Public Trust,
No. 217.

Telegraphic Address: "TRUSTWORTHY."
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BAB

NEW ZEALAND.

OFFICE OF THE

DISTRICT PUBLIC TRUSTEE.

WELLINGTON.

ADDRESS REPLIES TO
"DISTRICT PUBLIC TRUSTEE,
WELLINGTON."

26th February, 1931.

THE PUBLIC TRUSTEE

ADMINISTERS ESTATES AT LOW COST.

PREPARES WILLS AND HOLDS THEM IN SAFE CUSTODY FREE OF CHARGE WHEN HE IS APPOINTED EXECUTOR.

ACTS AS EXECUTOR OF WILLS EITHER ALONE OR IN CO-OPERATION WITH ADVISORY TRUSTEES.

ACTS AS AGENT OR ATTORNEY.

LENDS MONEY ON APPROVED SECURITY.

The City Building Inspector,
WELLINGTON.

Dear Sir,

EDWIN CHARLES BATKIN, deceased.

Kindly allow Messrs. Crichton, McKay & Haughton to view the plans of the estate's building, Lambton Quay.

Yours faithfully,

L. G. Chatwin

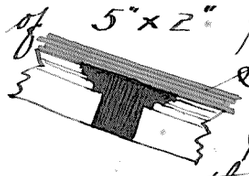
Asst. District Public Trustee.

Plans viewed by Mr Haughton 7.3.31 [illegible]

Verandah
to
Building on Lambton Quay.
for the
Kelburne and Karori Tramway Co

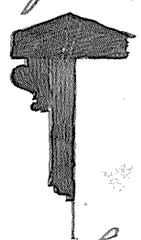
Specification

Verandah shall be formed as shewn. Columns (3) shall have shafts 4" dia:, No 1 page 75. Brackets 8 shall be No 6. page 62. Finials (2) shall be No 4, page 76. All from Messrs Lake & Cos catalogue. Posts shall be let into and secured to curb of footpath at bottom, and at top shall be coach screwed (⅝") to 8"x 4" plate. Rafters shall be 5"x2 at 3'.0" centres, and between rafters shall be cut in three rows of 5"x2" pieces as shewn to form panels.



Sarking shall be 6"x 1" T.G.B. boards placed with dressed side down. Round the panels formed by rafters and cross pieces shall be placed moulding as sketched,

The front and ends of verandah shall be formed of 4"x 2" framing covered on the inside with No 26 gauge corr: gal. iron, and on the outside with 1¼ signs plough grooved at back every 3" and finished with facings, and at top as sketched.



The spandril ends under roof shall be formed of 1½" boards fixed between scotia mouldings. On sarking shall be laid with good lap and well tacked down red edged roofing felt weighing 60 lb to the robl, and upon this shall be laid with reference to prevailing wings No 24 gauge corrugated gal: iron of approved brand, laid with a lap of two upward corrugations at sides, and 6" at

front to be covered with 10" Matai Rusticated boards

Roof — To be covered with 26 G. Gal Cor. Iron and securely nailed with Lead head nails
Ends and top of front to be finished with an 8"x1" capping and a 6" facia.

Stops etc — All angles to be finished with 6" Bose Stops. Inside of openings of Labour shed to have a 5"x1" cut round.

Spouting. — Fix a 4½ O.G. Spout with necessary down pipe to carry off all storm water.

Lavatory — Erect a 7 feet Screen partition across lavatory to screen bath from other part.
Match Line walls of Lavatory and one side of screen with 6"x½ T.G&B. Rimu.

Doors & Windows — Fix an outer and inner door in lavatory each 6'-6"x2'-6. Ledge doors of 6x1 TG Matai Hung on 14" T hinges and fitted with Rim locks.
Window to have bottom sash of window which is to be removed for fire escape.

Bath. — To be galvanized and fitted with water Tap and all necessary waste pipe
Match line round bath and fix margin on top of same.

W.C's — These are fitted with two patent W.C's and all necessary appliances for same. Seats movable. Risers fixed. Doors 6'-0"x2'-3" 6x1 T&G Matai Hung with 12" T Hinges and fitted with Rim locks.

Urinal — To have concrete floor. also a lining of concrete 3 feet up the walls and channelled to carry off water to

Gully trap. The plumbers to lay all necessary drains in connection with Lavatory and W.C's.
Mains to be laid on to urinal with necessary fittings

Fire Escape and Stair — Remove window as shown on plan, cut down opening to floor level and fix frame for 6'-10" x 2'-10. door. which is to be hung and fitted with lock. Erect a landing 4'-0" x 3'-4" with Joists of 6 x 2. resting on top plate of lower Storey, and support it at outer end by two 4 x 4 Heart of Rimu posts. let into a 6" x 3" Totara Sill at Bottom fixed on piles and a 4 x 3 checked in to carry joists of top landing. Bottom landing to be similar to top and fixed on plates & piles. All to be braced as shown. Stair Strings 10" x 2" Treads 10" x 2" Housed into strings. Hand rail 4 x 3. Stair to be 3'ft wide clear of strings and to have a rise of 8" to each tread

Fence. — Erect a fence 6ft High between new building and old as shown. Posts 6 x 3 Totara Rails 4 x 3 Rimu. covered with 1" Boards. Gate framed of 4 x 2 and covered with 1" boards Hung with T Hinges and fitted with Lock.

Kitchen Chimney. — Pull down present chimney and erect one with opening to receive 5'-0 Range. Set Range and fix Hot water boiler. Also build copper at back of Kitchen chimney fitted with a 14 Gallon copper and Door, grate damper. etc and flue carried into Kitchen chimney

Bathroom over Kitchen — Cover floor of Bath room with No 12 zinc turned up 2" all round with necessary draining outlet. Fix a Galvanized Bath 6'6" with taps etc for Hot and cold water and all necessary waste pipes.

Hot and Cold water Service. Fix all the necessary fittings including shoe boiler

for hot water service to Bath and sink

Sinks — Fix new sink about 2'-6" long in Kitchen with taps for hot and cold water and all necessary waste pipes.

Tubs — Make and fix tubs in old shed and behind kitchen chimney as shown, with taps and wastes to same.

Remove door and close up opening at present behind Kitchen chimney

ends. The gutters shall be laid with 24 gauge gal. iron riveted and soldered, Flashings shall be № 11 zinc. R. W. P (lead) shall be 2" leading into post. All work shall be painted in three coats to approval with white lead and oil paint.

J. de f. Clere F.R.I.B.A.
Architect

Wellington January 18 1900

Contract
For
Building on Lambton Quay, Wellington
For The Kelburne & Karori Tramway Co.

Specification "A" 3730

The Site is No. 55 Lambton Quay and adjoins the N.Z. Times Co. building.

Ground Floor Line of shop No. 1 shall be 6" above footpath at street building line. The other floor lines shall be as shewn.

Concrete shall be measured and mixed in the following manner:- a gauge of the size specified for the particular work shall be placed upon the mixing board and filled (to the level of the sides only) with aggregate loosely thrown in; the gauge shall then be removed and a cask of cement broken on top of the aggregate with which it shall be thoroughly incorporated by the combined material being turned over twice dry and twice wet. Water shall be applied through a fine rose to approval.

For concrete in footings gauge No. 7 (7 to 1) shall be used; in heads over openings, in piles under sleepers, in hearths, in steps and floors, and in projections for cornices &c, gauge No. 5 (5 to 1) shall be used.

Damp Courses. 6" above ground line, or as shewn, a damp course of tar concrete finishing $\frac{3}{4}$" thick shall be laid in all ~~the~~ walls. A similar damp course shall be laid under all concrete floors.

Where the ground floor lines are below outside ground levels the vertical damp courses necessary shall be formed of neat cement ½" thick trowelled and well tarred.

Concrete Piles under sleepers shall be spaced at 4'-0" centres. Each pile shall be 8"x 8".

Concrete in Footings shall be 12" thick as shewn excepting the six blocks shewn to be 24" and 36".

Concrete Heads The square heads to openings shall be formed of concrete and shall pass beyond the sides of openings at least 9". In each head two ⅜" iron rods shall be inserted in the concrete to approval.

Concrete Floors The 3 entrances to shops, floor of light well, and the floors of No. 1 W.C. and shed shall be formed of 3" thick of concrete laid on the damp course.

Bricklayer.

Bricklayer. The walls &c: coloured red on drawings shall be built in brick work laid in mortar as specified below. The bricks used throughout shall be new sound well shaped, and hard burnt bricks, free from all defects.

Cement Mortar shall be used throughout. It shall be formed of one part of Portland cement as already described, to three of well washed sand free from salt or pumice.

Hoop Iron Bonding. The brickwork shall be bonded

every eighth course with No. 16 B.W.G. 1½" wide hoop iron tarred and sanded. The lengths shall be hooked together both in the length of walls and at angles. Walls 4½" and 9" thick shall have one layer, and other walls two.

Bond. The bond used throughout shall be "English", excepting in 4½" and 9" work where "Colonial" shall be used.

Chimneys. The chimneys and fireplaces shall be built as shewn. Hearths shall be formed of 4" thick of concrete on 4½" brickwork which shall be trimmer arches turned on proper centres with skew backs etc. They shall be brought to a fine surface by dusting pure cement on the wet surface and floating off with a polisher. Arches shall be turned upon hook ended chimney bars 2" x ½". Flues shall be pargetted and cored. Stacks shall be roughly plastered in accordance with by-law.

Gas Stove Flues. The seven shewn shall be each 4½" x 4½" pargetted and cored. They shall terminate on the inside of parapet walls. For hoods etc. over apertures see "Plumber."

Gas Stove Hearths. The seven shall be each 20" x 20" x 3" thick concrete slab resting on floor and finished as specified under "Carpenter."

Air Gratings. Where directed there shall be built in eight 9" x 6" gald. cast iron flanged air gratings.

Flues shall be formed from gratings to lead the air under ground floor.

Columns, Girders &c: The columns, templates and girders shall be built in as instructed.

Carpenter & Joiner

Sleepers shall be 6"x 3" resting on concrete piles as shewn.

Wall Plates (brick walls) shall be 4"x 3" halved at angles and scarfed with 5" scarfs.

Joists for floors shall be spaced at 18" centres and shall be well spiked to plates etc. Trimming joists and trimmers shall be 3" thick. First and second floor joists shall have one row of 3"x 2" herring-bone strutting well fitted and nailed on the long edges (not sideways).

Valm Bolts and Tie Bolts shall be fixed to joists as shewn. ~~These are specified on page~~

Rafters and Ceiling Joists shall be spaced at 18" centres Ties, hangers and struts shall be as shewn. Trimming ceiling joists shall be 3" thick. Ridge, hip and valley blades shall be 8"x 1½" and shall be strutted as directed with 4"x 2" pieces. Manholes 2'.6"x 2'-0" shall be formed where directed, one in ceiling of room No6 and one in roof.

Roof Braces shall be 6"x 1" placed on underside of rafters. They shall be fixed where shewn.

Sarking 1" thick shall be laid closely over the whole of the roofs and double nailed at every intersection.

Flat on top of pavilion roof shall be covered with 6"x2" H.T. rounded at overhanging edges.

Gutter Boards shall be 1" thick. Drips shall not exceed 10' apart and fall of gutters shall be at least 1" in every 10'.

Flooring. All floors (excepting those specified to be concrete) shall be laid with 6"x1" T.G. and dressed boards well cramped up and double nailed at each intersection with taper-headed flooring nails.

Partitions. The wooden partitions shall be built between floors and ceilings. Studs, braces and plates shall be 4"x2". Plates shall be halved at angles and well spiked to floors and ceilings. Studs shall be spaced at 16" centres and shall be well spiked to plates.

Plumber

All Plumbing shall be in accordance with the sanitary By-law. All joints in lead pipes and junctions of lead with brass &c: shall be ball wiped, all wastes shall be trapped, and all lead traps be brass capped.

Valleys. The valleys shall be formed of 6 lb. lead not less than 18 inches wide.

Flashings. The flashings in any and all parts of work requiring it shall be of 5 lb. lead.

Gutters. The gutters shall be lined with 6 lb. lead, and

shall be provided with a proper fall to the respective down-pipes and outlets.

On The Sarking of all roofs (including Verandah) shall be laid with good lap and well tacked down red edged roofing felt weighing 60 lbs to the roll, and upon this shall be laid with reference to prevailing winds No. 24 gauge corrugated galvanised iron of approved brand, laid with a lap of two upward corrugations at sides, and 6" at ends.

Ridges And Hips shall be covered with 10" girth gald. iron, lead edged ridging.

Flat on top of Pavilion shall be laid with 6 lb. lead carried over nosing on all edges and finished at slopes as shewn.

Spouting shall be 5" × 4" cast iron of approved section, fixed with fall to outlets, and joints shall be made with red lead so as to be perfectly watertight.

R.W.Ps. Verandah shall have a 2" R.W.P. (lead) leading into post.

The other R.W.Ps shall be 3" dia. cast iron leading water to S.W. drains. There shall be two cast iron R.W. heads in Light Well.

Water Supply. Water shall be laid on from Corporation main by ½" pipes to W.C. cisterns (6), five lavatory basins, and to two stand pipes placed as directed.

Lavatory Basins shall be fixed by the contractor with overflows, plug and chains complete. No boxing in required. Wastes shall be 1½" dia. lead, and shall ~~thro~~ deliver over the gully traps.

W.Cs shall be "Zone", "Tornado" or similar make, white both inside and out; those on 1st. and 2nd floors shall have 8 lb. drawn lead soil pipes (where inside building) connected to 4" dia. cast iron airtight pipes leading to sewer drains. Soil pipes shall be ventilated in accordance with by-laws.

The No. 1 W.C. shall be connected with drain. Cisterns shall be of 22 gauge gal. iron, each with "W. & B" ball cock and syphon, 1¼" lead flush pipe, chain and pear pull.

Sewer Ventilating Pipe shall be 4" diameter, cast iron, fixed at the required point of drain, carried well above ridge, and there finished with an air-pump.

Terminal Vent shall be fixed where shewn.

Hoods To Gas Flue Outlets. To each of the seven outlets specified on page 3 shall be fixed a 24 gauge gal. iron hood having ½" mesh wire netting on the underside.

Drainlayer

All drainage shall be in accordance with the Sanitary by-law.

Drains where not otherwise specified shall be of vitrified salt glazed stoneware of the spigot and faucet pattern. For cement mortar see "Bricklayer."

Drains shall be accurately laid to gradients. Joints shall be made with cement mortar carefully wiped out inside. Junctions shall be formed with proper junction pipes, and the Inspection Chamber, cleaning eyes, Buchan trap and fresh air inlet (½ pipe length above ground and fixed where shewn) shall be built in to accord with Sanitary By-law. Gully traps (3) complete with dishes and gratings, shall be provided and fixed where shewn.

Smith & Iron Founder

General. All the iron both in workmanship and material shall be of the best description and quality.

The wrought iron shall be of the best Staffordshire manufacture, free from blisters, scales and other imperfections.

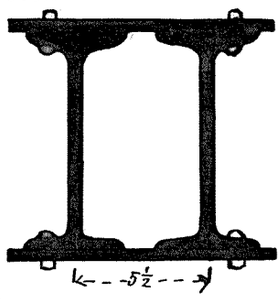
The forgings shall be neat and clean and true to shape.

Anchors and Palm Bolts. The bolts shall be ¾" dia. and the palm shall be 2" x ⅜" clawed at ends and bored each for two ⅞" bolts which shall be used to secure the strap to timbers. These bolts shall each have a round cast iron anchor plate 6" dia., and 1" thick. Eighty (80) palm bolts shall be fixed as directed.

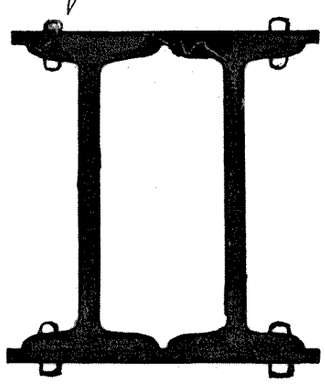
Columns. Columns at angle of building shall be 7½" dia. cast iron 1" thick metal, with moulded base and head. The four other columns to be built into brick walls shall be 1" thick metal. Three shall be 6" dia., and one 8" diameter. All columns shall have feet 18" dia. metal as sketched [redacted] 1" thick and all shall have heads arranged ¼ dia. ½ thick to take ends of girders. ~~Details will be supplied.~~

Girder Over Opening Marked A. The girder shall be formed of two 10"x5" (each 35 lbs. per ft.) R.S. joists rivetted to a 12"x⅜" steel plate on top as sketched:-
Girder shall be bolted to head of column (above mentioned) at one end, and at the other end shall be anchored to side wall with a 2"x⅜"x6'.0" long strap rivetted to girder and having a 9"x9"x½" anchor plate at end.

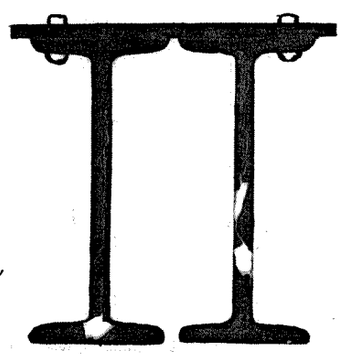
Over Opening Marked B the girder shall be formed of two 10"x5" (each 35 lbs. per ft.) R.S. joists rivetted to 12"x⅜" steel plates on top and bottom as sketched:-
Girder shall be bolted to head of column at one end and at the other end shall be strapped to girder over opening C with a 5'.0"x9"x⅜" strap rivetted to both girders.



Over Opening Marked C the girder shall be formed of two 14"x6" (each 57 lbs. per ft.) R.S. joists rivetted to 14"x½" steel plates on top and bottom as sketched:-
Girder shall be strapped to girder B at one end as above specified.

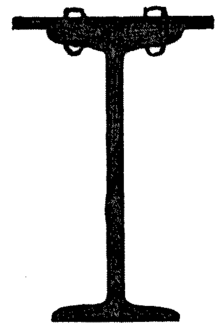


Over Opening Marked D The girder shall be formed of two 14"x6" R.S. joists (each 57 lbs. per ft.) rivetted to a 15"x½" steel plate on top as sketched:-
Girder shall be strapped at one end to girder E as specified for B & C, and one end of girder shall be anchored



similar to E.

Over Opening Marked E the girder shall be formed of one 12" x 5" (39 lbs. per ft.) rivetted to an 8" x $\frac{3}{8}$" steel plate on top as sketched:-



Girder shall have a strap on each end 3'.0" x 2" x $\frac{3}{8}$" rivetted to girder and having a 9" x 9" x $\frac{1}{2}$" anchor plate at end, and in addition shall be strapped to D as above mentioned.

Rivets All rivets shall be $\frac{3}{4}$" at 6" pitch.

"R.S." means Rolled Steel and joists shall be from Messrs. Dorman Long & Co.

Bearing Of Girders on walls wherever possible, shall be 18" at each end, and where ends of girders so not rest on heads of columns cast iron templates 1" thick as sketched, shall be provided.

F. de J. Clere F.R.I.B.A.
Architect

Wellington 18.1.1900

Building on Lambton Quay.

for the Melbourne & Kaiwarra Tram Co.

Scale 8 feet to 1 Inch.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TOP FLOOR PLAN

Pier at A
18" square brickwork
with iron core with plate top & bottom
18 x 18 x 1½"

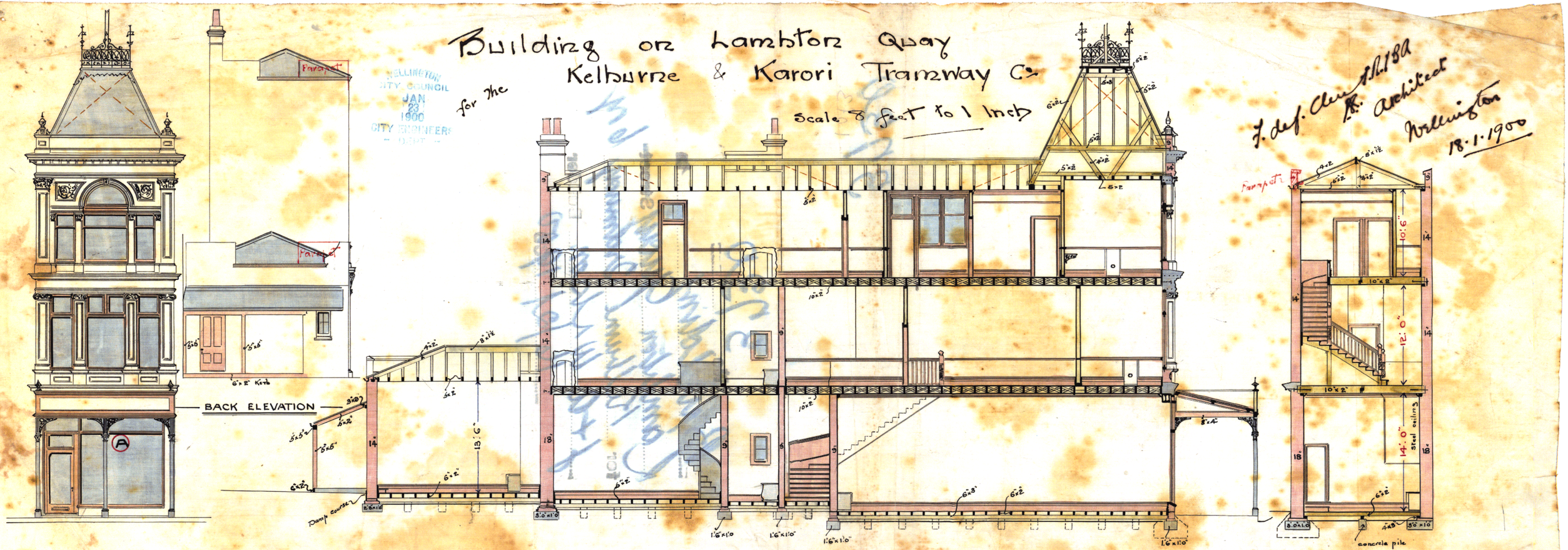
F. de J. Clere A.R.I.B.A.
Architect
Wellington
18.1.1900

Building on Lambton Quay

for the Kelburne & Karori Tramway Co

Scale 8 feet to 1 inch

F. Def. Clere A.R.I.B.A. Architect Wellington 18.1.1900



FRONT ELEVATION

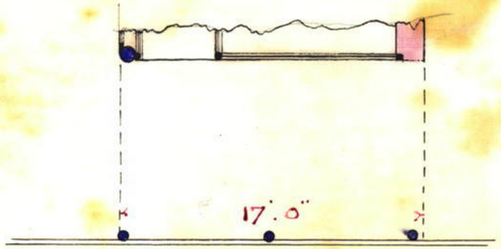
SECTION ON LINE "C.D."

SECTION ON LINE "A.B"

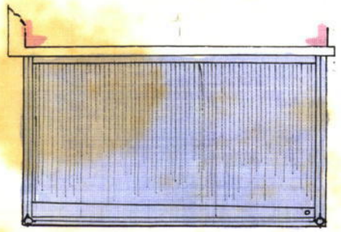
— VERANDAH —
— TO —
— BUILDING on LAMBTON QUAY —
— FOR THE —
— KELBURNE & KARORI TRAMWAY Co. —

— SCALE 8 FEET TO 1 INCH —

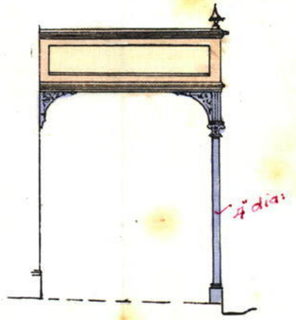
J. deF. Clere F.R.I.B.A.
Architect
Wellington
January 1900



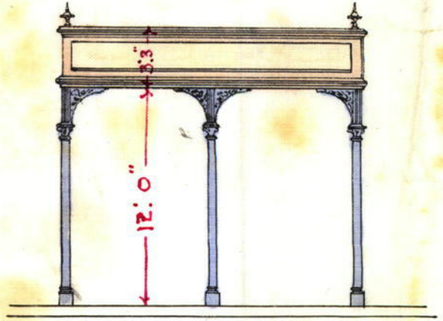
— PAVEMENT PLAN —



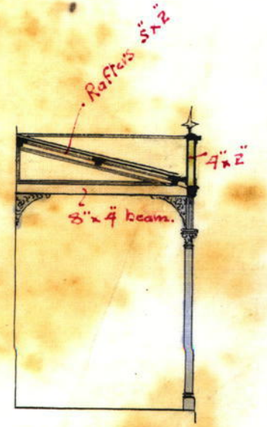
— ROOF PLAN —



— SIDE ELEVATION —



— FRONT ELEVATION —



— SECTION —