultural life of the district, and is a credit to the community spirit of the local residents, by whose efforts this modern structure has been remodelled." (**Hutt News. 9th May 1945**).

1945. The Society was exempted from income tax by the Commissioner of Taxes.

In 1948 the Hall was excluded from the **Special Community Centre Rating Scheme** (A Central Government & Local City

Council Rating Scheme) as the local residents had already provided themselves with a hall by their own efforts.

The Hall has been used for many civic events, including the 1956 Golden Wedding Anniversary of Mr. & Mrs. Nash which was also Mr. Nash's 25th year as an MP for the Hutt. A year later in 1957 the 35th anniversary of the Hall opening was attended by 125 people, from as far away as North Auckland & Timaru. This was followed by a 50th Anniversary Jubilee Dinner in 1972 and in 1997 over 200 people attended the 75th anniversary of the Hall opening.

Some of the groups to use the Hall have been the Avalon Country Women's Institute; A & P Association; Avalon Tennis Club; various Sunday School Groups; The Blind Foundation; Taita Rugby Club; Widows & Widowers Group; various Youth Groups; Taekwondo; Indoor Bowls; Square Dancing; Highland Dancing.

CONSTRUCTION HISTORY

Built in 1922, largely with materials obtained from the demolition of the surplus Army buildings from Trentham Military Camp.¹ Anecdotal evidence suggests that the windows and doors, on the eastern side in particular, are from Trentham. Mr. F.W. (Fred) Kitchener, a local builder, was the architect and appointed building manager/overseer. Construction was carried out by voluntary local labour under the watchful eye of Mr. Kitchener.

The building itself was constructed of heart rimu, with a matai floor.

¹ There a suggestion that the materials may have come from the Featherston Camp, however after extensive research no evidence was found to support this.

CERTIFICATES OF TITLE

WN 121/71(1903)
WN 133/286(1904)
WN 292/213(1922)

ORIGINAL OWNERS

1856 John Stancliffe (Crown Grant)
1863 Job Mabey
1904 Job Charles Mabey
1922 Taita Public Hall Society Inc
1954 Avalon Public Hall Society Inc

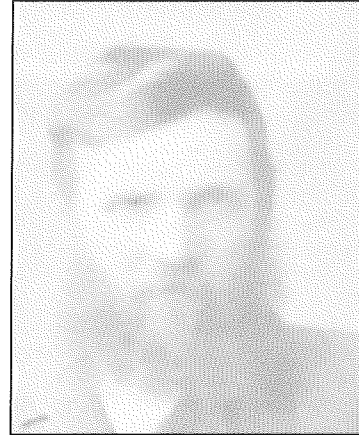
OWNERS

Biographies of significant owners/people associated with site/building

Job Mabey. 1812-1896.

Arrived on the “**Olympus**” April 1841. Acquired Section 55 from an absentee landowner, Mr. John Stancliffe (via his Land Agent, Mr. Thomas Hirst of Taranaki), in December 1863.

Job Charles Mabey. 1858-1952.



Born in Aglionby (Alicetown) in 1858 and died in Taita in 1952. Job Charles, like his father Job, was a long term prominent Taita landowner and local identity. Member of Hutt River Board. Member of Oddfellows Lodge. Job Charles donated land from his holdings to the Taita Public Hall Society for the construction of a community hall in 1922. Married Elizabeth Anne Bengé (Upper Hutt). Job lived all his life in Taita.

Taita Public Hall Society Inc.

Formed on the 19th June 1922 in response to the Community's desire to have a local Hall. In subsequent fund raising over £700 was raised and building commenced in July 1922. The Society was incorporated under the “Libraries & Mechanics Institute Act 1908”. Its first meeting in the new Hall was held 9th October 1922. Previous meetings had been held in the Star General Store on nearby High Street.

The first Committee consisted of Messrs H. Foley, R. Bartosh, F.S.Hewer, R. McGregor, E. Hall, J. Bentley, A. Evans, H.V. Horlor, C. Alsop, V. Pemberton, T. Foster and F. Kitchener. The first Trustees were Messrs A. Gadsby, F. Westbury and J.C. Mabey.

In 1954 the name of the Society was changed to **the Avalon Public Hall Society Inc.**

ARCHITECTURAL DESIGN

It has a distinctive appearance with its high pitched roof, elongated gable ends, angled bargeboards and double hung sash windows, which may suggest a vaguely Arts & Crafts Style. Apparently this is the style of 1940s Public Halls (after discussion with Ian Bowman).

There is a similarity with some buildings at the Trentham Military Camp – namely the Clock Tower Building and the Gymnasium (both built prior to 1920). Also note that one or two buildings from Featherston Camp show a simialr design. **[See Appendix 1].**

EQC

Does not appear on HCC 2008 Earthquake Prone Buildings Register.

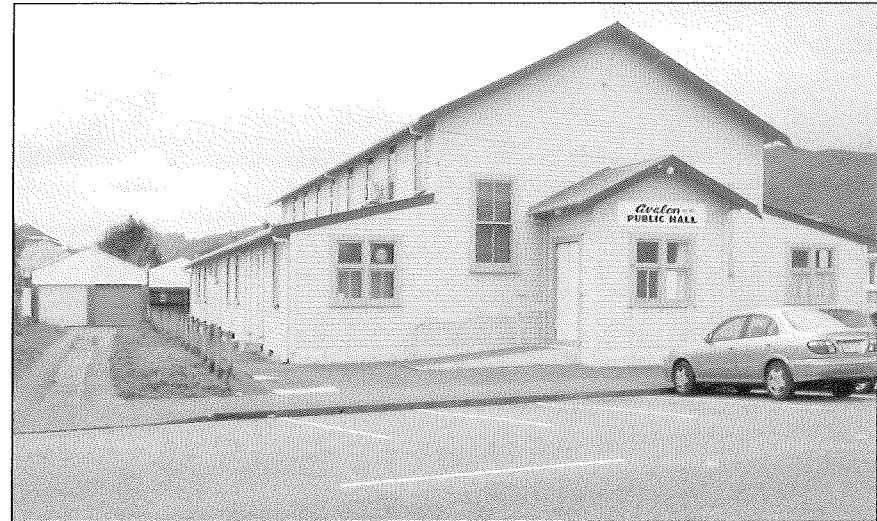
PHOTO HISTORY



Hall surrounded by vegetable gardens. 1947. Whites Aviation Collection. Alexander Turnbull Library. WA-11329-G.



Hall maintenance. 2008. M.McMurray. APHS.



Exterior (front and western side). 2015. WAJ.



Exterior (back and eastern side). 2015. WAJ



Interior. 2015. WAJ.



A modern example of a Community Activity. 2014. A. Parkinson.

STATEMENT OF SIGNIFICANCE

The significance of this Public Hall is that it was designed, built and paid for by the local (Taita) community. Most of the initial costs were met by immediate voluntary local subscription. The rest was met by bank loans which were paid off from the proceeds of hiring out the hall. The land was donated to the Society, and thus the Community, by the prominent local farmer Mr. Job Charles Mabey.

There are very few, if any, similar situations around the Hutt Valley. Unlike any other Community Halls this particular Hall has never been a burden on local ratepayers, even with the reciprocal rate arrangement.

The construction materials (mainly heart rimu) came in part from World War One surplus buildings being demolished at the Trentham Military Camp. This factor by itself makes this building quite unique and something special. The rest of the timber was locally sourced.

The Hall has been the venue for many civic events and has hosted, and still hosts to this day, a large number of community groups and community activities, with little publicity or fanfare.

At the time of its construction and up until the development of Taita Community Centre in the 1950s this Hall was the centre of the local rural community and its various social activities.

Among the more modern users of the Hall have been television filming of episodes of "**Close to Home**"; rehearsal area for other TV programmes; Weddings; Wedding Anniversaries; numerous dances, including formal A&P Association Grand Balls; and many other youth activities. It is indeed one of Hutt City's hidden treasures.

REFERENCES

HCCArchives

Arch 5911
Arch 4702
Arch 47471
Arch 63180
Arch 16984
M202. Drainage Plans. 1954.
HCC Valuation Field Books.

DP5919. July 1922. Hutt County Council.

Deeds Register & Deeds Index. Archives NZ.

Petone Heritage Centre.

- **Photos and Filing Cabinet Search.**

Avalon Public Hall Society Minute Books: 1922-1997.

Secondary Sources:

Erwin. M. Guardian of the Valley. Wellington. 2004.

Hall. L. Lower Hutt. Past & Present. Lower Hutt. 1941.

Millar. D. Once Upon A Village. Wellington. 1972.

NZ Defence Force Heritage Inventory. Trentham Military Camp. May 2010.

Regulations of Avalon Public Hall Society Inc.

The Evening Post.

The Hutt News.

Personal Communications:

Ian Bowman. Conservation Architect.

Christine Edney. Archivist. Trentham Military Camp.

Margaret McMurray. Present Trustee & Treasurer of the Avalon Public Hall Society.

Sante Pattinson. Present Trustee & Committee member of the Avalon Public Hall Society.

Clark Stiles. Local History Specialist. Petone Library.

Mike Warwick. Past Committe member of the Avalon Public Hall Society Inc.

APPENDIX 1. ARCHITECTURAL SIMILARITIES



Trentham Military Camp Gymnasium. NZDF. Trentham Military Camp. 2010. pg. 10.



Featherston Camp Building prior to demolition. ATL 08-061-004a.

**Warwick Johnston.
Historian.
18 November 2015.**