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Cpg (nz) Ltd
Po Box 11-119
Auckland, 1542



6 October 2011
Auckland Council
35 Graham St
Auckland Central

By Courier

Attention - Senior Planner (Advice and Lodgements)

Dear Sir/Madam,

Re 769 Dominion Rd - Conversion from Takeaway to Café Restaurant

Please find accompanying resource consent documentation covering the above change of activity, that necessitates a retrospective resource consent application. The effects are fully covered in the accompanying AEE and explanatory statement. It is my conclusion based on my assessment that the effects of the change would not be more than minor and are incremental taking into consideration that the permitted baseline is the takeaway use ie retail.

The use is in an art deco styled building built in the 1930's. A café/restaurant is considered to be a suitable use, that would add to amenities in the adjacent residential neighbourhood and for passing traffic. It will also help retain viable economic use of the building that is of a type threatened by malls and bulk retail formats. Based on our research there is ample spare capacity in on-street car parking in the area, as there is no on site car parking provided with the use. It is my view that only the incremental difference in car parking between the former use and the new use should be counted.

The new use in my view meets the relevant heads of statutory consideration under S104.

Yours faithfully

David Macpherson

Senior Planner / Associate

Enc AEE/Explanatory Statement

Deposit Cheque \$





Land Use Resource Consent

769 Dominion Road

**Conversion from Takeaway to a
Café/Restaurant**

Victor (NZ) Ltd

6 October 2011

Appendix 3 Certificate(s) of title



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



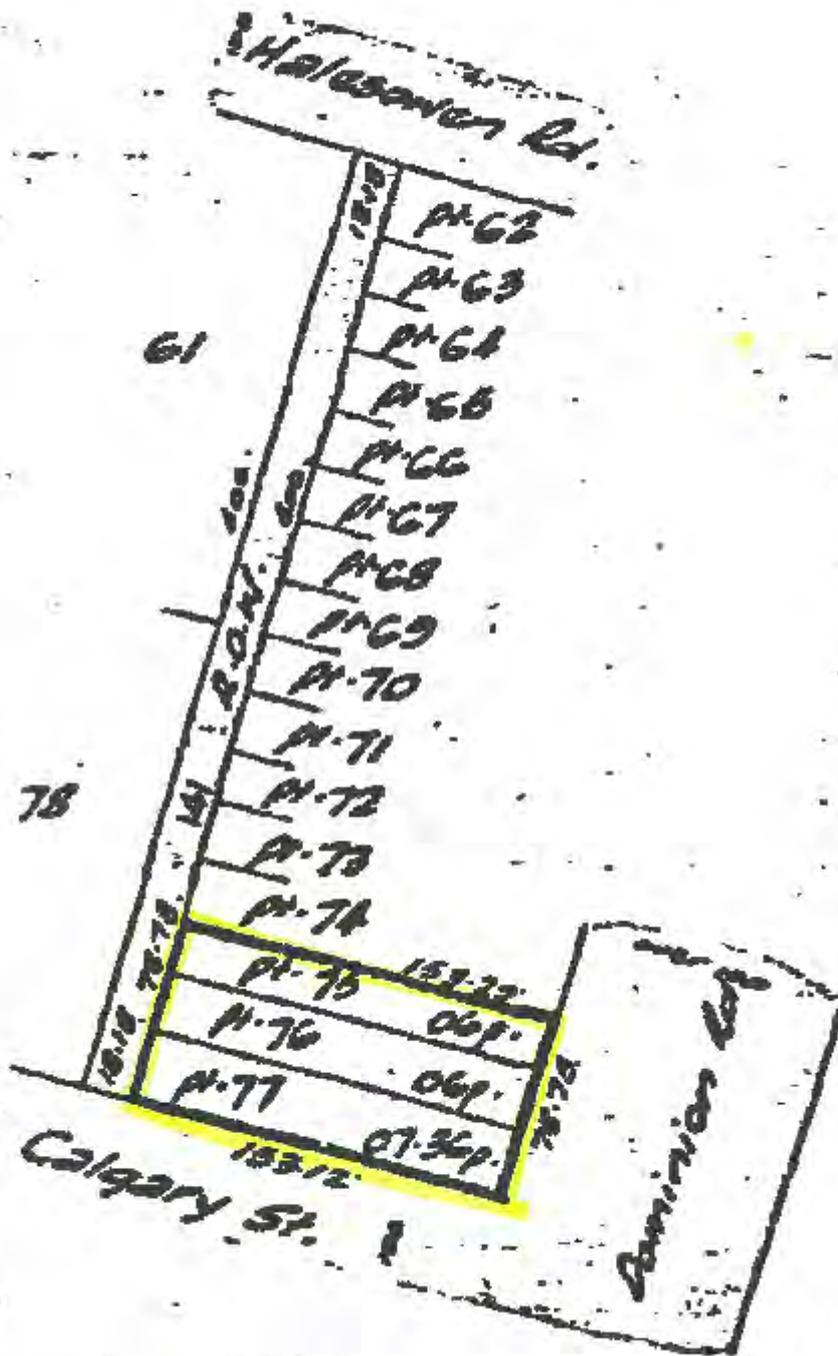
Search Copy

Identifier **NA1806/24**
Land Registration District **North Auckland**
Date Issued **05 February 1960**

Prior References
NA1145/28

Estate **Fee Simple**
Area **490 square metres more or less**
Legal Description **Part Lot 75-77 Deposited Plan 17896**
Proprietors
Senson Corporation Limited

Interests
Appurtenant hereto is a right of way created by Transfer 833375 - 5.2.1960



Appendix 4 Photographs



767-771 Front/Side Elevation facing Dominion Road (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



767-771 Side Elevation (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



767-771 Back Elevation (Photo: Katharine Sheldon, Auckland Council 26 June 2013)



767-771 Front Window and 'Cheapside' name detailing (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



767-771 Side Elevation, facing Calgary Street (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



767-771 Side window detailing (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



727-731 Front Façade, facing Dominion Road (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



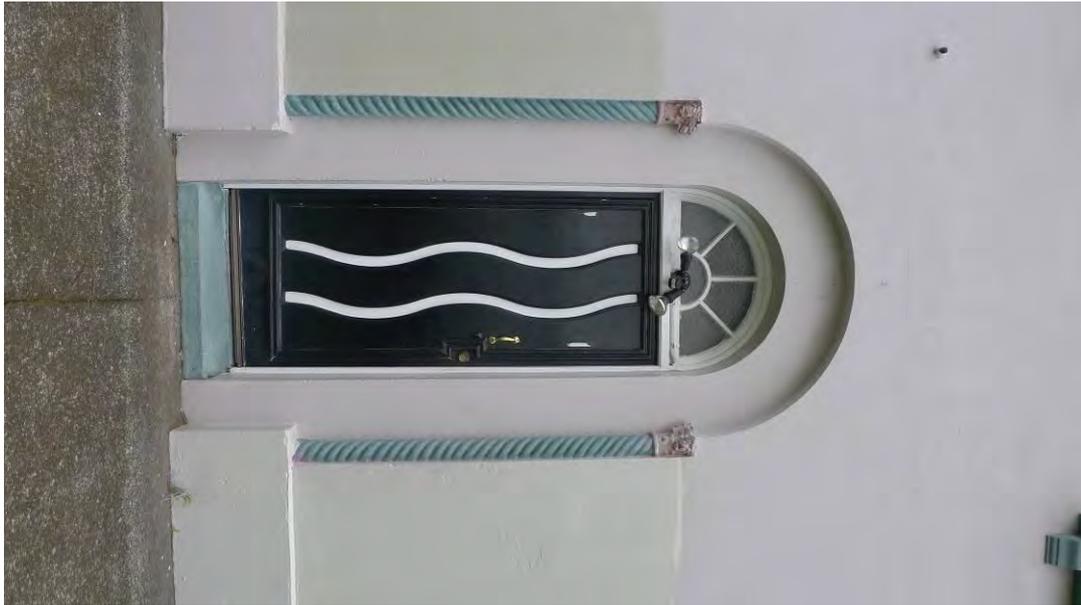
727-731 Side Elevation, facing Halesowen Avenue (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



727-731 Side Elevation (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



727-731 Side Elevation, upper window detailing (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)



727-731 Side door detailing (Photo: Katharine Sheldon, Auckland Council, 26 June 2013)

Heritage Assessment

Sandringham public toilets

598 Sandringham Road, Sandringham



Prepared by Auckland Council Heritage Unit

September 2013

Heritage Assessment

Sandringham Public Toilets. 598 Sandringham Road

Prepared by Auckland Council Heritage Unit

September 2013 (Final version)

Cover image:

Auckland Council (February 2013)

1.0 Purpose

The purpose of this document is to consider the place located at 598 Sandringham Road, Sandringham against the proposed criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, Heritage Unit, Auckland Council.

2.0 Identification

Site address	598 Sandringham Road, Sandringham 1041
Legal description and Certificate of Title identifier	ALLOT 251 PT ALLOT 45A PARISH OF TITIRANGI No CT number
NZTM reference	Easting: 1754766.82 / Northing: 5915626.65
Ownership	Auckland Council
District plan	Auckland City Council District Plan-Isthmus Section
Zoning	Open Space Activity Zone 2 (District Plan) Public Open Space - Informal Recreation. Overlay : Heritage: Historic Character - Business Sandringham (Draft Unitary Plan) at the time of assessment.
Existing scheduled item(s)	No existing scheduled items identified
Additional controls	None identified
NZHPT registration details	Not NZHPT registered
Pre-1900 site (HPA Section 2a(i) and 2b)	No
CHI reference	No
NZAA site record number	No

3.0 Constraints

This evaluation does not include and evaluation of:

- archaeological values of the site and
- the importance of the place to mana whenua

The evaluation also does not address structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

Refer to appendix 1 for further research

The Sandringham shopping centre was established in 1915 centered at Warings Corner. The centre grew during the 1920s, spurred on by the arrival of trams to the area in 1925. Several commercial buildings were built including a movie theatre. In 1925 land on Sandringham Road was released by the crown, from use as a public pound. The land has since been used as a reserve bordering the edge of the Sandringham Road shopping centre.

Electric tramways were developed in Auckland from 1902. As early as 1903 trams went as far as Kingsland and the tramways continued to be extended up until the 1930s. By 1923 plans were underway for a tramway along Edendale Road (Sandringham Road).

In 1926 the Mount Albert Borough Council, aware of the growing pressure from growth in the area committed to improvements to infrastructure including beautifying reserves and putting in public conveniences at Kingsland, Mt Albert and Sandringham.

The toilets at 598 Sandringham Road were built in 1930, designed by borough engineer W E Begbie. The design was likely based on the earlier Kingsland toilets (1928) designed by D B Patterson, who is responsible for several commercial buildings in Auckland.

Until the 1910s toilet facilities were not available in most parts of the city. Where they were provided these were predominately for the use of men. The councils assumed that local shops would provide women with rest rooms as they would be less inclined to use standalone facilities. By the 1920s toilet conveniences for women were usually provided for in libraries and public reserves, as reading and taking the children to the park were seen as appropriate activities for women to spend their leisure time. The growth of the tramways put increasing pressure on the borough councils to provide toilet facilities at tram stops for passengers in need of relief.

The Sandringham public toilets were built in 1930 in a stripped classical style reminiscent of the other commercial buildings built in Sandringham during this

period. The exterior of the building remains relatively untouched; despite alterations occurring in 1970 and 1994.

In 2004 the toilets were closed to public use and replacement toilets provided by a Novaloo in the North West corner of the reserve.

5.0 Physical description

Site location



Figure 1: Site plan showing property boundary (Auckland Council Viewer, 2013)



Figure 2: Wider site location Plan (Auckland Council Viewer, 2013)

The building is located on a level section at 598 Sandringham Road, by the corner of Lambeth Road just past the main Sandringham Road Shopping Centre.

The area is zoned as an open spaced residential zone 2 in the Auckland City Council District Plan-Isthmus Section. In the Draft Unitary Plan the area is zoned Public Open Space - Informal Recreation, with an overlay of Heritage: Historic Character - Business Sandringham (Draft Unitary Plan)

598 Sandringham Road is a triangular piece of land containing the toilet block building, a modern Novaloo conveniences towards the road on the northwest corner of the site, mature planting, park benches and a children's playground in the southern corner of the site. The toilet building sits at the back of the section well framed by the park surrounds.



Figure 3: View of building from the street with park surrounds (Auckland Council, 2013)

Borough Engineer W E Begbie designed the single story toilet block, in a stripped classical style. The style is reminiscent of other public convenience buildings built during the interwar years and pays deference to art-deco architectural style.

The exterior has remained relatively unchanged since it was built in 1930. The building is constructed of rendered brick, lined out to give the appearance of stone. The roof is a lean-to obscured behind the parapet in the front elevation. The exterior of the building is adorned with some decorative elements, including the Mount Albert Borough emblem, which has been enhanced by the paint in vivid pastel colours. The entrance ways are enclosed on two sides by concrete screens.

The internal layout of the building is split into two equal halves containing the male and female areas. The walls are tiled to near the ceiling height. There are four wooden louvered windows facing the road. Skylights have been installed in both the female and male toilets.

Condition

The toilet block has suffered from vandalism due to an extended vacant period. The rendered exterior has sustained some minor damage but remains relatively intact. However, the interior of the building is in disrepair. The skylights added in 1994 have been broken and are letting the rain in¹.

¹ Auckland Council Archives, MAC 001 SANDRINGHAM ROAD SHOPPING CENTRE – CONVENIENCES, Item No 640, Record ID 479273, Record No 1569-1570.
AKC 003 SANDRINGHAM TOILET UPGRADE 1994, Item No 254d, Record ID 575244-6, Record No G-RPG A940019 A01

Use

The building is not used. There are alternative toilet facilities located in the northwest corner of the park.

Summary of key features

- 1930 toilet block
- Park surrounds and gardens

6.0 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.

The Sandringham Public Toilets have considerable historical value for its close connection with the growth of Sandringham town centre and the tramway extension into Sandringham. The toilets provided convenience for those travelling to or from the growing centre of Sandringham. Their origins are linked with the growth of the Mount Albert Borough and the extensions of the tramway network.

These toilets are an example of a historical trend for the creation of public toilets for the use of women beginning in Auckland in the 1910s and which is related to early public transport to the suburbs.

The historical values of the building are of considerable local significance.

(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.

One of a number of early buildings built during the establishment of the Sandringham shopping centre. It is a physical reminder of the early community development and identity. Although the toilets are valued as a community amenity there is little identified local social significance attributed to them.

(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.

Mana Whenua values have not been assessed.

(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.

The Sandringham public toilets contribute to our understanding of the development of urban shopping centres and the advent of public toilet facilities in the early twentieth century.

The ability of this place to contribute to the knowledge base of the locality, region or New Zealand is considered to be of little significance.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The place is not considered to be associated with a creative or technical accomplishment, innovation or achievement. As such, the place has little technological 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.

The Sandringham Public Toilets building has considerable physical attributes value locally as an intact and representative example of the public toilet property type established during the early decades of the twentieth century. It is one of a small number of such buildings remaining in Auckland's CBD and Isthmus, possessing integrity of historic form, design and fabric, and representing the architectural preferences prevalent during the period of its construction.

The building is associated with Borough Engineer W. E. Begbie who was responsible for the building design, which is often considered to be heavily influenced by the architect designed Kingsland Public Toilet building. However, little is known of Begbie's work and as such little value can be attributed to him.

The physical attributes of the building are of considerable local significance.

(g) Aesthetic

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

The building is located in a prominent corner park location in Sandringham. Although modestly scaled the toilet block and park surrounds provides a relief to the commercial buildings of the shopping centre, and makes for a notable visual landmark. The style of the built form is reminiscent of the other convenience buildings built during this era of which there are only a few remaining.

The aesthetic values of the building and park are of considerable local significance.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The toilet block and park are part of a period of urban town centre growth for Sandringham. Significantly, the tramway extending into Sandringham and later onto Owairaka Avenue established the need for stand-alone public conveniences. The toilets are one of a number of buildings that contribute to the early twentieth century townscape that characterises the area.

The Sandringham Public Toilets contribute to the regional historic context for public toilet buildings associated with the growth of the tramways in the Auckland CBD and Isthmus. Only a few dispersed examples of these buildings remain (see appendix 1 for examples).

The Sandringham public toilets contribute considerable local significance to the context of the Sandringham townscape and to the context of a regionally dispersed group of public convenience buildings within the Auckland Isthmus and CBD.

7.0 Statement of significance

The Sandringham public toilets have considerable historical value for their association with the growth of the Sandringham Shopping Centre and interrelated extension to the tramways. The place has considerable physical and aesthetic values as an attractive example of a public convenience building built in the interwar years. There is considerable contextual value as one of a dispersed few remaining public convenience buildings from the early twentieth century that fit into a coherent visual development pattern. A contributor to the visual development of the Sandringham Road Shopping Centre, the toilets are of considerable contextual value to the landscape of Sandringham town centre.

8.0 Extent of the place for scheduling

- The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.
- The extent of scheduling would apply to the entire building and part of land parcel ALLOT 251 PT ALLOT 45A PARISH OF TITIRANGI. The extent reflects the original parcel size and shape as reflected in Survey Office Plan 23453 (see appendix 1).



Figure 4: Proposed extent of place for scheduling

9.0 Recommendations

- Based on the preceding evaluation, the place named Sandringham Public Toilets at 298 Sandringham Road is recommended for scheduling as a *Historic Heritage Place: Category B*.
- The place demonstrates *considerable* historical, physical attributes, aesthetic and context heritage values.
- Overall, the place is of *considerable* heritage significance to the *locality*.
- The extent of the historic heritage place is delineated by the boundary set out in Section 7.0,

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local
B- Social	Little	N/A
C- Mana Whenua	Unknown	N/A
D- Knowledge	Little	N/A
E- Technological	Little	N/A
F- Physical Attributes	Considerable	Local

G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (f), (g), (h)	All that land contained within the parcel boundary	No

Author

Anna Boyer

Date

September 2013

Reviewer

Elizabeth Pishief

Date

September 2013

APPENDIX 1:

Supplementary research

Historical Research Summary

The Sandringham shopping centre was established in 1915 centered at Warings Corner. The centre grew throughout the 1920s; the buildings on the western side of Sandringham Road were the first to be built in the early 1920s, with the development of the eastern side delayed until drainage was improved in the late 1920s. The growth was spurred on by the arrival of trams to the area in 1925. Several of the buildings in the town centre were designed by well known architectural practices such as A Sinclair O'Connor, Massey Hyland and Phillips and R A Abbott².

In 1925 land on Sandringham Road was released by the crown³, from its use as a public pound⁴. The land has since been used as a reserve bordering the edge of the Sandringham Road shopping centre. In 1930 the Sandringham Public Toilets were built on a portion of this land.

Electric tramways were developed in Auckland from 1902. As early as 1903 trams went as far as Kingsland and the tramways continued to be extended up until the 1930s. In 1912 local residents petitioned for the tramway to extend along Edendale Road⁵. Despite public support the logistics of crossing the railway delayed development. However by 1923 plans were underway and works began on the bridge over the railway at Kingsland and tramway along Edendale Road⁶.

In 1926 the Mount Albert Borough Council aware of the growing pressure from growth in the area committed to improvements to infrastructure including beautifying reserves and putting in public conveniences at Kingsland, Mt Albert and Sandringham⁷.

The toilets at 598 Sandringham Road were built in 1930, designed by borough engineer W E Begbie. The design was likely based on the earlier Kingsland toilets (1928) designed by D B Patterson, who is responsible for several commercial buildings in Auckland⁸. W E Begbie was appointed as the Mount Albert Borough resident engineer in 1929, but had acted in the role for the two years prior to his appointment. By the time of his appointment he had been involved in the development of nine miles of sewers and several roads, all considered to be satisfactory⁹.

Until the 1910s toilet facilities were not available in most parts of the city. Where they were provided these were predominately for the use of men. The councils assumed that local shops would provide women with rest rooms as they would be less inclined to use standalone facilities¹⁰. Early stand-alone toilet facilities

² Matthews & Matthews (2008). Sandringham Shopping Centre: Character Heritage Study.

³ NZ Gazette, 1 October 1925 pp. 2680-2681

⁴ NZ Gazette, 22 July 1897 pp. 1341

⁵ Auckland Star, Volume XLIII, Issue 260, 30 October 1912, Page 8 <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=AS19121030.2.49&srpos=66&e=-----100-AS-1----0tram+edendale-ARTICLE->

⁶ Sandringham Road was known as Cabbage Tree Swamp Road, then Kingsland Road, New Edendale Road, Edendale Road and then Sandringham Road. From Graham, S. (1996). Around Auckland by tram in the 1950s. Wellington, N.Z.: Grantham House

⁷ Auckland Star, Volume LVII, Issue 116, 18 May 1926, p 9

⁸ New Zealand Historic Places Trust Bio for Patterson, Daniel Boys – Architect <http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?CPName=Patterson%2C+Daniel+Boys>

⁹ Auckland Star, Volume LX, Issue 227, 25 September 1929, Page 18

¹⁰ Daily, C.; *Flush with pride?* In Women's Studies Journal, Autumn 2000 pp 100

for both men and women include those on Symonds Street by Grafton Bridge, opened in 1910 after continued pressure from the Women's Political League¹¹. By the 1920s toilet conveniences for women were usually provided for in libraries and public reserves, as reading and taking the children to the park were seen as appropriate activities for women to spend their leisure time¹². The growth of the tramways put increasing pressure on the borough councils to provide toilet facilities at tram stops for passengers in need of relief.

The Sandringham public toilets were built in 1930 in a stripped classical style reminiscent of the other commercial buildings built in Sandringham during this period. The exterior of the building remains relatively untouched; despite interior alterations occurring in 1970 and 1994.

During the 1970 alterations, louvers replaced the glass in the front windows; the internal partition walls, fittings and layout were reconfigured, and clear corrugated panels were inserted in the roof to let in light.

In 1994, the entrance to the male toilets was moved to mirror the female entrance towards the front of the building. The entrance partitions were moved to make the entrance more visible from the road. The current vibrant colour scheme was added in 1994, making this modest building stand out on the site. It is unknown what the original paint colours would have been, but photographs taken prior to the 1994 renovations show the whole building painted cream. Changes were made to the internal layout, tiling and fittings and new skylights were installed (see appendix 3).

In 2004 the toilets were closed to public use and replacement toilets provided by a Novaloo in the North West corner of the reserve.

Electric tramways in Auckland

The Auckland Electric Tramways Company introduced an electric tram service to Auckland in 1902. Over the next 50 years the movement of tramways into the suburbs resulted in rapid residential development and the creation of the 'garden suburbs'.

In 1902 the first trams went along Mt Eden Road but the service quickly extended to other areas, including Dominion Road, Manukau Road and New North Road. However, local authorities complicated the building and planning of the railways with their competing demands on the Auckland Electric Tramways Company. In 1919, Auckland City Council bought the company in hopes of streamlining services. Significantly, under their management the extensions down Sandringham Road and Great South Road were completed.

The residents of Sandringham had partitioned for a tramway as early as 1912 but partitions were declined due to the logistics of crossing the railway lines in Kingsland. In 1923 construction started on the bridge that would make the railway crossing possible. The first extension along Sandringham Road went as far as Reimers Street (1924) with the lines being extended in late 1925 to Calgary /Kitchener Street.

In 1929, the tramways again changed hands with the formation of an independent Auckland Transport Board. The Sandringham tramline was extended along Mt Albert Road to Vincent Road (now Owairaka Avenue) shortly after in 1930.

¹¹ Ibid. pp 96-97

¹² Ibid. pp 99-100

Post WW II buses and automobiles gained popularity in New Zealand resulting in the death of the tramways. Between 1949 and 1956, the entire tramway system closed with the last tram travelling along the Sandringham Road route on the 6th of August 1954.

Chronology of events

The following table is a chronological summary of known events associated with the property. The list is not exhaustive.

Date	Event
1897	Land set aside as a public pound ¹³
1915	Sandringham shopping centre (then known as Edendale) is established. Development continues into the 1920s
1923	Tramway development up Sandringham Road begins ¹⁴
1925	Land released by the crown for use as a post office and reserve ¹⁵
1926	Mount Albert Borough Council secured loans for improving infrastructure in the borough including £4500 for reserves and conveniences, including those in Sandringham ¹⁶
1930	Sandringham Public Toilets built to service the needs of local community and tram passengers
1970	Alterations made to the building ¹⁷
1994	Alterations made to building ¹⁸
2004	Novaloo installed in the park and toilets closed to the public ¹⁹



Figure 5: 1959 aerial (Auckland Viewer, 2013)

¹³ NZ Gazette, 22 July 1897 pp. 1341

¹⁴ New Zealand Herald, EDENDALE PROGRESS. Volume LXI, Issue 18887, 9 December 1924, Page 13

¹⁵ NZ Gazette, 1 October 1925 pp. 2680-2681

¹⁶ Auckland Star, MT. ALBERT'S BIG LOAN. Volume LVII, Issue 116, 18 May 1926, Page 9

¹⁷ Auckland Council Property File : 598 Sandringham Road, Sandringham

¹⁸ Ibid

¹⁹ Ibid

DEPARTMENT OF LANDS AND SURVEY, NEW ZEALAND.
 NORTH AUCKLAND LAND DISTRICT

Lands-227.

11032
 551

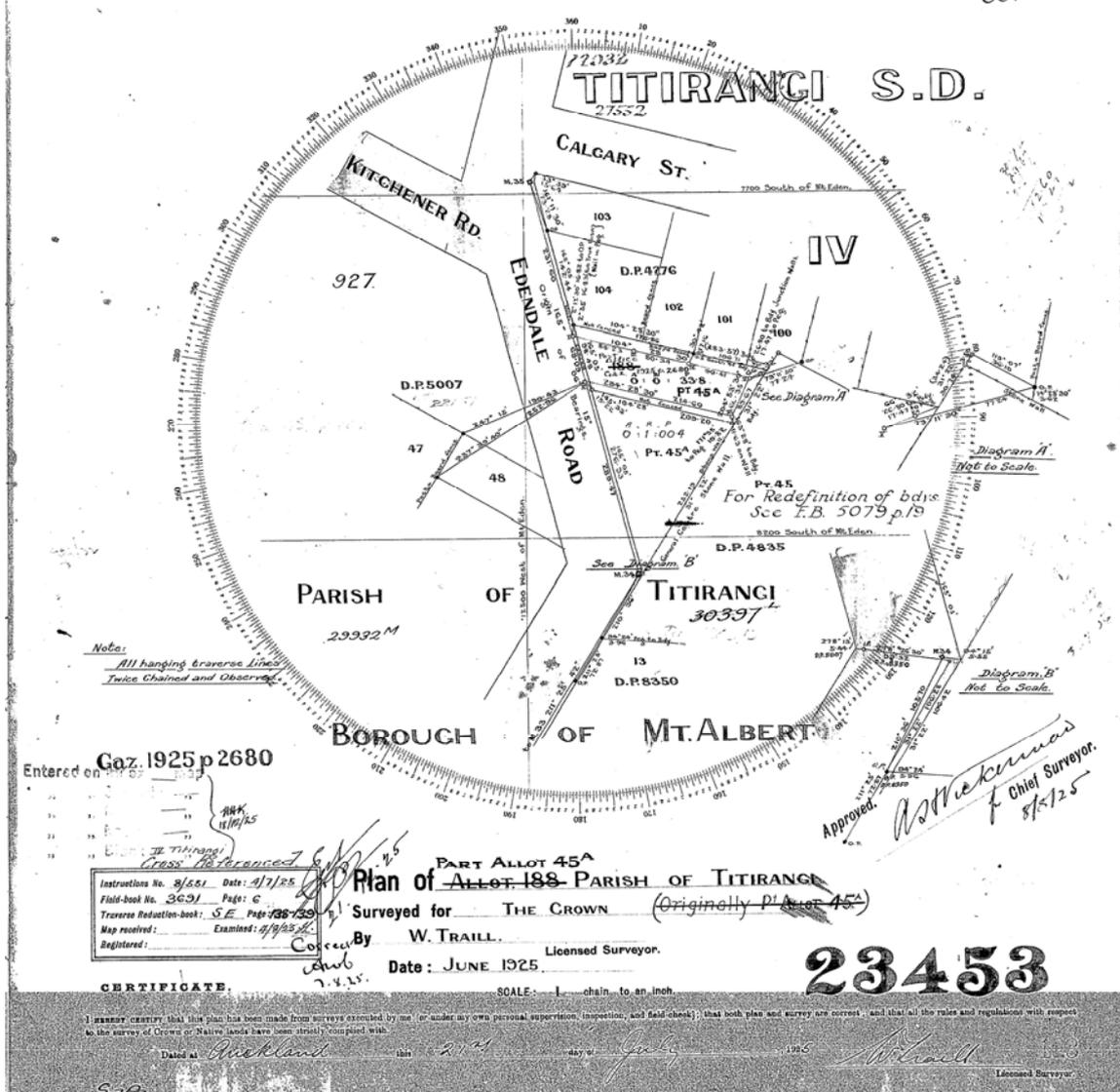


Figure 6: SO 23453 - 1925

Public toilet buildings built to service the tramlines in Auckland

	<p>250 Mount Eden Road, Mount Eden 1910</p> <p>The Bus Shelter and Public Toilets were built in c.1910 on the current site on Mount Eden Road at the entrance to the Mount Eden Domain. It was used as a shelter for commuters awaiting the tram that travelled along the main arterial route from the city, via Mount Eden Road. The toilets were added at a later date.</p>
	<p>120 Symonds Street, Grafton 1910</p> <p>The toilets and tram shelter was commissioned by the council who were under pressure from women's groups²⁰ to provide toilet facilities in the city. The building was constructed at the same time as Grafton Bridge.</p>
	<p>New North Road, Kingsland 1928</p> <p>Kingsland Public Toilets designed by D B Patterson for the Mount Albert Borough Council. The money for the construction was likely taken from the same borough loans that financed the Sandringham outlets 2 years later²¹.</p>
	<p>598 Sandringham Road, Sandringham 1930</p> <p>Sandringham Public Toilets designed by W E Begbie. Design is likely based on the Kingsland Public Toilets</p>

Figure 7: Auckland Council

Figure 8: Auckland Council

Figure 9: Auckland Council, 2013

Figure 10: Auckland Council, 2013

²⁰ Daily, C.; *Flush with pride?* In Women's Studies Journal, Autumn 2000

²¹ Auckland Star, Volume LVII, Issue 116, 18 May 1926, p 9

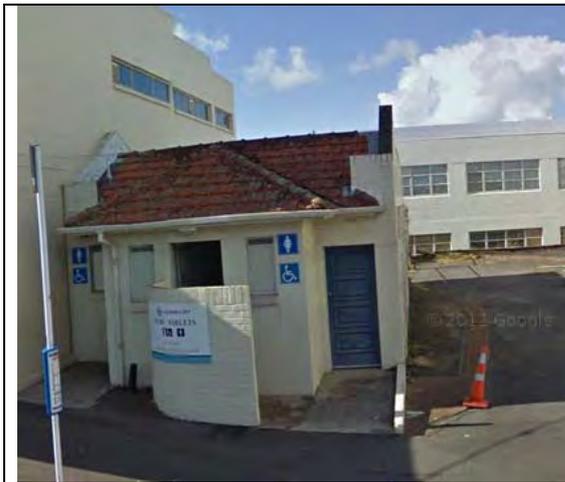


Figure 11: Google Street View, 2013

50A Rosebank Road, Avondale
1942

The building of the Avondale Public Toilets responded to a need to provide conveniences for people travelling by tram. The tram services began in 1932 but there was no public conveniences until 1942²².



2A Stokes Road, Mt Eden
1952 c

This toilet by the corner of Mt Eden Road and Stokes Road in Mt Eden Village was built shortly before the tramway was disestablished. The toilets would have serviced the needs of the growing bus commuters.

²² Timespanner (11/08/2011). *A Matter of Convenience*
<http://timespanner.blogspot.co.nz/2011/08/matter-of-convenience.html>

APPENDIX 2: Photographic Record



Figures 12-17: Auckland Council – May 2013



Figure 18: 1994 exterior before alterations (Auckland City Council, 1994)

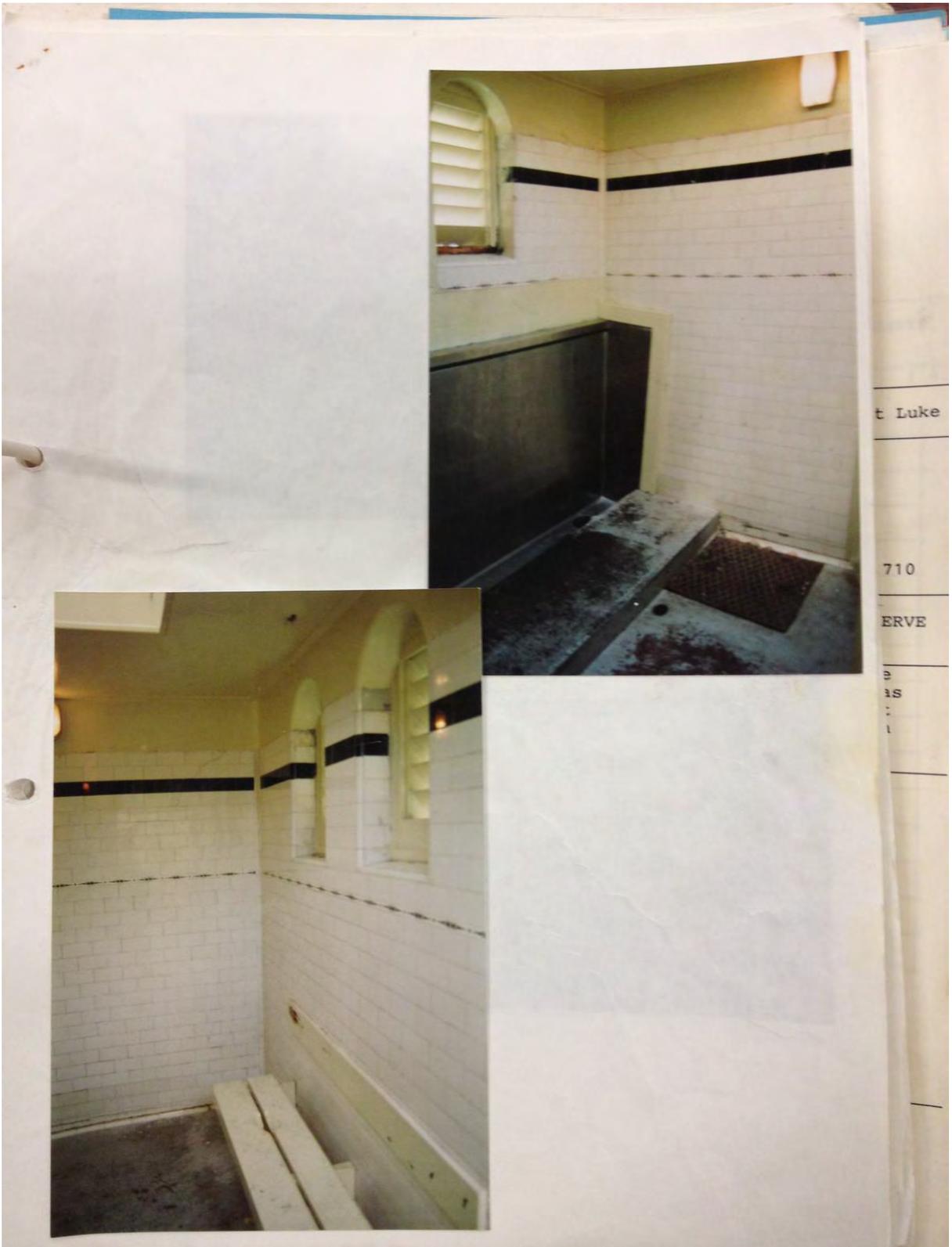


Figure 19: 1994 interior before alterations (Auckland City Council, 1994)

APPENDIX 3: Drawings

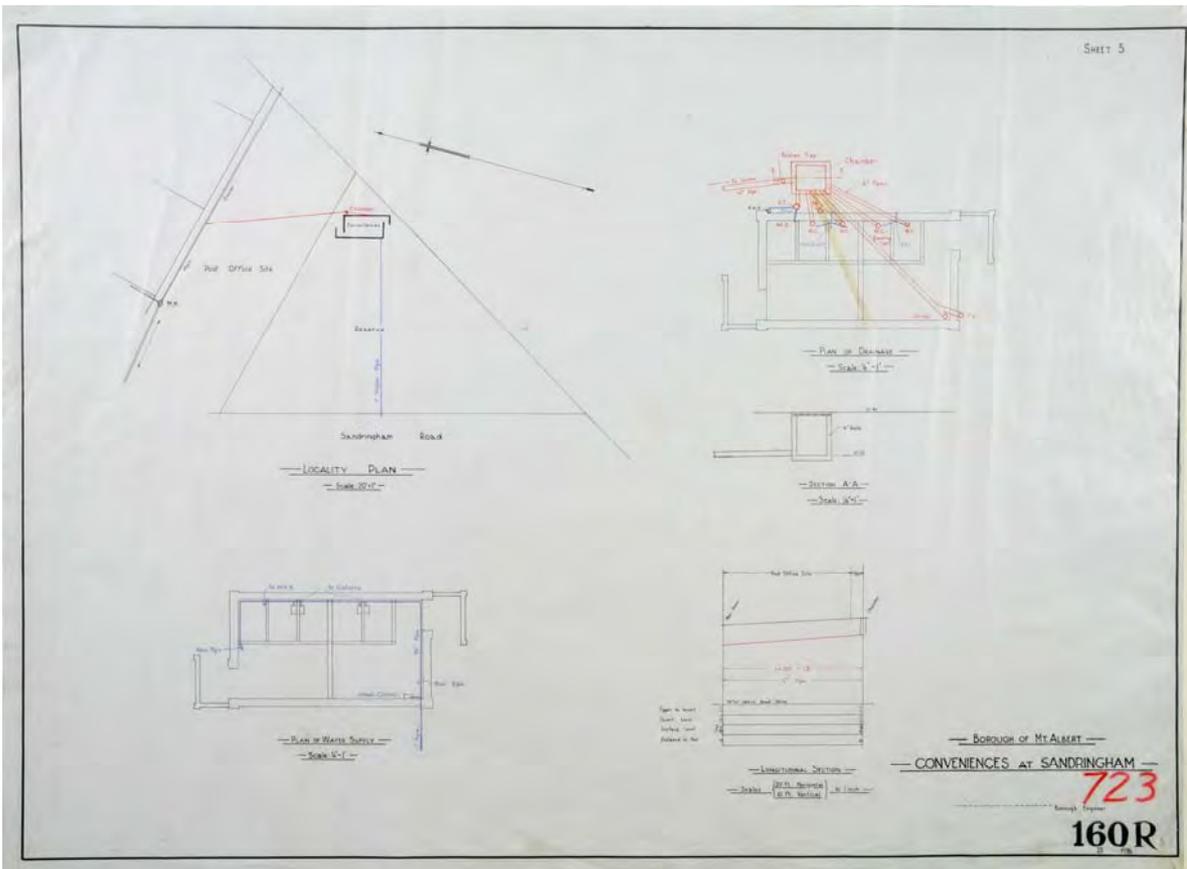


Figure 20: 1930 plans (Auckland Council, 1930)

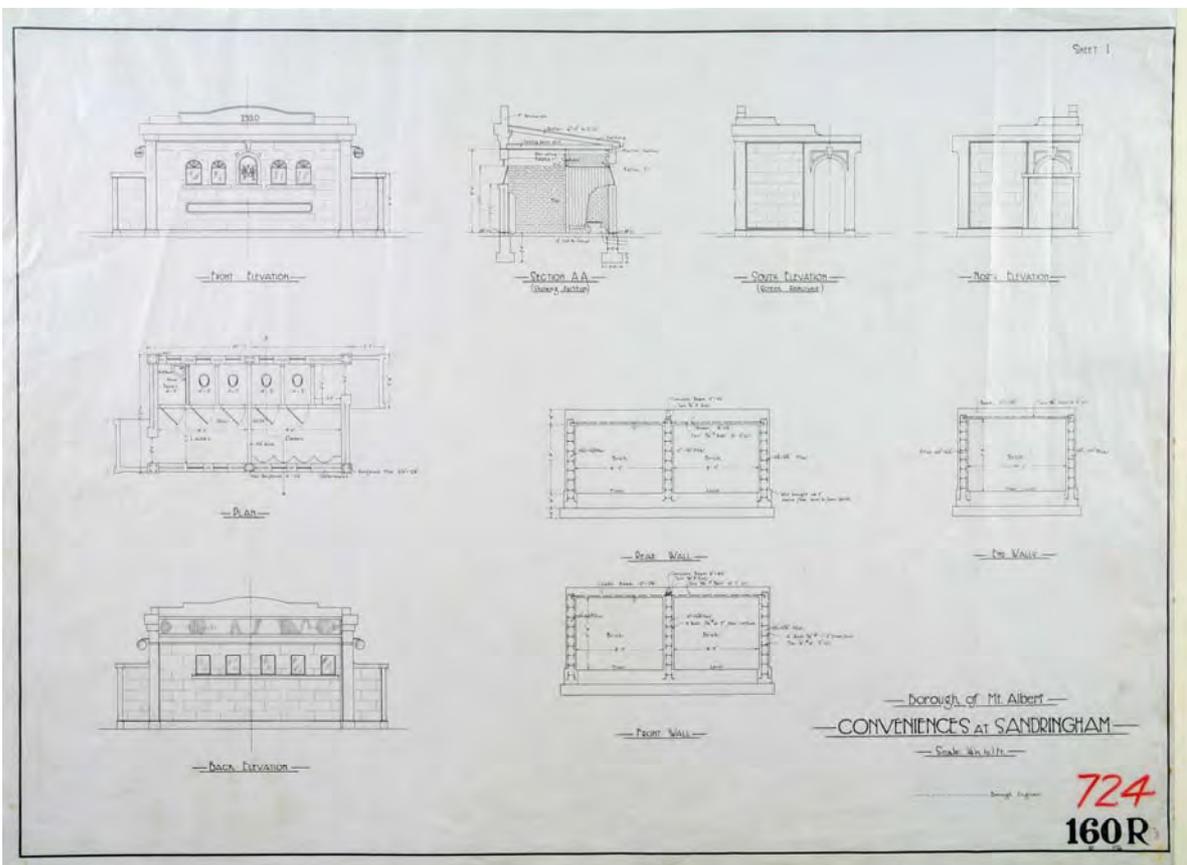


Figure 21: 1930 plans (Auckland Council, 1930)

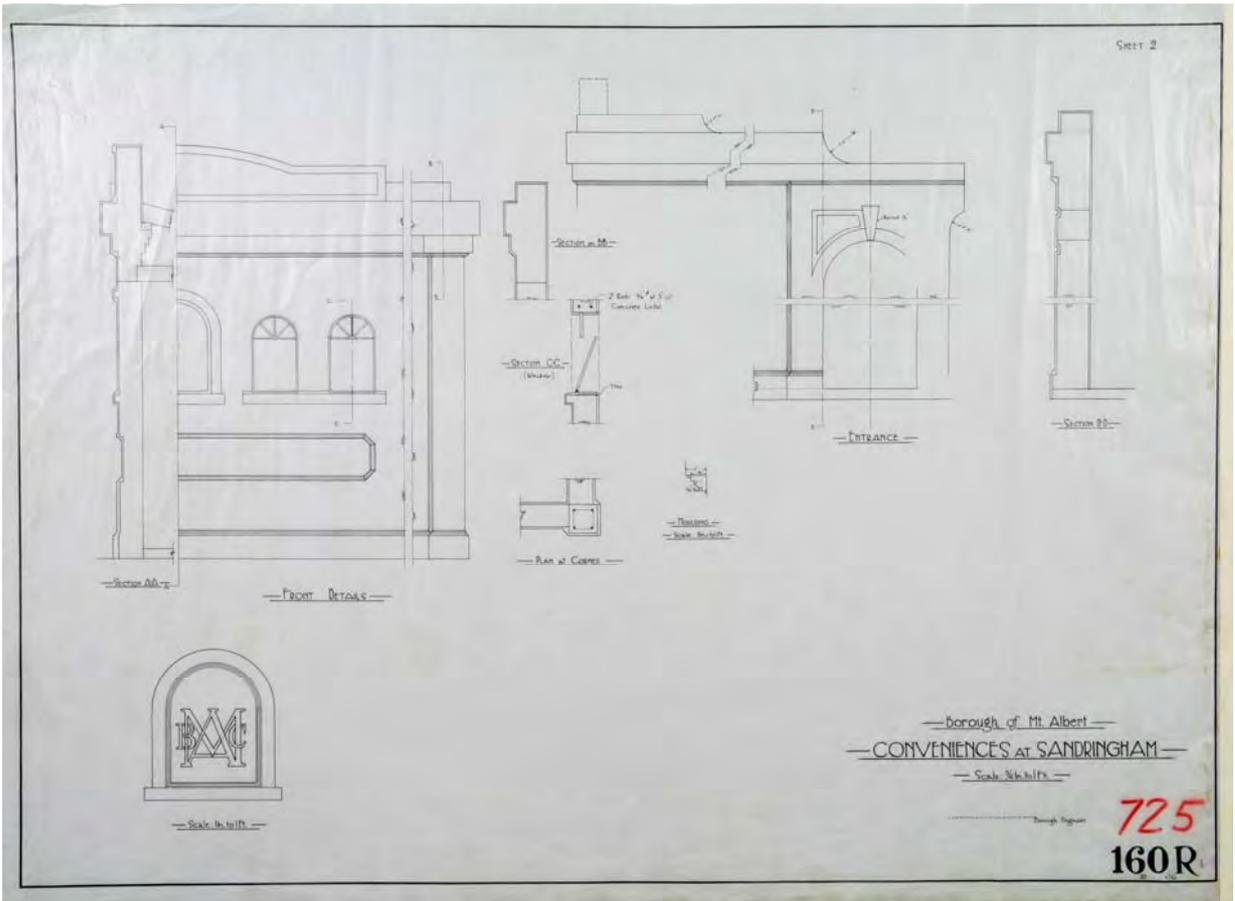


Figure 22: 1930 plans (Auckland Council, 1930)

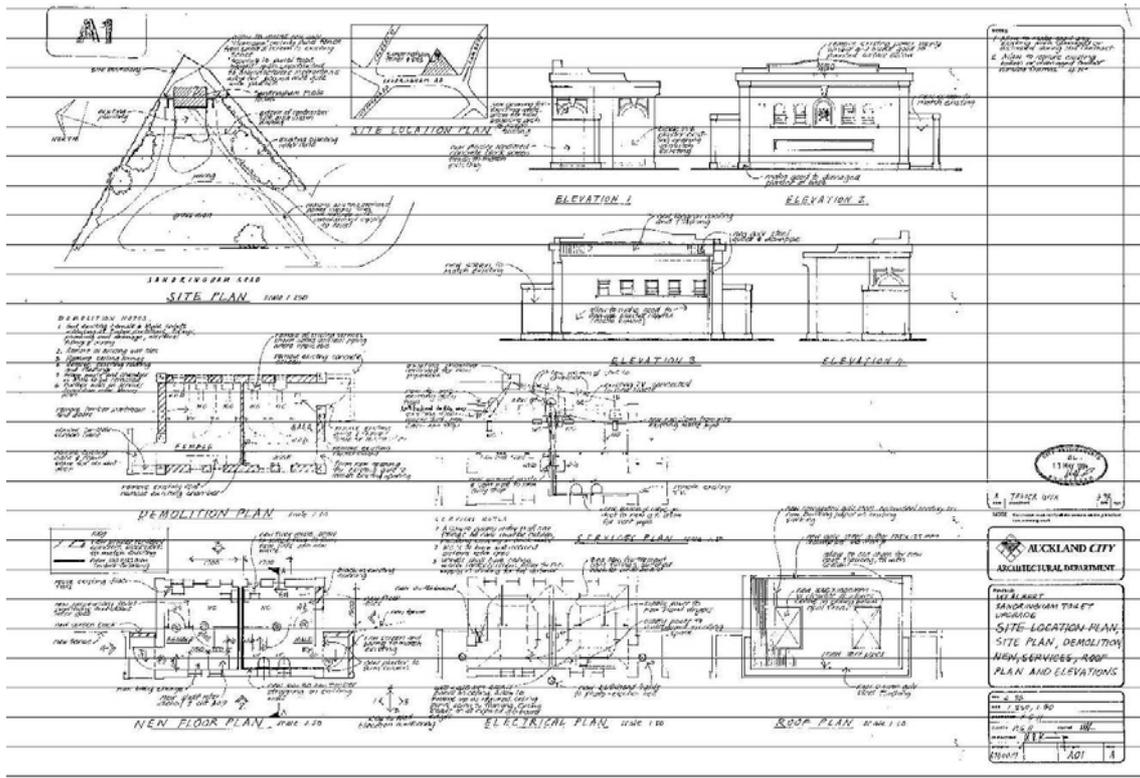


Figure 23: 1994 plans (Auckland Council, 1994)

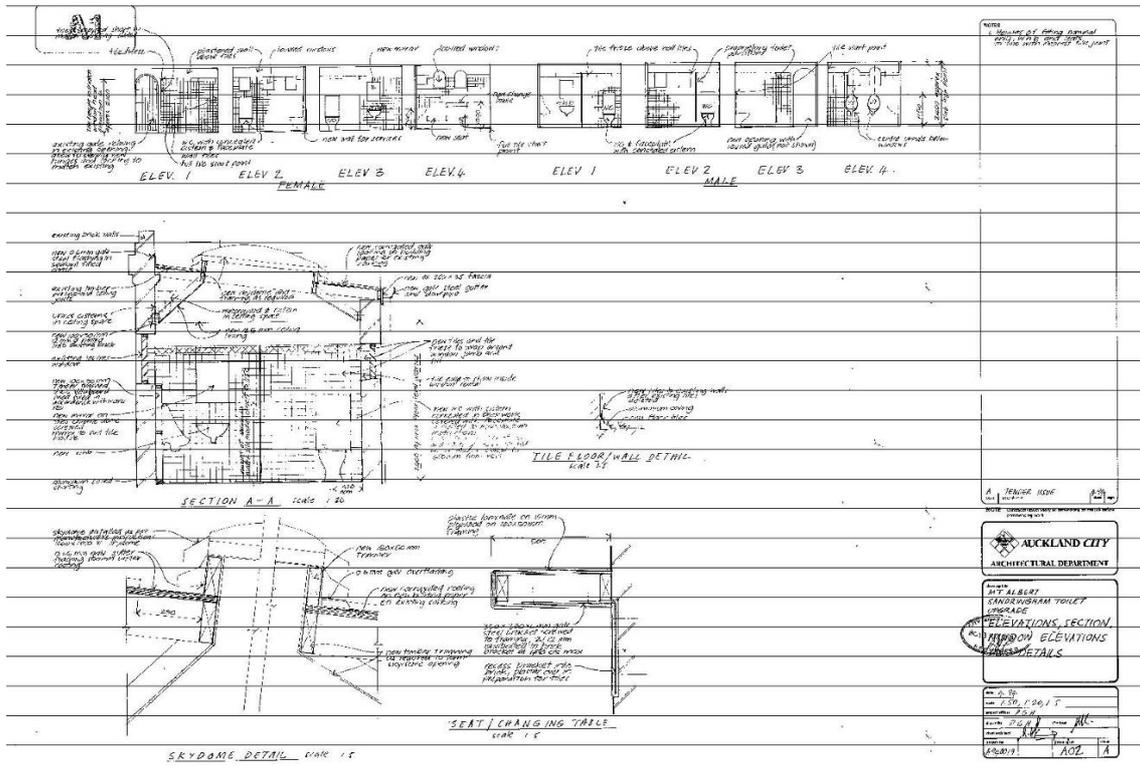


Figure 24: 1994 plans (Auckland Council, 1994)

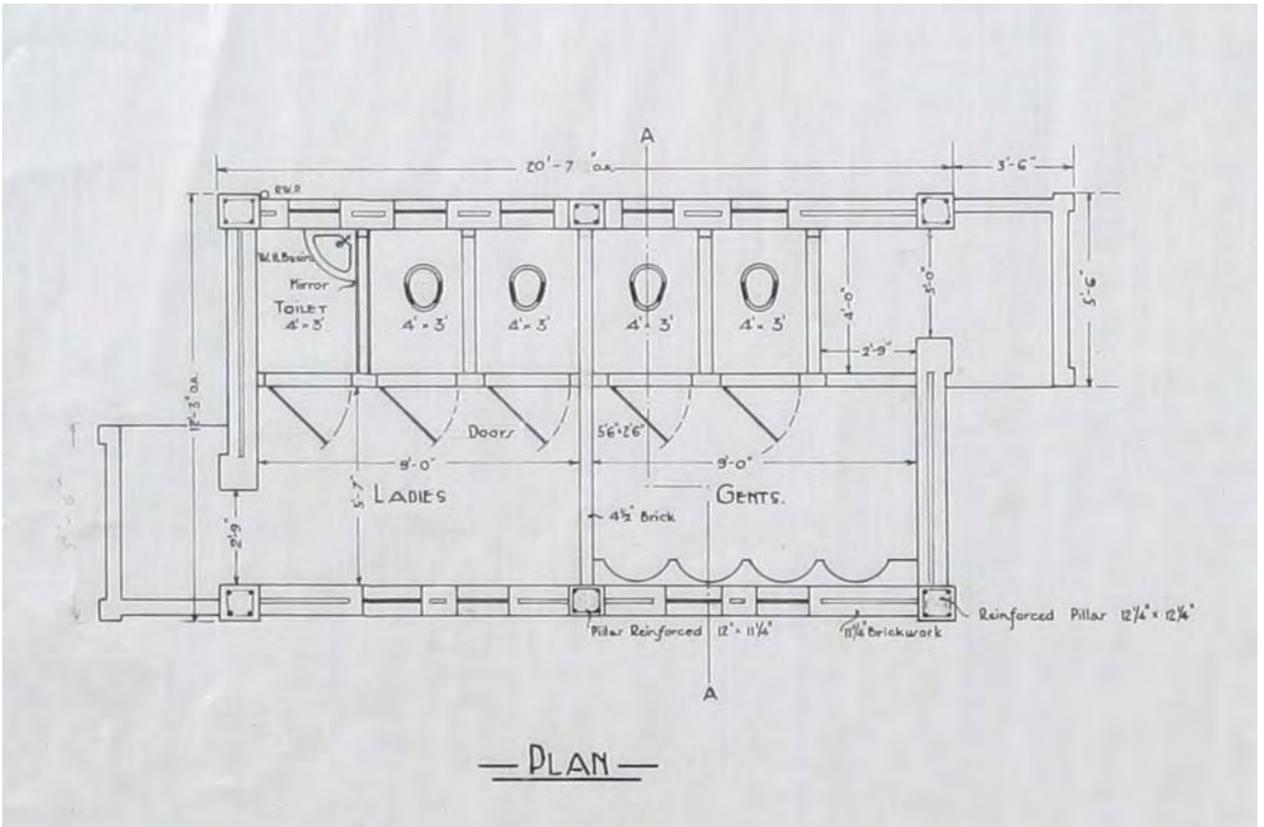


Figure 25: 1930 plan detail of internal layout (Auckland Council, 1930)

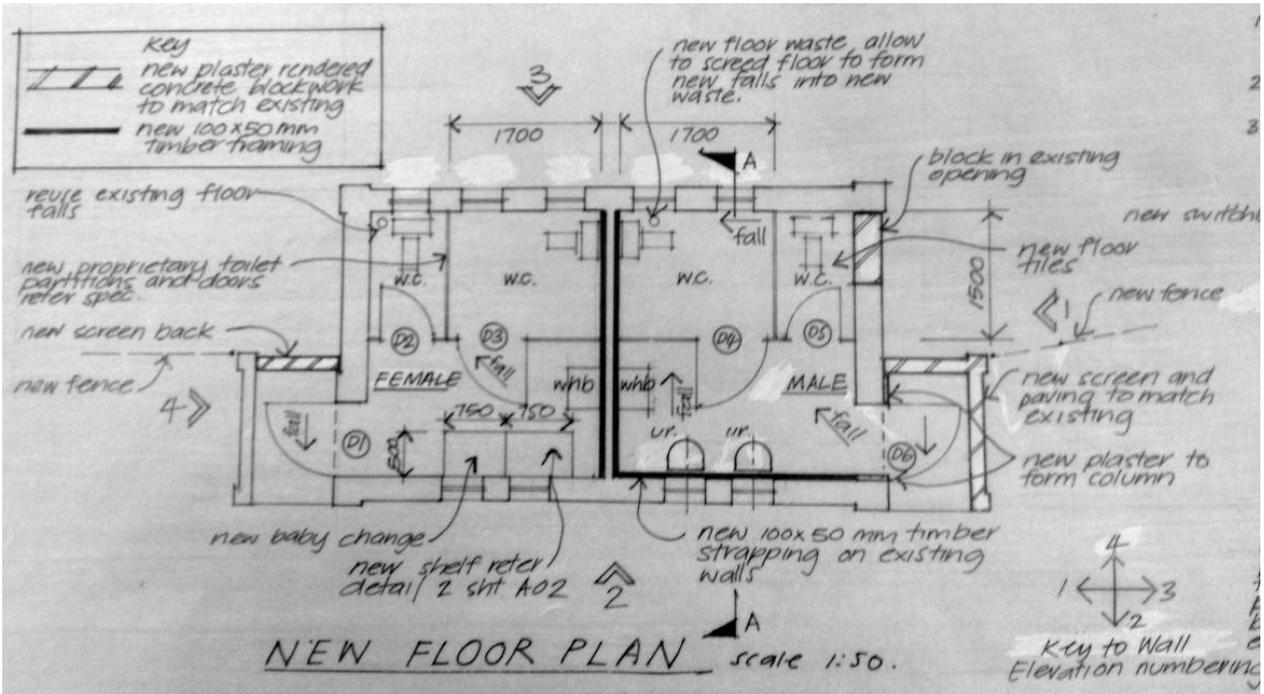


Figure 26: 1994 layout; note the changes to the entrance. The male entrance is moved from the rear to the front of the building and the female entrance partition is reconfigured. (Auckland Council, 1994)

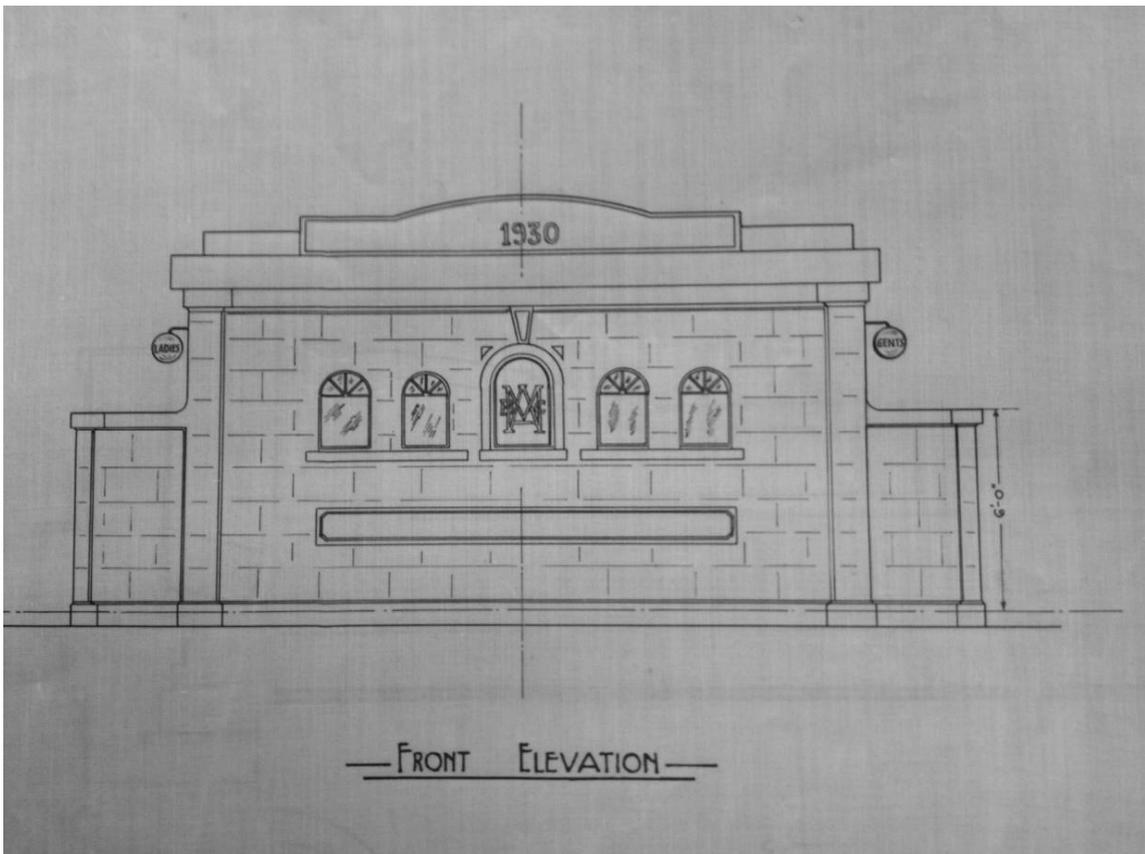


Figure 27: 1930 front elevation (Auckland Council, 1930)

References

Auckland City Council (2009) Balmoral and Sandringham Heritage Walks : Neighbourhood Walks.

Auckland Star, ALONG KINGSLAND ROAD. Volume XLIII, Issue 260, 30 October 1912, Page 8

Auckland Star, EDENDALE TRAMS. Volume LIV, Issue 286, 30 November 1923, Page 9

Auckland Star, MT. ALBERT'S BIG LOAN. Volume LVII, Issue 116, 18 May 1926, Page 9

Auckland Star, LOCAL BODIES. Volume LX, Issue 227, 25 September 1929, Page 18

Auckland Star, SANDRINGHAM SERVICE. Volume LXI, Issue 63, 15 March 1930, Page 18

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Auckland Council Property File Records: 598 Sandringham Road, Sandringham

Auckland Council Libraries: *Heritage Images Online*

<http://www.aucklandcity.govt.nz/dbtw-wpd/heritageimages/index.htm>

Heritage Assessment

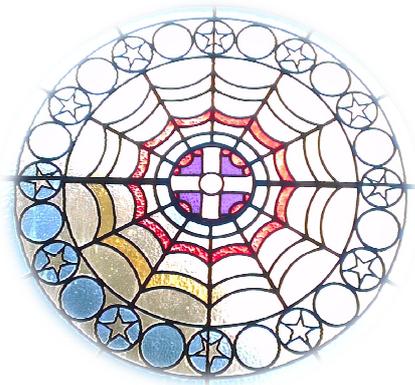
Former Sisters of St Joseph Convent

28 (26-30) Telford Avenue, Balmoral, Auckland



Prepared by Auckland Council Heritage Unit

September 2013



Heritage Assessment

Former Sisters of St Joseph Convent, 28 Telford Avenue, Balmoral,
Auckland

Prepared for Auckland Council

September 2013 (Final version)

Cover image: Former convent building (north elevation) viewed from Telford Avenue (Auckland Council, 2013)

Above image: Stained glass window in chapel (Auckland Council, 2013)

NOTE: Copyright permissions have yet to be obtained.

1.0 Purpose

The purpose of this document is to consider the place named the former Sisters of St Joseph Convent (now Sinclair House) located at 28 Telford Avenue, Balmoral against the proposed criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team, Auckland Council.

2.0 Identification

Site address	28 (26-30) Telford Avenue, Balmoral
Legal description and Certificate of Title identifier	PT LOT 10 DP 6890 LOT 20 DP 8916 CT-360/27, CT-360/26, CT-228/64, CT-797/227
NZTM reference	Easting: 1755350.18 / Northing: 5915754.72 Longitude: 174.743425 / Latitude: -36.891410
Ownership	Roman Catholic Bishop Diocese of Auckland Private Bag 47904 Ponsonby Auckland 1144
District plan	Auckland City Council District Plan: Isthmus Section
Zoning	Special Purpose Activity Zone 2 Mixed Housing (Draft Unitary Plan) at time of assessment.
Existing scheduled item(s)	None
Additional controls	Pre-1944 Demolition Control (Draft Unitary Plan) at time of assessment.
NZHPT registration details	<i>Reference no.: n/a</i> <i>Category: n/a</i> <i>Date of registration: n/a</i>
Pre-1900 site (HPA Section 2a(i) and 2b)	No
CHI reference	The building is not recorded on the Cultural Heritage Inventory.
NZAA site record number	N/a

3.0 Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site 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.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to mana whenua. This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

4.0 Historical summary

Refer to Appendix 1 for a fully referenced 'Historical Background'

The land upon which the former Sisters of St Joseph Convent stands formed part of lot 10, original Allotment 128, Section 10 of the Suburbs of Auckland, purchased by Bishop Cleary (1859-1929) in 1915 for the purpose of religious education and worship. At this time, a Catholic Church-School was already established on nearby Pine Street, opened in 1912 to serve the Catholic families in the emerging suburb of Balmoral, then part of St Benedict's Parish. The school was administered by the Sisters of St Joseph, a pontifical institute of the Roman Catholic Church, established in New Zealand in 1883. The Sisters travelled daily to Balmoral from St Benedict's in Newton.

In 1921, Balmoral became a parish and the Reverend W. J. Murphy (1877-1949) was appointed as the first parish priest. Two years later a new school and presbytery opened. On 11 November 1923, Bishop Cleary and Coadjutor Bishop Liston (1881-1976) laid the foundation stone for a convent building. Less than five months later on 13 April 1924, the convent was formally blessed and opened by Coadjutor Bishop Liston.

The establishment of three new parish buildings on the Catholic complex during the early 1920s corresponds with the continued growth of Balmoral during this time. Between 1914 and 1920, the arrival of the tram at the Balmoral Road intersection prompted a steady growth of development in the residential subdivisions south of Balmoral Road and a continued increase in local population.

The Sisters of St Joseph Convent was the work of E. Mahoney & Sons, one of Auckland's most prolific architectural practices during the late nineteenth and early twentieth centuries, and was most likely designed by Thomas Mahoney (1855-1923). The contractors were Messrs. Lee and Russell, of whom little is known. At the time of its opening, the New Zealand Herald reported the convent as "a handsome two-storey brick building, with tiled roof", the cost of which amounted to £3200. The article further documented the accommodation as comprising a chapel, reception room, music rooms, dining room and kitchen on the ground floor and dormitories, sleeping porches, sitting rooms and a sick room on the first floor.

One of the key physical changes to the convent was the addition of a private chapel to the front elevation. Built for the Sisters sometime after 1928, the chapel enhances the understanding of the place, reinforcing the relationship between the building and its function. In 1941, the neighbouring property was purchased by the Sisters of St Joseph and later annexed to the convent for use as additional accommodation. A rear extension was added to the convent in 1948 and four years later, the convent (and associated land) was transferred to the order of the Sisters of St Joseph of the Sacred Heart.

In 1958, the church-school building which was relocated from Pine Street to the Good Shepherd complex in c.1923 was relocated to make room for the construction of the new Church. The Good Shepherd Catholic Church opened in August 1959. By the 1970s, Balmoral's population had stabilised, largely as a result of the younger generations moving to the outer suburbs. In 1977, the Sisters of St Joseph were withdrawn from the school, because of a 'retrenchment policy' that was required in response to a shortage of personnel. Sister Jean Sinclair – a Cenacle nun and school teacher – moved into the former convent the same year and established it as the base of G.I.F.T. (Growth in Faith Together), a centre for the teaching of intellectually disabled children about the Sacraments.

In 1992, a house was moved to the front of the property adjacent to the convent (section 20). Acquired with the assistance of savings, donations and diocesan support, 'GIFT House' provided accommodation for five to six adults who were in care. Following Sister Jean Sinclair's retirement in 1996 the residential programme continued to expand. The former convent building, which had been vacant for some time, was opened as a residence for men and renamed Sinclair House in memory of their patron. The same year, a Board of Management was set up to administer finances, and during the Chairmanship of Brother Terence Costello, the former convent was renovated and the centre's classroom area (the portion of the building linked to the convent) was enlarged. Further development took place within the grounds of the former convent with the erection of a garage to the rear of the site in 1991 and the erection of a car port in 2006.

5.0 Physical description

A site visit was undertaken on 27 June 2013 where the building's exterior, interior and surrounds were viewed. Access to the first floor was not possible.

Site and setting

The former Sisters of St Joseph Convent is located within the suburb of Balmoral, approximately five kilometres south-west of Auckland's CBD. The site forms part of a larger Catholic complex, encompassing the Good Shepherd School, Church, Parish Hall and Presbytery. The complex is positioned at the western end of Telford Avenue, a dead-end residential street comprising predominantly single-storey dwellings and accessed from the main arterial thoroughfare of Dominion Road.

The former convent building occupies a relatively level site which gradually slopes away to the rear. Set back from the road, the building is roughly orientated north-south and is accessed via a horse-shoe shaped tarmac and concrete driveway. The driveway extends along the western boundary providing access to a car-port alongside the building and a garage to the rear. A further car-port that leads off the driveway is located to the east of the building. The land to the front (north) is predominantly laid to lawn with areas of low-level planted shrubs and trees, and a grotto located to the north-west of the building. Timber fences provide physical site boundaries to the west and south, whilst the front remains open, reinforcing the views to the Church of the Good Shepherd and the Presbytery located to the north-west and north respectively.

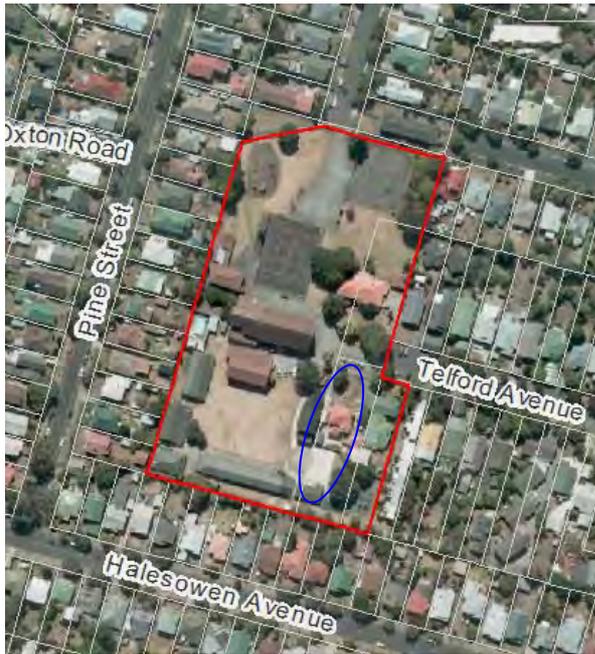


Figure 1: Good Shepherd Catholic School Complex, (convent circled) (courtesy maps.auckland.govt.nz)



Figure 2: Former convent building (circled) (courtesy maps.auckland.govt.nz)

Structure

The former Sisters of St Joseph Convent is a two-storey building of brick construction with a tile roof and finished with rough-cast render with bandings of smooth render. The structure has a hipped principal roof, with a gabled bay to the front and a hipped projection to the rear. Single-storey elements feature to the front (north), side (west) and rear (south) elevations. A single rendered chimney extends from the eastern roof-slope.



Figure 1: Front (north) and side (west) elevations (Auckland Council, 2013)



Figure 2: Partial front (north) and side (east) elevations (Auckland Council, 2013)

Exterior

The former convent has a largely unchanged exterior, retaining its original form, design and detailing. Simple adornments include a cross positioned at the ridge of each gable and the incorporation of a number of stained glass windows. In general, the fenestration comprises a variety of single, two-light and three-light multi-paned timber casements with top-lights and square hood moulds. A bow window projects from the front gable and the building has a small number of arched openings, including that to the front porch. Of particular note is the circular window positioned in the gable of the chapel addition. Positioned centrally in the

lower portion of the gabled bay is the 'foundation stone' commemorating the commencement of the building's construction.



Figure 3: Circular stained-glass window in chapel (Auckland Council, 2013)



Figure 4: Foundation stone (Auckland Council, 2013)

Interior

The internal floor plan is largely original, comprising a number of principal rooms leading off the entrance hall. The only change evident to the ground floor layout is the removal of a partition wall between the current lounge and dining area. A strip along the timber floor demarcates this earlier division, so too does a raised floor in the lounge area. A corridor to the rear of the building provides internal access to the neighbouring building. The first floor dormitories were not available for inspection, however, the number and size of rooms are apparently unchanged. Original decorative features, fabric, fixtures and fittings remain throughout. Of particular note are the decorative plaster and timber batten ceilings, internal doors and fittings, staircase, stained glass cupboard and decorative corbels and rope detail (albeit later) edging the wall to the former chapel.

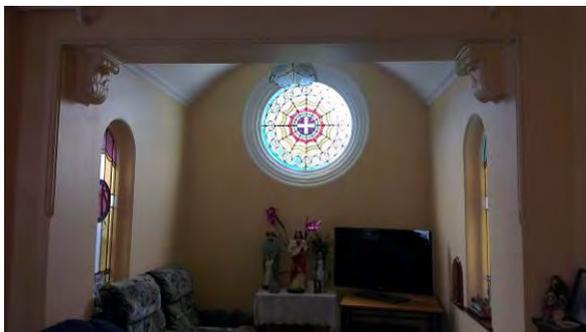


Figure 5: Former chapel interior (Auckland Council, 2013)



Figure 6: Timber batten ceiling (Auckland Council, 2013)

Condition

Based on those elements visible during the visit, the building and site appears to be in very good condition.

Use

Although no longer in use as a convent, the building continues to be used as a residence and a place for the teaching of religious education.

Summary of key features

- Principal building, exterior and interior
- Set-back from the street with grass, trees and planted surrounds
- Grotto and view to Church

6.0 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.

The former Sisters of St Joseph Convent has considerable historical value for reflecting important aspects of local and regional history, representing the development of the Roman Catholic Church in Auckland and demonstrating the greater emphasis placed on its role in the provision of the religious teaching, secular education and social welfare of children in the emerging suburbs.

The place has considerable historical value for its close association with the Sisters of St Joseph of the Sacred Heart, a pontifical institute of the Catholic Church founded in New Zealand in 1883 and established in Auckland a year later. The institute played an integral part in the religious, spiritual, educational and social development of Balmoral for 65 years, exhibiting the role of religious women in education during that time. Further value is attributed to its associations with first parish priest Reverend W. J. Murphy and Sisters M. Francis Connolly, M. Alicia Sheridan and Jean Sinclair, influential figures in the establishment and development of the Catholic Church in the locality. The place also has transient connections with Bishop Cleary and Coadjutor Bishop (later Bishop) Liston, both notable and important members of the clergy who significantly contributed to the advancement of Catholic education and the welfare of children in Auckland during their episcopates.

The former convent has further value for its relationship with the historical development pattern of the locality. The opening of the convent in 1924 corresponded with the expansion of Balmoral as a predominantly inter-war residential suburb whilst its subsequent disestablishment in 1977 reflects changes in social and educational attitudes at that time and demonstrates the stabilisation of the Balmoral population, with younger generations having gradually relocated to the outer suburbs.

(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.

The former Sisters of St Joseph Convent has considerable social value for the important role it plays in the local Catholic community, particularly in the religious, spiritual and secular education of children and (later) adults, for 90 years.

Whilst it is unknown whether the place is held in high public esteem, the former convent has value for demonstrating the distinctive way of life of the Sisters of St Joseph, representing a religious and spiritual custom less common in modern

Catholic society. The place also possesses spiritual value as a place of worship for the Sisters, who used the private convent chapel as part of their everyday life.

(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.

Whilst the convent demonstrates important activities of religious life, its potential to yield information not already known or available is limited. The place is therefore considered to possess little knowledge value.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The place is not considered to be associated with a creative or technical accomplishment, innovation or achievement and as such is considered to have little technological 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.

The former Sisters of St Joseph Convent has considerable physical attributes value as a representative example of a domestically scaled convent building, a relatively uncommon building type within the locality. The place has value for its high level of integrity, reflecting simplicity of design and detailing which enables the relationship between form and function to remain evident.

The former convent has considerable value as the work of E. Mahoney & Sons, one of Auckland's most notable and prolific architectural practices during the late nineteenth and early twentieth centuries. The practice was responsible for the design of a significant number of ecclesiastical, commercial and residential buildings constructed in Auckland between 1858 and 1923 and the place has value for representing one of their last commissions for the Catholic Church.

(g) Aesthetic

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

The former Sisters of St Joseph Convent has moderate aesthetic value locally for its distinctive visual appearance in a street predominantly characterised by single-storey timber bungalows. Occupying a site along a 'dead-end' street however, the place is not considered to have value as a visual landmark.

(h) Context

The place contributes to or is associated with a wider historical and cultural context, streetscape, townscape, landscape or setting.

The former Sisters of St Joseph Convent has moderate context value for the contribution it makes to the historical and cultural context of the locality, contributing to Balmoral's development during a period of significant growth during the inter-war period.

Located on its original site and forming part of the Good Shepherd Catholic Church and School complex, the former Sisters of St Joseph Convent is part of a group of buildings that collectively add meaning and value to the place. The former convent together with the Church of the Good Shepherd, the Parish Hall and the Presbytery form a context that has value for its historic associations with the establishment and development of the Catholic Church in the locality. It has further value as one of a dispersed group of convent buildings that span an extended period in Auckland's history.

7.0 Statement of significance

The former Sisters of St Joseph Convent has considerable historical value for its relationship with the historical development patterns of the locality and the expansion of the Catholic Church in Auckland's suburbs. The place has value for reflecting the important role played by Catholic religious women in society, particularly in the education of children, and for its strong association with the Sisters of St Joseph of the Sacred Heart and important members of the Catholic clergy. The convent has considerable social value for the important role it plays in the local Catholic community, particularly in the religious, spiritual and secular education of children and (later) adults, for 90 years. As an intact and representative example of an ecclesiastical domestic building, the former convent possesses considerable physical attributes value as one of the last commissions undertaken by noted architectural practice E. Mahoney & Sons. The place has moderate aesthetic value for its distinctive visual appearance and moderate context value as part of a group of buildings and a dispersed group of convents that collectively contribute to the presence of the Catholic Church in the locality and region.

8.0 Extent of the place for scheduling

- The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place. Whilst the historical and functional relationship between the convent and the broader Good Shepherd Church and School complex is important, the certificate of title boundary is extensive and captures a number of new school buildings. A more contained

extent of place has therefore been formed which encompasses the immediate surrounds of the convent, including the front garden and grotto, and ensuring views are retained through to the Church. Where possible, the boundary follows physical boundary features, but excludes buildings that overlap the parcels.

- Exclusions apply to the modern garage and carport structures. Any future proposals to these buildings however will need to be considered in light of their potential impact on the identified values of the place.
- The extent of place is shown in Figure 7 below.



Figure 7: Shaded area outlined in red denotes the extent of place. Hatched areas denote building exemptions.

9.0 Recommendations

- Based on the preceding evaluation, the former Sisters of St Joseph Convent, 28 Telford Avenue meets the threshold for scheduling as a *Historic Heritage Place: Category B*.
- The place demonstrates *considerable* historical, social and physical attributes values.
- Overall, the place is of *considerable* historic heritage significance to the *locality*.
- The extent of the historic heritage place is delineated by the boundary set out in Section 8.0, Figure 7.

10.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value (Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National)
A- Historical	Considerable	Local
B- Social	Considerable	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	N/a
E- Technological	Little	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

11.0 Overall Significance

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (b), (f)	Refer to Section 8.0, Figure 7	Yes

Author

Carolyn O'Neil, Heritage Consultant to the Built and Cultural Heritage Policy Team

Date

September 2013

Reviewer

Elizabeth Pishief, Principal Specialist Cultural Heritage

Date

September 2013

APPENDIX 1:

Historical Background

Early European land ownership and patterns of development (1840s-1915)

During the early 1840s, the area now known as Mount Eden was subdivided into 74 Crown Allotments within Sections 6 and 10 of the Suburbs of Auckland. The allotments were collectively bordered by present-day Dominion Road to the west, Mount Eden Road to the east and Normanby Road to the north. The only other road existing in the area at this time was Balmoral Road (formerly Epsom-Mount Albert Road). Between November 1842 and August 1859, the majority of the allotments were sold to the public in a series of auctions; purchased by individuals as either long-term farming ventures or as a means to generate a swift speculative profit.¹

The land upon which the subject property is located formed part of original Allotment 128, Section 10. The original Crown purchasers were Thomas Holmes and William Joseph Pettit, a partnership of speculative investors who acquired the allotment in June 1845.² By the early 1850s, the allotment was in the possession of an individual named Langdon who maintained ownership until September 1876 when William Bartley Montgomery purchased the land.³

Just a few years later, the area north of Balmoral particularly around Mount Eden had experienced a shift in its pattern of development. Dramatic population increases during the early to mid-1880s and the resultant over-crowding of the inner city put pressure on neighbouring areas and encouraged landowners to subdivide their farms for residential use. Located further south, Balmoral still maintained its rural character, aided in part by the slowing down of both development and population growth during the economic downturn of the late-1880s.⁴ However, the establishment of Balmoral's first purpose-built place of worship in 1889 indicates that a fledgling community had developed by this time.⁵

At the start of the twentieth century, there was a marked population increase in the Mount Eden Road District with population levels experiencing a rise from 3144 in 1886 to 5129 in 1901 – an increase of 63%.⁶ Consequently, many of the farms that characterised the landscape around Balmoral, Sandringham and Mount Eden during the mid to late nineteenth century had been largely replaced by housing on the residential subdivisions.

By 1910, Allotment 128 was owned by A. I. Farmer. On 22 January 1910, he subdivided the allotment into four large lots (8, 9, 10 and 11) and 21 small residential sections (10 along Dominion Road and 11 along Carmen Avenue). Coronation Road (later Telford Avenue) and Pine Street were dedicated around this time.⁷ Lots 8 and 9, located either side of Telford Avenue, were subdivided into residential sections over two years later in September 1913 (refer to Appendix 3).⁸ Lot 10, an area of over five acres, was acquired in equal shares on 6 March 1911 by Auckland merchants John Hardley and John William Hardley, and

¹ Oliver, H., 1982, *Land ownership and subdivision in Mount Eden 1840-1930*, pp.1-5

² *Ibid.*, pp.4 and 6

³ *Ibid.*, pp.8, 10, 13 and 16; LINZ CT 2A 846 (Vol.13 Folio.100), refer to Appendix 3

⁴ Stone, R. J. C., 1973, *Makers of Fortune: A Colonial Business Community and its Fall*, pp.119 and 126-7

⁵ Known then as the Edendale Presbyterian Hall. Auckland Star, Volume XX, Issue 186, *Edendale Presbyterian Mission*, 7 August 1889, p.5, www.paperspast.natlib.govt.nz/ (sighted 23/05/2013) – refers to

⁶ *Census*, 1886, Population and Houses, p.12; *Census*, 1901, Population and Houses, p.25 (cited in Matthews & Matthews Architects Ltd et al., 2008, *Balmoral Shopping Centre Character Heritage Study*, pp.13 and 86)

⁷ LINZ: Deposit Plan 6890, refer to Appendix 3

⁸ LINZ: Deposit Plan 8916, refer to Appendix 3

settlers Isaac Skelton(?) Hardley and William Holland DeLuen.⁹ Lot 10 comprises the land upon which the subject property now stands, and on 5 May 1915, it was purchased by Henry William Cleary (1859-1929) the Roman Catholic Bishop of Auckland for the purpose of religious education and worship.¹⁰

Balmoral's Good Shepherd Parish: Early years (1915-1924)

When Bishop Cleary purchased lot 10 at the end Telford Avenue in 1915, the Good Shepherd Church-School was already established on nearby Pine Street. The building opened in 1912 to serve Catholic families in the emerging suburb of Balmoral, then part of St Benedict's Parish.¹¹ The school was a simple timber structure with two classrooms and was administered by Monsignor Gillan and the Sisters of St Joseph (refer to Appendix 2) who travelled daily from St Benedict's in Newton. Sisters M. Francis Connolly and M. Alicia Sheridan were the first Sisters to make the journey and continued to teach in the Pine Street school building for ten years.¹²

The first Parish Priest arrived in Balmoral in 1921 when it became a parish. Reverend William John Murphy (1877-1949) immigrated to New Zealand from his native Ireland in 1906, at which time he was stationed at the cathedral.¹³ Two years later he became the first parish priest of Cambridge and then served as Chaplain of Ponsonby and the cathedral during the World War I. Between 1918 and 1921, he was parish priest for Otahuhu.¹⁴

Following Reverend Murphy's appointment at Balmoral, he and the men of his new parish set to work leveling the rocky land purchased by the Catholic Church six years earlier, in anticipation of the establishment of the new parish complex.¹⁵ A year later, on 17 September 1922, the foundation stones of the new school and presbytery were laid, and on 28 January 1923 the new buildings were opened by Coadjutor Bishop (later Bishop) James Michael Liston (1881-1976).¹⁶ At this time, there were 260 children on the school roll.¹⁷



Figure 8: Original Church-School building first located on Pine Street (courtesy Auckland Catholic Diocesan Archives)



Figure 9: The Presbytery (with convent in the background) (courtesy of Auckland Catholic Diocesan Archives)

⁹ LINZ: CT 178 121

¹⁰ Ibid.; Sweetman, R., 'Cleary, Henry William', from the Dictionary of New Zealand Biography. Te Ara – the Encyclopedia URL: <http://www.TeAra.govt.nz/en/biographies/3c22/cleary-henry-william>

¹¹ Power, Sister Anne Marie, 1983, Sisters of St Joseph of the Sacred Heart New Zealand Story 1883-1983, p.181

¹² Ibid.; Good Shepherd School History, <http://www.goodshepherd.school.nz/>

¹³ Zealandia, August 10 1967, *A Rose by any other Name*, p.12

¹⁴ Ibid.

¹⁵ Power, Sister Anne Marie, 1983, p.181

¹⁶ Power, Sister Anne Marie, 1983, p.181; Sweetman, R., 'Liston, James Michael', from the Dictionary of New Zealand Biography. Te Ara – the Encyclopedia of New Zealand, updated 30-Oct-2012, URL: <http://www.TeAra.govt.nz/en/biographies/4i11/liston-james-michael>

¹⁷ The Month, October 16, 1922, *Chronicle*, p.9

Later that year, a further parish building was established. On 11 November 1923, Bishop Cleary and Coadjutor Bishop Liston laid the foundation stone for a convent building, the necessity of which was emphasised by Father Murphy in his address to the parishioners.¹⁸ For ten years, the Sisters of St Joseph had travelled daily from St Benedict's in Newton to teach the parish children in the original school-church building on Pine Street and had also engaged in relief work during the influenza epidemic.¹⁹ The convent was seen as an expression of the gratitude felt towards the Sisters for *"their loyal and devoted service"*²⁰ in the parish and throughout the country. The convent was formally opened and blessed on 13 April 1924 by Coadjutor Bishop Liston.²¹



Figure 10: The Sisters of St Joseph Convent, Telford Avenue not long after its construction in 1924 (note the scaffolding to the rear of the building) (courtesy of Auckland Catholic Diocesan Archives)

The establishment of three new parish buildings on the Catholic complex during the early 1920s corresponds with the continued growth of Balmoral during this time. Between 1914 and 1920, the arrival of the tram at the Balmoral Road intersection prompted a steady growth of development in the residential subdivisions south of Balmoral Road and a continued increase in local population.²² The extension of the tramline to Halston Road, although delayed until December 1929, supported this trend.

¹⁸ New Zealand Herald, Volume LX, Issue 18554, 12 November 1923, *New Convent Building Sisters of St. Joseph Foundation Stone Laid*, p.8

¹⁹ Ibid.

²⁰ The Month (cited in Power, Sister Anne Marie, 1983, p.181)

²¹ New Zealand Herald, Volume LXI, Issue 18684, 14 April 1924, *St Joseph's Convent Opening and Blessing Good Work of the Order*, p.11

²² Auckland Star, Volume XLV, Issue 116, 16 May 1914, *Park for Mount Eden*, p.9, www.paperspast.natlib.govt.nz/ (sighted 19/06/2013); Stewart, G., 1973, *The End of the Penny Section*, p.200 (cited in Matthews & Matthews Architects Ltd et al., 2008, *Balmoral Shopping Centre Character Heritage Study*, p.23)



Figure 11: Map dated 1927 showing the level of residential subdivisions that had taken place in Balmoral by this time (top right corner of map). Note some of the original crown Allotments remain. **Inset:** Close-up of Good Shepherd School-Church complex with school, church, presbytery and convent buildings.

(Sheet 7 (completed in 1927) of a 9 part cadastral map of the City of Auckland and the North Shore, compiled and drawn by R. C. Airey, courtesy of 'Sir George Grey Special Collections, Auckland Libraries, NZ Map 79')

The Sisters of St Joseph Convent (1924-1945)

Blessed and opened in 1924, the Sisters of St Joseph Convent was a notable addition to the expanding parish complex. The building was the work of E. Mahoney & Sons, one of Auckland's most prolific architectural practices during the late nineteenth and early twentieth centuries²³ (refer to Appendix 2). The firm made a significant contribution to the commercial, residential and ecclesiastical architecture of the province during this time. For many years they were architects to the Bank of New Zealand and the Auckland Education and Grammar School Boards, and were responsible for most of the Catholic Church buildings erected over a period of more than 50 years.²⁴

Thomas Mahoney (1855-1923), known in Auckland at the time of his death as the "*Father of Architecture*"²⁵, was most likely responsible for the design of the Sisters of St Joseph Convent, while the contractors were Messrs. Lee and Russell, of whom little is known.²⁶ At the time of its opening, the New Zealand Herald reported the convent as "*a handsome two-storey brick building, with tiled roof*", the cost of which amounted to £3200.²⁷ The article further documented the accommodation as comprising a chapel, reception room, music rooms, dining room and kitchen on the ground floor and dormitories, sleeping porches, sitting rooms and a sick room on the first floor. At the time, the staff included five teachers, one of which was a music teacher.

The Sisters of St Joseph Convent opened two years after St Joseph's Convent, Grey Lynn, to which it holds architectural similarities (albeit on a more modest scale). Described at the time as "*reminiscent of the Italian domestic architecture*"²⁸, it too was designed by Thomas Mahoney. Clear parallels are seen in the use of a prominent projecting gabled bay, a hipped roof, arched openings and casement windows with square hood moulds.



Figure 12: St Joseph's Convent, Grey Lynn (1922) (courtesy of 'Sir George Grey Special Collections, Auckland Libraries, 1-W451')

²³ New Zealand Herald, Volume LXI, Issue 18684, 14 April 1924, *St. Joseph's Convent. Opening and Blessing. Good Work of the Order. Address by Bishop Liston*, p.11 (Refer to Appendix 2)

²⁴ New Zealand Tablet, Volume XXXVII, Issue 14, 8 April 1909, *The Church in New Zealand, Memoirs of the early days*, p.530; O'Leary, G. E., 1983, *The Churches of E. Mahoney & Son 1858-1919*, p.2

²⁵ Journal of New Zealand Architects, Volume II, No. 4, new series, September 1923, *Obituary*, p.1014 (cited in O'Leary, 1983, p.26)

²⁶ New Zealand Herald, 14 April 1924, p.11

²⁷ Ibid.

²⁸ The Month, 15 November 1922, p.15; New Zealand Building Progress, February 1922, p.143 (cited in Matthews & Matthews Architects Ltd, July 2006, *Former St Joseph's Convent, 454 Great North Road, Grey Lynn: Heritage Assessment*)

One of the key physical changes undertaken to the Convent was that of a small single-storey gabled extension, added to the front elevation of the building sometime after 1928. Built as a private chapel for the Sisters, the addition enhances the understanding of the place, reinforcing the relationship between the building and its function. Early photographs also indicate that at some later stage, the openings to the first floor sleeping porch area were in-filled with windows.



Figure 13: Front elevation, 10 February 1928 (courtesy of 'Sir George Grey Special Collections, Auckland Libraries, 1-W657')

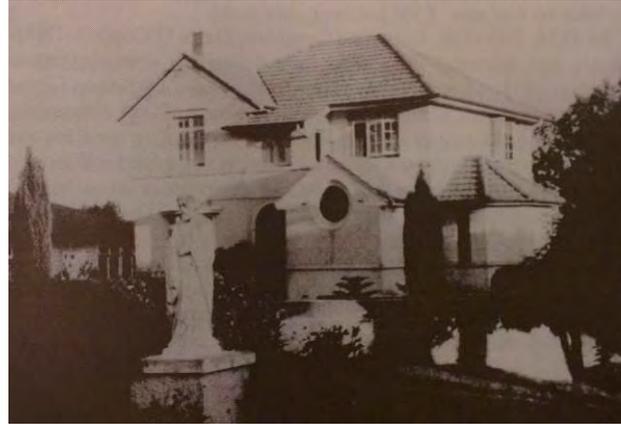


Figure 14: Front elevation showing chapel addition, date unknown (courtesy of Power, 1983, p.183)

In 1941, the order of the Sisters of St Joseph of the Sacred Heart purchased the property on section 20 of lot 8, located adjacent to the convent.²⁹ The building located upon the newly acquired property was later annexed to the convent and used as accommodation for a number of the retired Sisters.³⁰

Post-war years (1945-1977)

Following World War II, the population of Auckland continued to rise. This growth was experienced in the Balmoral parish where the need for extra school accommodation became apparent. Additional classrooms were built on the Good Shepherd School complex as the need arose and the mounting school roll resulted in Good Shepherd becoming the largest Catholic primary school in Auckland.³¹ The load was lightened with the breaking away of two new parishes from Balmoral and the establishment of Three Kings (1946) and Owairaka (1951) schools to serve the new housing developments built there.³² In 1949, after 27 years of service in Balmoral, Father Murphy was succeeded as parish priest by Father J. McMahon.³³

During this period of change, an extension was added to the rear of the convent in 1948.³⁴ Four years later, the section of land upon which the convent stands (being part lot 10) was transferred to "*members of the religious order known as the Sisters of St Joseph of the Sacred Heart*", having been in the ownership of "*spinsters*" Ellen Smyth, Mary Murphy and Elizabeth Quinlan since its acquisition from Bishop Clearly in 1923.³⁵

By the mid to late-1950s, increased congregation numbers meant that consideration needed to be given to the erection of a larger Church building. Up to this point, services continued to

²⁹ LINZ: CT NA 228/64

³⁰ Power, Sister Anne Marie, 1983, p.184

³¹ Ibid.

³² Ibid.; Zealandia, August 10 1967, p.12

³³ Zealandia, August 10 1967, p.12

³⁴ Auckland Council Property Records: 26-30 Telford Avenue

³⁵ LINZ: CT NA 260/27 (refer to Appendix 3)

be held in the 1912 church-school building which was relocated from Pine Street to the Good Shepherd complex in c.1923.³⁶ On 24 June 1957, a building permit application was made for the relocation of the “*wooden church*” to make way for a new place of worship.³⁷ A year later, it was moved 86 feet to the south of the complex and became the parish hall.³⁸

On 16 August 1959, the new Good Shepherd Church was blessed, dedicated and opened by Archbishop Liston to a congregation of over 700 parishioners and visitors.³⁹ The church was designed by architect Nyall Coleman, who was responsible for many of the Catholic churches constructed in Auckland between the late-1950s and mid-1960s, and built by Fletcher Construction Company Ltd.⁴⁰ At the time of its opening, the church was described as “*a fine example of modern construction ideas being used in a traditional design.*”⁴¹ In 1963, the parish hall was fully renovated. Works involved repainting, the installation of a new roof and placing the building on permanent foundations.⁴²

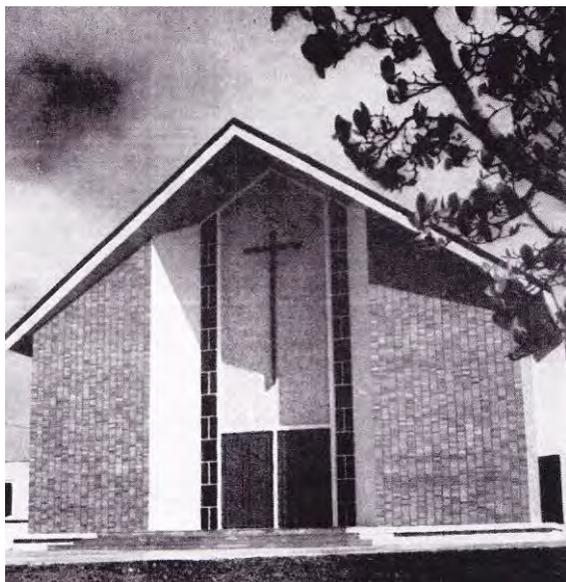


Figure 15: Good Shepherd Church, 1959, prominently Located at the end of Telford Avenue (courtesy of Building Progress, 1959, p.70)



Figure 16: Interior of Good Shepherd Church on its opening day (courtesy of Auckland Catholic Diocesan Archives)

By the 1970s, Balmoral’s population had stabilised, largely as a result of the younger generations moving to the outer suburbs. In 1977, the Good Shepherd School roll sat at 170, nearly half that of the 320 school roll experienced a decade earlier.⁴³ Later that year, the Sisters of St Joseph were withdrawn from the school, largely because of a ‘retrenchment policy’ that was required in response to a shortage of personnel.⁴⁴ On 6 September 1978, the land associated with the former convent and its ancillary buildings (part lot 10 and section 20, lot 8) was transferred to The Roman Catholic Bishop of the Diocese of Auckland.⁴⁵ This represented a new chapter in the history of the convent.

³⁶ Auckland Catholic Diocesan Archives: Good Shepherd Parish

³⁷ Auckland Council Property Records: 26-30 Telford Avenue

³⁸ Zealandia, August 10 1967, p.12

³⁹ Zealandia, August 20, 1959, *Balmoral’s New Church*, p.19

⁴⁰ Building Progress, October, 1959, *New Balmoral Church in Traditional Style*, p.70

⁴¹ Ibid.

⁴² Zealandia, August 10 1967, p.12

⁴³ Ibid.; Power, Sister Anne Marie, 1983, p.184

⁴⁴ Power, Sister Anne Marie, 1983, p.184

⁴⁵ LINZ: CT NA 360/27

Sinclair House (1977-present day)

In 1977, Sister Jean Sinclair – a Cenacle nun and school teacher – moved into the former Sisters of St Joseph Convent and established it as the base of G.I.F.T. (Growth in Faith Together), a centre for the teaching of intellectually disabled children about the Sacraments.⁴⁶

By the early 1990s, changing social and educational attitudes saw more intellectually disabled children being provided for in schools and parishes, however, a number of G.I.F.T.'s early pupils had long reached adulthood and remained in need of care. In response, Sister Jean Sinclair and a long established committee of parents and volunteers established a programme of fundraising for the purpose of setting up a residence on the site.⁴⁷ In 1992, a house built by apprentice builders was relocated from Unitec to the front of the property adjacent to the convent (section 20). Acquired with the assistance of savings, donations and diocesan support, 'GIFT House' provided accommodation for five to six adults who were in the care of one 'House parent'.⁴⁸

Following Sister Jean Sinclair's retirement in 1996 the residential programme continued to expand. The former convent building, which had been vacant for some time, was opened as a residence for men and renamed Sinclair House in memory of their patron.⁴⁹ The same year, a Board of Management was set up to administer finances, and during the Chairmanship of Brother Terence Costello, the former convent was renovated and the centre's classroom area (the portion of the building linked to the convent) was enlarged.⁵⁰

Further development took place within the grounds of the former convent with the erection of a garage to the rear of the site in 1991 and the erection of a car port in 2006.⁵¹

The former Sisters of St Joseph Convent continues to operate as a place of teaching, providing community support for people with an intellectual disability and focusing on *"the spiritual dimension of life and active participation in Church life"*.⁵²

Chronology of ownership and events

The following table represents a chronological summary of known ownerships and events associated with the former Sisters of St Joseph Convent and derives information from both primary and secondary sources. Refer also to Appendix 3 for further details on early land ownerships.

Date	Ownership/Event
1845	Original Crown purchasers Thomas Holmes and William Joseph Pettit acquire Allotment 128, Section 10, the land upon which the subject building would later be constructed.
Early 1850s	The land is in the possession of Langdon.
1876	Ownership is transferred to William Bartley Montgomery.
1910	A. I. Farmer owns the land at this time and proceeds to subdivide the allotment into four large lots (8, 9, 10 and 11) and 21 small residential lots. Telford Avenue is dedicated around this time.
1911	Lot 10 is acquired in equal shares by Auckland merchants John Hardley

⁴⁶ G.I.F.T. *Growth in Faith Together*, 2008, pp.2-4

⁴⁷ *Ibid.*, p.6

⁴⁸ *Ibid.*

⁴⁹ *Ibid.*, pp.6 and 15

⁵⁰ *Ibid.* p.6

⁵¹ Auckland Council Property Records: 26-30 Telford Avenue

⁵² G.I.F.T. *Growth in Faith Together* Website, <http://www.giftcentre.org.nz/aboutUs.html>

	and John William Hardley, and settlers Isaac Skelton(?) Hardley and William Holland De Luen.
1915	The land is purchased by the Roman Catholic Bishop of Auckland, Henry William Cleary.
1923	Part lot 10 is transferred to Ellen Smyth, Mary Murphy and Elizabeth Quinlan. The foundation stone of the Sisters of St Joseph Convent building is laid by Bishop Cleary and Coadjutor Bishop James Michael Liston.
1924	The convent is formally opened and blessed on 13 April 1924 by Coadjutor Bishop Liston.
1941	The religious order of the Sister of St Joseph of the Sacred Heart purchase property on section 20, lot 8 for the purpose of providing additional accommodation for retired Sisters.
1952	Part lot 10, the land upon which the convent stands, is acquired by the Sisters of St Joseph of the Sacred Heart.
1977	The Sisters of St Joseph are withdrawn from the school and convent. Cenacle nun and school teacher Sister Jean Sinclair moves into the former convent and establishes it as the base of G.I.F.T.
1978	Part lot 10 and section 20, lot 8 is transferred to The Roman Catholic Bishop of the Diocese of Auckland.

Chronology of changes

The following table provides a chronological summary of known physical changes associated with the former Sisters of St Joseph Convent.

Date	Change
1924	The construction of the convent building, designed by notable architectural firm by E. Mahoney & Sons, is completed.
After 1928	A single-storey extension is added to front of the convent for use as a private chapel. Openings to the first floor porch area are in-filled with windows.
1940s	The neighbouring property is annexed to the convent building. Records indicate that in 1948 a rear extension was added to the convent, however, these may refer to the annexation of the neighbouring property.
1991	A garage is erected to the rear of the site.
1996	A house is positioned to the front of the neighbouring annexe.
2006	A car port is erected.

APPENDIX 2:

Supporting historical information

The Sisters of St Joseph of the Sacred Heart

The Sisters of St Joseph of the Sacred Heart, a pontifical institute of the Roman Catholic Church, was founded in Penola, South Australia in 1866 by Father Julian E. Tenison Woods and Mary MacKillop (1842-1909) (later Saint).⁵³ The purpose of the order was to respond to the needs and welfare of those struggling in the Australian colony, with emphasis placed on the education of the rural poor.

The institute expanded to New Zealand 17 years later, arriving in Temuka, a town on the Canterbury Plains, in 1883.⁵⁴ A year later, following a request written in 1881 from Benedictine Abbot Alcock to Mother Mary MacKillop for assistance with staffing three new schools proposed in the Parish, the Sisters arrived in Auckland.⁵⁵ They resided in a cottage on St Benedict's Street (then Gladstone Street) and opened their first school in a converted shop on Karangahape Road. By the end of 1884, their pupils numbered 200. A further school, in closer proximity to St Benedict's Church, was opened in 1886 and a larger one built in 1898.⁵⁶ The school attracted pupils from a vast area – Newton at the time was a borough that incorporated districts as far as Helensville – and became known for its educational achievements. In 1906, a brick convent was opened adjacent to the school, providing the Sisters with much needed space and their own chapel for communal prayer.⁵⁷

Whilst the first primary care of the Sisters of St Joseph was the education of Catholic children in provincial schools and the teaching of music, they later diversified into roles including social welfare, nursing, counselling and parish ministry.

From the founding of the institute in Auckland in 1884, the influence of the Sisters of Joseph grew with the establishment of foundations in Remuera (1889), Grey Lynn (1901), Balmoral (1912), St Helliers (1927), Point Chevalier (1930), Three Kings (1946), Mission Bay (1949), Owairaka (1954), Mt Roskill (1987), Onehunga (1992) and Glenfield (1995).⁵⁸

⁵³ Ibid., p.7

⁵⁴ The Community Archive, '*Sisters of St Joseph of the Sacred Heart (New Zealand Province)*', <http://thecommunityarchive.org.nz/node/74009/description>

⁵⁵ Power, Sister Anne Marie, 1983, p.115; St Benedict's Catholic Parish of Newton, Parish History, <http://www.newtoncatholic.org.nz/History/tabid/3163/Default.aspx>

⁵⁶ Ibid., pp.119-123

⁵⁷ St Benedict's Catholic Parish of Newton, Parish History, <http://www.newtoncatholic.org.nz/History/tabid/3163/Default.aspx>

⁵⁸ The Community Archive, '*Sisters of St Joseph of the Sacred Heart (New Zealand Province)*', <http://thecommunityarchive.org.nz/node/74009/description>

Roman Catholic Convents: Auckland

As a building type, convents can be difficult to recognise, particularly because many of them no longer function as convents. Some were purpose-built, whilst others were converted from residential homes. The following list represents a number of *known* former convent buildings that are still extant in Auckland, many of which are associated with the Sisters of St Joseph. The list is not exhaustive, but simply reflects some of the domestically scaled convents that came to light during the research for this evaluation.

St Joseph's Convent (c.1890)

21 Middleton Road, Remuera

St Joseph's Convent and School was established at 21 Middleton Road in 1890.⁵⁹ The Sisters of St Joseph lived there from 1892 to 1915 and during this time, Mother Mary MacKillop stayed during each of her visits to Auckland.⁶⁰ In 1920, the Sisters moved into a convent at 4 Beatrice Road.⁶¹



Google Maps (2009)



Power, Sister Anne Marie, 1983, p.156

St John the Baptist Convent (1903)

216-218 Parnell Road, Parnell

The St John the Baptist Convent was designed by architectural firm E. Mahoney & Sons and opened in 1903 for the Sisters of Mercy.⁶² Costing £640, the two storey timber structure replaced an earlier convent on the site and continues to form part of the broader church complex.⁶³



Google Maps (2009)

⁵⁹ St Michael's Parish website, *Profile of a Sister: Mary MacKillop*, <http://www.catholicremuera.org.nz/NewsFeatures/Features/MaryMacKillop/tabid/6280/Default.aspx>

⁶⁰ Power, Sister Anne Marie, 1983, p.156

⁶¹ *Ibid.*, p.163

⁶² The New Zealand Historic Places Trust Register, *Church and Convent of St John the Baptist (Catholic)*, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=562>

⁶³ *Ibid.*

St Michael's Convent (date unknown)

4 Beatrice Road, Remuera

The convent building on Beatrice Road was the residence of Mr E. H. J. Carpenter prior to its acquisition for the Sisters of St Joseph who moved there in 1920.⁶⁴ The property cost £2000 and required a number of alterations to ensure its suitability as a convent.



Google Maps (2009)



Power, Sister Anne Marie, 1983, p.163

St Benedict's Convent (1906)

2 St Benedict's Street, Eden Terrace

The St Benedict's Convent opened in 1906, providing accommodation for the Sisters of St Joseph. The brick building, which was later extended to the south, replaced a small timber cottage built in 1901 that once stood adjacent to the building.⁶⁵



Google Maps (2009)



Power, Sister Anne Marie, 1983, p.132

⁶⁴ Ibid., p.163

⁶⁵ Ibid., pp. 132-3

St Joseph's Convent (1922)
454 Great North Road, Grey Lynn

The St Joseph's Convent replaced an earlier timber convent that burnt down following a fire in 1921. A year later, the new convent was completed. It was constructed of plastered brick and concrete to a design by architectural firm E. Mahoney & Sons, and at a cost of £12,000.⁶⁶



Google Maps (2009)



'Sir George Grey Special Collections, Auckland Libraries, 1-W451'

Sisters of St Joseph Convent (1924)
28 Telford Avenue, Balmoral

Construction began on the Sisters of St Joseph Convent in 1923 to a design by architectural firm E. Mahoney & Sons. It was opened and blessed on 13 April 1924 by Coadjutor Bishop Liston, forming part of the Roman Catholic Good Shepherd Church-School complex. Built of plastered brick with a tile roof by contractors Messrs. Lee and Russell, the convent cost £3200.



Auckland Council, 2013



Power, Sister Anne Marie, 1983, p.183

⁶⁶ Matthews & Matthews Architects, July 2006, *Former St Joseph's Convent*, pp.6-7

Star of the Sea Convent (1930-1)

Granger Road, Howick

The Star of the Sea Convent block comprised a convent, chapel and dormitory block built between 1930 and 1931 for the Sisters of Mercy. Bishop Cleary oversaw the first stages of the project before his death in 1929, and the chapel was dedicated to his memory.⁶⁷ The convent replaces an earlier building that was destroyed by fire in 1929.⁶⁸ Designed by architects Tole and Massey, the convent building is constructed of plastered brick.



Google Maps (2009)



NZ Museums from Howick Historical Village, c.1936

⁶⁷ The New Zealand Historic Places Trust Register, *Star of the Sea Convent Block*, <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=5430>

⁶⁸ Maunkau's Journey: A Maunukau Timeline, http://manukau.infospecs.co.nz/dbtw-wpd/exec/dbtwpub.dll?BU=http%3A%2F%2Fmanukau.infospecs.co.nz%2Fjourney%2Fhome.htm&QF0=TimeLineRef&QI0==A&pril%201925%20b&MR=1&TN=source&AC=QBE_QUERY&RL=0&RF=English

E. Mahoney & Sons – Roman Catholic commissions

Architects E. Mahoney & Sons made a significant contribution to Auckland's ecclesiastical architecture. The firm was responsible for a large number of buildings constructed for the Roman Catholic Church between 1858 and 1923 and one of their earliest commissions included St John the Baptist Church – New Zealand's oldest extant Catholic Church.⁶⁹ A number of their known Auckland commissions are listed below:

- 1858:** Church of the Immaculate Conception (demolished 1870)
- 1861:** St John the Baptist Church, 216-218 Parnell Road
- 1863:** St Mary's Convent Chapel, 9-17 New Street, Ponsonby
- 1881:** St Benedict's Church (destroyed by fire 1886)
- 1884-5:** St Patrick's Cathedral, 41 Wyndham Street
- c.1885:** Holy Sepulchre Church, 71 Khyber Pass Road
- 1887-8:** St Benedict's Church and Presbytery, St Benedict's Street, Newton
- c.1888:** St Patrick's Presbytery, 43 Wynham Street
- 1893-4:** Bishop's House, 30 New Street, Ponsonby
- 1903:** St John the Baptist Convent, 216-218 Parnell Road
- 1906:** St Benedict's Convent, 2 St Benedict's Street, Newton
- c.1911:** Baradene School (original building), 237 Victoria Avenue, Remuera
- 1922:** St Joseph's Convent, 454 Great North Road, New Lynn
- 1924:** Sisters of St Joseph Convent, 28 Telford Avenue, Balmoral

⁶⁹ O'Leary, G.E., 1983, pp.2, 15



Cleary, Henry William

1859–1929

Catholic bishop, editor, army chaplain

By Rory Sweetman

Cleary, Henry William

Henry William Cleary (baptised William Henry) was born on 15 January 1859 at Oulart, County Wexford, Ireland. His Catholic father, Robert Cleary, a farmer, came from the neighbouring county of Wicklow and settled in Wexford after marrying Susan Wall, a convert from Anglicanism.

Despite a weak constitution Cleary had a brilliant scholastic career before entering the Royal College of St Patrick, Maynooth, in 1878 to train for the priesthood. Two years later he was sent to study in Rome at the papal seminary, where academic success was achieved at the price of a breakdown in his health. This pattern was repeated in 1884 during his brief period at the Séminaire de Saint Sulpice in Paris.

After ordination in Ireland on 11 January 1885, Cleary commenced his priestly career at the House of Missions, Enniscorthy. Parish work followed, then his appointment as professor of languages at St Peter's College, Wexford. Continuing health problems prompted a move to a warmer climate, and in late 1888 Cleary went to Australia with Bishop James Moore of Ballarat on what was intended to be a temporary mission. Ten years of strenuous work in the backblocks of Victoria were accompanied by journalistic work refuting anti-Catholic propaganda. Cleary also published a book, *The Orange Society*. This activity impressed Michael Verdon, bishop of Dunedin, New Zealand, and in January 1898 he appointed Cleary editor of the Catholic weekly, the *New Zealand Tablet*.

As editor of the sole Catholic organ in New Zealand, Cleary was well placed to further the church's policy of gradualism and integration. He believed that Catholic rights would best be won by educating public opinion through moderate exposition and defence of Catholic beliefs. He was allowed generous space in the columns of the secular press for what he described privately as 'missionary work' on a host of issues. Catholic views on gambling, mixed marriage, prohibition and Sabbatarianism were carefully explained. Cleary refuted accusations of an undue Catholic representation in the public service by publishing statistical surveys of employment by religion in the Railway Department and the post office.

Education provided the impetus for Cleary's career. In 1904 the Catholic hierarchy needed to formulate a public statement of opposition to the campaign for Bible reading in the state primary schools. It turned to the talented editor, who drafted both of the joint episcopal declarations issued that year. Cleary carried on a lengthy correspondence in the daily press defending the Catholic position. His disarming courtesy won many friends among his fellow journalists. In 1909 the management of the *Otago Daily Times* encouraged him to publish in book form correspondence on the debate which had appeared in the newspaper's columns.

Awarded a doctorate of divinity by the Pope in 1908, Cleary in 1910 undertook a lengthy tour to South America with the intention of establishing Catholic news agencies. While there he was selected to succeed Michael Lenihan as bishop of Auckland. He was consecrated in Ireland on 21 August 1910.

Cleary's appointment brought new life to an ageing Catholic hierarchy. With inexhaustible energy and a relentless sense of purpose Cleary immediately threw himself into the fight against a revived Bible in schools movement. Catholics feared the 'Protestantising' of the state education system and were relieved at the movement's failure in 1914 to secure legislation in its favour and to influence the result of that year's election. Cleary interpreted this as reward for his conscious courting of the secular press and a tribute to the fair-mindedness of the non-Catholic majority. By 1914 an impressive list of successes had been achieved by the Catholic church: the state inspection of Catholic schools, free rail travel for teachers in Catholic religious orders and the right of Catholic pupils to compete for state secondary scholarships and, if successful, to take them out at Catholic schools.

Cleary recognised that interdenominational harmony was essential to furthering the interests of his church. Most of the Catholic clergy strongly supported Irish nationalism, and Cleary displayed a delicate touch in explaining these views to his colonial audience. As *Tablet* editor he exercised a discreet censorship over the Irish issue, avoiding anything that would give offence. With the enthusiastic participation of Protestant Irish clergy, he carefully managed the centenary commemoration of the 1798 Irish rebellion. Cleary refused to support fund-raising tours by Irish nationalists until the split caused by the fall of Charles Stewart Parnell was healed. He then oversaw the visits of three



Henry William Cleary