

Historic Heritage Evaluation

St Paul's Church

581-583 Buckland Road, Buckland



Prepared by Auckland Council Heritage Unit

**Draft October 2016
Revisions May 2017 (final)**

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Cover image: St Paul's Church, 581-583 Buckland Road, Buckland

(Auckland Council, October 2016)

1.0 Purpose

The purpose of this document is to consider the place located at 581-583 Buckland Road, Buckland against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has been prepared by Elise Caddigan, Specialist Built Heritage, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	581-583 Buckland Road, Buckland
Legal description and Certificate of Title identifier	PART ALLOT 9 PSH OF PUKEKOHE CT-762/89
NZTM grid reference	1770848, 5878009
Ownership	The General Trust Board of The Diocese of Auckland
Unitary Plan zoning	Residential Single House
Existing scheduled item(s)	NA
Additional controls	<ul style="list-style-type: none"> ▪ High-Use Aquifer Management Areas Overlay ▪ Quality-Sensitive Aquifer Management Areas Overlay ▪ Subdivision Variation Control
Heritage Zealand Taonga details New Zealand Pouhere listing	NA
Pre-1900 site (HNZPT Act 2014 Section 6)	Yes The place is the site of human activity before 1900 but is not currently recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference/s	CHI #19324
NZAA site record number/s	NA

3.0 Constraints

- 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.
- 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

The township of Buckland is situated on a tract of land that was originally owned by William Thorne Buckland. Prior to organised settlement the majority of the land was covered by bush, and the early settlers cleared much of it and created dairy farms and a flax industry. From 1892 a creamery was in operation and as early as 1875 a site was set aside for a train station. A significant employer in the area from 1903 was Arthur Yates and Company's seed farm. Despite a small commercial centre and local employment opportunities, nineteenth-century Buckland did not have a church, and residents travelled to Pukekohe for their religious services.

The extension of the train lines and services between Drury and Mercer in 1875 resulted in a stop in Pukekohe, and the generation of a new town centre located closer to the train station. In 1895 a meeting was called in Pukekohe to consider moving the Anglican St Andrew's Church from its original position in Wellington Street to King Street; closer to the emerging town centre. The campaign to relocate St Andrew's was divisive for the parish district; however the petition was successful and in December 1897 the Diocesan Synod approved the shift. The main opposition to the relocation of St. Andrew's came from the Buckland community, as the proposed new site required that they travel further, through difficult swamp land and unreliable roads.

During the campaign and petition period the Anglican settler families in Buckland decided to fund and build their own church. Records indicate that this decision had been made by August 1897 and in February 1898 plans were in place to secure a suitable site and subscriptions. In the interim the schoolhouse was used as a meeting place and temporary church premises.

By October 1898 a site was acquired from a Mr Barker and the necessary funds were raised for the construction. Architects John Mitchell and Robert Martin Watt produced plans that were accepted in early November and a tender was issued for a builder. An announcement in March 1899 named the successful builder as G. Revell of Tuakau, with work estimated to begin in October of that year. The foundation stone was laid on the 13 October and further community support and donations ensured the procurement of a bell and belfry. Effective fundraising meant that the church was almost debt-free at its opening.

The newly constructed St Paul's Church was opened on 23 March 1900. A dedication service was provided by the Bishop W.G. Cowie, with the Reverend Frank Dobson continuing to provide regular ministry to the Buckland community through an annual contribution to his stipend. The cost of the church was repaid

by 1902. In January 1905 the Buckland district was re-amalgamated in to the newly formed Pukekohe Parochial District.

In March 1919 discussion began on how to memorialise the fallen First World War soldiers from the congregation in the Buckland area. On 12 December 1919 a memorial lectern and a roll of honour were dedicated. Two families also placed individual bronze plaques in the church. A memorial altar and reredos (the ornamental screen behind the altar) were dedicated as a thanks offering for peace on 20 July 1924.

The St Paul's parish suffered from low attendance and financial contributions between the late 1920s and mid-1930s, resultant of the Great Depression and a redirection of resources to the construction of a new St Andrew's in Pukekohe (1931-33). There is no official memorial to the Second World War at St Paul's; it is assumed that the remembrance stained-glass windows inserted in to St Andrew's, Pukekohe are for the whole parish.

The church has been in regular use since 1900 and has celebrated a number of milestones that have been documented and remembered through local publications. A core group of regular service attendees ensures the survival of St Paul's which remains a community landmark and source of local pride.

5.0 Physical description

A site visit was undertaken on the 4 October 2016 when the building's exterior and setting was viewed. This physical description is based upon the site visit and images taken from Buckland Road.

A further site visit was undertaken by Cara Francesco on the 15 March 2017 when the interior of the church was inspected.

Site and Setting

St Paul's Anglican Church is located in the village of Buckland, a small settlement situated to the south-east of Pukekohe and approximately 53km south of Auckland's CBD. The site is located on the western side of Buckland Road, a main thoroughfare that generally runs north-south and connects Pukekohe and Buckland. The road continues south of Buckland, linking the village to the Waikato district and the town of Tuakau.

The site of the church has been amalgamated with the adjacent lot, resulting in a large section of approximately 1376m². The church is situated on the southern side of the section (a fence separates the two lots) and is orientated to face east (Buckland Road). A small, modern iron shed is located at the rear of the site, behind the back of the church. The surrounding area is generally residential, the neighbours directly to the north of the site are single-storey houses, and Buckland Primary School is located to the rear boundary.

There is no vehicular access to the site and pedestrian access is gained via Buckland Road from the footpath. A concrete path with a simple, painted metal balustrade leads from the footpath to the church's front entrance. The site is grassed and there are a number of mature trees on the site.

St Paul's Anglican Church

St Paul's Anglican Church is a single-storey structure of timber-framed construction. The church was originally built to a simple rectangular plan, as often associated with the rural vernacular of church buildings in the nineteenth

century. The main structure has a steeply-pitched gable roof form, which is replicated on a smaller scale to create the entrance porch and the rear room. A spire and belfry project from the front (eastern) end of the main roof form. The roof pitch, proportioning of the structure, fenestration and decoration indicates that the architects were influenced by Gothic ideals in their design.

The apexes of both the front and rear main gable-ends are in-filled with vertical tongue and groove boards, supported by a chamfered timber post. An additional piece of cut timber has been laid over the boards to create a negative detail trefoil design. The bargeboards on both the main gables and the entrance porch are simple and unadorned, but widen at the ends to support the eaves brackets. Cut timber has also been placed under the bargeboard ends, between the eaves brackets in a negative detail design to accentuate the verticality of the façade and as a further design feature. The gable-ends of the entrance porch also feature vertical tongue and groove timber. Interestingly, the entrance porch is of a cross-gable design, and flanked by two geometrically shaped timber buttresses that are not found elsewhere on the building.

The church has three windows on each of the north and south elevations, all with a trefoil detail over approximately the top quarter. The rear elevation has a tripartite window, also decorated with a recessed trefoil design. The pediment style detail above the rear window indicates a nod by the architects to the emerging Edwardian Classical style. The exterior walls are clad in painted vertical board and batten timber, reminiscent of the 'Selwyn' style. The roof has been replaced (circa 1975) with metal tiles laid over the original corrugated iron.

The overall decoration of the church is in a restrained Gothic style, with wide, but unadorned bargeboards, elongated eaves brackets (generally only found on the corners of the structure) and trefoil detail in the main gables and above the windows. The belfry also references gothic details in the use of trefoil fretwork and lancet shaped openings; although the current belfry is a replacement structure, it is apparently modelled on the original.

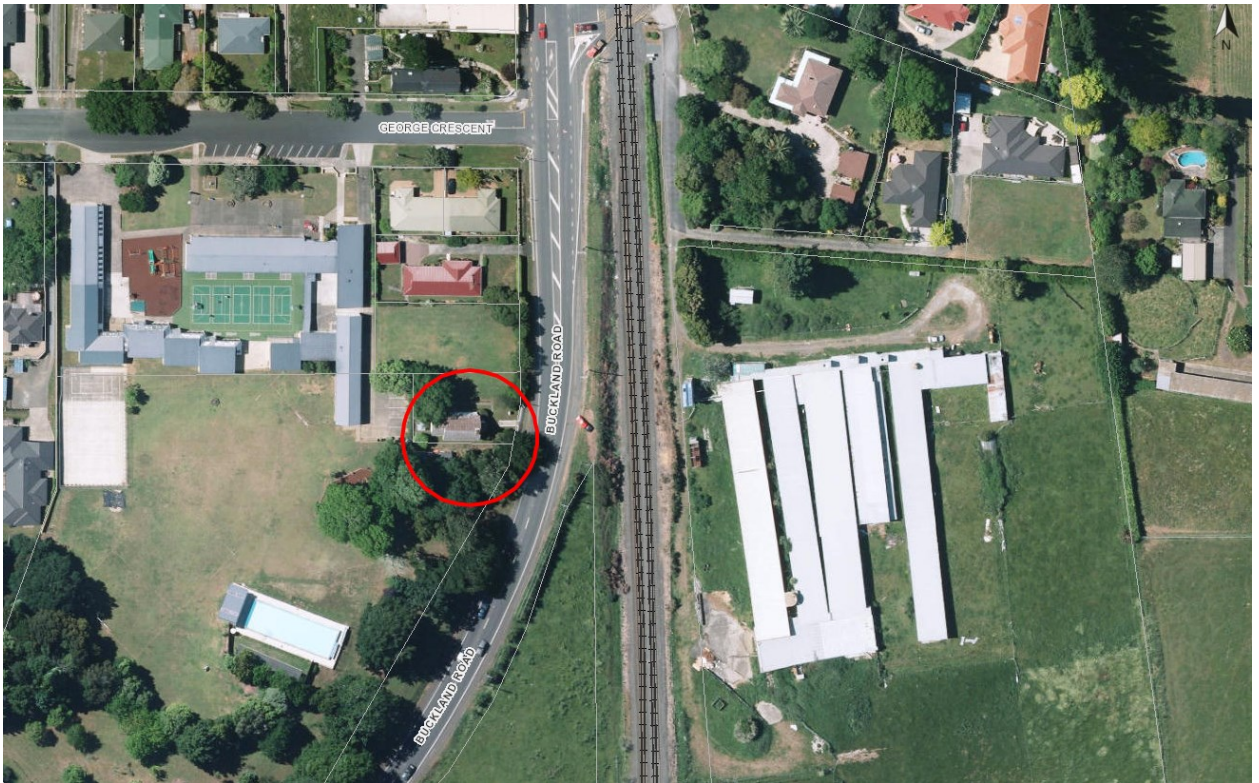
The interior of the church comprises of three key areas, the entrance porch, main nave space and the rear chancel/sanctuary. Overall the interior is very intact, displaying the original timber walls, floors, pulpit and framing. The church's ceiling is also clad in timber boards, supported by timber trusses. Timber pews are arranged either side of the central aisle, retaining a likely original spatial composition. Many original or early features and furniture are evident, including the war memorials, baptismal font, lectern, organ and altar.

Summary of key physical features:

- Gabled roof form
- Vertical board and batten cladding on the exterior
- Entrance porch and doors
- Windows and the timber trefoil decoration to the top quarter
- Timber detailing, including the eaves brackets and bargeboards
- Belfry and spire
- Interior floors, walls and framing
- Pews
- War memorials
- Baptismal font
- Altar
- Lectern
- Organ
- Pulpit

Summary of changes:

- 1948: Spire removed and bell tower repaired
Some parts of the church re-blocked
Replacement of 'green' glass with cathedral glass
- 1949: Repair of the bell rope
- 1953: Plans by D.B. Patterson for an extension (vestry, toilet, lobby and sanctuary) which were not executed
- 1957: Repair of belfry, renew spouting and exterior painting
- 1975: Metal tiles laid over the original corrugated iron roofing
- 1991: Exterior painting and internal alterations (discovery of a window above the altar)
- 1999: Exterior painting
- Early 2000s: Removal of carpet and re-sanding and staining of kauri floorboards



St Paul's Buckland (581-583 Buckland Road) shown in the context of its immediate vicinity (Auckland Council GeoMaps)



St Paul's Buckland (581-583 Buckland Road) shown in its wider context of surrounding Buckland (Auckland Council GeoMaps)

6.0 Comparative analysis

Refer to Appendix 2 for further details

When considering St Paul's in relation to other similar or related places within the locality or region, a number of comparisons can be made. The most relevant of these include the place as an intact example of a late nineteenth century church in the locality; as well as the physical attributes of the place as the work of architects John Mitchell and Robert Martin Watt.

Physical attributes: Late nineteenth century neo-Gothic style church

The New Zealand neo-Gothic or Gothic Revival style for ecclesiastical buildings is based on the architecture of medieval Europe which emphasises verticality, through the use of pointed arches and pinnacles. The Victorian resurgence of Gothic ecclesiastical principles of church building were based upon the belief of some churchmen that in reviving medieval forms of architecture the church could be spiritually renewed.¹ The Gothic architecture of the fourteenth century known as Decorated Gothic was the preferred style, although its complex roof vaulting and ornate window tracery proved to be beyond the expertise of New Zealand's early church builders.²

A group of English architectural theoreticians formed the 'Ecclesiologists' who insisted that (among other things) the only 'true' Anglican style was Gothic, represented through steeply pitched roofs and cruciform floor plans; these precepts were widely obeyed

¹ Peter Shaw, *New Zealand Architecture: From Polynesian Beginnings to 1900*, (Auckland: Hodder and Stoughton, 1991), 24

² Ibid

throughout Australia and New Zealand.³ A popular style emerged from the first Anglican Bishop of New Zealand, George Augustus Selwyn (1809-1878) colloquially known as ‘Selwyn Gothic’. Selwyn decided that Gothic was the only suitable style for the young colony’s churches and after some initial setbacks, resigned himself to church construction in timber, working with newly arrived architect Frederick Thatcher. Between 1860 and 1900 the Gothic style remained dominant in church building.

There are six *known* late nineteenth century (1875-1900)⁴ churches in the South Auckland region⁵ that are scheduled in the Auckland Unitary Plan. None of these are known to have been designed by Mitchell and Watt, although some display similar ‘Selwyn’ style characteristics. The majority of these churches are simple structures, sometimes erected by a small local community. Most of them are recognisable as neo-Gothic or Gothic Revival through their form, proportioning and fenestration. St Paul’s in Buckland is notable for its association with Mitchell and Watt, its original form, gothic detailing and intact (albeit replacement) belfry and spire.

Physical attributes: Architects

Robert Martin Watt was born in Scotland, and trained as an architect prior to immigrating to New Zealand in 1878. John Mitchell has a similar background, having been raised and trained in Northern Ireland before arriving in New Zealand in 1888. Both men practiced independently in Auckland before joining in partnership in 1892, and were appointed as architects to the Education Board in the same year. During their tenure as Education Board architects, the duo undertook numerous commissions for both new construction and repair work for schools in the Auckland region. Notable examples of their work include the Richmond Road Manual Training School (1903), Onehunga Manual Training School (1901) and Bayfield School (1896, 1904). Mitchell and Watt’s repertoire extended beyond educational buildings, and it is known that they were responsible for a number of ecclesiastical, residential and commercial structures between 1892 and circa 1905 (see Appendix 2 for further details).

St Paul’s in Buckland is the only *known* intact example of a church designed by Mitchell and Watt in South Auckland; and is likely to be one of the smallest and simplest church structures that can be attributed to the partnership. It is of note that there are many similarities between St Paul’s and the school buildings designed by the pair in the early twentieth century.

7.0 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 church building reflects the continuing early development of Buckland, an emerging self-sufficiency of the community and the stoic individuality of the local Anglican congregation. The majority of early Buckland settlers were recent immigrants and devout Anglicans, with strong connections to their families in England. The Buckland Anglican community raised almost the entirety of the

³ Terence Hodgson, *Looking at the Architecture of New Zealand*, (Wellington: Grantham House Publishing, 1990), 4

⁴ For the purpose of this comparative analysis, “late nineteenth century” has been restricted to between the dates of 1875 and 1900

⁵ For the purpose of this comparative analysis, the “South Auckland region” extends from Manukau City (northern boundary) to Buckland (southern boundary) and follows the Auckland Council area boundaries to the west and east in between.

church's costs, and financial assistance received from British relatives boosted the fundraising for the church's construction.

St Pauls was the first church to be constructed in Buckland, commissioned in 1898 following the relocation of St. Andrews in Pukekohe. As the Buckland settlement grew and developed, the building was utilised by other religious denominations and community groups. St Pauls remains a key congregating place, as a place of worship and as a meeting venue.

The place reflects both an important and representative aspect of the history of Buckland; as the first church constructed in the locality, and as the only remaining intact and functioning church in Buckland. The place has additional historical value for its strong association with the early settlers of the area and the local Anglican congregation.

The place is considered to have **considerable local** historical value.

(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.

St Paul's has a very strong association with the Anglican community in Buckland. The church has been in continual and regular use for ecclesiastical services since its opening in March 1900. The Buckland community holds the building in high esteem for its symbolic, spiritual and commemorative values.

The village's collective identity and remembrance are reflected in the memorials that are installed in the church. The building houses multiple local memorials including those dedicated to early settlers, the commemoration of the First World War and peace offerings. The church also represents the dedication of the early Buckland settlers to retain an independent community; the value of the church to the village is shown through its excellent upkeep, maintenance and on-going use and relevance.

The place is considered to have **considerable local** social value.

(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 in this evaluation. Any such values would be for the relevant mana whenua group(s) to determine.

(d) Knowledge

The place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality.

The Heritage New Zealand Pouhere Taonga Act 2014 defines the property as an archaeological site as construction of the church began in 1899. The place has little knowledge value for its potential to provide knowledge about the late

nineteenth century history of the site and the construction of the early building through archaeological investigations and research.

The place is considered to have **little** knowledge value.

(e) Technological

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

The place has no known association with a creative or technical accomplishment, innovation or achievement. The 1899-1900 structure is intact; however, its construction appears to be standard for its time. Further site inspection may identify a greater level of value under this criterion, but at this time, the place is likely to be of **little** technological interest.

(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.

St Paul's Buckland has considerable physical attributes value as an attractive, modest structure evocative of the small late nineteenth century church buildings that express the vernacular style of New Zealand's ecclesiastical architecture. The church displays a number of gothic-inspired elements including its form, cladding, roof pitch, fenestration and decoration. The interior space retains a traditional arrangement, volume and composition, which is enhanced by the strong timber aesthetic and historic chattels. The church remains on its original site, in largely original condition (both exterior and interior) and is an excellent example of a notable and intact building in the locality.

Architects John Mitchell and Robert Martin Watt designed the church; one of a few known ecclesiastical buildings designed during their partnership between 1892 and circa 1905. Mitchell and Watt are attributed with a number of significant works in Auckland and the wider Auckland region during this time, and are considered reputable and successful architects of their era. There are few other known or surviving ecclesiastical buildings by the duo, and no other known or extant churches in the South Auckland region. St Paul's is therefore within the partnership's repertoire of notable works and is architecturally significant.

The place is considered to have **considerable local/regional** physical attributes value.

(g) Aesthetic

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

The place has considerable aesthetic value for its picturesque qualities and appeal as an example of a past aesthetic taste. St Paul's is situated on a small knoll, on the main road of the Buckland village, in an historic area of the town. The place is a local landmark and is intact upon its original site.

The interior of the church also exemplifies a past aesthetic taste and has a strong visual appeal. The interior components reflect the restrained gothic style of the exterior and in conjunction with the historic chattels has distinctive aesthetic and visual qualities.

The place is considered to have **considerable local** aesthetic value.

(h) Context

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

St Paul's has moderate context value for its intact setting and its contribution to a non-contiguous group of late nineteenth century churches in the wider locality and South Auckland. St Paul's has been included in both the Bombay and Pukekohe Parochial Districts and throughout its existence has developed relationships with congregations in these areas. The church has significance as a strong contributor to this wider heritage group (as outlined in Appendix 2) and as a reflection of early settlement and ecclesiastical association in the townscape.

The place is considered to have **moderate local** context value.

8.0 Statement of significance

St Paul's Anglican Church, completed in 1900, is one of the oldest known extant buildings in Buckland remaining on its original site. The place has considerable historical value for its representation of the early local settlement, the early Anglican community and as a key congregating place. It has further historical value as the first, and only remaining intact and functioning church in Buckland. The place has considerable social value as an important reminder of a distinct community identity and the place is held in high esteem for its symbolic, spiritual and commemorative values. The church building expresses the vernacular style of New Zealand's ecclesiastical architecture, and is a representative example of the work of Mitchell and Watt in a rural setting. St Paul's has considerable physical attributes value as an excellent example of a notable and intact building in the locality. Located on the main road of Buckland, the place has considerable aesthetic value for its picturesque and landmark qualities. St Paul's is sited within its original setting which enhances its understanding as a historically central and accessible building. The place also contributes to a wider heritage landscape of late nineteenth century church buildings, within both its existing and former parochial districts and the wider Auckland region.

9.0 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 proposed extent captures just over half of the original certificate of title area, extending to the fenced area surrounding the church. The boundary that has been created by the fencing is sufficient to understand the church building within its immediate context.
- The interior of the church has been inspected for its contribution to the overall place and is recommended as part of the scheduled extent.

- The modern shed/accessory building to the rear of the site (highlighted in red below) is recommended as an exclusion.



10.0 Recommendations

Based on the preceding evaluation, the church at 581-583 Buckland Road, Buckland, meets the threshold to be eligible for inclusion in the Schedule of Historic Heritage Places as a Category B place. This place is considered to have overall considerable significance at a local level.

- The heritage values which meet the threshold of considerable are Historical, Social, Physical Attributes and Aesthetic.
- The place has overall considerable significance to the locality
- For the scheduled historic heritage extent of place refer to Section 9.0 above

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, International)
A- Historical	Considerable	Local
B- Social	Considerable	Local
C- Mana Whenua	NA	
D- Knowledge	Little	Local
E- Technological	Little	Local
F- Physical Attributes	Considerable	Local/Regional
G- Aesthetic	Considerable	Local

H- Context	Moderate	Local
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***Levels of significance or value:**

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	St Paul's Anglican Church
Verified Location	581-583 Buckland Road, Buckland
Verified Legal Description	PART ALLOT 9 PSH OF PUKEKOHE
Category	B
Primary Feature	Church
Known Heritage Values	A, B, F, G
Extent of Place	Refer to planning maps
Exclusions	Accessory building to rear
Additional Controls for Archaeological Sites or Features	Yes
Place of Maori Interest or Significance	

13.0 Other recommendations

This evaluation was undertaken as a result of the place's identification on the study list produced through the Pukekohe Historic Heritage study. This study identified additional places in Pukekohe and its surrounds that are recommended for further study and it is suggested that evaluations be undertaken in the future based on this study list.

Elise Caddigan
Specialist Built Heritage

Date
October 2016

Reviewer
Rebecca Freeman
Senior Specialist Historic Heritage

Date

November 2016

Updated

May 2017

Reviewer

Cara Francesco

Date

May 2017

APPENDIX 1

Historical Background

Early Buckland

The town of Buckland covers much of the land that was originally owned by Mr William Thorne Buckland (1819-1876), an older brother of the regionally well-known Alfred Buckland. His land covered the present town area and stretched towards Tuakau and to approximately Wright's Road.⁶ In 1877 part of Buckland's farm was sold to Mr Robert Bilkey, and Mr E. Gregory. Messrs J.K. and D. Hamilton owned separate blocks of land from the north end of George Street towards Pukekohe, including what is now the race course.

In the earliest days of European settlement, there were no road or rail links between Buckland and Pukekohe, only bridle trails. Supplies were delivered on foot or by packhorse from Drury, then the railhead from Auckland. Road access to Pukekohe was by the road now known locally as 'Hill Road'. There was also a rough clay track through the bush on the eastern side of the railway line. The present day 'Yates Road' following this route is thought to have been known as 'Bush Road'. Before the formation of a formal road people use to often walk to Pukekohe along the railway line. The present main road, Highway 22, was not opened until after the First World War.

Pukekohe and outlying Buckland were linked to Auckland by rail in 1875 as a result of the extension of the line to Mercer, promoting the growth of agriculture and horticulture in the area.⁷ The trip in to Auckland was reduced to two and a half hours, and this significantly aided the transport of produce to the Auckland market. Buckland initially came under the jurisdiction of the Pukekohe Highway District which in July 1872 was split into the Pukekohe West Highway District and the Pukekohe East Highway District. The latter included Pukekohe East, Buckland and Tuakau. In 1883 these highway districts become road districts and both of the road districts were merged in Franklin County in March 1915.

Following the arrival of early European settlers to the area, succeeding waves of new residents arrived as large areas of land in Buckland were broken up in 1912. A further influx of new residents occurred again after the First World War mostly coming from Britain. This occurred yet another time after the Second World War, this time several Dutch families arrived to Buckland. The Dutch immigrants initially mainly earned their living by share milking on dairy farms until they could buy their own land to engage in poultry farming, dairy farming or flower growing in the area.⁸

Buckland grew slowly in the late nineteenth century with the introduction of a post office in 1881 and a purpose-built school in 1892. Also from 1892 a creamery was in operation and a significant employer in the area from 1903 was Arthur Yates and Company's seed farm. Despite a small commercial centre and local employment opportunities, nineteenth century Buckland did not have a church, and residents travelled to Pukekohe for their religious services. The Anglican St Paul's was opened in 1900 and the Methodist church in circa 1904.

Historically there was also a service station, train station; tennis club site, dairy factory, butcher, saddler and wheelwright in Buckland; all of which have since ceased to

⁶ M. Danes, *A Good Community: History of Buckland School and District for Buckland School Centennial, 1892-1992*, (Pukekohe: Buckland School Centennial Committee, 1992), 44

⁷ "Encyclopedia of New Zealand 1966: Pukekohe", Te Ara, accessed 27 September 2016, <http://www.teara.govt.nz/en/1966/pukekohe>

⁸ Danes, *A Good Community*, 50

operate and the buildings no longer remain (except for the former dairy factory building). The rural hinterland around the township contains a scattering of farm houses including Victorian and Edwardian villas, and cottages and bungalows. With the exception of any recently relocated examples, these houses would be associated with the various families that settled in the area.

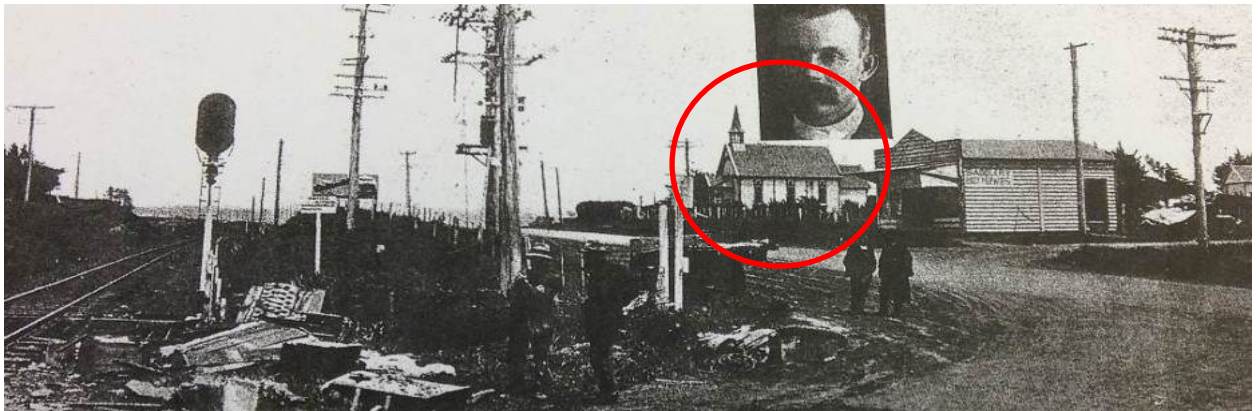
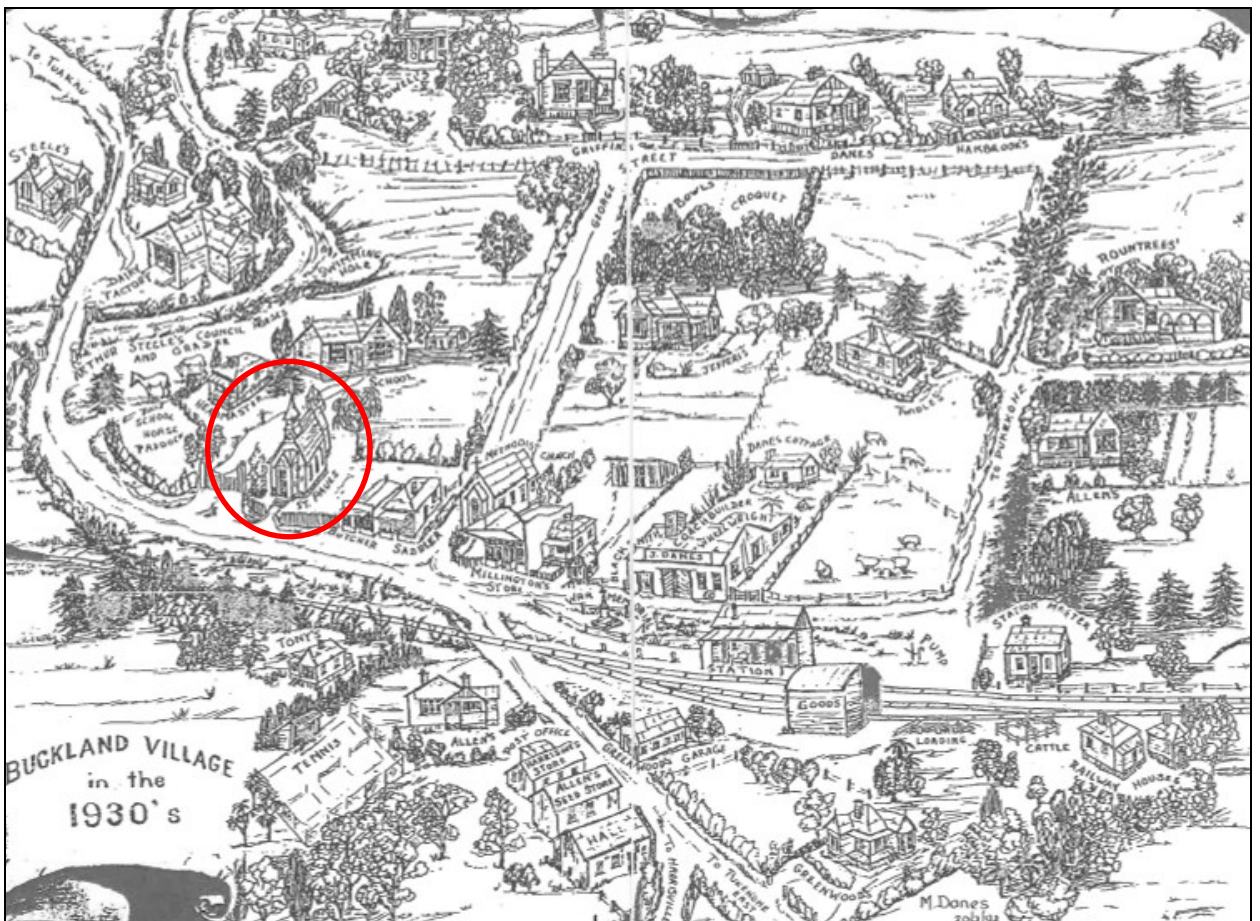


Image taken in association with an accident at the Buckland Station where a truck collided with the Thames Express. Saddlery (no longer present) and St Paul's Church (extant) also feature in the image. *Auckland Weekly News* 1927. Also reported in *New Zealand Herald*, 23 November 1927.



Residences in Buckland Village in the 1930s. M. Danes, *A Good Community: History of Buckland School and District for Buckland School Centennial, 1892-1992*, (Pukekohe: Buckland School Centennial Committee, 1992), 50

The Buckland community have always retained a strong local identity, shown through their construction of their own school and churches, the formation of local tennis and

bowling clubs, boy scouts and the erection of a Buckland-specific First World War memorial.



Farmland in Buckland, July 1925. *South Auckland Research Centre, Footprints 03282.*

St Paul's, Buckland

The extension of the train lines and services between Drury and Mercer in 1875 resulted in a stop in Pukekohe, and the generation of a new town centre located closer to the train station. The local industry of timber milling and dispatching benefited from the arrival of the railway network, which facilitated the growth of the new urban area. Until this time the main centre of Pukekohe was sited in 'The Paddock' which was approximately 2 kilometres from the new commercial area near King Street.

In 1895 a meeting was called in Pukekohe to consider moving the Anglican St Andrew's church from its current position in Wellington Street to King Street.⁹ This idea was mooted as the town's residents progressively chose to live near to the new town centre and a lack of proper roading resulted in a difficult terrain and trek to the Wellington Street site in the winter or bad weather. At this time the church served Pukekohe and the wider area (known as the Bombay Parochial District), as the nearby Buckland village residents commuted there for services and ecclesiastical occasions.

The campaign to relocate St Andrew's was divisive for the parish district; however the petition was successful and in December 1897 the Diocesan Synod approved the shift.¹⁰ The main opposition to the relocation of St Andrew's came from the Anglican Buckland community, as the proposed new site required that they travel further, through difficult swamp land and unreliable roads.

⁹ Geoffrey M. R. Haworth, *Our Church: St. Paul's Anglican Church Buckland*, (Auckland: St. Paul's Centennial Committee, 2000), 6

¹⁰ *Ibid*

During the campaign and petition period the Anglican settler families in Buckland decided to fund and build their own church. Records indicate that this decision had been made by August 1897 and in February 1898 plans were in place to secure a suitable site and subscriptions.¹¹ In the interim the schoolhouse was used as a meeting place and temporary church premises.

By October 1898 a site was acquired from a Mr Barker and the necessary funds were raised for the construction. Architects John Mitchell and Robert Martin Watt produced plans that were accepted in early November and a tender was issued for a builder.¹² An announcement in March 1899 named the successful builder as Mr G. Revell of Tuakau, with work estimated to begin in October of that year. Assistance was provided by Mr. Fausett. The foundation stone was laid on 13 October and community support and donations ensured the procurement of a bell and belfry.¹³

The newly constructed St Paul's church was opened on 23 March 1900. A dedication service was provided by the Bishop W.G. Cowie, with the Reverend Frank Dobson continuing to provide regular ministry to the Buckland community through an annual contribution to his stipend.¹⁴ The cost of the church was repaid by 1902. In January 1905 the Buckland district was re-amalgamated in to the newly formed Pukekohe Parochial District.

In 1911 the Vestry of St Paul's decided to purchase the section of land adjacent to the church with the forethought that the Buckland district and church community would outgrow the St Paul's building.¹⁵ In 1936 the church had no specific use for the site and intended to sell section; however the Archdeacon opposed the sale and the site was retained.¹⁶ The land has been leased to a number of groups and mainly utilised for farming at little profit to the church.

In March 1919 discussion began on how to memorialise the fallen First World War soldiers from the congregation in the Buckland area. On 12 December 1919 a memorial lectern and a roll of honour were dedicated. The lectern honoured four members of the congregation who had given their lives in the First World War and the roll of honour listed the men named on the lectern and 14 others who had also served.¹⁷ Two families also placed individual bronze plaques in the church. A memorial altar and reredos (the ornamental screen behind the altar) were dedicated as a thanks offering for peace on 20 July 1924.¹⁸

The St Paul's parish suffered from low attendance and financial contributions between the late 1920s and mid-1930s resultant of the Great Depression and a redirection of resources to the construction of a new St Andrew's in Pukekohe (1931-33). There is no official memorial to the Second World War at St Paul's; it is assumed that the remembrance stained-glass windows inserted in to St Andrew's, Pukekohe are for the whole parish.¹⁹ Community memorials for the Second World War are situated in the Buckland Hall.

¹¹ Danes, *A Good Community*, 74

¹² Auckland Star, Volume XXIX, Issue 273, 18 November 1898

¹³ Haworth, *Our Church*, 10

¹⁴ Ibid

¹⁵ Haworth, *Our Church*, 15

¹⁶ Haworth, *Our Church*, 16

¹⁷ "St. Paul's church memorials, Buckland", NZ History, accessed 27 September 2016, <http://www.nzhistory.net.nz/media/photo/st-pauls-church-memorials-buckland>

¹⁸ Ibid

¹⁹ Haworth, *Our Church*, 29

The St Paul's congregation has always been small; however, numbers were so low in the 1990s that there was discussion to discontinue services. In 1991 an agreement was reached between the church and the adjacent Buckland School to allow the school to lease the land (at no charge) owned, but unused by the church, in exchange for its maintenance.²⁰ The Sunday School, which had been an almost continuous occurrence finished in 1997.

The church has been in regular use since 1900 and has celebrated a number of milestones documented and remembered through local publications. A core group of regular service attendees ensures the survival of St Paul's which remains a community landmark and source of local pride.

Chronological Summary

August 1897	Buckland residents decide to build their own church
February 1898	Messrs Bluck and Wilcox asked to source a suitable church site and a subscription opened
October 1898	A site is purchased from Mr Barker
November 1898	Plans drawn and accepted by Mitchell and Watt
March 1899	Mr G. Revell of Tuakau advertised as the successful builder
13 October 1899	Foundation stone laid
23 March 1900	Opening and dedication service
1911	Purchase of the land adjacent to the church
December 1919	Installation of First World War memorials
1948	Spire removed Some parts of the church re-blocked Replacement of 'green' glass with cathedral glass
1949	Repair of the bell rope
1953	Plans by D.B. Patterson for an extension (vestry, toilet, lobby and sanctuary) which were not executed
1957	Repair of belfry, renew spouting and exterior painting
1975	Metal tiles laid over the original corrugated iron roofing
1991	Exterior painting and internal alterations (discovery of a window above the altar)
1991	Exterior painting
Early 2000s	Removal of carpet and re-sanding and staining of kauri floorboards

²⁰ Haworth, *Our Church*, 48

Biography - John Mitchell and Robert Martin Watt²¹

Robert Martin Watt (1860-1907) was born in Scotland and studied architecture in Glasgow with the firm of Barclay Bros. He immigrated to New Zealand about 1878 for health reasons and practised in Auckland both on his own account and, from about 1892, with John Mitchell (c.1859-1947).

Mitchell was born in Ramelton, Northern Ireland and received his architectural training in Ireland before immigrating to New Zealand in 1888 and settling in Auckland. Mitchell became known for his use of reinforced concrete and in 1898 he invented an earthenware block that was used in domestic construction. Mitchell returned to England in 1912, but upon retirement in 1922 moved back to New Zealand.

Mitchell and Watt were appointed architects to the Auckland Education Board in 1892 and while Mitchell undertook new work, Watt was responsible for rebuilding projects and renovations to existing buildings. The duo was reportedly in partnership for thirteen years, from 1892 to circa 1905. In 1906 Watt was elected president of the Auckland branch of the New Zealand Institute of Architects.

Watt was responsible for the design of the Ley's Institute, Ponsonby (1905-06), and the partnership of Mitchell and Watt was responsible for schools at Te Mata (1905) and Maungatautari (1905), additions to schools at Cambridge (1900) and Dargaville (1905), the Seddon Memorial Technical College (1903-13), and Mt Eden Congregational Church (1900).

²¹ Text reproduced from Heritage New Zealand, "Leys Institute Public Library Building", accessed 27 September 2016, <http://www.heritage.org.nz/the-list/details/613>

APPENDIX 2

Comparative analysis

The following list attempts to identify a group of *known* late nineteenth century churches (1875-1900)²² in South Auckland that are associated with the area's early settlement. Where relevant comparisons can be made (ie. denomination, locality etc.) places from outside of this timeframe have been included.

An additional list outlines other *known* (late nineteenth and early twentieth century) buildings that can be associated with the architects John Mitchell and Robert Martin Watt. Although employed as the Education Board architects between circa 1892 and 1906, the pair undertook a number of residential, commercial and ecclesiastical commissions during this time.

Where the buildings are scheduled in the Auckland Unitary Plan, the list identifies the category and known values of each place. Where the buildings are identified by Heritage New Zealand, the category and list number are also provided. It is important to note that the list is not exhaustive and is representative of the research carried out for the purpose of this evaluation only. Unless otherwise noted, the photographs and information were derived from Auckland Council records and the photographs are not necessarily a true representation of how the buildings appear today.



Location of comparative analysis properties in the Buckland area (Auckland Council GeoMaps)

²² As stated in Section 6.0, for the purpose of this comparative analysis, "late nineteenth century" has been restricted to between the dates of 1875 and 1900

Known late nineteenth century churches within the wider Buckland locality:

1. St Paul's

581-583 Buckland Road,
Buckland



Not scheduled

St Paul's was built in 1899-1900 in response to the relocation of the Anglican church in Pukekohe, which meant that the parishioners of Buckland had further to travel. It was designed by John Mitchell and Robert Martin Watt and constructed by Tuakau builder G. Revell. The church remains intact on its original site and is the only *known* remaining example of Mitchell and Watt's ecclesiastical work in South Auckland.

2. Buckland Methodist Church (former)

79 George Crescent, Buckland



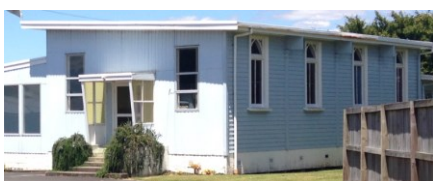
Not scheduled

The church was opened in 1904 and shortly after construction an attached Sunday school room was added to the rear. Further extensions were carried out in 1917, 1957 and 1962. The church was also used for Presbyterian services. It ceased functioning as a church in 1984 and has been adaptively used as a private residence.

The multiple extensions and alterations undertaken to convert the church in to a dwelling has compromised the buildings built form, social value and ability to be readily construed as a place of former religious worship.

3. St James Church Hall

36 West Street, Pukekohe



Not scheduled

The bottom image is of St James Church, Pukekohe constructed in 1898, designed by Robert Martin Watt. The church's website states that the church was relocated in 1958, and has been modified and added to. It is not known if the church actually remains, or if the windows have been reused in a new building (top image).

The church has lost its context, physical attributes and is apparently in use as a hall. This is the only other *known* example of Watt's ecclesiastical work in South Auckland.

Sir George Grey Special Collections,
Auckland Libraries, AWNS-18990303-2-4

4. Pukekohe East Presbyterian Church

95 Runciman Road, Pukekohe East



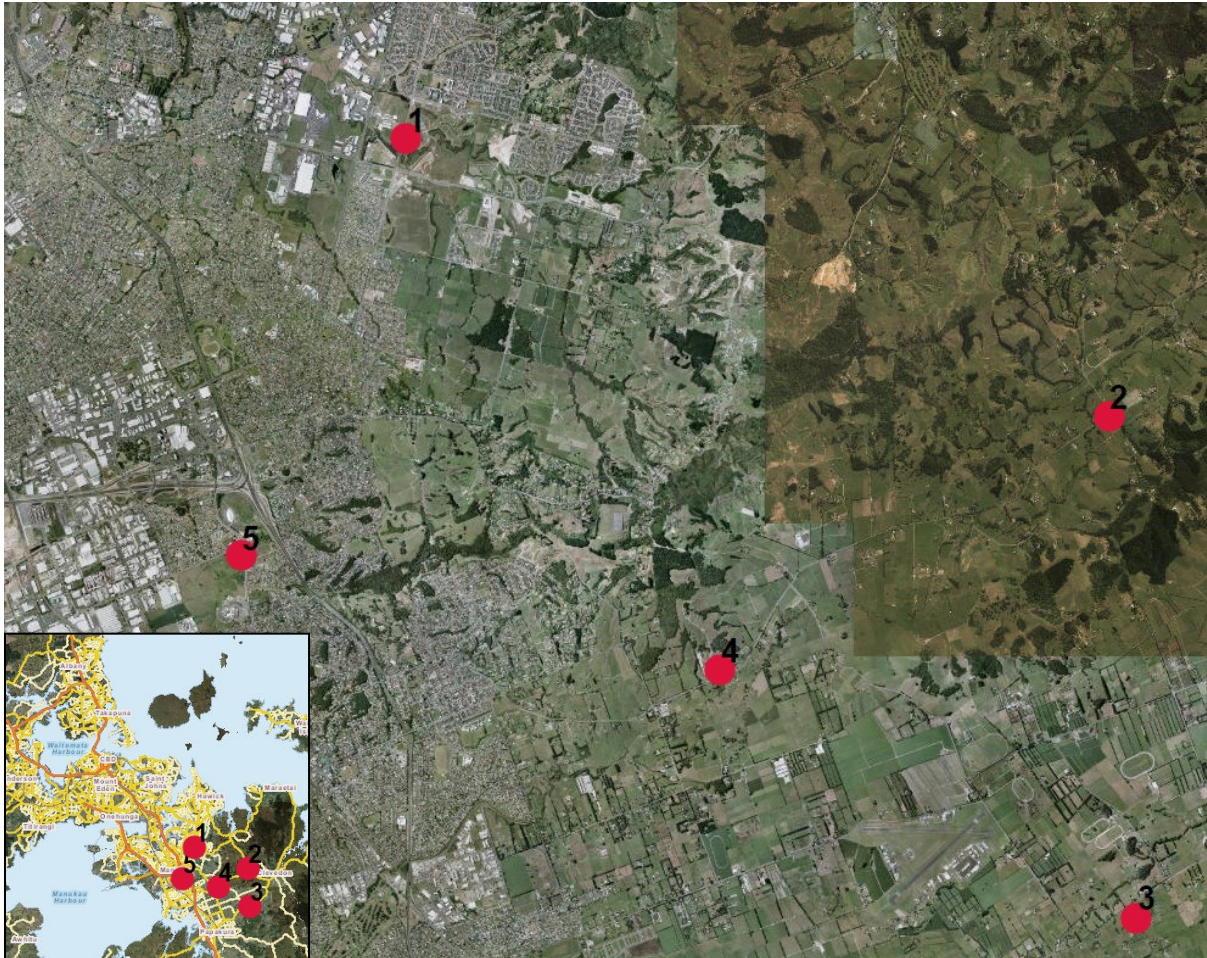
Scheduled: Category B

Known values: A, B, C, D, F, G, H

Heritage New Zealand Category 2 (#483)

The Presbyterian church was opened in circa 1863 and at the time was the only public building between Drury and the Waikato river. Resultantly, the church was used for meetings and educational purposes by a number of groups. The building has a dramatic history, most notably as the site of a Land Wars battle in September 1863, to which there are memorials on site.

Known late nineteenth century churches within the wider South Auckland area:



Location of comparative analysis properties in the South Auckland area (Auckland Council GeoMaps)

1. St Paul's

141 Chapel Road, Flat Bush



Scheduled: Category A*

Known values: A, B, F, G, H

Heritage New Zealand Category 2 (#690)

It is thought that the Anglican St Paul's was built on its present site in 1886, as an alternative to the private chapel built for Methodist services. The church was reported designed by architect R. Fripp.

2. Brookby Unsectarian Church

367 Brookby Road, Brookby



Scheduled: Category B

Known values: A, B, G

This church was built in 1878 by local settlers and soon became a meeting place for the people of the area. The church contains a memorial stone to John and Leah Embling who were two of the original settlers to Brookby in 1854.

3. St James' Church, Ardmore

630 Papakura-Clevedon Road, Ardmore



Scheduled: Category B

Known values: A, B, F, G, H

Heritage New Zealand Category 2 (#2657)

St James' Church was built in 1893 after the church on the site burnt down. The new church was built to the design of architect Charles Arnold. The earlier church, St Peter's had been built on land donated by Mr Golding. Two stained-glass windows were added in 1961 for the centennial celebrations.

4. Christ Church, Alfriston

1444 Alfriston Road, Ardmore



Scheduled: Category B

Known values: A, B, F, G, H

Heritage New Zealand Category 2 (#683)

Christ Church stands out high above the road on a rise overlooking the Papakura valley. The church was built in 1877 on a site donated by R. J. Middleton.

5. St David's Church, Wiri

813 Great South Road, Wiri



Scheduled: Category A*

Known values: A, B, F, G

Heritage New Zealand Category 2 (#688)

St David's was built in 1880 with a chancel added to the rear in 1883 and further additions in 1889, 1892 and 1901. Prior to the construction of the church services were held in the Woodside schoolhouse from circa 1871.

Known buildings in the Auckland area that are designed by architects John Mitchell and Robert Martin Watt:



Location of comparative analysis properties associated with Mitchell and Watt (Auckland Council GeoMaps)

1. Leys Institute and Library

20 St Mary's Road, Ponsonby



Scheduled: Category B

Known values: A, B, F, G, H

Heritage New Zealand Category 1 (#613)

This building, along with the adjoining gymnasium, was designed in the Edwardian baroque style by architect Robert Martin Watt. The Institute was founded as a result of the will of William Leys (1852-1899), with financial support from his brother Thomson Wilson Leys (1850-1924). The original objectives of the Institute were: to establish and maintain a free public library and reading room; to promote literary, cultural and technical education; to advance in other ways the intellectual development and social welfare of the community.

2. St James' Church and Hall

31 Esplanade Road, Mount Eden



Scheduled: Category B

Known values: B, F, G, H

This church was built in 1900 for the Congregational Church, to the design of architects Mitchell and Watt.

3. Auckland Technical College (Former)

59-67 Wellesley Street East, Auckland



Scheduled: Category B

Known values: F, G, H

Heritage New Zealand Category 2 (#2614)

The Auckland Technical College was designed by Mitchell in his role as the Education Board architect in 1909.

4. Bayfield Primary School

272 Jervois Road, Herne Bay



Scheduled: Category B

Known values: A, F, G

Heritage New Zealand Category 1 (#112)

This building replaces an earlier one on the site that was erected in 1886. Following a population increase in the area in 1904 the Auckland Education Board decided to erect a new school building, consisting of four rooms, together with headmaster's and teachers' rooms. This was designed by Mitchell and Watt, possibly one of the last of their projects while they were in partnership.

5. Entrican Building (former)

36 Customs Street East,
Auckland Central



Scheduled: Category A

Known values: A, F, G, H

Heritage New Zealand Category 1 (#4577)

The five-storey building plus basement was erected in 1903-1904 for the Entrican Brothers, Andrew and James. The warehouse was designed to stand out from the crowd, with elegant Baroque detailing on the principal facade. It was one of the taller buildings in the waterfront area, overlooking to its rear the Queen Street railway station.

6. Onehunga Primary School

83 Selwyn Street, Onehunga



Scheduled: Category A

Known values: A, B, D, F, G, H

Heritage New Zealand Category 2 (#7109)

Built in 1901, this building is a distinctive example of quasi-ecclesiastical late-Victorian school architecture. With its vigorous ensemble of gabled bays and subsystem of triangular pediments, it can be seen as a timber variation of the Queen Anne style. It served the community as a district school until 1912 and as a primary school until 1973.

7. Greenhithe School Building

*Greenhithe Road, Collins Park,
Greenhithe*



Scheduled: Category B

Known values: A, B, F, G

Constructed in 1893, the school was designed by Mitchell and Watt who were the Auckland Education Board Architects from 1892. Upon completion the school was described as a nice compact building, of modern construction, and well finished in every part, being complete with every necessary convenience. The building has been moved a number of times and is currently located in Collins Park where it was relocated as a library.

8. Richmond Road Manual Training School

*113-127 Richmond Road,
Auckland*



Not scheduled²³

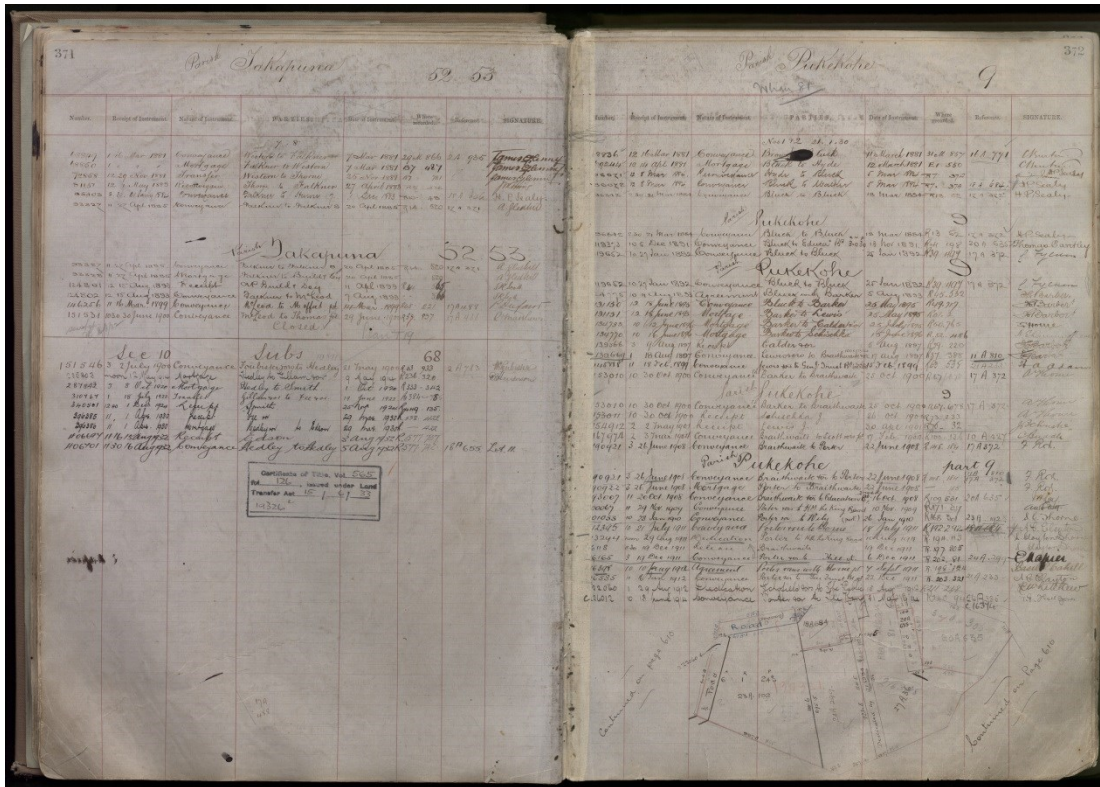
On 2 July 1903 the manual training school was opened at the corner of Douglas Street and Richmond Road. This building, although part of Richmond Road School, provided weekly classes for children from all of the local schools. Manual and technical instruction continued at Richmond Road School until 1966 when overcrowding forced the reconfiguration of this building into regular classrooms. It was designed by Mitchell and Watt in their role as the Education Board architects.

²³ This building has been the subject of an Historic Heritage evaluation and is proposed to be scheduled as a Category B

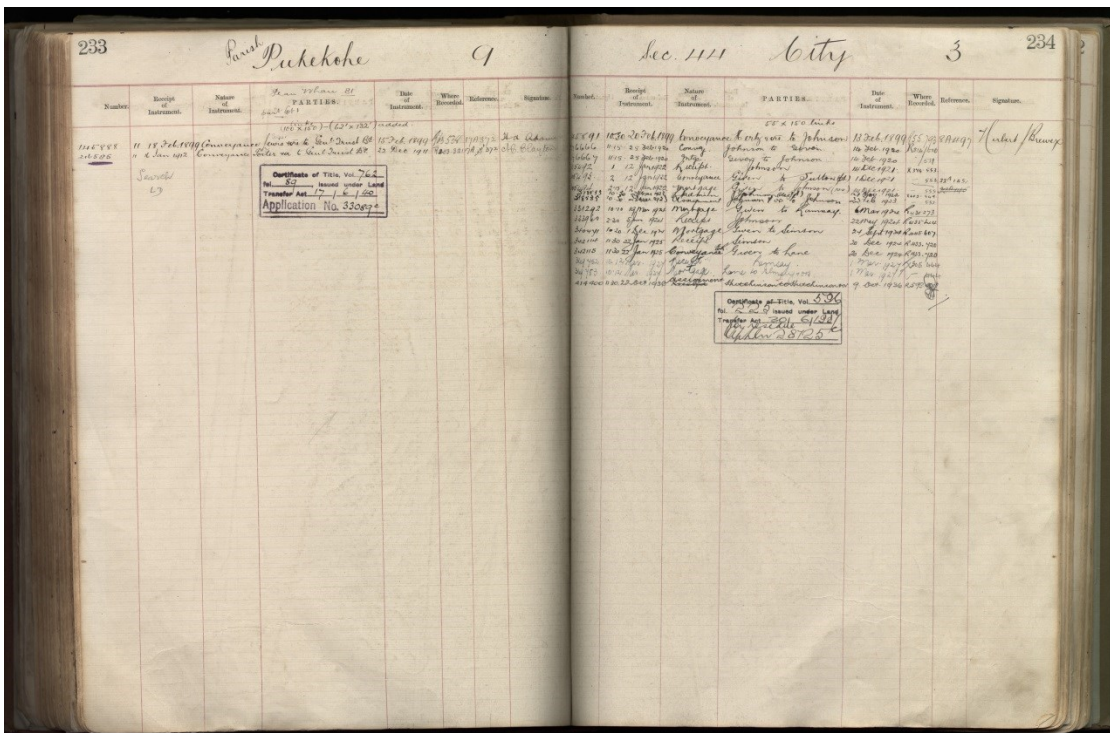
APPENDIX 3

Deeds Index, Certificate of Title and Deposited Plans

Deeds Index 17A 372 (Courtesy of Archives New Zealand)



Deeds Index 21A 233 (Courtesy of Archives New Zealand)



Certificate of Title NA 762-89 (Courtesy of LINZ)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Historical Search Copy



Identifier NA762/89
Land Registration District North Auckland
Date Issued 17 June 1940

Part-Cancelled

Prior References

DI 21A/233

Estate	Fee Simple
Area	1376 square metres more or less
Legal Description	Part Allotment 9 Parish of Pukekohe and Part Defined On Lot 3 Deeds Plan Whau 81

Original Proprietors

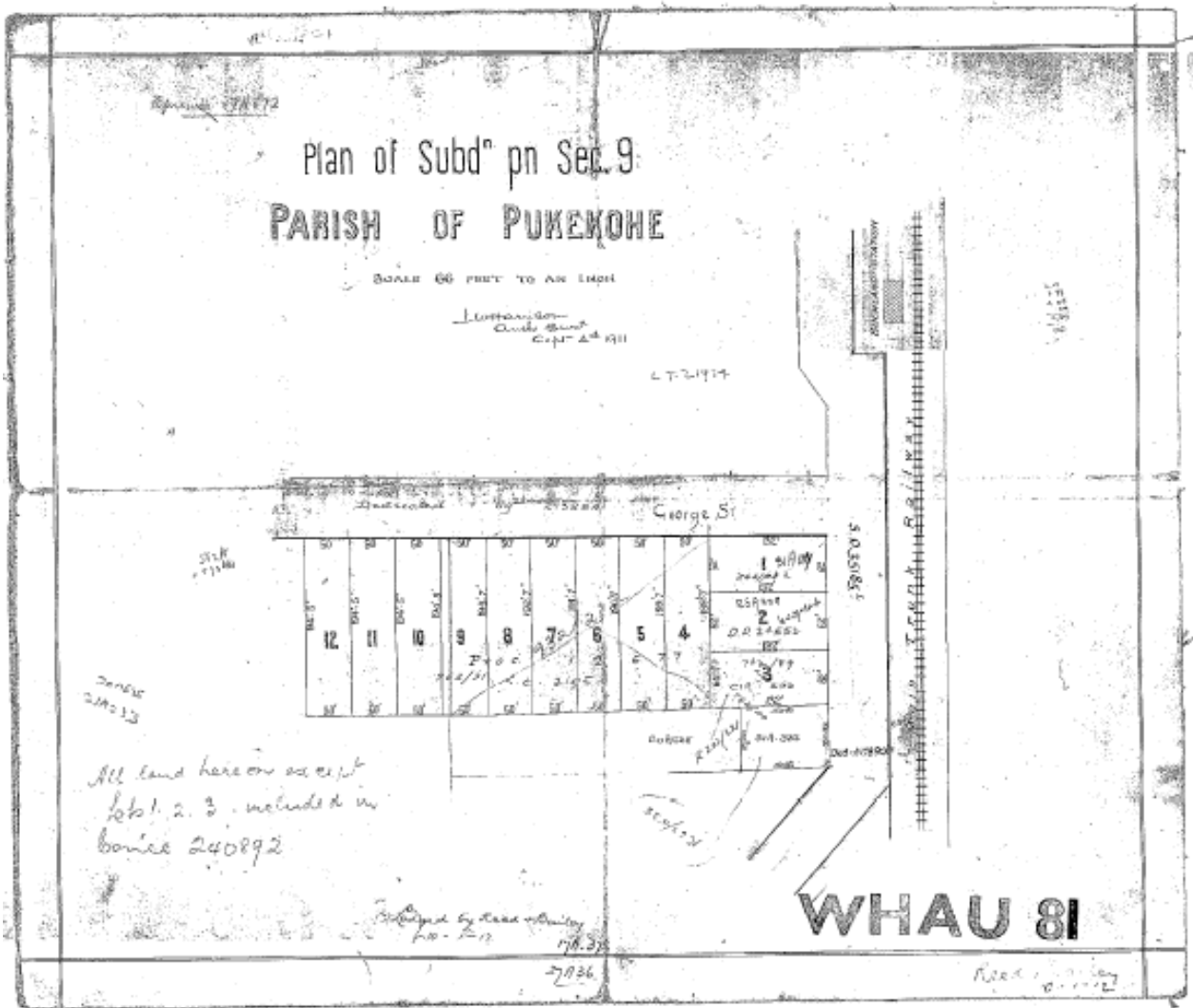
The General Trust Board of the Diocese of Auckland

Interests

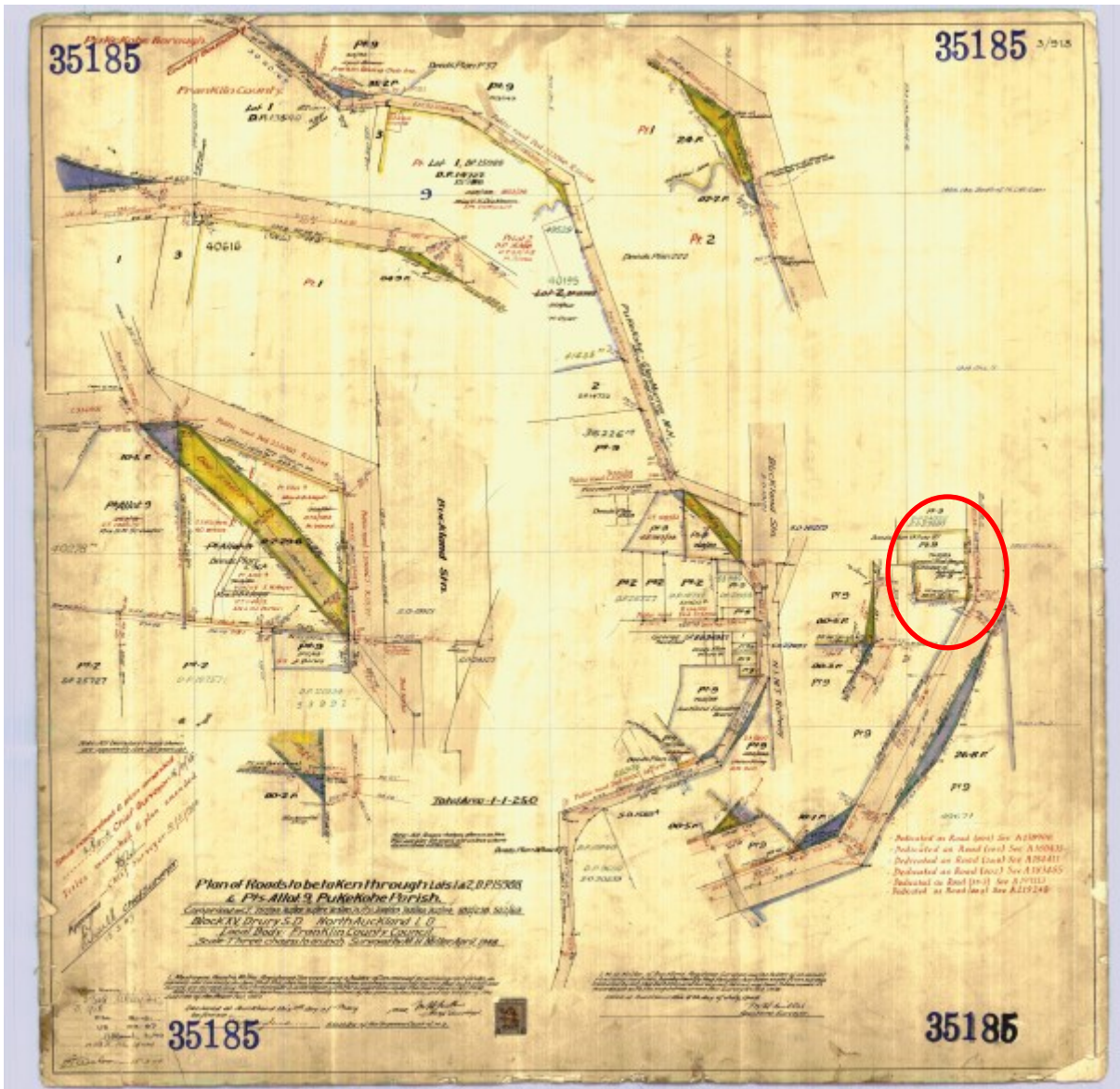
A178900 Transfer dedicating part (0.50 perches) as and for a public road and highway forever - 10.10.1966 at 2.27 pm

535810.1 Gazette Notice declaring part of No 22 State Highway (Runciman to Te Uku) to be a limited access road 21st February 1977 - 21.3.1977 at 11.31 am

Deed Whau 81 (n.d) (Courtesy of LINZ)



Deposited Plan 35185 (1948) (Courtesy of LINZ)



Close up of circled area:



APPENDIX 4

Photographs

Front (East) elevation:



Side (North) elevation:



Side (South) elevation:



Rear (West) elevation:



Foundation stone:



Window detail:



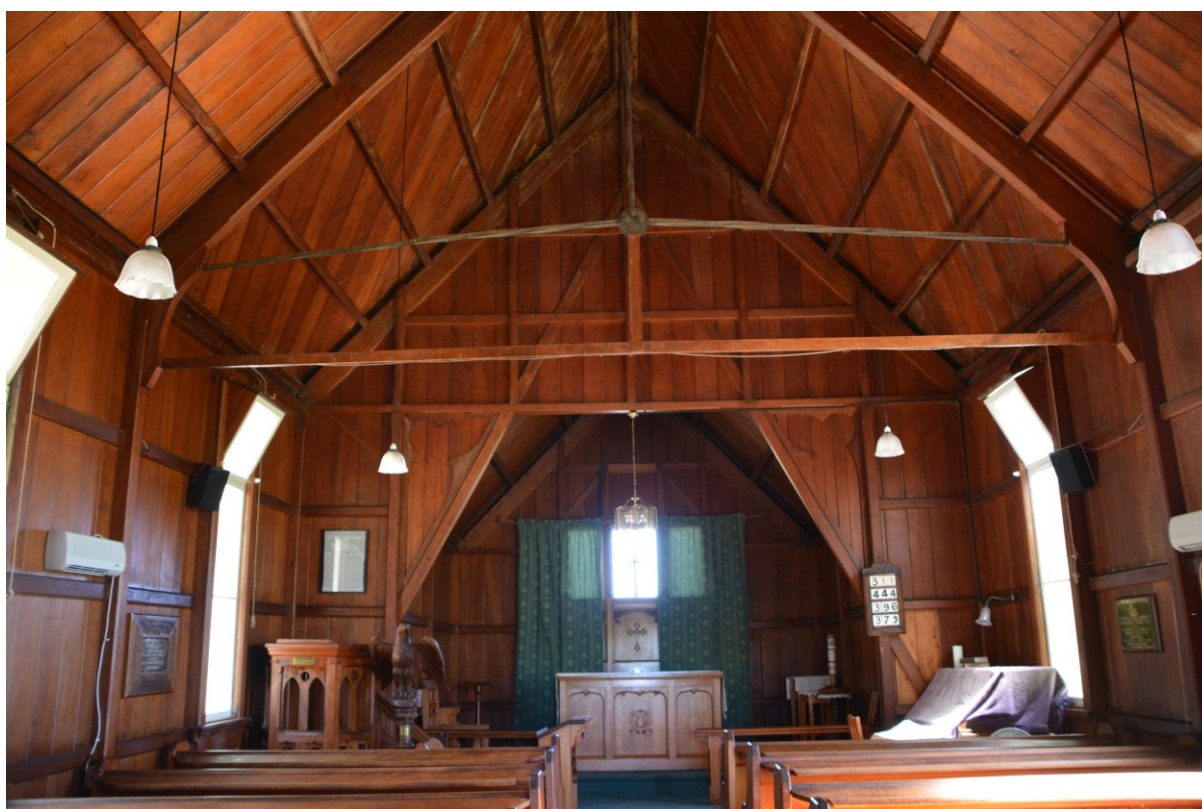
Belfry and Spire:



Interior looking east to exit:



Interior looking west to altar:



Detail of lectern and pulpit:



Detail of organ:



Detail of altar:



Detail of war memorial and baptismal font:



Historic photographs:



St. Paul's Buckland, 1900-1909. Sir George Grey Special Collections, Auckland Libraries, 4-6336



Opening of St Paul's Buckland & christening of Hazel Wilcox.

March 1900. Reproduced from: M. Danes, *A Good Community: History of Buckland School and Districts- Buckland School Centennial 1892-1992*, (Pukekohe: Buckland School Centennial Committee, 1992), 65



Anglican Church 1900 with Spare School house in background.

1900. Reproduced from: M. Danes, *A Good Community: History of Buckland School and Districts- Buckland School Centennial 1892-1992*, (Pukekohe: Buckland School Centennial Committee, 1992), 75



Date unknown (post-1948). Reproduced from: N. Morris, *A Centennial History of the Anglican Church in Pukekohe, 1876-1976*, (Pukekohe: Alpine Printers, 1976), 36

Interior photographs²⁴:



²⁴ All interior photographs reproduced from NZ History (unless otherwise referenced), "St Paul's Church Memorials Buckland", accessed 11 October 2016, <http://www.nzhistory.net.nz/media/photo/st-pauls-church-memorials-buckland>





1932. Stereoscopic view showing the interior of St Paul's Church, Buckland. Paul Richardson. Sir George Grey Special Collections, Auckland Libraries, 4-5105



1932. Stereoscopic view of the lectern in St Paul's Church, Buckland. Paul Richardson. Sir George Grey Special Collections, Auckland Libraries, 4-5106

DRAWINGS



1953. Plans. D. B. Patterson. The proposed work was never enacted. Reference: P81 A133 22
3. Reproduced courtesy of the Anglican Archives, Auckland

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