

# BUILDING APPLICATION FORM.

WELLINGTON,

Date, 2 March 1926

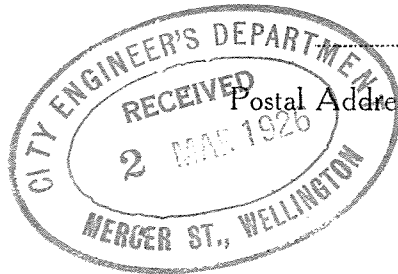
To the City Engineer,

Wellington,

Sir,

I hereby apply for permission to Garage + Water Tower  
erect a Residence  
in Queens Drive Street, Section 65  
part of Town Acre..... for Hope B Gibbons Esq  
of Wellington according to Plans and Specification  
deposited herewith at the estimated cost of £ 20,000  
~~17,000~~

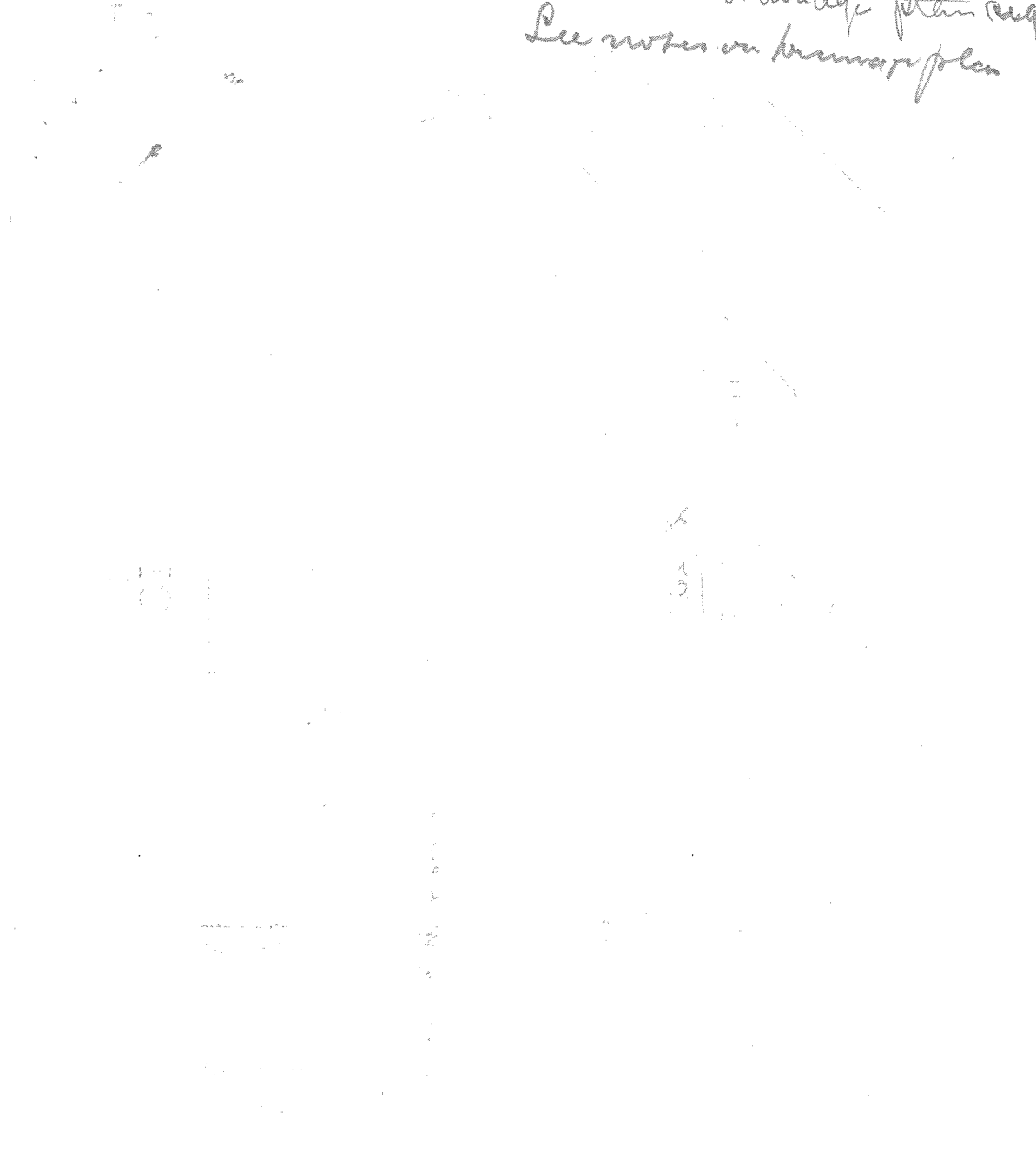
Yours faithfully,



Postal Address.....

J M Dawson  
P.O. Box 887  
Wellington

Drainage plan required  
See notes on drainage plan C/P





SPECIFICATION OF PROPOSED RESIDENCE  
at Lyall Bay for HOPE. B. GIBBONS  
ESQ.

Wellington,  
January 1926.

J . M. Dawson, F.N.Z.I.A.  
Architect.

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PRELIMINARY.

All work shall be strictly in accordance with  
the requirements of the City Council By-laws.

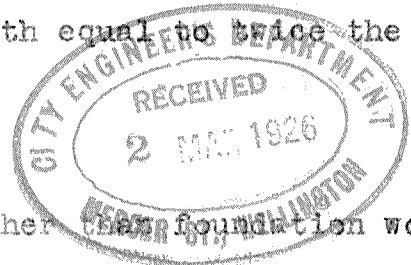
CONCRETOR.

FOUNDATIONS. All foundations shall be of 1 to 6 cement concrete  
and they shall be 9" in depth and in width equal to twice the t  
thickness of the walls they support.

FLOORS. All concrete used in other than foundation work  
shall be 1 to 4 cement concrete.

The floors of the basement storey shall be of  
4" of concrete laid on coarse rubble which shall be well drained  
with field drains.

The ground floor shall be of reinforced concrete  
carried on concrete beams and it shall be built to the several  
dimensions figured on the drawings. The reinforcement shall be  
of mild steel bars properly bent and hooked as shown and they  
shall be placed as figured on the drawings.



BANDS, STEPS, Etc.. The external walls and the main brick dividing walls shall have continuous concrete bands below each ceiling level, and they shall be reinforced with one  $\frac{3}{4}$ " bar for every half brick thickness of the walls.

All the steps shown and the stairs from the ground floor to the basement shall be of concrete.

All partitions on the basement and the ground floors shall be of brick or concrete.

#### BRICKLAYER.

All bricks shall be "Gasco" and all mortar shall be composed of 2 cement, 1 hydraulic lime, and 9 of sharp sand.

All external walls, partitions on the basement and ground floors, and the main bearing partitions on the first floor shall be built of brickwork to the dimensions shown on the drawings.

The external walls from the ground floor up shall be built with a 2" cavity, and the inner and outer skins of these shall be tied together at not more than three feet apart with 1" X  $\frac{1}{8}$ " twisted split end ties

#### STEELWORK.

The two girders in the centre portion of the basement ceiling supporting the brick walls at the back of the Loggia and the girders supporting the first floor over the Main Hall shall be R.S.J. of the sizes figured.

CARPENTER.

All timber except otherwise specified shall be heart red pine or Oregon pine.

FRAMING. All joists, studs, rafters, etc., shall be spaced at not more than 18" centres, and except where otherwise figured on the drawings these shall be 4" X 2".

FLOORS. All floors shall be laid with 4" X 1" T & G jarrah or heart matai.

ROOFING. All roofs shall be covered with 1" sarking, saturated felt, and approved Welsh slates.

LINING. All brick walls shall be plastered with two coats of cement plaster, and all stud partitions and ceilings shall be lined with fibrous plaster board set out in panels.

PLUMBER.

All material and workmanship shall be of the best and strictly in accordance with the by-laws.

SPOUTING, DOWN PIPES, Etc.. All spouting, down pipes, gutters, etc. shall be of 22 gauge copper and the down pipes shall discharge into S.W. drains as shown.

FITTINGS. All baths, basins, W.C. pedestals, sinks, etc. shall be as selected and properly fixed as shown.

WASTES. All wastes shall be of screwed wrought iron fitted with properly ventilated lead traps and they shall discharge into the gully traps where shown. The sizes of all wastes shall be as required by the by-laws.

HOT WATER SYSTEM.

A coke heater shall be fixed where shown in the basement, and above this shall be fixed a heavy copper circulating cylinder connected to the boiler with copper circulating pipes. An exhaust shall be taken from the top of the cylinder out through the roof, and from the exhaust branch pipes shall be led to all baths, basins and sinks. All piping shall be of copper, and all taps shall be tested high pressure.

The cylinder and pipes shall be properly packed.

COLD WATER SUPPLY.

An 1½" main shall be taken from the tank in the existing water tower and branch pipes shall be led from this to all fittings where they shall be fitted with high pressure taps.

DRAINS.

All drains shall be of 4" cement jointed earthenware and all soil drains shall be laid as shown on drainage plan and fitted with traps, vents, etc., as shown.

All storm water drains shall be confined to the section and shall discharge into the creek on the North side of the house.

SPECIFICATION of Garage Building and  
Water Tower at Lyall Bay for  
HOPE GIBBONS ESQRE.

Wellington,  
Feb. 1925.

J.M. Dawson, F.N.Z.I.A.,  
Architect.

E X C A V A T O R

Excavate as required to give a level site for the  
Garage and excavate to solid ground for all foundations etc.

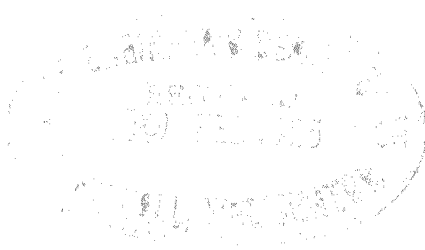
C O N C R E T O R

All aggregate shall be composed of clean hard well  
graded broken stone having sufficient sand to thoroughly fill the voids.  
Except for foundation concrete the aggregate shall have no stones  
larger than 1" gauge. The concrete in all foundations and the back  
and side walls of Garage shall be mixed in the proportion of one of  
Portland cement to six of aggregate and all other concrete shall be  
one to four.

Build in concrete all those parts shown on drawings  
as being concrete and reinforce with round mild steel bars as shown.

The concrete Ground and First floors of Garage  
building shall be floated off to a smooth even surface with 1 to 2  
cement and sand while the concrete is "green".

Build out cornices etc and leave ready for the  
Plasterer.



64  
512  
64  
64 1/4 3072  
128  
3200

32000  
10000  
22000

## BRICK LAYER

All bricks shall be first quality stock hard and evenly burned and those used on outside faces shall be specially selected being true in shape and with unbroken edges.

All mortar shall be composed of 1 of Hydraulic lime to 6 of sand and this shall be allowed to stand for at least 48 hours after mixing and immediately before using it shall be broken down and one measure of Portland cement added to every six measures of mortar.

Those parts of the end walls of garage above ground to the height of first floor shall be built up in 14" brickwork and above the first floor the walls shall be 11" with 2" cavity as shown. The inner and outer skins of the cavity wall shall be secured together with 1"x  $\frac{1}{2}$ " split end and twisted hoopiron and these shall be dipped in hot tar or anti-corrosive paint before using.

The bricks round openings shall be specially moulded as shown.

The brick panels in water tower shall be 9" work.

Properly build in all window and door frames, bolts, anchor irons etc as required and build out and recess as required by Plasterer.

## P L A S T E R E R

All plastering shall be executed in two coats. The flanking coat shall be composed of one of Portland cement to three of clean sharp sand and the finishing coat shall be one of "Atlas" white cement to two of white sand and it shall be finished with the wood trowel to an even surface.

The exterior of Garage and Water Tower shall be plastered as shown in drawings. All cornices, moulding etc shall be neatly run and all enrichment shall be properly modelled in accordance with the detail drawings to be supplied. The imitation stonework lines shall be neatly run with a deep V groove.

The interior of the concrete water tank shall be rendered with  $\frac{3}{4}$ " of one to two cement plaster having 2% of "Toximent" waterproofing added to the cement and thoroughly mixed and the tank shall be made thoroughly watertight.

## CARPENTER

All timber shall be the best of its class and where not otherwise specified shall be building heart red pine or Oregon pine and it shall be well seasoned.

The roof of the Garage Building shall be built with 4"x 2" rafters, ceiling joists etc as shown. The ceiling joists and rafters shall be spaced at 18" centres and they shall be framed up as shown in Section A.B. The soffit of eaves shall be lined with 6"x  $\frac{3}{4}$ " T.G.V. & centre V heart red pine matched lining and this shall be fixed to 2"x 2" bearers secured at each rafter. The spouting fascia shall be 1" heart totara and a 2" totara bed mould shall be fixed round under the spouting and a similar bed mould shall be fixed in the angle of the soffit and wall.

The partitions shall be framed up with 4"x 2" and finished with fibrous plaster sheets.

The hip rafters of roof shall be 6"x 1 $\frac{1}{2}$ " and the ridge 6"x 1" with 3" roll piece on top.



## J O I N E R

All timber for joinery shall be thoroughly seasoned and all work exposed to the weather shall be clean heart totara or Californian redwood.

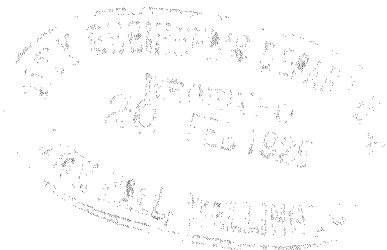
All joinery shall be hand dressed and sandpapered and put together in a proper and workmanlike manner and in accordance with detail drawings to be supplied. All dimensions specified shall be subject to the usual allowance for dressing.

The garage doors shall be framed ledged as shown and  $2\frac{1}{2}$ " in thickness and the panels shall be filled with 6"x 1" T.G. & V jointed boarding. The upper portion shall be divided as shown with  $1\frac{1}{2}$ " bars and glazed with white Flemish glass (large pattern). These doors shall be hung with "McCabe's", or similar approved, track and hangers. The track shall be in two lines for the full width of opening and shall be secured to the iron brackets set in the concrete. The bottom of the doors shall slide in grooves made up of two lengths of 2"x 2"x  $\frac{1}{2}$ " angle steel and one length of 2"x 2"x  $\frac{1}{4}$ " T steel. These shall be connected together at intervals of 3ft. with 4"x  $\frac{1}{2}$ " straps as detailed.

Fix to the back wall at the height of 1ft. 3" from floor a 2" pipe bumper rail secured to the wall at 4 ft. centres with 2"x 2" angle iron.

The three outside doors shall be 2" framed ledge, the W.C. door shall be 6'4"x 2'-3" with 15" fanlight over and the other two doors shall be 6ft. 8"x 2ft. 8" and all the doors shall be set in 4"x 3" solid rebated totara frames.

The door in water tower shall be framed ledge with munting and diagonal T. & G. panel boarding and 4"x 3" solid rebated frame.



## S L A T E R

The roof of Garage Building shall be covered with 20"x 10" Welsh slates showing 8½" to the weather. These shall be fixed to 2"x 1" Oregon pine battens fixed at 8½" centres.

## P L U M B E R

All material and workmanship shall be of the best and strictly in accordance with the City By-laws.

SPOUTING:- Fix round the eaves of Garage Building 4½" square 22 gauge copper spouting well secured with copper brackets and this shall discharge into 3½"x 2½" - 22 gauge copper down pipes which in turn shall discharge into the S.W. Drains.

RIDGING & VALLEYS:- Cover the ridge and hips with 24 gauge copper the ridging being neatly fitted over the 3" roll piece. Lay the valleys in small gable with 24 gauge copper.

FLASHING:- Properly flash and step flash round chimney and behind small gable with 26 gauge copper.

Cover the 2ft.x 2ft. wood cover over the tank manhole with 24 gauge copper.

FITTINGS:- Properly set and fix a Bath and Lavatory Basin complete with taps, brackets etc and a W.C. pedestal complete with seat, to the total value of £20:0:0, where shown. Fit the W.C. with a "Cashmere" low flushing cistern.

WASTES:-

All wastes shall be of galvanized screwed wrought iron fitted with properly ventilated lead traps. The Bath waste shall be 2" and the Basin waste 1½" and both of these shall be brought out through the wall to discharge over gully trap which will be near the W.C. door. The waste from the W.C. shall be 4" cast iron brought out through the wall ready to connect to drains.

WATER SUPPLY:-

All water piping shall be the best galvanized screwed iron.

Lead a ½" main from the existing house supply to the Water Tower and carry up the back to the Tank where it shall be fitted with a ball and stop cock.

Form a connection 3" from the bottom of the tank and lead a 1½" main down in the direction of the proposed new house to a point in line with the back wall of Garage where it shall be plugged. From the main take a ¾" pipe to the Garage building and from this lead ½" branches to the Basin, W.C. cistern and one point at centre of back wall of Garage, and a ½" branch to the Bath. The point in Garage shall have a brass tap with hose connection.

Fit a 1½" overflow pipe near the top of tank and in the bottom fix a 1½" waste which shall be carried out through the back wall and fitted with a brass stop cock.

DRAINS:-

There shall be no drains in this contract but these shall be dealt with at a later stage when the contract for the new house is let.

WELLINGTON CITY COUNCIL.



CITY ENGINEER'S DEPARTMENT.

**Notice to Provide Fire Escapes.**

To \_\_\_\_\_ of \_\_\_\_\_

*In pursuance of "The Fire Escapes By-law, 1902," I hereby give notice to you as the owner of the building situate \_\_\_\_\_ in the City of Wellington and occupied by \_\_\_\_\_ that on the annual inspection made in and for the year ending 31st December, 190\_\_\_\_, by me, the undersigned, the Inspector of Buildings for the City of Wellington, the said building was found, in my opinion, not to be provided with proper fire escapes or means of escape in case of fire, and I hereby require you as such owner as aforesaid to provide the said building within 30 days from the service of this notice with the following fire escapes or means of escape in case of fire, that is to say,*

*and to execute and do such works and things as may be necessary for that purpose.*

*Dated this \_\_\_\_\_ day of \_\_\_\_\_ 190\_\_\_\_*

*Inspector of Buildings.*

# Load on foundation

Water  $P \times P \times P \times 6.25 \times 10 = 32000$

Wall  $32 \times 8 \times 8 = 21504$  wa

Roof  $8 \times 8 \times 2.72 = \frac{9216}{30720} = 30720$

Brickwork  $28 \times 26 \times 90 = 65520$

Columns  $18 \times 14 \times 4 \times 36 = 144 \text{ feet cubic ft}$   $145152$

Total load

$$\begin{array}{r} 273392 \\ \hline 136.6 \text{ tons} \end{array}$$

## Load on provided

Four blocks  $2.6 \times 3.6 = 32$  ~~111~~

$28 \times 1.6 = \frac{32}{64} \text{ ft}$

$$\begin{array}{r} 32 \\ \times 8 \\ \hline 256 \\ \times 8 \\ \hline 1024 \\ \times 2048 \\ \hline 21504 \\ \hline 64 \\ \hline 512 \\ \times 6 \\ \hline 3072 \\ \times 128 \\ \hline 3200 \\ \times 10 \\ \hline 32000 \end{array}$$

$$\begin{array}{r} 8 \\ \times 28 \\ \hline 224 \\ \times 26 \\ \hline 1728 \\ \times 90 \\ \hline 8100 \\ \hline 9216 \end{array}$$

$$\begin{array}{r} 18 \times 14 \\ \hline 252 \\ \times 4 \\ \hline 1008 \\ \times 36 \\ \hline 36288 \end{array}$$

$145152$

$$\begin{array}{r} 2.6 \\ \times 3.6 \\ \hline 15.6 \\ \times 4 \\ \hline 62.4 \end{array}$$

$$\begin{array}{r} 28 \\ \times 1.6 \\ \hline 448 \end{array}$$

$64 \times 136 = 60 \text{ (2.13 tons load on pile)}$

$$\begin{array}{r} 64 \\ \times 136 \\ \hline 8544 \\ \times 128 \\ \hline 8192 \end{array}$$

$5000.0$

500 feet

$$\begin{array}{r} 500 \times 8 \\ + \\ 4000 \\ \hline 20000 \end{array}$$

$M = 1600$

$$\begin{array}{r} 10010 \\ \times 32 \\ \hline 320320 \end{array}$$

$M = 2000$

$1/2 \times 54$

J. M. DAWSON, F.N.Z.I.A.  
ARCHITECT & STRUCTURAL ENGINEER

TELEPHONE 1848  
P.O. BOX - 887

GOVT. LIFE INSURANCE BUILDINGS  
CUSTOMHOUSE QUAY

*Wellington, N.Z.*

20th. February 1925

The City Engineer,

WELLINGTON.

Dear Sir,

Mr. Hope B. Gibbons has instructed me to prepare plans for a new residence, garage building, and water tower on his property at Lyall Bay comprising about 5 acres fronting Queens Drive and adjacent streets. I have deposited the drawings and specification of the garage building and water tower at your office, and the plans of the residence, which are still incomplete, I will deposit later. In the meantime I would be obliged if you would issue a permit for the drawings deposited on the condition that no drains will be laid until the drawings of the residence with drainage plan are submitted and approved by you. I am enclosing a letter from Mr. Gibbons agreeing to this condition,

Yours faithfully,

*J.M. Dawson*

WELLINGTON

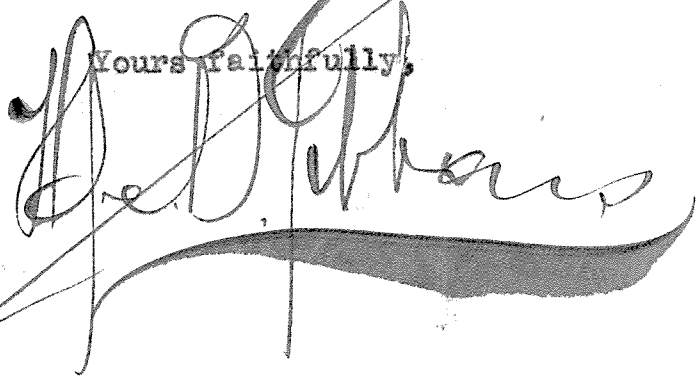
20 February 1925.

The City Engineer,  
WELLINGTON.

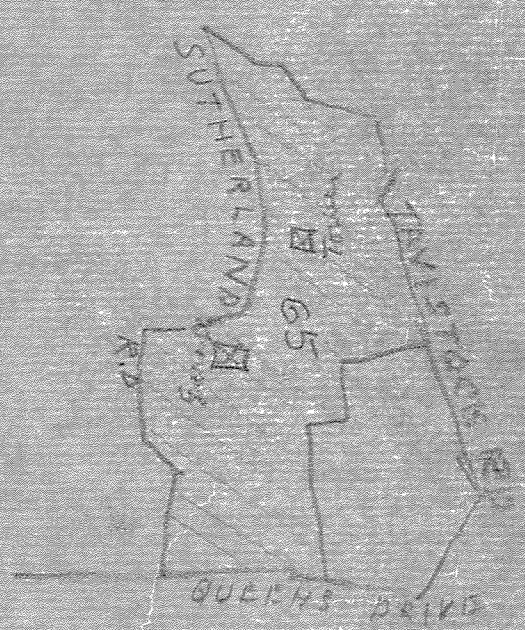
Dear Sir,

Regarding my proposed new Residence and Outbuildings at Lyall Bay. I agree to the suggested arrangement conveyed to you in my architect's, Mr. Dawson's, letter to you of even date by which, in the event of your issuing a permit for the garage and water tower, I will not have any drains laid until the completed building scheme is before you and has been approved,

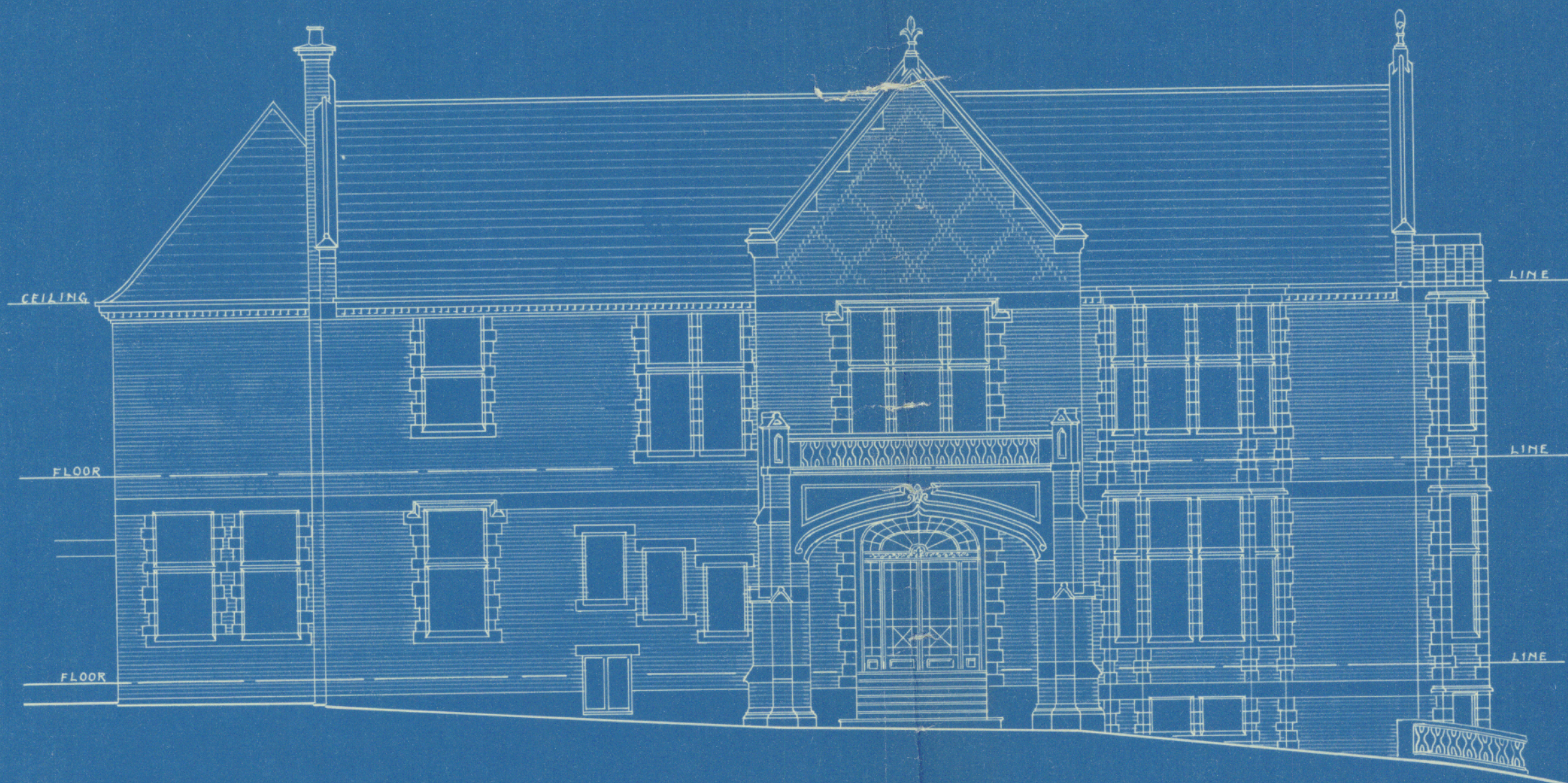
Yours faithfully,

A large, stylized handwritten signature in cursive script, appearing to read 'H. D. Thomas'. The signature is written in dark ink and features a prominent, sweeping flourish that extends across the bottom of the page.

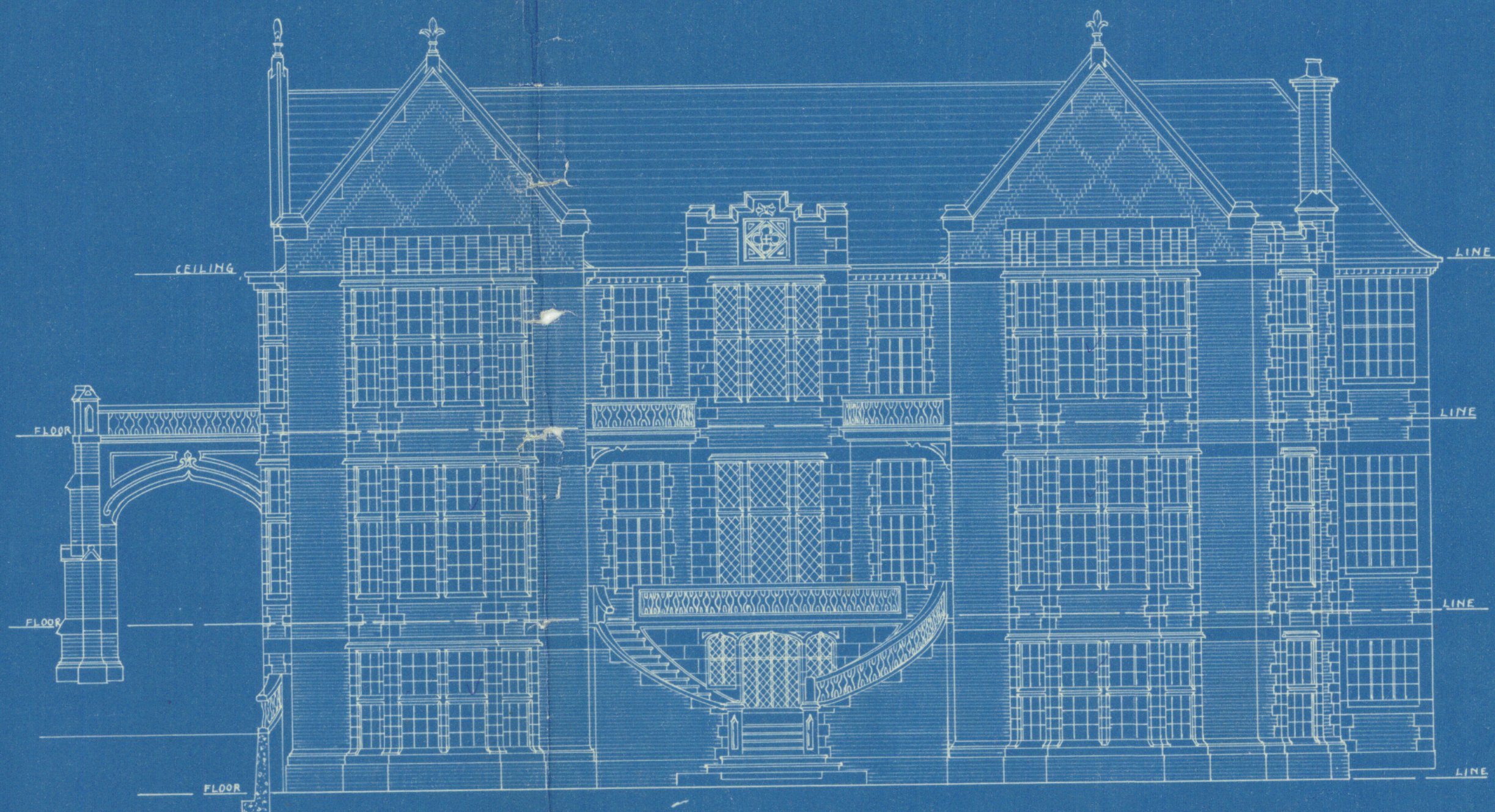




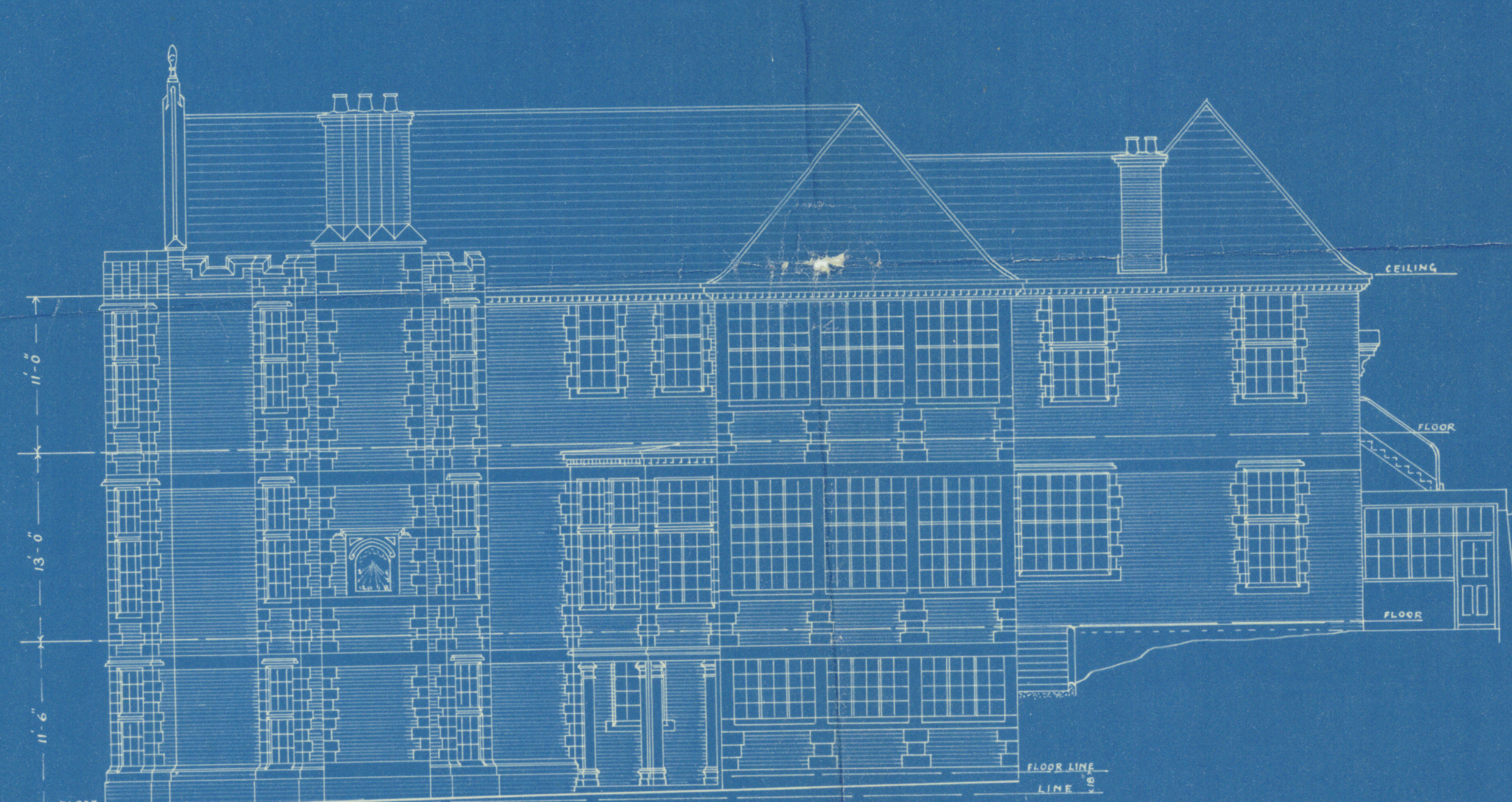




— SOUTH ELEVATION —



— EAST ELEVATION —



— NORTH ELEVATION —



— WEST ELEVATION —

DRAWN BY *JMB*  
 TRACED BY *JMB*  
 NO. 317/3 DATE 11<sup>th</sup> Jan 1926

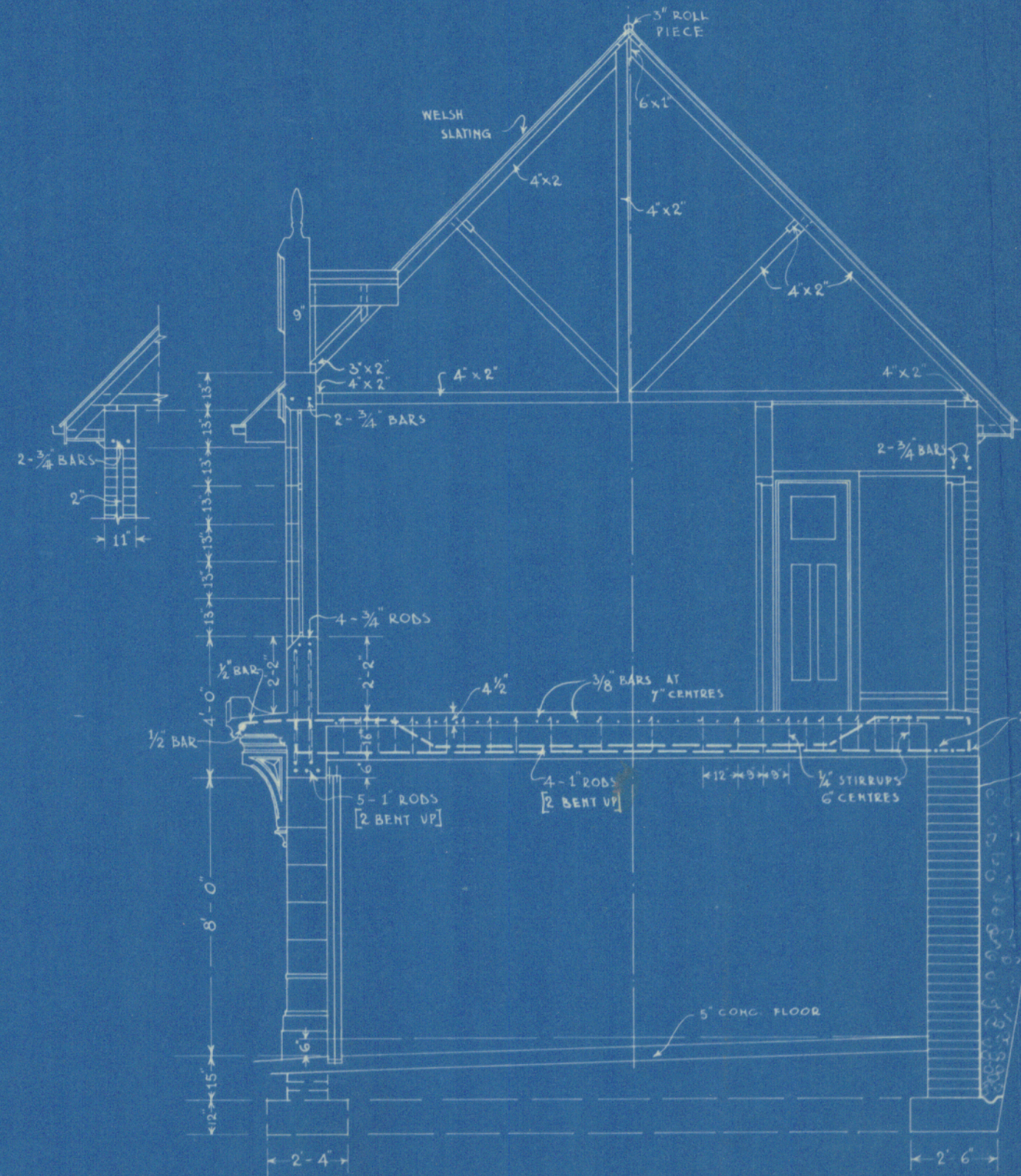
PROPOSED RESIDENCE FOR HOPE B. GIBBONS, ESQ.

J.M. DAWSON F.N.Z.I.A.  
 ARCHITECT WELLINGTON  
 SCALE - 8 FEET TO 1 INCH

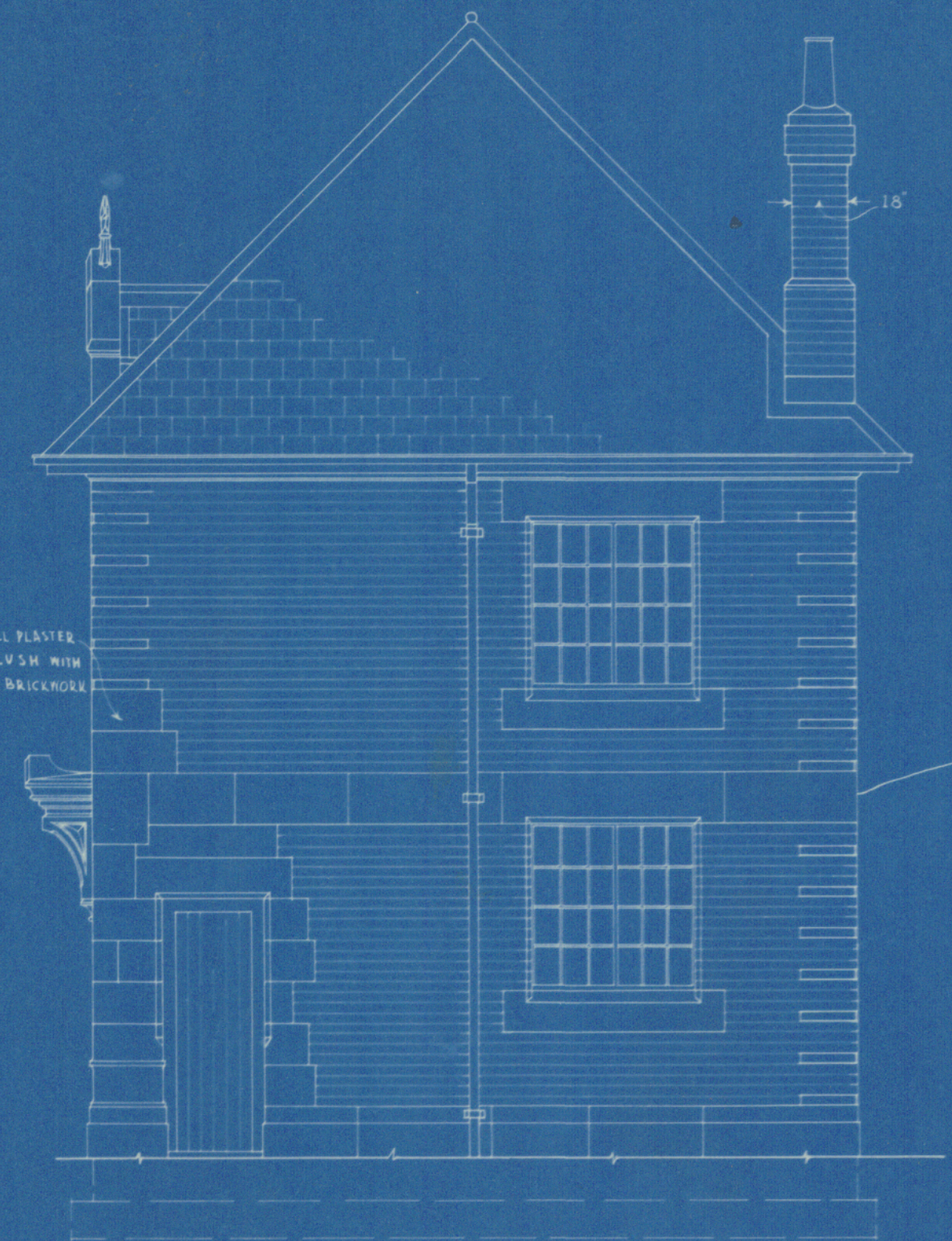




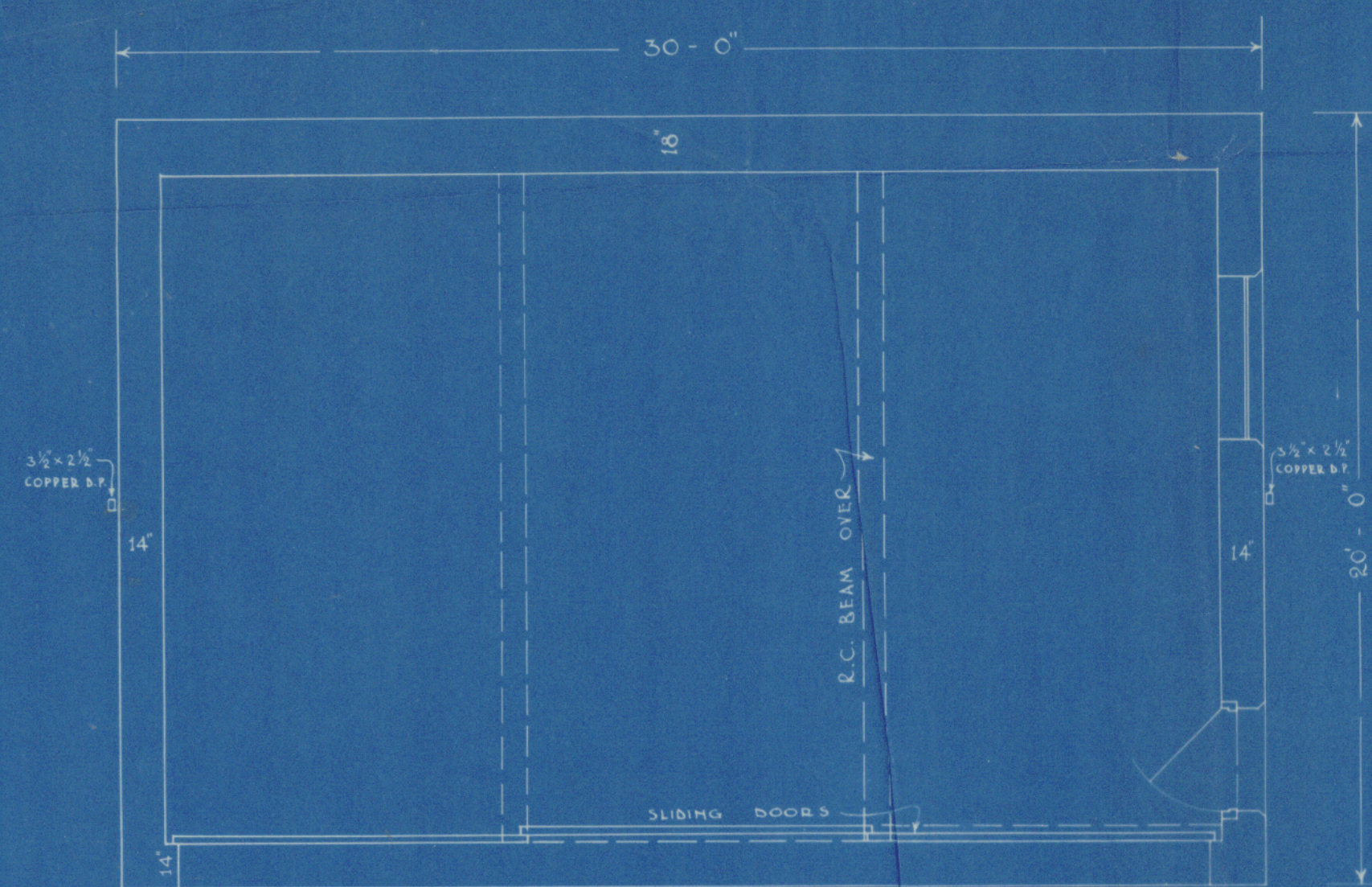
FRONT ELEVATION



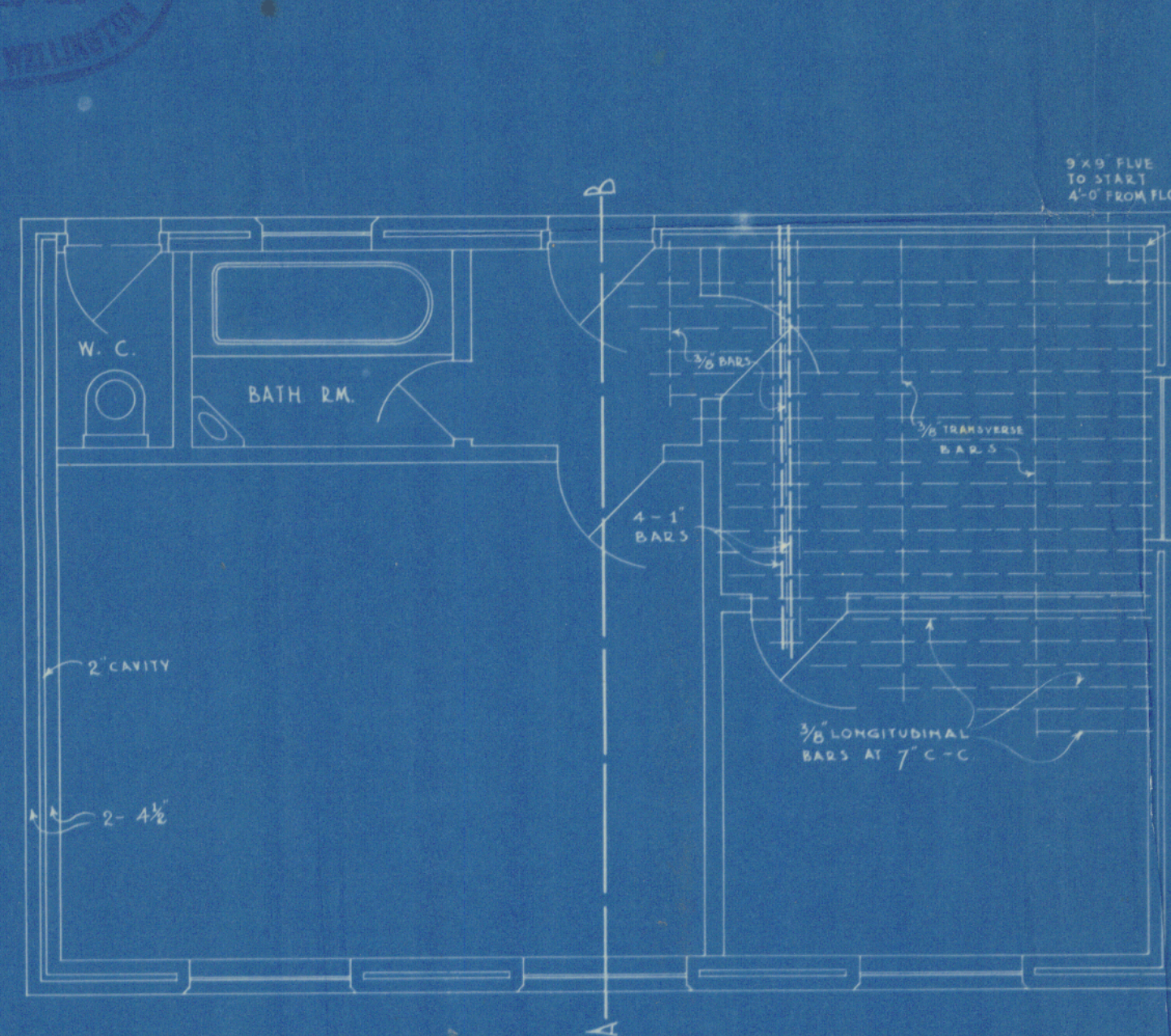
SECTION A-B.



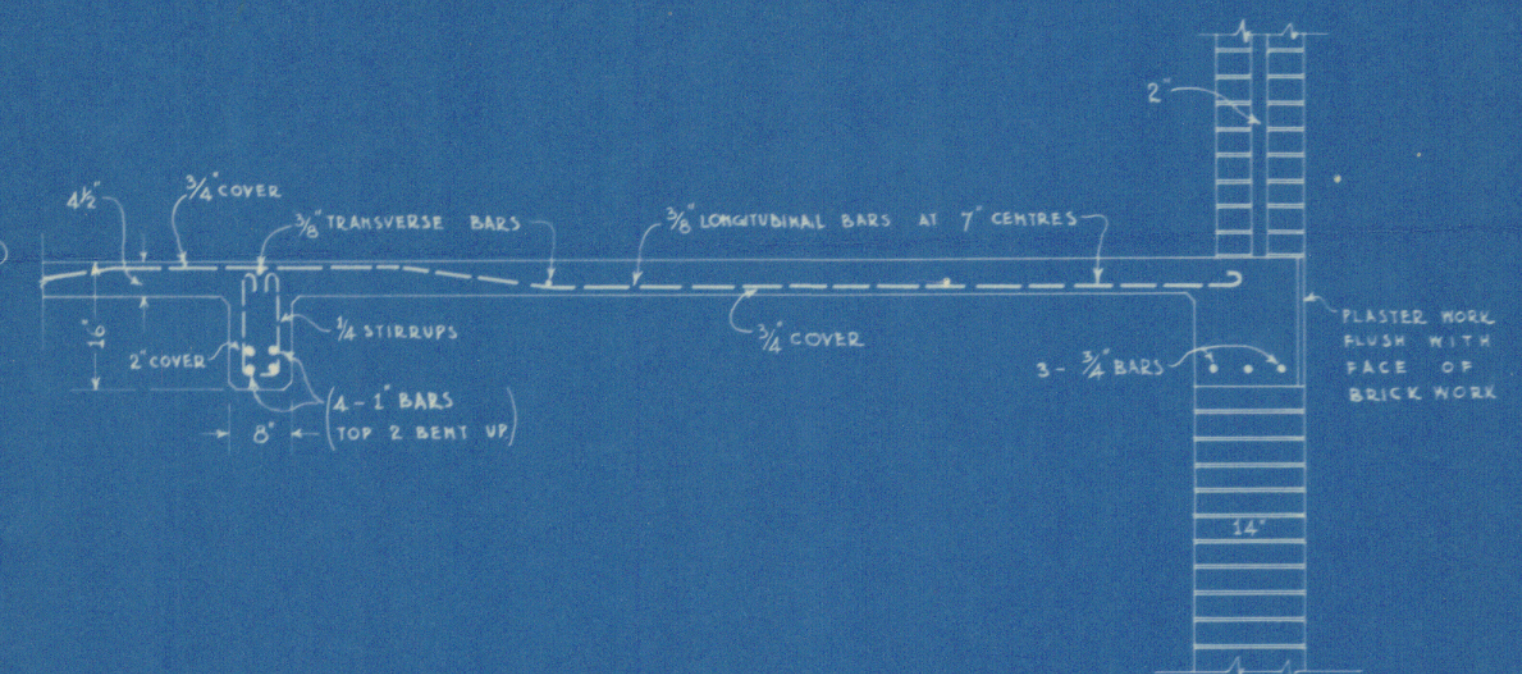
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



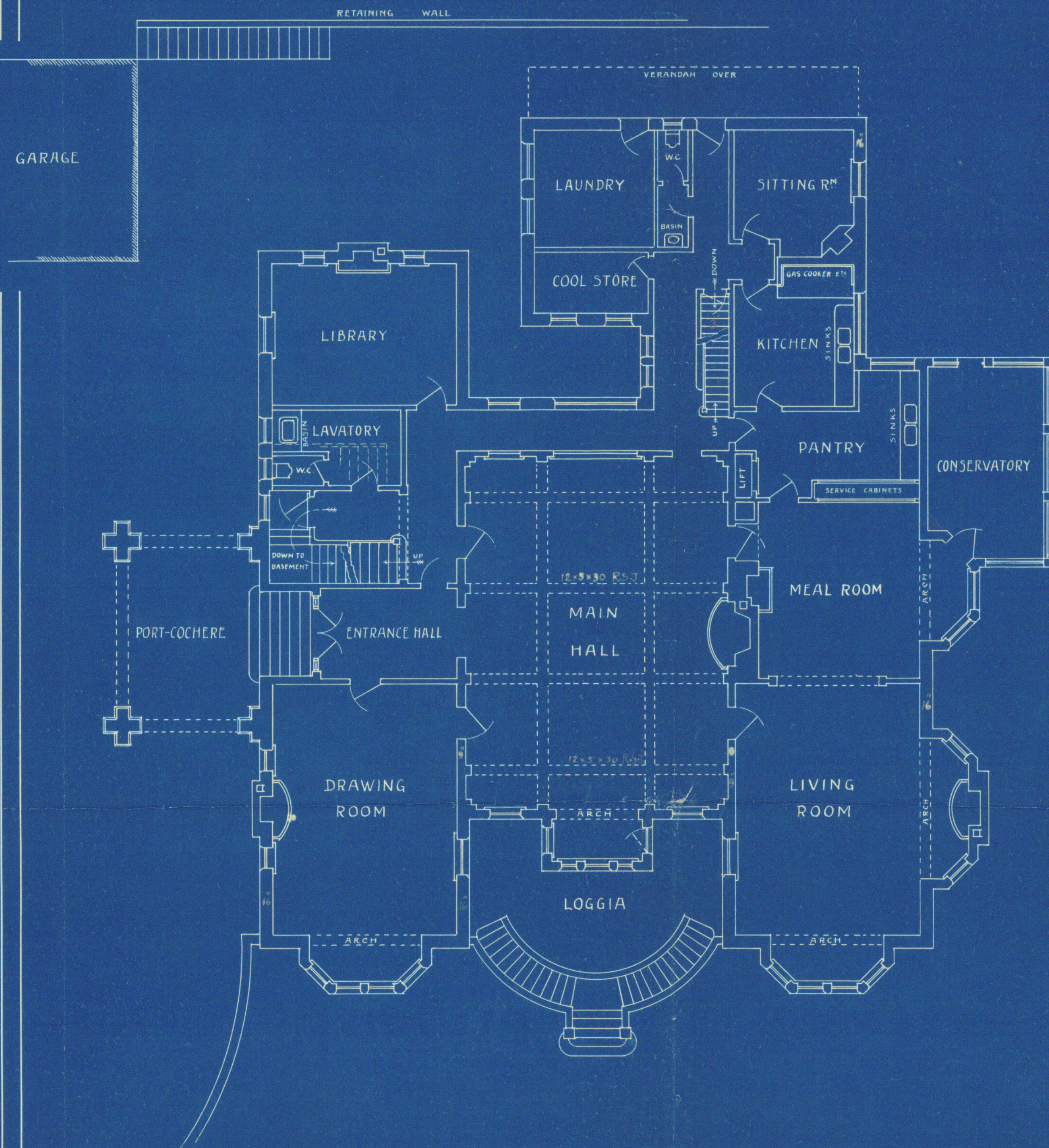
HALF-INCH DETAIL OF REINFORCED CONC. FLOOR.

DRAWN BY *J. S. King*  
 TRACED BY *J. S. King*  
 No. 308/1 DATE Dec. 1924.

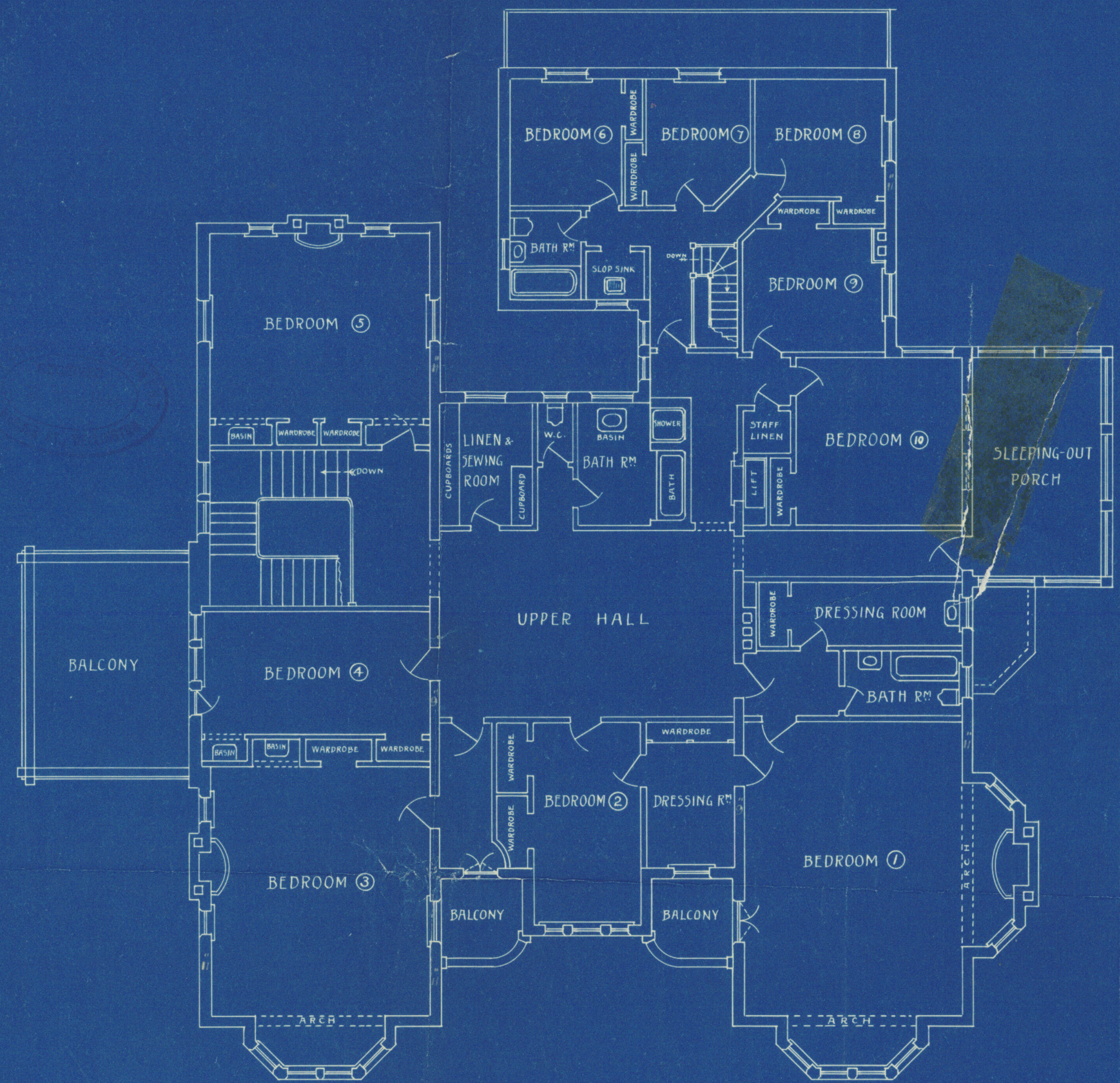
PROPOSED MOTOR GARAGE AT LYALL BAY FOR HOPE GIBBONS ESQ.

J. M. DAWSON F.N.Z.I.A.  
 ARCHITECT, WELLINGTON, N.Z.  
 SCALE: 4 FEET TO 1 INCH





GROUND FLOOR PLAN



FIRST FLOOR PLAN

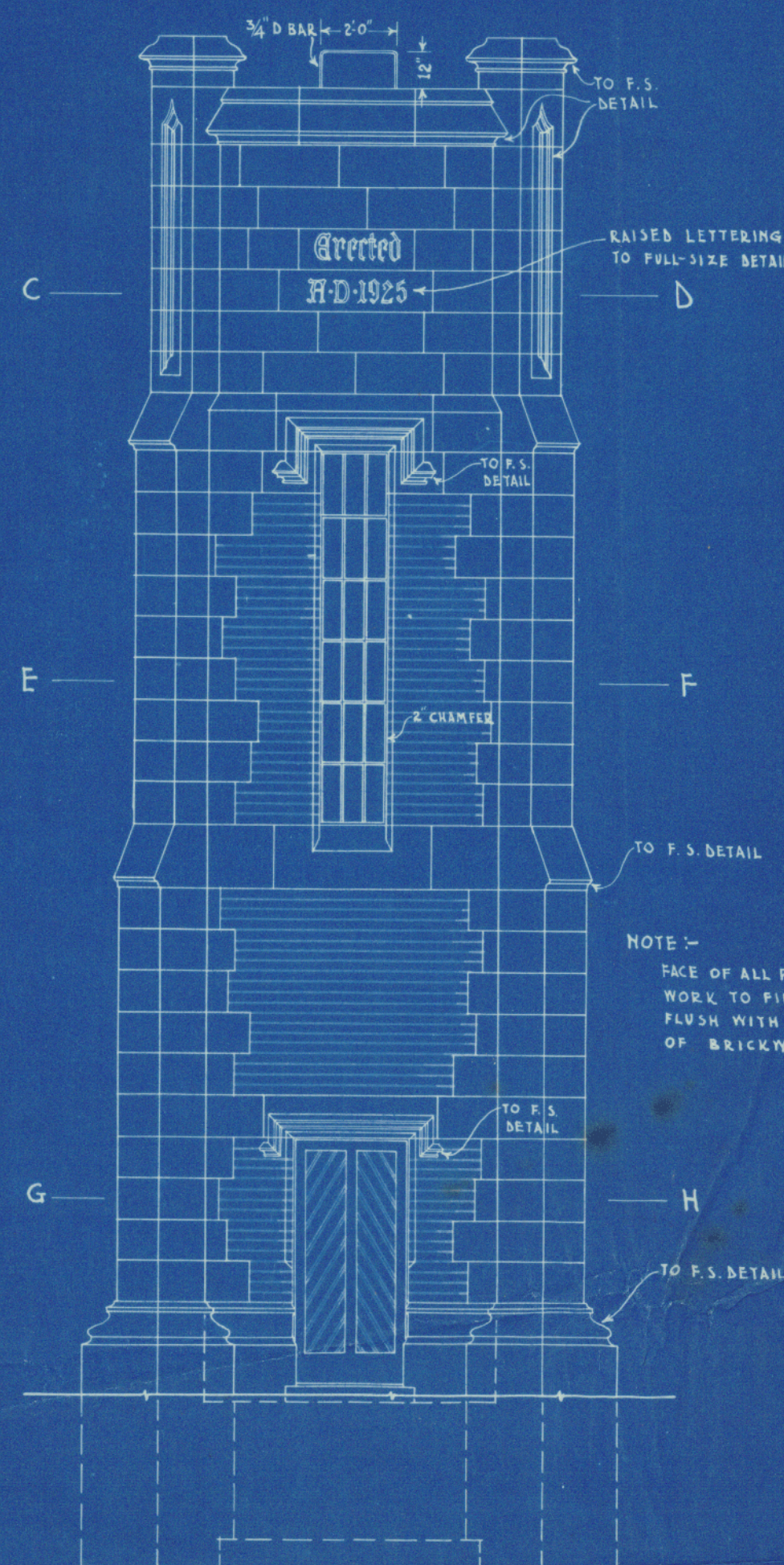
DRAWN BY *J.M.D.*  
 TRACED BY *J.M.D.*  
 No. 317/2 DATE NOV 1925

PROPOSED RESIDENCE, LYALL BAY, FOR HOPE B. GIBBONS ESQ

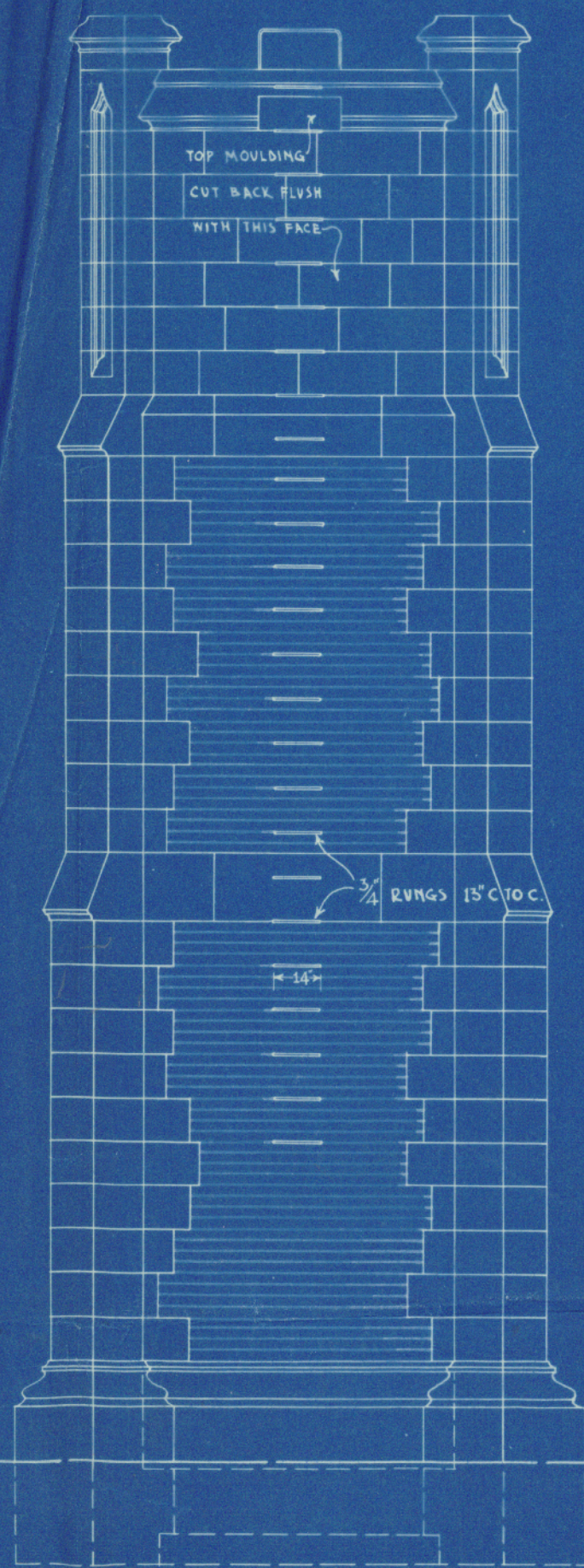
J. M. DAWSON F.N.Z.I.A.  
 ARCHITECT, WELLINGTON, N.Z.  
 SCALE 8 feet to 1 inch



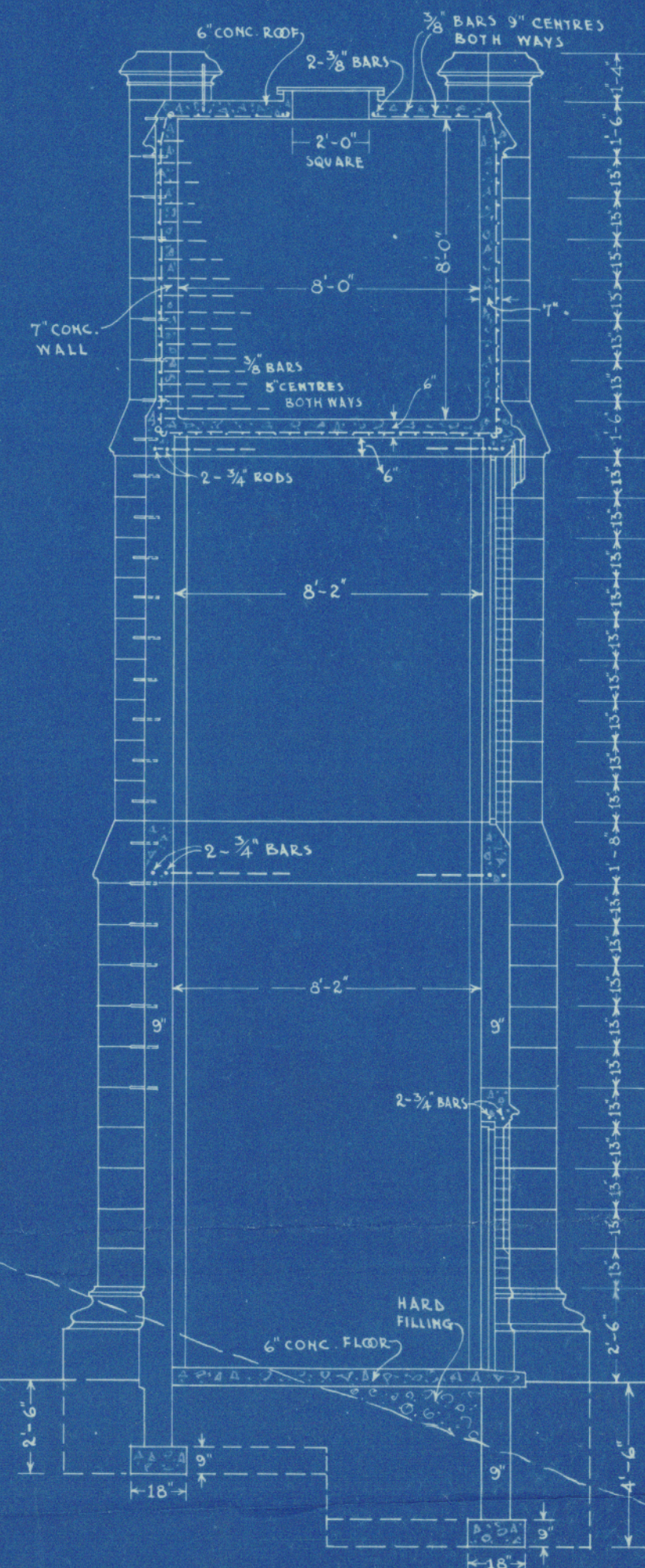
RECEIVED  
20 FEB 1925  
ENGINEER'S DEPARTMENT  
STATE HALL, WELLINGTON



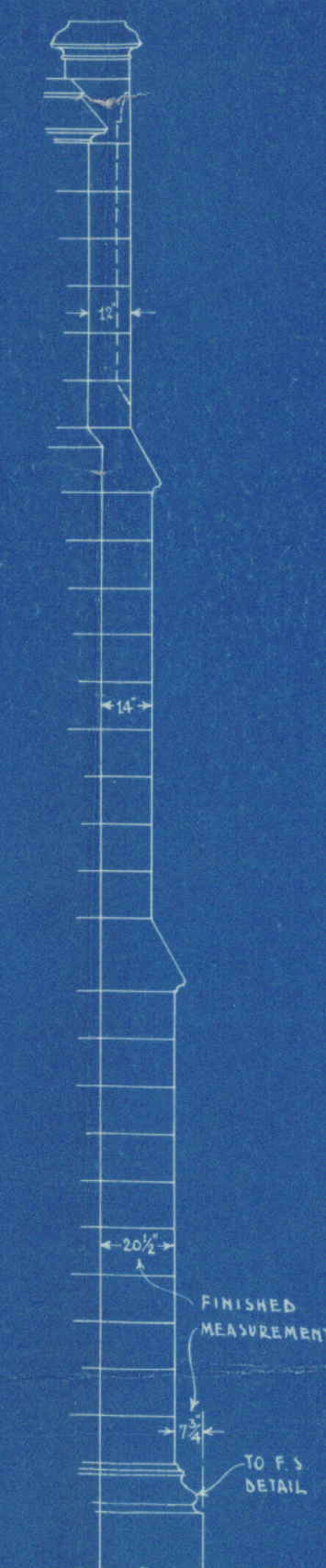
FRONT ELEVATION



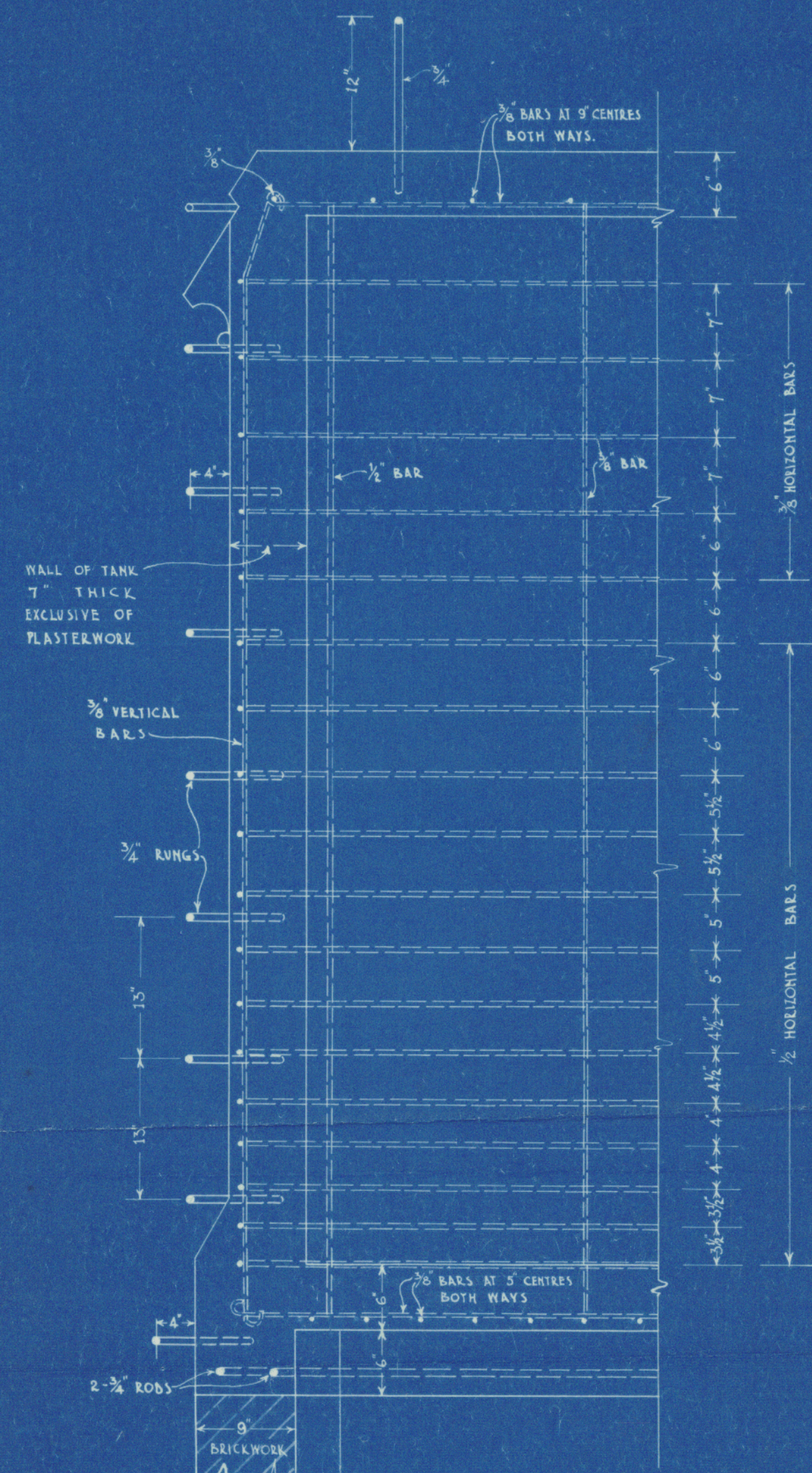
BACK ELEVATION



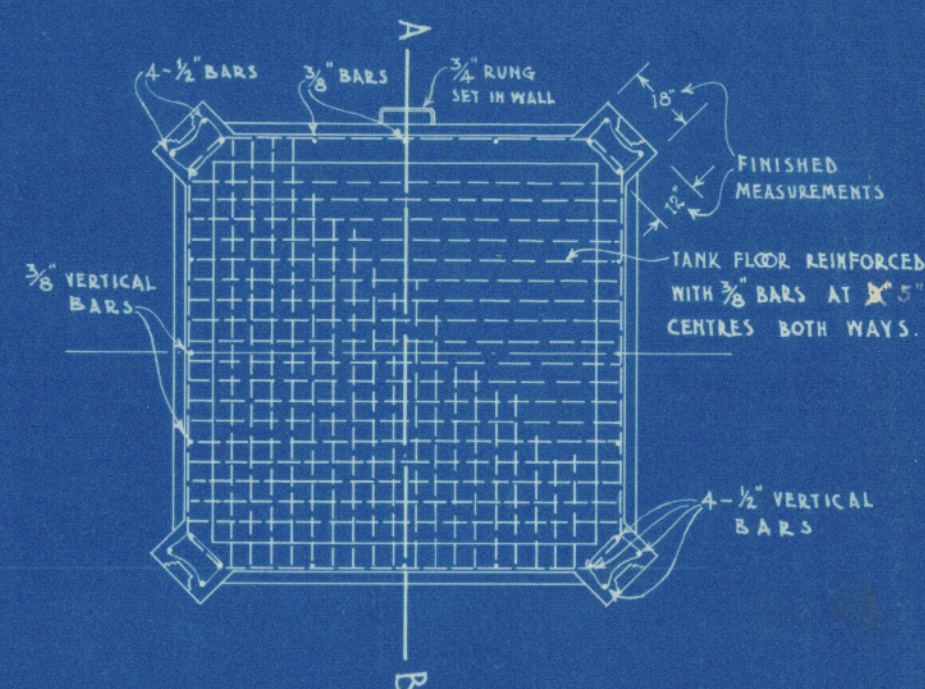
SECTION A-B



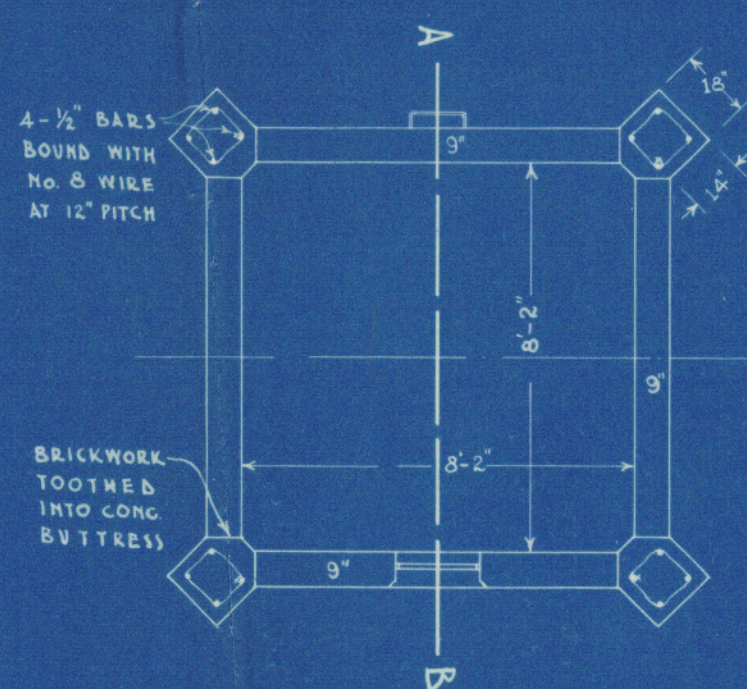
TRUE ELEVATION OF BUTTRESS



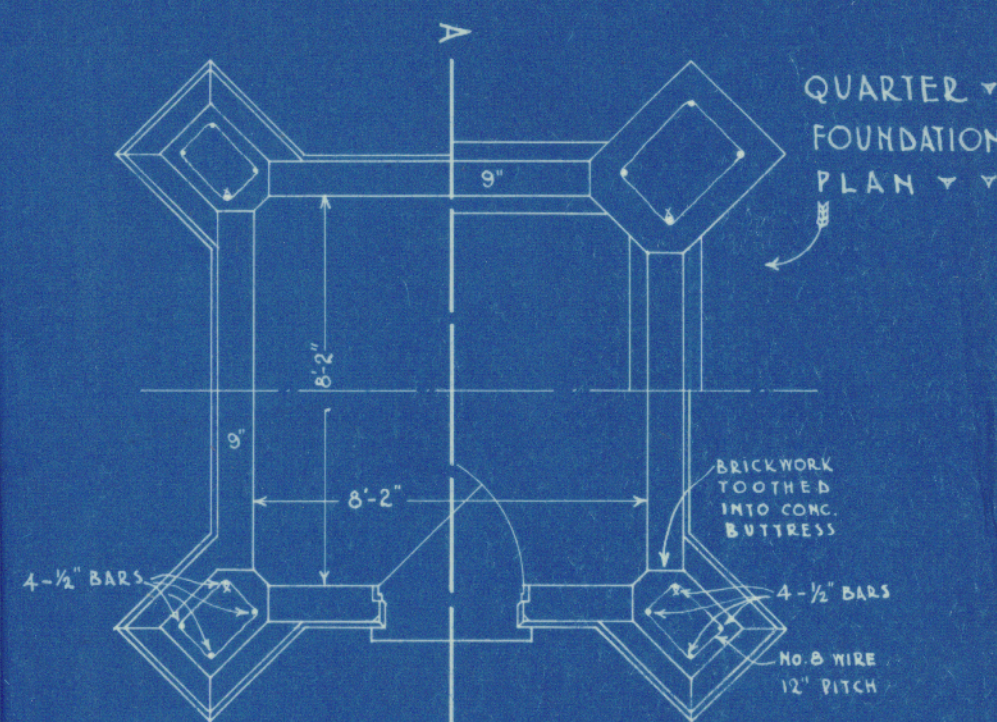
ONE INCH DETAIL OF REINFORCEMENT



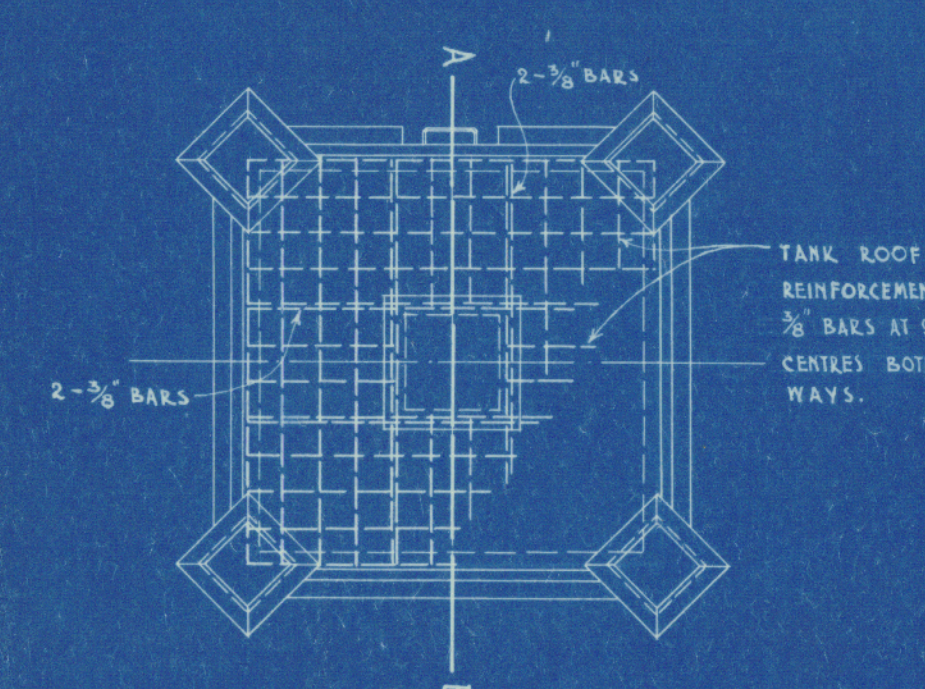
PLAN ON LINE C-D



PLAN ON LINE E-F



PLAN ON LINE G-H



PLAN OF ROOF

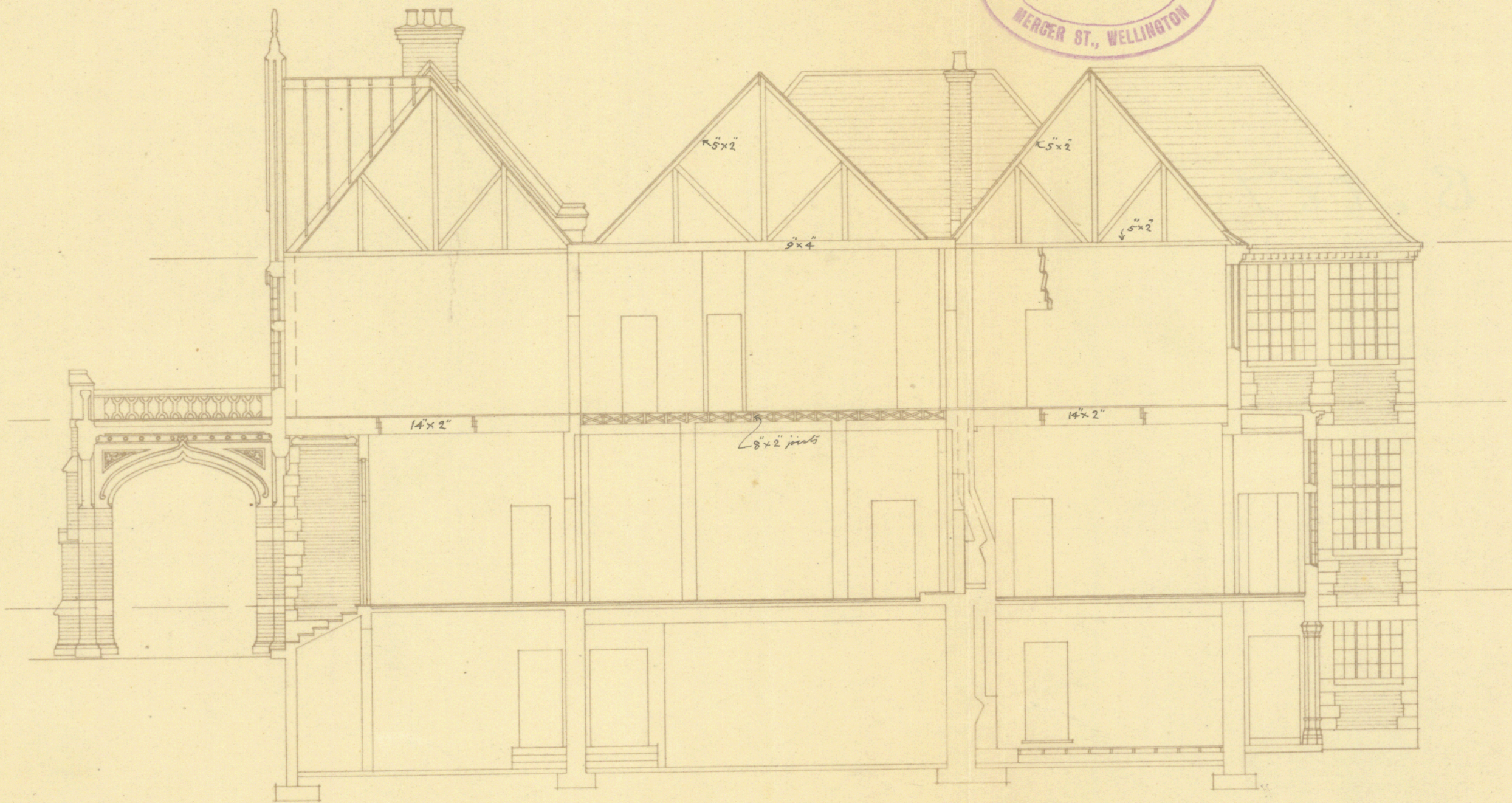
DRAWN BY: f. J. King  
TRACED BY: f. A. Smith  
No. 309/1 DATE Feb. 1925

PROPOSED WATER TOWER AT LYALL BAY FOR HOPE GIBBONS ESQ.

J. M. DAWSON F.Z.I.A.  
ARCHITECT, WELLINGTON, N.Z.  
SCALE: 4 FEET TO 1 INCH



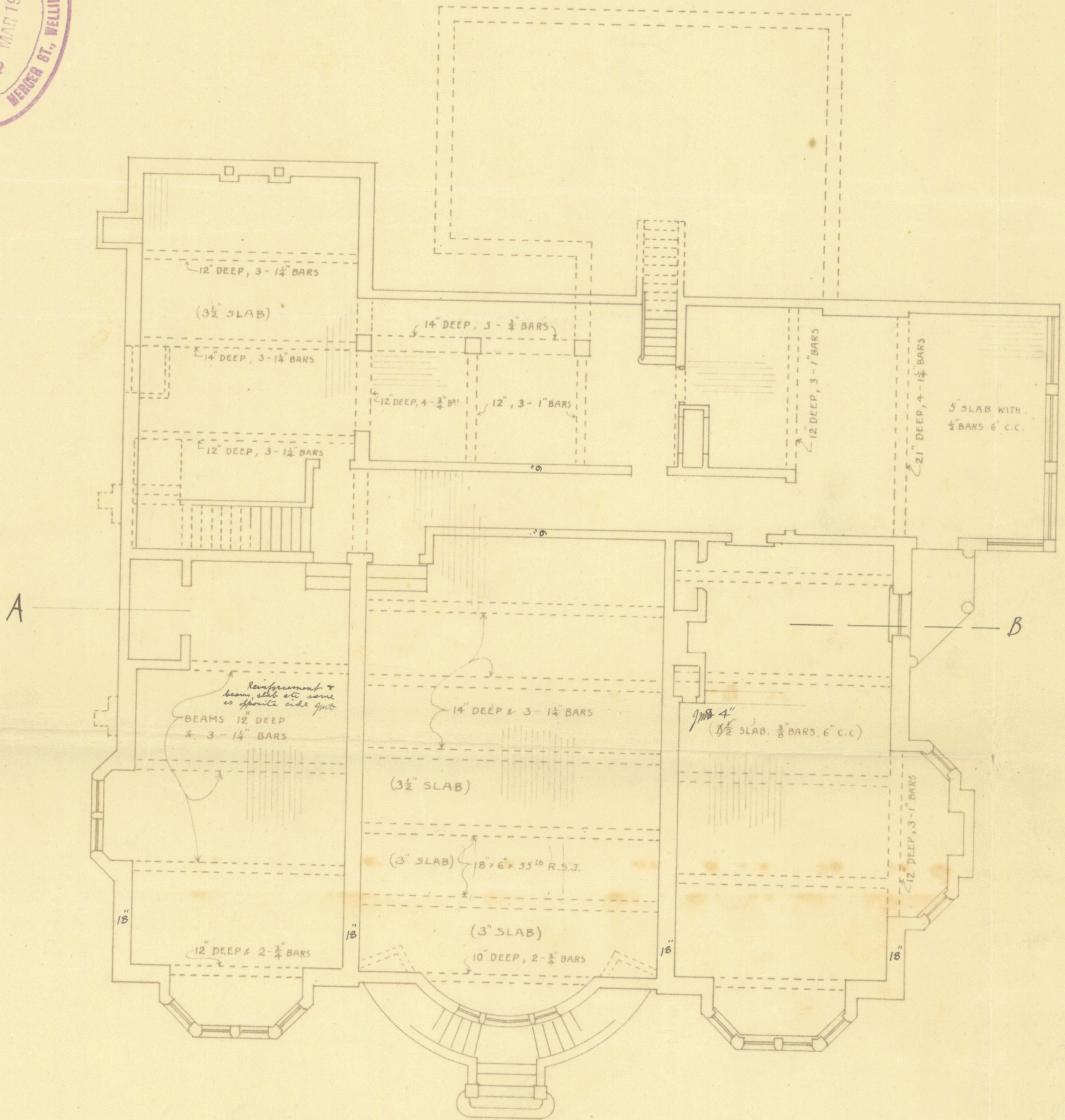
CITY ENGINEER'S DEPARTMENT  
RECEIVED  
2 MAR 1926  
MERCER ST., WELLINGTON



SECTION A-B.

RESIDENCE FOR HOPE B. GIBBONS ESQ





BASEMENT PLAN

RESIDENCE FOR HOPE B. GIBBONS ESQ