



MOUNT ALBERT HISTORICAL SOCIETY INC.

Issue 71 • July 2025

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Charles and Alice Hardy's Mount Albert Houses

The family of Charles and Alice Hardy

Charles and Alice Hardy married in London on 5 June 1865, and set sail a few weeks after on the *Aliquis*, arriving in Auckland on 28 October. They paid £50 for 79 acres in Blackbridge Rd, Pukeatua (now known as Dairy Flat), which they sold in 1879 to purchase around 163 acres slightly north in the Horse Shoe Bush. This area was covered in mature kauri which Charles and other landholders felled and sold for the timber needed for Auckland's housing. The logs were mainly floated down the local creeks and rivers to Riverhead for subsequent milling and transportation to Auckland.



Charles was a trained chemist who had travelled extensively before marriage, living in Australia and the United States. He hired labourers to help fell his timber, and each of his sons developed skills that reflected their work in the bush. His eldest son Charles Lingham Hardy (top right) became a competitive axeman and was active as a judge in competitive woodchopping for many years. He left his father's property and worked at the Mitchell's Dargaville timber mill after his marriage in 1892. Second son George (standing, middle) moved to Australia around 1906 where he worked as a builder. Fred (standing, second from left) moved to Eltham around 1897. He had a Saddlery business and was a prominent community member and member of the Eltham Borough Council, as well as being a keen athlete.

The daughters in the photo are Florence (back left), Helena (front left), Ada (back right) and Alice (front right). They all lived in Mt Albert for a time.

Land in Mt Albert

On 7 June 1899 Charles Hardy purchased 3 acres of farmland on Mt Albert Rd for £310 from Reginald Pinckney (Deed 147552, R61.835). It was part of Allotment 40, Lot 40. Pinckney had purchased the three acres on 4 November 1886 for £700 from Elizabeth and Hartley Webster (Deed 101690, R22.407), who had purchased 9 acres from Allan Kerr Taylor on 4 April 1865 for £850 (Deed 29316, 17D 657).

The Hardys built their home, which they named *Montana*, out of kauri milled from the Horse Shoe Bush property. Charles was 68 and Alice 57 when they retired to Mt Albert. *Montana* still exists, at 30 Mt Albert Rd. An upper storey has been added by a later owner, and bricks from the two chimneys were used to build the wall along the road frontage.

Not long after, Charles and Alice built a second villa next door, which they named *Kirtland*. Located at 34 Mt Albert Rd, it was removed in the 1990s. Numbering changed in 1942 – prior to this *Kirtland* was 36.

The photo below was taken from Lloyd Ave, soon after *Kirtland* and *Montana* were built. They are the two houses on the right, with empty farmland in front. The wooden fence is the line of what is now Kitenui Ave.





The above photo, showing the front of the houses, is dated 3 September 1920. *Montana* is on the left, then *Kirtland*, then a newly built bungalow. Today these are 30, 34 and 36 Mt Albert Rd.

Sections fronting Lloyd Ave

In January 1912, Charles gifted the section on the corner of Mountain Rd and Mary's Lane (Lot 1) to his daughter Ada Susanna Hardy. This was ahead of her marriage to Edmund Spencer in May 1912. (This house is now 59 Kitenui Ave. The streets have been renamed Kitenui Ave and Lloyd Ave).

The other sections fronting Lloyd Ave were sold as follows:

- 61 Lloyd Ave, Lot 2: to Samuel Edwin Wood for £168 15/- on 16 Nov 1911 (Deed 215973 R197.293)
- 63 Lloyd Ave, Lot 3: to Lena Muriel Tiller for £200 on 18 Dec 1912 (Deed 225033 R218.151)
- 65 Lloyd Ave, Lot 4: to Arthur Ross Penman for £175 on 3 Oct 1914 (Deed 238698 R243.283)

Purchase of land by Teddy D'Ath

Helena Hardy married Teddy D'Ath in 1909. In an agreement dated 12 June 1912, Charles agreed to sell most of his land to his son-in-law Teddy for £1625. This comprised all the sections subdivided in 1925 (Lots 5-13), including *Montana* but excluding *Kirtland*.

Teddy paid only a deposit to Charles (£425) and the title to the land was not transferred. In 1920 Teddy transferred the title to the land to his wife Helena, subject to payment of the balance of purchase price still owed. This incomplete transaction would be sorted out years later.

Charles Hardy's death and will

Charles passed away in January 1914. The executors of his will were his son Charles Lingham Hardy and two sons-in-law: Alice's husband Albert Beazley and Ada's husband Edmund Spencer. They were charged with ensuring that Charles's widow Alice was looked after, and with managing and disposing of the estate as they saw fit. Albert Beazley was an expert in house building and land subdivision, who founded the multigenerational and highly successful Beazley Homes business.

Charles's will left his wife a home for life, and required that *Kirtland* be transferred to their daughter Florence Frances Hardy after Alice's death. Alice Hardy lived in *Kirtland* until her death in November 1934 aged 91, and

it seems that her daughter Ada Spencer lived with her for the final few years of her life, probably caring for her. A surveyor's map of the subdivision dated 1925 has a comment in very small print on Lot 40 which says "occupied by Mrs Hardy."

Hardy's Estate subdivision

Helena and Teddy D'Ath moved into *Montana* around the time of Charles's death. Sadly, Helena died in tragic circumstances in the house on 27 July 1924.

In her Will, she left her estate, including the land at Mt Albert in her name, to her husband Teddy. Her executors were Teddy and well known Auckland conveyancing lawyer and city councillor Ellen Melville. On 13 May 1926, a mortgage was arranged from Charles's estate allowing the land transfer to be completed, putting the land in the ownership of Teddy and Ellen Melville. In October 1926 Teddy remarried, and moved to Epsom. *Montana* was rented out.

Teddy D'Ath and Ellen Melville had prepared a plan of subdivision of the estate into 9 sections, the sale of which would pay off the mortgage plus interest owed. No repayment was to be made in respect of the first two sales of sections with an amount of £200 to be paid on the sale of each subsequent section. The sections of Hardy's Estate went to auction on 27 November 1925.

HARDY'S ESTATE

MT. ALBERT

Frontages to Mountain Road and Mt. Albert Road
On the Sheltered Northern Slopes of Mt. Albert

8 Fine Freehold Building Sites

Volcanic Soil Extensive Views

Residence of 6 Spacious Rooms
and Offices with usual conveniences
Conveniently Situated to Mt. Albert Trains, Station and
good shopping centre, school, etc.

These very choice volcanic sections are all level and command extensive panoramic views

Locality Plan
Scale: 1/4000 to 1 inch

EASY TERMS:
£300 deposit on house

EASY TERMS ON SECTIONS:
10% deposit and 5%
1 month
Balance 3 years at 6%

Total Area: 7-6-11-2

Plans Subject to the Act of 1908
By Fokers Miller Ltd Surveyors
Scale 1/4000 to 1 inch

FRIDAY, 27th NOVEMBER, 1925, at 12 noon
At N.Z. Insurance Buildings, Queen Street
C. F. BENNETT, Auctioneer Solicitor, Miss ELLEN MELVILLE

MT ALBERT HISTORICAL SOCIETY INC.

Sales were slow, and Teddy D'Ath did not live to see the final transactions: he died 24 March 1939.

The Certificates of Title (NA 504/208, NA479/289, NA452/258) for the subdivided land record the following transfers of ownership (2025 street addresses given);

- 80 Kitenui Ave, Lot 6: to Walter Francis Watson 22 Dec 1926
- 78 Kitenui Ave, Lot 5: to Arthur Ross Penman 21 Aug 1928
- 82 Kitenui Ave, Lot 7: to William Bruce 6 Dec 1928
- 88 Kitenui Ave, Lot 10: to Samuel Leatham 11 Nov 1935
- 32 Mt Albert Rd, Lot 13: to Charles L. Hardy 11 Nov 1935
- 86 Kitenui Ave, Lot 9: to Samuel Leatham 9 Dec 1937
- 84 Kitenui Ave, Lot 8: to Clive Menzies 20 Sept 1938
- Lots 11 & 12: to Ellen Melville 9 Aug 1939
- 90 Kitenui Ave, Lot 11: to His Majesty The King 9 Aug 1939 (for state housing)
- 30 Mt Albert Rd, Lot 12 (*Montana*): to Albert Beazley (husband of Alice Maud Hardy) 9 Sept 1942.

Ongoing family ownership

Kirtland, on Lot 40, was not part of the Hardy's Estate subdivision: it was Alice's home, and by the terms of Charles's will, ownership was transferred to their unmarried daughter Florence Frances Hardy following Alice's death in 1934 (NA504/209). Florence retained ownership until July 1942, but for most of the time she lived elsewhere. She got Council permission to make alterations to the villa in 1935, and lived there in the year before selling it. Florence was a teacher who had studied and taught in California, then moved around the North Island for work. She lived in Pukekohe until her death in 1950.

Montana remained rented out, one of the lots for sale under the subdivision deal with Teddy D'Ath and Ellen Melville, until Albert Beazley purchased it in September 1942. The Beazleys lived around the corner

in Ranleigh St (now Rd). Beazley sold *Montana* in April of 1943.

Charles Lingham Hardy built a house on his right-of-way section of Lot 13 and lived there for several years before his death in 1945. Three flats were later built on the back of this house, and it is now number 32 Mt Albert Rd.

Conclusion

Charles and Alice Hardy were my great great grandparents, and their son Charles Lingham Hardy was my great grandfather. I am pleased to see that *Montana* still sits at 30 Mt Albert Rd, and that it is well cared for. It is sad that the lovely villa Charles built at 34 Mt Albert Rd was moved somewhere else in the 1990s.

The family can be proud of the Hardy contribution to early Mt Albert. There are in fact many fine homes sitting today on the 3 acres that Charles bought in 1899. I do wish I had known about this family history during my days of attending Mount Albert Grammar school and cycling around Mt Albert. I may then have stopped and admired the old Hardy homes a few times.

Greg Austen

Credits:

Family photo and Hardy's Estate map are from the Family collection.

The landscape photo from the early 1900s was taken by Nellie Ferner. *Houses in Mount Albert amongst paddocks and fields with dry stone walls on boundaries.*, PHO-2023-110.036. Walsh Memorial Library, The Museum of Transport and Technology (MOTAT).

The 1920 photo is a detail from a photo by James D. Richardson, Auckland Libraries Heritage Images (accessed via DigitalNZ, currently unavailable on Kura).

ANNA McGLASHAN 31 August 1962–12 July 2025



Anna joined the MAHS Committee at the AGM in August 2011, and continued until late 2023 when ongoing ill health saw her reluctantly stand down. Always an enthusiastic supporter of MAHS, she used her skills as a heritage archivist and researcher to help the Society set up and manage archival systems, and to assist with information requests, tirelessly hunting out photos and factual information. She managed the website for several years.

Initially a teacher, Anna re-trained as a librarian and worked at the National Library in Auckland and then at Auckland Libraries, as part of the Research West Team in Henderson. One element of her job involved creating themed displays in the Library. She was passionate about her Scottish heritage, and loved organising the annual Scottish event in Henderson Library, with a piper and dancers and readings from Robbie Burns. She was very interested in WWI history, was involved in the Library's commemorations and was instrumental in setting up a WWI display at Alberton on behalf of MAHS in 2014. During Covid lockdown, Anna worked from home, indexing articles from local newspapers. She finished work in February 2023.

Anna passed away in Auckland Hospital as this *Newsletter* was being finalised. A few days before she died, she was sharing ideas for *Newsletter* articles and projects MAHS could do. We extend our deepest sympathy to Anna's family at this sad time.

CONSTITUTION REVIEW

Due to a law change, all incorporated societies are required to re-register before 5 April 2026. Janet von Randow, with support from the rest of the MAHS Committee, has worked hard to draft a revised constitution for our Society. The drafting process has involved working through the lengthy template of required text supplied by the New Zealand Companies Office, and editing it so it is fit for our needs. We have been working with Lisa Truttman who has generously allowed us to see examples of revised documents from other historical societies. We will be circulating our draft Constitution to all of our Members very soon, and seek your feedback and questions as soon as possible. Our goal is to have a final version of the document ready for ratification at the AGM on 7 September.

MEMBERSHIP RENEWAL DUE NOW

Our financial year runs from 1 July to 30 June, so we would be delighted to receive your annual renewals. Please click the **MEMBERSHIP JOIN OR RENEW** button on our website, or fill in a form at one of our upcoming Events. \$20 for individuals, \$40 for families. Fees can be paid by bank deposit or in cash at a meeting. Donations are always welcome. Thank you for your support.

EVENT REPORTS

Visit to Walsh Memorial library, MOTAT. 24 June.

17 MAHS Members visited the Walsh Memorial Library for a fascinating morning. We were warmly welcomed by Library and Archives Manager Simon Wetherill (right) and the whole Library team, who gave us an overview of the library and its functions, and shared some of their treasures with us. We had been invited to visit by Malcolm Duffy, the Pictorial Librarian. He gave a fascinating presentation on the collection of photographs taken by Mt Albert resident Nellie Ferner (1869–1930), which have been recently donated to the Library. (You can look through this collection online: go to <https://collection.motat.nz/explore> and search for **Nellie Ferner**. A photo taken by Nellie in the early 1990s is reproduced in the Hardy Family article above). From other staff, we learned about MOTAT's Institutional Archive, which brought back many memories of visits and live days at the Museum; the printed collection; the oral history collection; and some of the information requests that they deal



with. We were shown the aircraft logbook for Jean Batten's Percival Gull, which she flew solo from England to New Zealand in 1936 (the plane now hangs in the International Terminal of Auckland Airport), and heard hair-raising stories about Batten's adventures. We were encouraged to visit the Library and make use of its research collections, and we look forward to working closely with them in the future. After the formal part of the visit, our group was encouraged to explore the library, chat with the staff and to join them in their workroom for refreshments. We all came away very happy.

Photos by Irene Wan (group) and Cathie Hutchinson (Simon)

MAHS DATES TO REMEMBER

Saturday 26 July 2025. 10am–midday. Life Writing Workshop, Ferndale House. A hands-on workshop for people wanting to write their memories and life stories down, suitable for people who are new to life writing, and also as a refresher for people who are experienced writers. Lynley Stone will take you through some key writing skills, we will do some short writing exercises, and talk about how to keep on writing after the workshop. We will work at tables. Bring a pad and pen. Morning tea provided. RSVP essential — to janetvonrandow@gmail.com

Sunday 7 September. 2pm. MAHS Annual General Meeting, Ferndale House. Speaker: Janet von Randow on "The Two Families of Ainslie". Please join us for our AGM, where we will discuss the new Constitution. Janet will then entertain and inform us with stories of the McLean and Anderson families in her childhood home in Allendale Rd. Afternoon tea will be served. Gold coin donation appreciated.

Sunday 12 October. 2–4pm. Arts and Crafts Walk. A repeat of our very popular walk around the streets of Mt Albert, focusing on houses built in the Arts and Crafts style. There will be some slopes but nothing strenuous. Please RSVP to janetvonrandow@gmail.com

Sunday 23 November. 2pm. MAHS Christmas party at Ferndale. Mark your diaries. Details will be shared later in the year.