

# Heritage Evaluation

Church of the Ascension, 11-13 Dignan Street, Point Chevalier



Prepared by Auckland Council Heritage Unit

June 2014

Minor updates May 2017

## Heritage Evaluation

Church of the Ascension, 11-13 Dignan Street, Point Chevalier

---

Prepared by Auckland Council Heritage Unit

June 2014 (final version) Minor updates May 2017

Cover image:

By Rachel Ford, May 2014

## 1.0 Purpose

The purpose of this document is to consider the Church of the Ascension located at 11- 13 Dignan Street, Point Chevalier, against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

## 2.0 Identification

<b>Site address</b>	11-13 Dignan Street, Point Chevalier
<b>Legal description and Certificate of Title identifier</b>	Pt Lot 16 DP 3322 921m2, Pt Lot 16 DP 3322 1083m2, Lot 6 DP 21471; CT- 263/105, CT- 481/3
<b>NZTM grid reference</b>	Easting: 1751832.59 / Northing: 5919392.35 Longitude: 174.703237 / Latitude: -36.859205
<b>Ownership</b>	As at June 2014: General Trust Board of Diocese of Auckland Parish of Point Chevalier 11 Dignan Street, Point Chevalier, Auckland 1022  As at May 2017: S P A Neal and R C Neal
<b>Proposed Unitary Plan zoning</b>	Residential – Mixed Housing Suburban
<b>Existing scheduled item(s)</b>	None
<b>Additional controls</b>	Pre-1944 Building Demolition Control As at June 2014 (overlay removed as at May 2017)
<b>NZHPT registration details</b>	Reference no.: n/a Category: n/a Date of registration: n/a
<b>Pre-1900 site (HNZ Section 6a(i) and 2b)</b>	Unknown  The place does not predate 1900 and has no identified archaeological values, however there is a small possibility of pre-1900 historic remains present in the grounds (see Historical Summary)
<b>CHI reference/s</b>	The building is not recorded on the Cultural Heritage Inventory
<b>NZAA site record number/s</b>	n/a

### 3.0 Constraints

This evaluation does not include:

- The evaluation of archaeological values
- The evaluation of Mana Whenua values
- A discussion of structural integrity
- An evaluation of the interior

The evaluation is based on the availability of information provided or able to source at the time of writing; additional research may yield new information.

### 4.0 Historical summary

*See Appendix 1 for a detailed Historic Research.*

Point Chevalier has a long history of Maori Settlement prior to European Settlement, and is known traditionally as Rangimata-rau, translated to 'the day of one hundred spears' after a battle between Ngati-hoa and Ngati-paoa tribes.<sup>1</sup>

When European settlers began to arrive in Point Chevalier, it was reported that there were two Maori villages in the district.<sup>2</sup> One was located near the northern point where there is a small inlet between what is now Johnstone and Oliver roads, the second was located at the mouth of Oakley Creek. The gardens were well established in the fertile soils and during the early European settlement were the most productive in the district. Walking tracks were said to be located between the villages and continued on to the Manukau Harbour.<sup>3</sup>

The land on which the Church of the Ascension currently stands was originally part of Allotment 24 of the Parish of Titirangi,<sup>4</sup> and was transferred to Thomas Cassidy in 1845.<sup>5</sup> Cassidy held Allotment 24 for three years before the land, along with much of the northern section of the peninsula, was acquired by Patrick Dignan.<sup>6</sup>

It is believed that the Military Camp that existed in the district around 1859 was likely located on Dignan's 209-acre farm.<sup>7</sup> Dignan at this time was a Provincial Councillor and would have likely leased part of his land for a seasonal military camp to the Government with a Soldiers Barracks building near the present-day bowling club pavilion.<sup>8</sup>

After Patrick Dignan's death in 1894, the land was managed by trustees and went through a series of subdivisions over the next 10 years.<sup>9</sup> In 1905, the remaining Dignan farm was inherited by Patrick Dignan's children, and the title for lot 16, where the Church of the Ascension is located, was transferred to Thomas Dignan.<sup>10</sup>

Subdivision was slow in Point Chevalier during the early years of the twentieth century compared to other suburbs such as Mount Eden, primarily because of the poor drainage and swampy nature of the land and the distance from the city.<sup>11</sup> However, the area flourished during the interwar period and after the tram arrived in 1930, building intensified and most of Point Chevalier was built out by World War II.<sup>12</sup>

In February of 1917, Thomas Dignan sold what is now 11 Dignan Street to Walter Henry Armstrong, who then purchased the adjacent property at number

13 a year later.<sup>13</sup> Armstrong, a devout Anglican, offered part of his property for the construction of Point Chevalier's first Anglican Church.<sup>14</sup> Services were reportedly held in a garage a year before the church was completed in 1918.<sup>15</sup>

Though not fully complete, pressure from the community saw the church opened prior to Easter of 1918,<sup>16</sup> approximately 10 months after the district's first church, St Phillips Presbyterian Church, was opened.<sup>17</sup> The church was designed from plans by Messrs E Bartley and Son,<sup>18</sup> and when opened was described as a picturesque building, with a small bell turret atop a roof of shingles capable of seating approximately 200 people.<sup>19</sup>

When the church was opened in 1918, it fell within the Grey Lynn Parochial District and was under the charge of the vicar from St Columba Anglican Church. The Church of the Ascension did not have its own vicar at this time and services were conducted by lay readers.<sup>20</sup> In March of 1926, The Auckland Anglican Diocese made the decision to divide the Grey Lynn district and create a new parochial district in Point Chevalier.<sup>21</sup>

In March of 1926, eight years after the church was completed, Archbishop Averill conducted a dedication service,<sup>22</sup> and six months later the Rev. W. E. Gillam was inducted as the church's first vicar.<sup>23</sup> During 1926, Mr and Mrs Armstrong gifted the land of the church and proposed vicarage site to the Diocese.<sup>24</sup>

The Vicarage was completed in 1926,<sup>25</sup> and was built in the classic Bungalow style popular in that period.<sup>26</sup> The vicarage has gone through many changes since its construction (details in Appendix 1 and 5), particularly with major internal changes occurring in the 1980s (see Appendix 5).

The other addition to the property was the Sunday School Hall, the need for of which had been discussed by the community as early as 1927.<sup>27</sup> Building began for the hall in 1938, although the only completion at this time was the western end, which now houses the cloakroom and kitchen.<sup>28</sup> The delay was due to the onset of World War II,<sup>29</sup> and the remainder of the hall was completed in 1944, when it was opened to accommodate 300 people and was named the Rattray Memorial Hall.<sup>30</sup> The building has undergone minor exterior alterations and some interior changes since it was completed (see Appendix 1 and 5).

The 1940s saw a number of changes to the church. The original shingle roof was replaced c. 1940 with asbestos cement sheets,<sup>31</sup> and 1944 saw a number of changes in the interior, including new altar lights and a new pulpit and font.<sup>32</sup>

In the late 1950s and early 1960s, the church was in regular correspondence with Whitefriars Glass Co. in London as they organised the design and shipment of a pair of stained glassed windows.<sup>33</sup> These were dedicated and installed in February of 1961 facing the congregation on either side of the Sanctuary.<sup>34</sup> In 1977, additional stained glass windows were installed at the rear of the Sactuary, these came from the chapel of the Good Shepherd Auckland City Mission site when the premises were closed.<sup>35</sup>

There are no recorded plans available for any other changes in the church, but visual changes include the reroofing to corrugated iron and the addition of the access ramp and doors. The church today is still owned and in use by the Anglican Diocese.

The Church of the Ascension was also home to the local branch of the Mothers Union, a collective of women who fostered Christian principals and a focus on

family life and children.<sup>36</sup> The Point Chevalier branch was based at the Church of the Ascension. According to newspaper articles and advertisements, they had a strong local community role, and ran from 1956 to 1988.<sup>37</sup>

The vicars who served the Church of the Ascension during the early years had varying and often extensive backgrounds. Rev Gillam had served as a Chaplain during World War I, obtaining the rank of Lieutenant Colonel and had served time at Gallipoli.<sup>38</sup> Prior to this, Gillam was in charge of St Matthews in the City and after his death in 1929, he was cremated and placed in a pillar of the central city church.<sup>39</sup> Rev. Edgar Ward who was next inducted as vicar held the role until 1931.<sup>40</sup> During his time at the church Ward announced publically that he'd found the cure for tuberculosis.<sup>41</sup> After many months of public speculation the matter appeared to drop and Ward continued his pharmacological practice when he retired from the vicarage in 1931.<sup>42</sup> Rev. Wingfield took temporary charge of the church from 1931-1933;<sup>43</sup> an architect by training Wingfield had designed six other New Zealand Churches including the Romanesque styled brick extension to St Albans.<sup>44</sup> After Rev. Wingfield's retirement, Rev. Rattray was inducted in 1933,<sup>45</sup> and served as vicar until his death in 1940. A keen backer for the construction of a Sunday School, Rattray bequeathed a large sum to the Church and other charities after his death.<sup>46</sup> When the Sunday School Hall was completed, it was named the Rattray Memorial Hall.<sup>47</sup>

## 5.0 Physical description

Site visits were undertaken on the 1<sup>st</sup> and 7<sup>th</sup> of May 2014. An inspection of the exterior of the Church was undertaken with a brief inspection of the Vicarage and Rattray Memorial Hall. No interior aspects were inspected.

### Site and Setting

The Church of the Ascension is located at 11-13 Dignan Street, within the suburb of Point Chevalier, approximately 4km west of the Auckland CBD. The site is located on the southern side of Dignan Street, a narrow, tree lined road that runs perpendicular to the main Point Chevalier Road. The neighbourhood is predominantly residential housing with a small mix of commercial and recreational spaces in the immediate area. The site measures 2,004m<sup>2</sup> in area and incorporates two parcels, both bounded by Dignan Street to the north and the tennis club to the south.

11-13 Dignan Street includes four buildings: at 11 Dignan Street lies the Church, directly fronting the road, while number 13 includes the vicarage and a small garage to the rear; the Rattray Memorial Hall runs along the rear of the property and falls on both parcels.

There are two vehicular access points to the property, one to the church, the other for the vicarage. The only limited parking available is residential parking behind the vicarage. There is a small hedge that runs along the front boundary and there are established gardens surrounding the church.



Figure 1. Wider Point Chevalier context (Auckland Council GIS Viewer 2014)



Figure 2. Church of the Ascension boundary with buildings noted (Auckland Council GIS Viewer 2014)

## Church of the Ascension

The Church of the Ascension is a single story structure of timber-frame construction built to an L-shaped plan with a sheltered entrance on the eastern elevation. It is designed in a simplified, vernacular Gothic Revival style reflecting the late influence of the Arts and Crafts movement in New Zealand's timber buildings. Architectural details such as shaped barge-boards, knee braces, and exposed rafter tails – similar to those found on transitional villas and bungalows – indicate that the design of the church parallels or is informed by the influence of the Arts and Crafts movement on domestic design in New Zealand. The base of the church consists of a wooden skirt and the external walls are of board-and-batten construction. There are buttresses on the northern face that appear to have been included for aesthetics, rather than structural necessity. The entrance porch to the church is located on the eastern elevation at the north end of the building; this is covered and has been modified on its northern face to accommodate a set of double doors associated with the access ramp that runs along the northern aspect of the church. There has also been an addition to the entrance of the vestry with a glass shelter added and the alignment of the stairs changed.

Most of the windows are leaded glass, some of which have been replaced, but the majority appear to be original. The stained glass windows on the southern elevation are in good condition and were installed in the 1960s and 1970s, the latter of which were relocated from the chapel of the Good Shepherd, Auckland City Mission. These appear older in technical aspects than the 1960s windows, and are likely to have been fabricated and placed in the Good Shepherd chapel much earlier.

The shingles on the aspects above the northern windows are likely original. The ventilation mask on the northern elevation remains. The steeply-pitched gabled roof is corrugated iron and it is unknown when this was installed. The belltower is topped with decramastic tiles, likely a remnant from the previous c. 1940 roof replacement.

Overall the church appears to be well maintained and in good condition.

*Interior:*

The Interior has not been inspected

*Current Use:*

Church is still used as place of worship for the Anglican community

*Additions and modifications:*

c1940	Church re-roofed with asbestos cement sheets
1961	Stained Glass windows to the southern elevations of the church (to left and right of Sanctuary) installed
1977	Stained Glass window, relocated from Auckland City Mission chapel, installed in southern elevation (Sanctuary)
Date unknown	Church re-roofed with corrugated iron Disability access ramp and addition of doors Misc. glass replaced Entry to vestry covered with glass shelter and stairs realigned



Figure 3. View of the Church of the Ascension and Vicarage from the northwest corner of the property. (May 2014)

### **Ratray Memorial Hall**

The Ratray Memorial Hall is a weatherboard building on a concrete foundation at the rear of the church and has a corrugated iron gabled roof.

The original 1938 cloakroom and kitchen construction is visible at the western end of the hall, with the 1944 extension having a higher and steeper pitched roof. There also appears to be an addition at the western end of the northern elevation where an access ramp and shelter have been added. The windows on the southern elevation of the original cloakroom are also higher on the building than the windows in the extension.



The name of the hall is expressed in the lead light windows above the main entrance on the northern elevation, and the glass in a number of other windows has been replaced. There is a raised playground along the northern face of the hall and the majority of the hall is fenced with both wooden and steel fencing.

There is an access door to the storage space beneath the hall to the left of the main doors; this was part of the 1960s extension to the eastern elevation.

The Rattray Memorial Hall appears to be well maintained and in good condition.

*Interior:*

The interior has not been inspected

*Current Use:*

Sunday School  
Play Group  
Public Events

*Additions and modifications:*

1944	Memorial Hall extension completed
1957	Extension to hall
1960	Additions and alterations to Hall
2008	Upgrade to Hall bathrooms to accommodate accessible toilet
Date unknown	Disability access to Memorial Hall installed at western end of northern elevation.



Figure 4. Main entrance to Rattray Memorial Hall (May 2014)

## Vicarage

The vicarage is a 1920s weatherboard English-style bungalow located to the east of the church. The original porch entrance has been closed in and windows added. There is also a second entrance enclosed in a glass shelter on the northern elevation where an extension has been added on the western side. There is a chimney on the eastern elevation, which was added to the building in 1949.

There is a fire hose attached to the original western elevation behind the study (which was added in 1958). A small back porch exists on the southern elevation. The shallow-pitched hipped roof is decramastic tiles in terracotta colouring and there are two aerials and a satellite on the roof.

The external garage is located to the rear of the house.

Compared to the Church and Memorial Hall, the vicarage appears to be in relatively poor upkeep and has undergone major changes in the past 35 years.

### *Interior:*

The interior has not been inspected

### *Current Use:*

Unknown

### *Additions and modifications:*

1949	Erection of chimney, shifting of x1 window and interior wall
1954	Addition to vicarage (west elevation)
1973	Garage built
1982	Interior alterations, front porch enclosed, back porch extended



Figure 5. Vicarage from Dignan Street (northern elevations). (May 2014)

## 6.0 Comparative analysis

### Nearby Anglican Churches

With the exception of St Georges Anglican Church (1916), the Church of the Ascension is the youngest Anglican Church in the Albert-Eden Local Board area, with the remaining churches having been completed in the nineteenth century.<sup>48</sup> However, unlike the earlier churches, including St Georges, the Church of the Ascension has retained its original footprint and does not appear to have had any major alterations or additions. This is likely due to the other churches having to compensate for population growth since the nineteenth century.

### Architect (Mssrs E Bartley and Son)

It is reported that the Church of the Ascension was built from plans by Mssrs E Bartley and Son.<sup>49</sup> Edward Bartley was responsible for many designs in Auckland, in particular for various churches the 1880s and also as the architect for the Anglican Church. Some of his Anglican designs include St Judes (1884 Avondale), St Peter's (1882 Takapuna), and the stone built replacement of St Matthews in the City (1905), which is a prominent city landmark even today.<sup>50</sup>

However, as the original plans for the Church of the Ascension have not been located, it is difficult to confirm if they were indeed drawn by Edward Bartley. As the church was built a year prior to his death it is unlikely that he had direct input into the plans, and it is more probable that the design was adapted from a previous plan, as was common for the firm during the war years.<sup>51</sup>

### Point Chevalier Churches

*See Appendix 2 for more details on the local churches.*

Locally, the Church of the Ascension appears to be comparatively more significant than the other historic churches in the area.

Though St Phillips (former) Presbyterian Church was built 10 months prior to the Church of the Ascension, St Phillips is no longer a Presbyterian church (the congregation moved in 2009, and the building is now used by the Serbian Orthodox Church. It does not have any notable architectural features, and appears to be surrounded on at least three sides by significant extensions.

The Catholic Church (St Francis) on Montrose Street was built in 1930 and served as the school house during the week and the church hall in the weekends.<sup>52</sup> This building has had fewer modifications than St Phillips, but the small amount it has had does slightly compromise the street frontage. Though also a single story in comparison with the Church of the Ascension, St Francis does not obtain the height and does not have the distinctive church-like features that the Anglican Church holds, such as the arched windows and high ceilings that characterise many early churches.

## 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 of the Ascension has considerable historical values as it reflects important economic, social and religious history of the area and demonstrates the Anglican faith at a local level for 96 years.

Built in 1918, the church was the first purpose-built Anglican Church in the Point Chevalier area. The growth of the church complex paralleled the local interwar population growth, as evidenced by the addition of the vicarage and later the memorial hall. The delays in the construction of the hall reflected both the social need for a public space and the economic hardships of the time.

The complex has a moderate historical value for its association with early vicars who played important roles in not only the development of the church, but also at times influencing events at an international level.

The Church of the Ascension complex is considered to be of **considerable** historical significance to the community in the local Point Chevalier area.

### (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 Church of the Ascension has considerable social value to the local community, representing almost 100 years of continuous Anglican worship in Point Chevalier. It reflects the religious needs of the community and the sustained maintenance of the church makes it a readily identifiable symbolic marker in the landscape.

The complex has maintained a strong community presence and has reflected its needs over time, from the initial construction of the church by private citizens to the establishment of its own independent parish and the staged construction of the Rattray Memorial Hall as a community place. Both the church and hall have been maintained and developed since completion and are still in use by the public today.

It reflects the passion of the local community: the need for a Sunday School is reflected in the push to complete the hall prior to the end of World War II, when completion had initially been delayed due to the outbreak of war. The perseverance of the Rev Rattray, the vicar of the time, is commemorated in the hall's name.

The vicarage, though housing some of the eclectic church vicars, has little social value.

The Church of the Ascension complex is considered to be of **considerable** social significance to the community in the local Point Chevalier area.

### **(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.*

The Church of the Ascension has some potential to provide knowledge regarding the way of life for the local community and church, particularly in the first 50 years of the twentieth century, but much of this can be derived from other documentary resources.

The ability of the Church of Ascension to contribute to the knowledge at a local, regional or international level 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 technological accomplishment, innovation or achievement and as such is considered to be of **little** value under this criterion.

### **(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 church itself anchors the complex in terms of its physical attributes. The plans are believed to have been adopted from a plan prepared by notable architect Edward Bartley; however, as it is unlikely to have been directly designed by Bartley himself, it does not rate highly in his body of work. The church has had very little, if any, modification from its original 1918 footprint, small changes include the addition of the stained glass windows replaced existing windows, and though the access at the front ramp detracts slightly from the church, its design is sympathetic. The only other feature that takes an element away from the original design of the church is the glass porch to the vestry.

The design of the church appears to reflect the Arts and Crafts movement present in domestic buildings of the time. This design influence appears to parallel the boom of residential construction that was taking place during the inter-war period, which is not present in the brick and stone churches of the

same era that are scheduled in the wider Albert-Eden local board area. The Church of the Ascension is also the only church in Point Chevalier with this design characteristic and the only one that has retained the majority of its original features and footprint without any compromising additions.

Although the hall has been extended when required, any additions have been sympathetic to the original design. The vicarage has undergone many changes, which are unsympathetic to the original bungalow design, and it lacks integrity.

Overall, the Church of the Ascension complex is considered to have **considerable** local physical attributes values.

### **(g) Aesthetic**

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

The Church of the Ascension has considerable aesthetic values in the local landscape; this is largely due to the unique design that makes it the most recognisable building of worship in Point Chevalier. The complex's setting on a side street off the main road, later development of higher residential buildings nearby, and frontage of mature trees reduce the distance from which the property can be seen, but do not detract substantially from its original landmark qualities.

The church in particular is a handsome, iconic building that has seen maintained care and upkeep since its construction, and with the height of the building and its garden surrounds, it is visually pleasing to the eye when viewed from Dignan Street and further afield.

The hall is also well maintained, but its position at the rear of the site and its simple design do not exhibit aesthetic values as strongly as the church does. Although the vicarage has a strong street presence, the lack of upkeep and unsympathetic extensions significantly reduces its contribution under this criterion.

The Church of the Ascension complex is considered to be of **considerable** aesthetic value locally.

### **(h) Context**

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

The Church of the Ascension is considered to have considerable context significance, since it has been a continuous place of worship for almost 100 years and its history reflects the social and economic and development of Point Chevalier in the early twentieth century. The church sits on its original foundations and within its original footprint, it is well maintained and aesthetically pleasing in the landscape, and has had very little change in 96 years.

The context value of the Church of the Ascension complex is of **considerable** local significance.

## **8.0 Statement of significance**

The Church of the Ascension complex demonstrates considerable significance in Point Chevalier for its local historical, social, physical, aesthetic and context values. Constructed in 1918, it was one of the earliest churches in the district and has been a place of Anglican worship and social gatherings for 96 years. The Arts and Craft feature of the design, which may have been influenced by the surrounding residential development of the time, is unique in the local area. The church itself has particularly high integrity: it maintains its original footprint and aesthetically pleasing design, has undergone only minor changes, and is a highly recognisable fixture in the Point Chevalier landscape. The Rattray Memorial Hall is testament to not only the community's need for a public space as population grew, but also the hardship of the interwar and WWII period, and it enhances the historical and social aspects of the complex's significance. The vicarage also helps tell the story of the evolution and growth of the parish, but it lacks sufficient integrity to contribute to the values of the complex.

## **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. As such, the extent of place for scheduling includes all the land within the certificate of title boundary (Pt Lot 16 DP 3322 921m<sup>2</sup>, Pt Lot 16 DP 3322 1083m<sup>2</sup>, Lot 6 DP 21471). This ensures retention of views to the church from Dignan Street.

Exclusions apply to the Vicarage and Garage. Although the physical fabric of these buildings lacks sufficient historic integrity to contribute to the significance of the place, any future proposals to these buildings will need to be considered in light of their potential impacts on the identified values of the complex as a whole.



Figure 6. Extent of place for scheduling. The hatched areas denote the building exclusions.



## 10.0 Recommendations

Based on the preceding evaluation, the Church of the Ascension Complex, 11 Dignan Street, Point Chevalier meets the threshold for scheduling as a *Historic Heritage Place: Category B*.

- The place demonstrates *considerable*, historical, social, aesthetic and context values.
- The overall significance of the place is of *considerable* value locally
- The extent of the historic heritage place is delineated by the boundary set out in section 9.0, Figure 6

## 11.0 Table of Historic Heritage Values

Significance (A-H)	Criteria	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, International)
A- Historical		Considerable	Local
B- Social		Considerable	Local
C- Mana Whenua		n/a	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

### \*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

<b>Place Name and/or Description</b>	Church of the Ascension
<b>Verified Location</b>	11-13 Dignan Street, Point Chevalier
<b>Verified Legal Description</b>	Pt Lot 16 DP 3322, Lot 6 DP 21471
<b>Category</b>	B
<b>Primary Feature</b>	Church building
<b>Known Heritage Values</b>	A,B,F,G,H
<b>Extent of Place</b>	Refer to planning maps  (See figure 6)
<b>Exclusions</b>	Interior of building(s); vicarage and garage
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

### Author

Rachel Ford (Heritage Information Advisor)

### Date

May 2014

### Reviewer

Rebecca Fogel, Built Heritage Specialist (Point Chevalier HHS Project Lead)

### Date

9 June 2014

### Minor revisions

Cara Francesco (Principal Specialist Built Heritage – Policy)

### Date

May 2017

## Appendix 1: Historic research

### Maori History

Maori settlement in the area is visible by both archaeological sites around the coast and the acknowledgement of the Wahi Tapu sites at Point Chevalier Beach and Coyle Park. Point Chevalier beach is known traditionally as Rangī-mata-rau, translated to 'the day of one hundred spears' after a battle fought over a marriage between a Ngāti-hoa chief and a woman from the Waikato.<sup>53</sup>

When European settlers began to arrive in Point Chevalier, it was reported that there were two Maori villages in the district.<sup>54</sup> One was located near the northern point where there is a small inlet between what is now Johnstone and Oliver roads, the second was located at the mouth of Oakley Creek. The gardens were well established in the fertile soils and during the early European settlement were the most productive in the district. Walking tracks were said to be located between the villages and continued on to the Manukau Harbour.<sup>55</sup>

### Early European land ownership 1845-1918

The land on which the Church of the Ascension currently stands was originally part of Allotment 24 of the Parish of Titirangi (Figure 7), and was described as being in scrub<sup>56</sup> when transferred, with Lot 17 to Thomas Cassidy in 1845.<sup>57</sup> After marrying a Maori Chief's daughter in Sydney in 1937, Thomas Cassidy successfully claimed title to land in the Hokianga District. Cassidy was awarded land scrip and after purchasing land in the Hokianga, bought additional land in Auckland, including the two lots in Point Chevalier.<sup>58</sup>



Figure 7 shows early plans of Point Chevalier with the approximate location of the Church (red circle). To the left SO833, showing the original subdivisions,<sup>59</sup> c1850;<sup>60</sup> to the right a reproduction (1891) of Matthew Felton's original subdivisions c1840s.<sup>61</sup> North point in red.

One of Point Chevalier's earliest landowners, Patrick Dignan acquired in 1847 lots 22-25,<sup>62</sup> making up most of the northern section of the peninsula.<sup>63</sup> The land was farmed by Mr Bishop who resided in Dignan's house, one of only 12 buildings in the district until 1885.<sup>64</sup>

A military camp existed in the district around 1859 and was likely located on Patrick Dignan's large 209-acre farm.<sup>65</sup> Dignan at this time was a Provincial Councillor and would have likely leased part of his land for a seasonal military camp to the Government with a Soldiers Barracks building near the present-day bowling club pavilion.<sup>66</sup>

After Patrick Dignan's death in 1894, the Dignan farm went through a number of changes. Part of the farm was utilised for recreation, including a coursing ground, which ran from 1902-1907.<sup>67</sup> In 1902, the northern point was gazetted as a 'Hospital Site', and two years later the land was purchased from the Dignan family trustees for the purpose of an Infectious Disease Hospital.<sup>68</sup> This is now the modern day Coyle Park, which was obtained by the Auckland City Council in 1924.<sup>69</sup> The remaining Dignan Farm was inherited by Patrick Dignan's children,<sup>70</sup> and in 1905 the title for Lot 16, where the Church of the Ascension is located, was transferred Thomas Dignan.<sup>71</sup>

In February 1917, Thomas Dignan sold what is now 11 Dignan Street to Walter Henry Armstrong. A year later, Armstrong purchased the adjacent property at number 13.<sup>72</sup>

### **Church of the Ascension 1918-Present**

The Anglican Church on Dignan Road was built in 1918,<sup>73</sup> 10 months after the first church in the district was opened.<sup>74</sup> The cost of the construction was covered by Walter Armstrong, a devout Anglican who offered part of his property for the building of the church.<sup>75</sup> Anglican services for a year prior to this were held in a Point Chevalier motor garage,<sup>76</sup> and in November of 1917 it was decided to accept a mortgage offer of £600 at 60% for 30 years in order for the church to be built.<sup>77</sup>

Though not yet fully complete, pressure from the community meant Bishop Averil opened the church prior to Easter on the 24 March 1918.<sup>78</sup> Initially the church appears to have been known as St Stephen's,<sup>79</sup> but as of September 1918 all mentions of the church fall under its present name: Church of the Ascension.<sup>80</sup>

The church was designed from plans by Messrs E Bartley and Son,<sup>81</sup> built by Mr E Phillips,<sup>82</sup> and when opened in 1918 was described as a picturesque building, with a small bell turret atop a roof of shingles capable of seating approximately 200 people.<sup>83</sup>

When the church was opened in 1918 it fell within the Grey Lynn Parochial District and was under charge of the vicar from St Columba Anglican church. The Church of Ascension did not have its own vicar and lay readers conducted services.<sup>84</sup>

In July of 1925 the church was broken into by three boys who stole and damaged items valued up to £17 4s. Two of these boys returned after the fact and using a mop, smothered the interior in paint, as well as causing extensive damage to much of the church. The two youngest, aged 10 had their cases adjourned for two years, while the third (aged 11) was suggested to be sent to a school for the feeble minded and committed to the Auckland Probation Home.<sup>85</sup>

In March of 1926, the Auckland Anglican Diocese made the decision to divide the Grey Lynn district and create a new parochial district in Point Chevalier.<sup>86</sup> Eight years after the church was opened, Archbishop Averill conducted a dedication service,<sup>87</sup> and on the 26<sup>th</sup> of September, the Rev. W.E Gillam was inducted as the church's first vicar.<sup>88</sup> In the previous July, prior to the September dedication services, Mr and Mrs Armstrong transferred the land and church to the Diocese.<sup>89</sup> Two months later the adjacent parcel was also gifted to the Church for the construction of a vicarage.<sup>90</sup> Consent for this was granted the same year.<sup>91</sup> During his time as the vicar, Gillam was involved in the church's early progress, including the construction of the vicarage.<sup>92</sup>

Prior to his position at the Church of the Ascension, Rev Gillam served as a chaplain during World War I. Gillam obtained the rank of Lieutenant Colonel and was stationed on hospital ships throughout the war, which included time at Gallipoli.<sup>93</sup> During this time, and the 20 years prior to his vicarage at Point Chevalier, Rev. Gillam was in charge of St Matthews in the city, and after his death at age 73 in July of 1929,<sup>94</sup> was cremated and placed in a pillar in the central city church.<sup>95</sup>

The October after Gillam passed away; Revered Edgar Ward was inducted as the new Vicar,<sup>96</sup> a role he held until 1931.<sup>97</sup> Ward came to Point Chevalier from Kaitaia, and prior to his various church posts since 1900 was also trained as a pharmacist, studied and worked in law, and was the mayor of Riverton from 1892-1897.<sup>98</sup>

Within two months of his induction, Ward – having trained as a pharmacist, announced publically that he had found the cure for tuberculosis.<sup>99</sup> The matter of the cure continued into the early months of 1930 when the Health Board issued statements that it had not officially recognised it as a cure and called for an investigation.<sup>100</sup> Ward, unhappy with the response from the Health Board, requested that the British Medical Association run tests on his cure under strict stipulations from himself.<sup>101</sup> While awaiting a response, Ward was fielding requests for his 'cure' from countries around the world, including the United States, Canada, Argentina and the United Kingdom.<sup>102</sup> In August of 1930, it was reported that the British Medical Association had not run their tests as their proposal for the examination were not accepted by Ward.<sup>103</sup> Ward was arguing at this time that his remedy would not cure tuberculosis on its own, but used in conjunction with a good diet would increase its efficiency.<sup>104</sup> Reports of the cure began to drop in the late 1930s and after retiring in 1931, Ward continued his pharmacological practice and opened a free clinic for herbal remedies, particularly for tuberculosis.<sup>105</sup>



Figure 8 showing the Church of Ascension in 1929, the vicarage is to the left and the tennis courts can be seen in the background. 'Sir George Grey Special Collections, Auckland Libraries, 4-4927'

When Rev. Ward retired in November of 1931,<sup>106</sup> he was replaced by Rev. Wingfield, who agreed to take temporary charge of the Pont Chevalier Parish after stepping down from the vicarage at the Holy Trinity Church in Devonport.<sup>107</sup> Throughout his religious term, Wingfield took various curate and vicar positions since arriving in Auckland in 1897. Also an architect by training, he designed six New Zealand churches, including the Romanesque styled brick chancel extension to St Albans in Auckland.<sup>108</sup> Wingfield retained his temporary role as priest-in-charge at the Parish for around 18 months, before announcing his retirement in May of 1933.<sup>109</sup>

Taking over from Rev. Wingfield was the Rev. W. H. Rattray, who came to Point Chevalier from the All Souls Anglican Church in Clevedon.<sup>110</sup> Rattray was inducted as vicar in early July 1933,<sup>111</sup> and continued to hold the position for the next seven years.<sup>112</sup> Rattray was heavily involved in the progress of both the church and community; he was a keen backer of the development of a new Sunday School,<sup>113</sup> as well as a strong supporter of the St John Ambulance Brigade and the Church Army movement.<sup>114</sup> In late August of 1940, the 55 year old vicar was reported to have fallen ill and would not be able to resume his duties for some time.<sup>115</sup> Rattray passed away days later,<sup>116</sup> bequeathing sums to the Anglican Church, St John Ambulance Association, and other groups to the estimated legacy of £8000.<sup>117</sup>

After the 1935 replacement of the bell,<sup>118</sup> the 1940s saw a number of changes to the church building. The original shingle roof of the church was replaced c.1940 with asbestos cement sheets,<sup>119</sup> and 1944 saw a number of changes in the interior, including new altar lights, and a new pulpit and font.<sup>120</sup>

For many years, the Church of the Ascension was the highest point in the district, and prior to the street trees maturing can be seen in the Whites Aviation Photos below.

In the late 1950s and early 1960s the church was in regular correspondence with Whitefriars Glass Co. in London as they organised the design and shipment of a pair of stained glassed windows.<sup>121</sup> These were dedicated and installed in February of 1961 facing the congregation on either side of the Sanctuary.<sup>122</sup>

In 1977, additional stained glass windows were installed at the rear of the altar, which came from the chapel of the Good Shepherd Auckland City Mission site when the premises were closed.<sup>123</sup>

There are 1958 plans of the church that outline proposed changes to both the layout and the windows of the Sanctuary. It is unknown if these internal changes took place, but the proposed windows did not eventuate and the original windows still appear to be in place. A 1980 photo of the church shows the realigned entrance to the vestry, indicating that this happened prior to this date. There are no other recorded plans available for any other changes to the exterior of the church, but visual changes include the reroofing to corrugated iron and the addition of the access ramp and doors. The church today is still owned and in use by the Anglican Diocese.



Figure 9: 'Colourised' Photograph of interior, dated at 1948<sup>124</sup> showing original south elevation windows prior to installation of stained glass windows. (courtesy Auckland Anglican Archives)



Figure 10: Interior of church, date unknown, however is likely between 1961 and 1977 as the 1961 stained glass windows have been installed, whereas the original window at the rear still remains. (courtesy Auckland Anglican Archives)



Figure 11: Point Chevalier, 1963 *Point Chevalier, showing Point Chevalier School, Chevalier tennis and bowling clubs.* Whites Aviation Ltd :Photographs. Ref: WA-59162-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22728348>



Figure 12: Upper Point Chevalier, 1986. *Point Chevalier, Auckland.* Whites Aviation Ltd :Photographs. Ref: WA-78974-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23229733>



## Vicarage (1926-Present)

The church vicarage was constructed in 1926 after W.H. Armstrong gifted the land to the church,<sup>125</sup> and the first vicar was inducted.<sup>126</sup> Built in the classic English Bungalow style, which was popular in the mid-1920s,<sup>127</sup> the Vicarage had four bedrooms, one bathroom, a kitchen, dining room, sitting room, study and laundry, as well as the traditional bungalow sleeping porch.<sup>128</sup> Originally clad in weatherboard and likely roofed in corrugated iron, there were no recorded changes to the vicarage until the addition of the chimney in 1949. The plans for the chimney show a back porch off the kitchen that was not present in the 1926 plans and may have been a small interim addition.<sup>129</sup> During the addition of the chimney on the east elevation, the window in bedroom two was moved and the wall between the kitchen and bedroom two changed to accommodate the chimney.<sup>130</sup>

Apart from minor alterations it doesn't appear much of the original vicarage changed for nearly 60 years; there was an addition to the building in 1954 when the study was extended on the western elevation, but much of the existing floor space did not change.<sup>131</sup> An external garage was added to the rear of the property in 1973.<sup>132</sup>



Figure 13: 1929 photograph showing the church and vicarage (*Sir George Grey Special Collections, Auckland Libraries, 4-4926*)

Major internal changes occurred in the early 1980s when consent was sought to modify the interior layout of the vicarage (see plan in Appendix 5). Here the dining and lounge areas were relocated to the bedrooms on the eastern end of the building, where new doors were added to accommodate a flow through to each area. The bedrooms then moved to where the dining and sitting room had been located with existing wardrobes relocated with them. It appears the original bathroom was replaced by an extension to the kitchen which included space for the laundry, having been relocated from the south west corner. It is unclear where the bathroom was moved to, but it likely replaced the original laundry. At this time, the porch was also enclosed and a screen door added.<sup>133</sup> Early 1980 plans show further extensive proposals, but these do not appear to have come to fruition (see Appendix 5).

The vicarage has also been reroofed in decramastic tiles, likely since the 1960s when the pressed metal imitation tile roofing became popular.<sup>134</sup> These tiles are also seen on the bell tower of the church.

### **Ratray Memorial Hall (1938-Present)**

With the growing population of Point Chevalier, the church had discussed the need for a new Sunday School building as early as 1927;<sup>135</sup> these discussions continued through the next decade before any building commenced.<sup>136</sup> Described in 1938 as a 'modern building in wood', the new Sunday School hoped to accommodate approximately 400 children.<sup>137</sup> Prior to this, the services had been held in either the church, vestry or a local hall.<sup>138</sup>

The original 1938 plans for the Sunday School included a large building at the rear of the church with a kitchen and cloak room at the western end.<sup>139</sup> Due to World War II,<sup>140</sup> the kitchen and cloakroom was the only section of the hall completed in 1938, the remainder being deferred to a later date. The completion of the hall did not occur for another six years, with the hall eventually opened in 1944 with a large extension that could accommodate 300 people.<sup>141</sup> The plans for this extension show a slightly different roof height and pitch to that of the completed cloakroom and kitchen.<sup>142</sup>

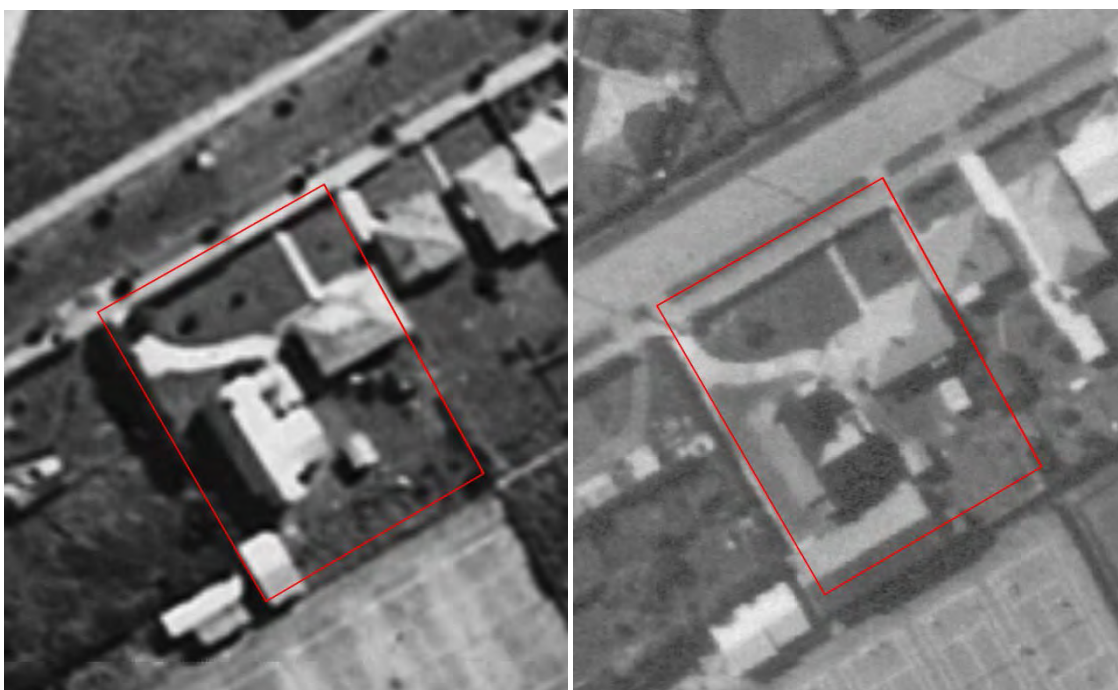


Figure 14 showing the Sunday School Hall developments at the rear of the church. The image on the left shows the initial 1938 construction (photo c1940), while the image on the right shows the completed hall (c1959) (*Auckland Council GIS Viewer 2014*)

As earlier stipulated, the hall was of timber-framed construction, and when completed had a concrete base with the original dressing rooms and kitchen.<sup>143</sup> The hall was named the 'Ratray Memorial Hall' in memory of Rev. Ratray who initiated the fundraising and start of the construction.<sup>144</sup>

The 1960 plans show the 1938 and 1944 interior area being altered and a further extension to the east end of the hall where the lean-to can be seen in the 1959 aerial.<sup>145</sup> The interior has also undergone additional work, with upgrades to the bathrooms in 2008 to provide a wheelchair accessible toilet, which was again confined to the western end of the hall.<sup>146</sup>

## Chronology of ownership and events

The table below represents a summary of known ownership and events. It was derived from both primary and secondary sources found in the bibliography and appendices.

Date	Ownership/Event
1845	Original Allotment 24 of Parish of Titirangi owned by Thomas Cassidy
1847	Lots 22-25 transferred to Patrick Dignan
1894	Land held with Trustees after P. Dignans death
1905	Land subdivided with remaining lots to stay with Dignan Trustees. Lot 16 transferred to Thomas Dignan
1917	11 Dignan Street transferred to W.H. Armstrong
1918	Church of Ascension built 13 Dignan Street transferred to W.H. Armstrong
1925	Interior of church damaged by young thieves
1926	March – Grey Lynn parochial district divided. Point Chevalier parochial district established July – 11 Dignan Street transferred to General Trust Board of the Diocese of Auckland September – 13 Dignan Street transferred to The Church of Ascension vicarage society September – Church dedicated by Archbishop Averill, Rev. W.E. Gillam inducted as first vicar Vicarage built at 13 Dignan Street
1929	Rev. W.E. Gillam passes away. Rev. E. Ward inducted December – Ward announced TB cure
1931	Rev. E Ward retires Rev. Wingfield given temporary priest-in-charge position
1933	Rev. Wingfield retires. Rev. W. H. Rattray inducted
1938	Construction begins on new Sunday School Hall
1940	Rev. Rattray passes away.
1944	Sunday School Hall completed
1958	13 Dignan Street transferred to the General Trust Board of the Diocese

## Chronology of changes

The following table provides a summary of known changes associated with the place.

Date	Change
1918	Church Built
1926	Vicarage Built
1935	New Bell
1938	Construction begins on Sunday School Hall at rear of church
c1940	Church re-roofed with asbestos cement sheets
1944	Sunday School Hall completed
1949	Erection of Chimney – Vicarage
1954	Addition to Vicarage
1957	Extension to hall
1960	Additions and Alterations to Hall
1961	Stained glass windows installed in church (to left and right of Sanctuary)
1973	Garage erected
1977	Stained glass windows from Auckland City Mission installed (Sanctuary)
1982	Alterations to Vicarage
1986	Drainage Separation
2008	Upgrade Hall bathrooms to accommodate accessible toilet
2011	Removal of x1 Totara and x1 Kermadec Pohutukawa

## Visible changes

The following table provides a summary of visible changes to the church; however, the date of these changes is unknown

Church re-roofed in corrugated iron, Bell Tower clad in decramastic tiles
Vicarage roofed in decramastic tiles
Disability access to church installed in form of ramp along northern elevation – doors added to the northern side of the entrance porch
Entrance gates replaced
Misc. glass replaced
Disability access to Rattray Memorial Hall installed at western end of hall
Entry to Vestry covered with glass shelter and stairs realigned.
Steal fence added abutting church on east and west elevations

## Appendix 2: Supplementary research

### Albert-Eden Local Board Anglican Churches

Excerpt from *Albert-Eden Heritage Survey: Context Statement 2014*<sup>147</sup>

Albert-Eden Heritage Survey HCS

#### CHAPTER 6: WAYS OF LIFE

The focus of this theme is the community-building activities and sites that developed in conjunction with the suburbanisation of the Albert-Eden Local Board area. Schools, churches, and community centres developed to provide for the needs of the residents, generally following the transport routes that supported the growing population.

Potential heritage places associated with this theme may include churches, schools, theatres, halls, community centres, sporting facilities, parks, and war memorials.

##### 6.1 Religion

As was common throughout Auckland, the first churches in the Albert-Eden Local Board area were Anglican. Other Christian denominations did not have such a long history in New Zealand, and sometimes lacked the highly centralised governance of the Anglican Church. As settlements developed and were progressively subsumed by suburban growth, meetings took place in the homes of the faithful or schools, obviating the need to travel to the churches in Auckland. The construction of larger churches indicates population growth. In more recent years, other faiths have established themselves in the Local Board area as the demographics have shifted.

Historic churches (along with associated buildings and landscape features) in the Albert-Eden Local Board area are likely to be significant under this theme because they are important community institutions, they clearly illustrate settlement patterns, and they are often recognisable landmarks with a strong street presence. They often have considerable physical and social values. This property type can be quite complicated, with sanctuaries, halls, schools, parsonages/vicarages, and cemeteries all potentially contributing to a church complex's values. Some churches in the Albert-Eden Local Board area also have a history of relocating or adapting their buildings to meet the changing needs of their congregations, so places associated with this theme may or may not be located on their original site.

##### 6.1.1 Anglican Church

The earliest church constructed in the area was **St Andrew's Church** at 92 St Andrew's Road in Epsom in 1846. This was a small chapel constructed on a site purchased in 1844 by Bishop George Augustus Selwyn, the first Anglican Bishop of New Zealand, thirty years after the preaching of the first Christian sermon at Oihi in 1814. The establishment of this church was part of a programme of 'Selwyn' church construction in various settlements around the region, supported by a pre-fabrication operation at St John's College east Auckland. Selwyn selected this site because he thought that Epsom would rapidly develop into a suburb, but it remained predominantly rural until the turn of the twentieth century.

The small 1846 church was replaced in 1867 by the present St Andrew's Church, which is highly significant as one of the best-known examples of the 'Selwyn style' in Auckland. The church was completed in 1867 and consecrated in 1868 by Bishop Selwyn, his last act before leaving NZ. The building was designed by Reverend John Kinder with input from architects Reader Wood and Edward Rumsey. The church was enlarged in 1896 with other modifications in 1914, 1926, 1952 and 1956.<sup>300 301</sup>

<sup>300</sup> Cultural Heritage Inventory (CHI) #2715. Accessed at <https://chi.net.nz>.

St Andrew's Church is a regionally notable large wooden 'Selwyn' church, still extant today at 92-100 St Andrew's Road, Epsom.

The **Diocesan School Selwyn Chapel** was originally built as part of the Anglican Church complex Bishops Court (Selwyn Court), which was built between September 1863 and 1866. It was the official residence of Bishop Selwyn from 1865. The Chapel was built on the northeastern side of the building as part of the official rooms and as a private chapel for Bishop Selwyn and his staff. When Bishop Neligan vacated the old portion of Bishops Court in 1910, the Chapel was moved to the Diocesan School for Girls, which was founded in Epsom in 1903.<sup>302</sup> In 1922, a larger nave was added alongside the Selwyn style chapel, and a chancel and vestry were added later.<sup>303</sup>



**Figure 70. Showing the chapel at Diocesan High School for Girls (1916)**

Sir George Grey Special Collections, Auckland Libraries, 1-W586



**Figure 71. Looking south from New North Road towards St Luke's Church, Mount Albert (1934)**

Sir George Grey Special Collections, Auckland Libraries, 4-4934

In 1872, **St Luke's Church** was constructed in Mount Albert at the corner of New North Road and St Luke's Road, on land donated to the church by Allan Kerr Taylor. The church was expanded in 1883.<sup>304</sup>

**St Barnabas' Church** at 281 Mount Eden Road began its life as a Māori chapel in Mechanics Bay. It was built of pit sawn Kauri under the direction of Bishop Selwyn to the design of architect Frederick Thatcher. The church fell into disuse on its original site and was moved by bullock-drawn wagons to its current location in 1877. Five years later, it had a congregation of over 50. The width of the building was increased by 18 feet in 1886 and numerous other additions followed over the years.<sup>305</sup> A new brick chancel and transepts were built in 1908. St Barnabas' Church still stands today as the oldest church in Mount Eden.

Similarly, **St Alban's Church** at 443 Dominion Road in Balmoral was originally constructed of wood in 1886. It was greatly enlarged in brick in a similar manner to St Barnabas' Church

<sup>301</sup> New Zealand Historic Places Trust, "St Andrew's Church (Anglican)," NZHPT Registration Form, accessed at <http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=116>

<sup>302</sup> Cultural Heritage Inventory (CHI) #2707, Accessed at <https://chi.net.nz>

<sup>303</sup> Diocesan School for Girls, "Our History," accessed at <https://www.diocesan.school.nz/our-history>

<sup>304</sup> Auckland City Council, *Owairaka-Mount Albert Heritage Walks*.

<sup>305</sup> Auckland City Council et al., *Maungawhau Heritage Walks*.

in 1905. St Alban's was originally part of the St Barnabas parish, but it became a separate parish from in 1909.<sup>306</sup>



**Figure 72. St Barnabas Church, Mount Eden (1928)**

Sir George Grey Special Collections, Auckland Libraries, 4-4193



**Figure 73. Showing the south face of St Albans Church, Dominion Road before brick additions were added in 1905.**

Sir George Grey Special Collections, Auckland Libraries, 4-3832

In Epsom, a new Anglican congregation met in the stables on the Wapiti Estate subdivision (owned by Major Frederick Nelson George and his wife Emma) in the early twentieth century. A fund for church construction was established in June 1914, and a section was purchased at 19 Ranfurly Road in 1915 by Mrs. Emma George. The foundation stone for **St George's Anglican Church** was laid by Bishop A.W. Averill prior to Christmas 1915, and the church (then only a nave) was dedicated in February 1916. Mrs. George continued to be a patron of the church until her death in 1931, financing the construction of a parish hall in 1917, the purchase of land at the corner of Market Road and Wapiti Avenue for the construction of a vicarage in 1925, and enlargement of the church itself in 1925-26. The church complex has undergone various alterations since the 1920s, but retains much of its original character.<sup>307</sup>

One of the oldest churches in Point Chevalier is the **Church of the Ascension** on Dignan Street. Built in 1918 as an Anglican church, it features a cruciform plan with a bell tower that was once the highest point in the district, and was reputedly constructed of native timbers. The Church of the Ascension appears predominantly intact as an attractive building that reflects the detailing of the transitional period. In the early 1940s, the Rattray Memorial Hall was built in the church grounds for use as a Sunday School and to provide space for the Boy Scouts, Girl Guides, and the Church Indoor Bowls group. The hall was extended in the 1950s.<sup>308</sup>

#### **6.1.2 Methodist Church**

The Methodist 'class system', whereby attendance at a smaller mid-week meeting was a core expectation, could cater for church members in remote settlements and form a basis to establish a local church as settlement progressed. As well as using homes, small gatherings could take place in other buildings such as schools. For example, the first school in Mount Eden was erected on the corner of Valley Road and Mount Eden Road in 1877, in response

<sup>306</sup> Franklin, 97-99.

<sup>307</sup> Bush, *History of Epsom*, 169-170.

<sup>308</sup> Church of the Ascension, "Our History," accessed at <http://www.ascension.org.nz/history.htm>.

Churches scheduled in Albert-Eden Local Board area, Proposed Auckland Council Unitary Plan - Schedule of Significant Historic Heritage Places – Part 1: Historic Heritage Places

The sites below are churches in the PAUP schedule, which are in the Albert Eden Local Board area and were constructed in the same period as the Church of the Ascension.

The brick Dominion Road Methodist Church was designed by Arthur White and completed in 1926.<sup>148</sup>

The Greyfriars Presbyterian Church was completed a year prior to the Church of the Ascension on Mount Eden Road and appears to be of stone or brick construction.



PAUP UID	Image	Place name and/or Description	Verified location	Category	Date of Const.
01642		Dominion Road Methodist Church	426 Dominion Road, Mount Eden	B	1926
01748		Greyfriars Church	456-552 Mount Eden Road, Mount Eden	B	1917

Photo source: Google Street View (20 June 2014)

Local Point Chevalier Churches

*St Phillips Presbyterian Church (Former) 315 Point Chevalier Road*

The first church to be completed in Point Chevalier was St Phillips, the (former) Presbyterian church located at 315 Point Chevalier Road. This was completed and opened in May of 1917,<sup>149</sup> approximately 10 months before the completion of the Church of the Ascension. The Presbyterian congregation remained here until 2009 when the church sold the property and the congregation moved to the 'Old Homestead' at 92 Point Chevalier Road.<sup>150</sup>

Currently used as the Serbian Orthodox Church of the Holy King Milutin, the church does not have the same strong street presence as the Church of the Ascension. Though located on the main road, it is set approximately 25m back, and the single story building does not appear to be a prominent landmark. From the 1940 and 1959 aerials, it appears that there have been a number of additions to at least the south and west elevations and possibly also the east.





Figure 15: St Phillips 1940 (Auckland Council Viewer 2014)



Figure 16: St Phillips 1959 (Auckland Council Viewer 2014)



Figure 17: St Phillips 2010 (Auckland Council Viewer 2014)



Figure 18-19: St Phillips Church (February 2014)

### *St Francis Catholic Church/School*

St Francis and Therese Catholic Church at 2 Montrose Street was built in 1930 and is part of the St Francis school complex. It is reported that the building was initially used as both a church and a school, with the internal partition removed and the desks turned into pews for church services over the weekend.<sup>151</sup>

The exterior of the single story building appears to remain largely intact with a small addition on the northern elevation, which slightly compromises the street frontage. The belltower remains and gives the building a distinctive look from those around it. Still on the school grounds, the building appears to remain in use by the Point Chevalier Catholic Parish.



Figure 20: St Francis Catholic Church (May 2014)



Figure 21: St Francis Church/School 1930 (Sir George Grey Special Collections, Auckland Libraries, 7-A11012)

### *Baptist Church (Former)*

The former Baptist Church at 19 Formby Avenue was built in 1935 as a modest wooden structure.<sup>152</sup> It has had a number of alterations and additions in the past, including the erection of the Sunday school hall at the rear (1939), the addition of a toilet block (1965) and the extension of the front entrance (1967).<sup>153</sup>

The single storey church does have some architectural features that set it apart from the surrounding houses, but it does not appear to be significant in the landscape. Set 10m off the quiet side street, it is nestled amongst residential houses that sit close to the surrounding boundaries.

The Baptist congregation no longer meets in the church and the building appears to be utilised as a community hall.



Figure 22: Aerial of 19 Formby Avenue the former Baptist Church (Google Maps 25 June 2014)



Figure 23: The former Baptist Church as seen from Formby Avenue (Google Street View 25 June 2014)

# Appendix 3: Certificates of title

NA126/171, NA125/184, NA237/227, NA263/105, NA275/167, NA443/238, NA481/3 respectively (courtesy LINZ)

NEW ZEALAND.

[Form B.]

Reference: { Vol. 123 folio 184  
Transfer No. 35820



Register-book  
Vol. 126, folio 171

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of April, one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that Thomas Dignan of Auckland (New Zealand) Estate Agent

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing together twenty two (22) acres two (2) roods and thirty three (33) perches more or less comprising also 2<sup>nd</sup> 4<sup>th</sup> 6<sup>th</sup> 8<sup>th</sup> 10<sup>th</sup> 12<sup>th</sup> 14<sup>th</sup> 16<sup>th</sup> 18<sup>th</sup> 20<sup>th</sup> 22<sup>nd</sup> 24<sup>th</sup> 26<sup>th</sup> 28<sup>th</sup> 30<sup>th</sup> 32<sup>nd</sup> 34<sup>th</sup> 36<sup>th</sup> 38<sup>th</sup> 40<sup>th</sup> 42<sup>nd</sup> 44<sup>th</sup> 46<sup>th</sup> 48<sup>th</sup> 50<sup>th</sup> 52<sup>nd</sup> 54<sup>th</sup> 56<sup>th</sup> 58<sup>th</sup> 60<sup>th</sup> 62<sup>nd</sup> 64<sup>th</sup> 66<sup>th</sup> 68<sup>th</sup> 70<sup>th</sup> 72<sup>nd</sup> 74<sup>th</sup> 76<sup>th</sup> 78<sup>th</sup> 80<sup>th</sup> 82<sup>nd</sup> 84<sup>th</sup> 86<sup>th</sup> 88<sup>th</sup> 90<sup>th</sup> 92<sup>nd</sup> 94<sup>th</sup> 96<sup>th</sup> 98<sup>th</sup> 100<sup>th</sup> 102<sup>nd</sup> 104<sup>th</sup> 106<sup>th</sup> 108<sup>th</sup> 110<sup>th</sup> 112<sup>nd</sup> 114<sup>th</sup> 116<sup>th</sup> 118<sup>th</sup> 120<sup>th</sup> 122<sup>nd</sup> 124<sup>th</sup> 126<sup>th</sup> 128<sup>th</sup> 130<sup>th</sup> 132<sup>nd</sup> 134<sup>th</sup> 136<sup>th</sup> 138<sup>th</sup> 140<sup>th</sup> 142<sup>nd</sup> 144<sup>th</sup> 146<sup>th</sup> 148<sup>th</sup> 150<sup>th</sup> 152<sup>nd</sup> 154<sup>th</sup> 156<sup>th</sup> 158<sup>th</sup> 160<sup>th</sup> 162<sup>nd</sup> 164<sup>th</sup> 166<sup>th</sup> 168<sup>th</sup> 170<sup>th</sup> 172<sup>nd</sup> 174<sup>th</sup> 176<sup>th</sup> 178<sup>th</sup> 180<sup>th</sup> 182<sup>nd</sup> 184<sup>th</sup> 186<sup>th</sup> 188<sup>th</sup> 190<sup>th</sup> 192<sup>nd</sup> 194<sup>th</sup> 196<sup>th</sup> 198<sup>th</sup> 200<sup>th</sup> 202<sup>nd</sup> 204<sup>th</sup> 206<sup>th</sup> 208<sup>th</sup> 210<sup>th</sup> 212<sup>nd</sup> 214<sup>th</sup> 216<sup>th</sup> 218<sup>th</sup> 220<sup>th</sup> 222<sup>nd</sup> 224<sup>th</sup> 226<sup>th</sup> 228<sup>th</sup> 230<sup>th</sup> 232<sup>nd</sup> 234<sup>th</sup> 236<sup>th</sup> 238<sup>th</sup> 240<sup>th</sup> 242<sup>nd</sup> 244<sup>th</sup> 246<sup>th</sup> 248<sup>th</sup> 250<sup>th</sup> 252<sup>nd</sup> 254<sup>th</sup> 256<sup>th</sup> 258<sup>th</sup> 260<sup>th</sup> 262<sup>nd</sup> 264<sup>th</sup> 266<sup>th</sup> 268<sup>th</sup> 270<sup>th</sup> 272<sup>nd</sup> 274<sup>th</sup> 276<sup>th</sup> 278<sup>th</sup> 280<sup>th</sup> 282<sup>nd</sup> 284<sup>th</sup> 286<sup>th</sup> 288<sup>th</sup> 290<sup>th</sup> 292<sup>nd</sup> 294<sup>th</sup> 296<sup>th</sup> 298<sup>th</sup> 300<sup>th</sup> 302<sup>nd</sup> 304<sup>th</sup> 306<sup>th</sup> 308<sup>th</sup> 310<sup>th</sup> 312<sup>nd</sup> 314<sup>th</sup> 316<sup>th</sup> 318<sup>th</sup> 320<sup>th</sup> 322<sup>nd</sup> 324<sup>th</sup> 326<sup>th</sup> 328<sup>th</sup> 330<sup>th</sup> 332<sup>nd</sup> 334<sup>th</sup> 336<sup>th</sup> 338<sup>th</sup> 340<sup>th</sup> 342<sup>nd</sup> 344<sup>th</sup> 346<sup>th</sup> 348<sup>th</sup> 350<sup>th</sup> 352<sup>nd</sup> 354<sup>th</sup> 356<sup>th</sup> 358<sup>th</sup> 360<sup>th</sup> 362<sup>nd</sup> 364<sup>th</sup> 366<sup>th</sup> 368<sup>th</sup> 370<sup>th</sup> 372<sup>nd</sup> 374<sup>th</sup> 376<sup>th</sup> 378<sup>th</sup> 380<sup>th</sup> 382<sup>nd</sup> 384<sup>th</sup> 386<sup>th</sup> 388<sup>th</sup> 390<sup>th</sup> 392<sup>nd</sup> 394<sup>th</sup> 396<sup>th</sup> 398<sup>th</sup> 400<sup>th</sup> 402<sup>nd</sup> 404<sup>th</sup> 406<sup>th</sup> 408<sup>th</sup> 410<sup>th</sup> 412<sup>nd</sup> 414<sup>th</sup> 416<sup>th</sup> 418<sup>th</sup> 420<sup>th</sup> 422<sup>nd</sup> 424<sup>th</sup> 426<sup>th</sup> 428<sup>th</sup> 430<sup>th</sup> 432<sup>nd</sup> 434<sup>th</sup> 436<sup>th</sup> 438<sup>th</sup> 440<sup>th</sup> 442<sup>nd</sup> 444<sup>th</sup> 446<sup>th</sup> 448<sup>th</sup> 450<sup>th</sup> 452<sup>nd</sup> 454<sup>th</sup> 456<sup>th</sup> 458<sup>th</sup> 460<sup>th</sup> 462<sup>nd</sup> 464<sup>th</sup> 466<sup>th</sup> 468<sup>th</sup> 470<sup>th</sup> 472<sup>nd</sup> 474<sup>th</sup> 476<sup>th</sup> 478<sup>th</sup> 480<sup>th</sup> 482<sup>nd</sup> 484<sup>th</sup> 486<sup>th</sup> 488<sup>th</sup> 490<sup>th</sup> 492<sup>nd</sup> 494<sup>th</sup> 496<sup>th</sup> 498<sup>th</sup> 500<sup>th</sup> 502<sup>nd</sup> 504<sup>th</sup> 506<sup>th</sup> 508<sup>th</sup> 510<sup>th</sup> 512<sup>nd</sup> 514<sup>th</sup> 516<sup>th</sup> 518<sup>th</sup> 520<sup>th</sup> 522<sup>nd</sup> 524<sup>th</sup> 526<sup>th</sup> 528<sup>th</sup> 530<sup>th</sup> 532<sup>nd</sup> 534<sup>th</sup> 536<sup>th</sup> 538<sup>th</sup> 540<sup>th</sup> 542<sup>nd</sup> 544<sup>th</sup> 546<sup>th</sup> 548<sup>th</sup> 550<sup>th</sup> 552<sup>nd</sup> 554<sup>th</sup> 556<sup>th</sup> 558<sup>th</sup> 560<sup>th</sup> 562<sup>nd</sup> 564<sup>th</sup> 566<sup>th</sup> 568<sup>th</sup> 570<sup>th</sup> 572<sup>nd</sup> 574<sup>th</sup> 576<sup>th</sup> 578<sup>th</sup> 580<sup>th</sup> 582<sup>nd</sup> 584<sup>th</sup> 586<sup>th</sup> 588<sup>th</sup> 590<sup>th</sup> 592<sup>nd</sup> 594<sup>th</sup> 596<sup>th</sup> 598<sup>th</sup> 600<sup>th</sup> 602<sup>nd</sup> 604<sup>th</sup> 606<sup>th</sup> 608<sup>th</sup> 610<sup>th</sup> 612<sup>nd</sup> 614<sup>th</sup> 616<sup>th</sup> 618<sup>th</sup> 620<sup>th</sup> 622<sup>nd</sup> 624<sup>th</sup> 626<sup>th</sup> 628<sup>th</sup> 630<sup>th</sup> 632<sup>nd</sup> 634<sup>th</sup> 636<sup>th</sup> 638<sup>th</sup> 640<sup>th</sup> 642<sup>nd</sup> 644<sup>th</sup> 646<sup>th</sup> 648<sup>th</sup> 650<sup>th</sup> 652<sup>nd</sup> 654<sup>th</sup> 656<sup>th</sup> 658<sup>th</sup> 660<sup>th</sup> 662<sup>nd</sup> 664<sup>th</sup> 666<sup>th</sup> 668<sup>th</sup> 670<sup>th</sup> 672<sup>nd</sup> 674<sup>th</sup> 676<sup>th</sup> 678<sup>th</sup> 680<sup>th</sup> 682<sup>nd</sup> 684<sup>th</sup> 686<sup>th</sup> 688<sup>th</sup> 690<sup>th</sup> 692<sup>nd</sup> 694<sup>th</sup> 696<sup>th</sup> 698<sup>th</sup> 700<sup>th</sup> 702<sup>nd</sup> 704<sup>th</sup> 706<sup>th</sup> 708<sup>th</sup> 710<sup>th</sup> 712<sup>nd</sup> 714<sup>th</sup> 716<sup>th</sup> 718<sup>th</sup> 720<sup>th</sup> 722<sup>nd</sup> 724<sup>th</sup> 726<sup>th</sup> 728<sup>th</sup> 730<sup>th</sup> 732<sup>nd</sup> 734<sup>th</sup> 736<sup>th</sup> 738<sup>th</sup> 740<sup>th</sup> 742<sup>nd</sup> 744<sup>th</sup> 746<sup>th</sup> 748<sup>th</sup> 750<sup>th</sup> 752<sup>nd</sup> 754<sup>th</sup> 756<sup>th</sup> 758<sup>th</sup> 760<sup>th</sup> 762<sup>nd</sup> 764<sup>th</sup> 766<sup>th</sup> 768<sup>th</sup> 770<sup>th</sup> 772<sup>nd</sup> 774<sup>th</sup> 776<sup>th</sup> 778<sup>th</sup> 780<sup>th</sup> 782<sup>nd</sup> 784<sup>th</sup> 786<sup>th</sup> 788<sup>th</sup> 790<sup>th</sup> 792<sup>nd</sup> 794<sup>th</sup> 796<sup>th</sup> 798<sup>th</sup> 800<sup>th</sup> 802<sup>nd</sup> 804<sup>th</sup> 806<sup>th</sup> 808<sup>th</sup> 810<sup>th</sup> 812<sup>nd</sup> 814<sup>th</sup> 816<sup>th</sup> 818<sup>th</sup> 820<sup>th</sup> 822<sup>nd</sup> 824<sup>th</sup> 826<sup>th</sup> 828<sup>th</sup> 830<sup>th</sup> 832<sup>nd</sup> 834<sup>th</sup> 836<sup>th</sup> 838<sup>th</sup> 840<sup>th</sup> 842<sup>nd</sup> 844<sup>th</sup> 846<sup>th</sup> 848<sup>th</sup> 850<sup>th</sup> 852<sup>nd</sup> 854<sup>th</sup> 856<sup>th</sup> 858<sup>th</sup> 860<sup>th</sup> 862<sup>nd</sup> 864<sup>th</sup> 866<sup>th</sup> 868<sup>th</sup> 870<sup>th</sup> 872<sup>nd</sup> 874<sup>th</sup> 876<sup>th</sup> 878<sup>th</sup> 880<sup>th</sup> 882<sup>nd</sup> 884<sup>th</sup> 886<sup>th</sup> 888<sup>th</sup> 890<sup>th</sup> 892<sup>nd</sup> 894<sup>th</sup> 896<sup>th</sup> 898<sup>th</sup> 900<sup>th</sup> 902<sup>nd</sup> 904<sup>th</sup> 906<sup>th</sup> 908<sup>th</sup> 910<sup>th</sup> 912<sup>nd</sup> 914<sup>th</sup> 916<sup>th</sup> 918<sup>th</sup> 920<sup>th</sup> 922<sup>nd</sup> 924<sup>th</sup> 926<sup>th</sup> 928<sup>th</sup> 930<sup>th</sup> 932<sup>nd</sup> 934<sup>th</sup> 936<sup>th</sup> 938<sup>th</sup> 940<sup>th</sup> 942<sup>nd</sup> 944<sup>th</sup> 946<sup>th</sup> 948<sup>th</sup> 950<sup>th</sup> 952<sup>nd</sup> 954<sup>th</sup> 956<sup>th</sup> 958<sup>th</sup> 960<sup>th</sup> 962<sup>nd</sup> 964<sup>th</sup> 966<sup>th</sup> 968<sup>th</sup> 970<sup>th</sup> 972<sup>nd</sup> 974<sup>th</sup> 976<sup>th</sup> 978<sup>th</sup> 980<sup>th</sup> 982<sup>nd</sup> 984<sup>th</sup> 986<sup>th</sup> 988<sup>th</sup> 990<sup>th</sup> 992<sup>nd</sup> 994<sup>th</sup> 996<sup>th</sup> 998<sup>th</sup> 1000<sup>th</sup>



Edwin Bamford  
District Land Registrar

Mortgage 46885 Thomas Dignan to the Vice President of the Auckland Savings Bank of 1st 16 produced the 14th November 1905 at 2.2 pm

Mortgage 46883 Thomas Dignan to the Vice President of the Auckland Savings Bank of the residue of within land produced 13th March 1912 at 3.16 pm

Transfer 66659 Thomas Dignan to His Majesty the King of Dignan Road on plans 7636 & 7665 discharged from Mortgages 46885 and 46883 for a road produced 19th June 1912 at 12.31

**CANCELLED.**

**CANCELLED**

Transfer No. 67855 Thomas Dignan  
to James Gustavas Mack of part  
of within land discharged  
from mortgages Nos 24864 and  
46883 produced 16<sup>th</sup> August 1912  
at 2:36 p.m. *Am*

*asst. Regr.*

Transfer No. 67856 Thomas Dignan  
to Sidney Valentine Mack of  
part of within land discharged  
from mortgages Nos 24865 and 46883  
produced 16<sup>th</sup> August 1912 at  
2:36 p.m. *Am*

*asst. Regr.*

*Vol. 27, folio 236*

**WHOLLY CANCELLED AND NEW CERTIFICATE  
OF TITLE ISSUED** *7/31* **FOLIO**

CERTIFICATE OF TITLE,

Vol. , folio

NEW ZEALAND.

125/184

Application 1181



Register-book Vol. 125, folio 184

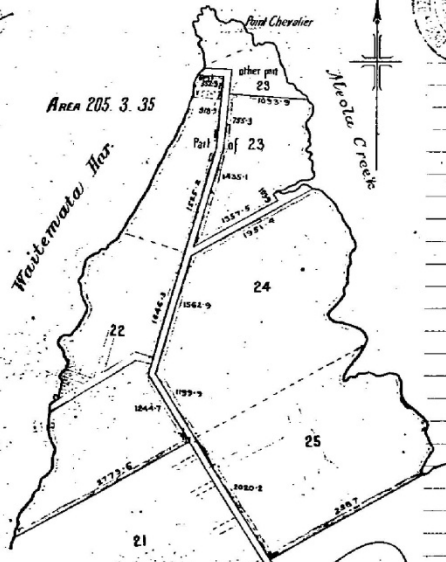
Reference: Val. folio Transfer No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the third day of April, one thousand nine hundred and five, under the hand and seal of the District Land Registrar of the Land Registration Districts of Auckland, witnesses that Richard Dignam, Richard Dignam and Thomas Dignam Esqrs Agent both of Auckland's Bay of Islands etc.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered as follows, be the several dimensions a little more or less, that is to say: All that parcel of land containing 205.3.35 acres more or less bounded as follows: North by road (35) ... East by road (205.3.35) ... South by road (205.3.35) ... West by road (205.3.35) ...

Richard Dignam District Land Registrar



Scale 10 ch to any inch

METRIC AREA IS 83.3525 ha

# REGISTER

125/184

No.	Number	From	To	Lots	Plan	Date and hour of production	District Land Registrar	New C/T	
35817		Dignan Richard (Thomas)	Dignan Richard	land 10	3522	4 <sup>th</sup> April 1905 at 2.55 pm.	William Jnd	126/168	
35818			Dignan James	land 18		4 <sup>th</sup> April 1905 at 2.56 pm.	William Jnd	169	
35819			Dignan Francis John	5 and 17		4 <sup>th</sup> April 1905 at 2.57 pm.	William Jnd	170	
35820			Dignan Thomas	4 and 16		4 <sup>th</sup> April 1905 at 2.58 pm.	William Jnd	171	
35821			Dignan Patrick Lynch	5 and 15		4 <sup>th</sup> April 1905 at 2.59 pm.	William Jnd	172	
35822			Dignan William Wyndes	6 and 15		4 <sup>th</sup> April 1905 at 2.40 pm.	William Jnd	173	
35823			Dignan Peter	7 and 11		4 <sup>th</sup> April 1905 at 2.41 pm.	William Jnd	174	
35824			Dignan Michael (Cogan)	8 and 12		4 <sup>th</sup> April 1905 at 2.42 pm.	William Jnd	175	
35825			Dignan Maria Emilia	9 and 14		4 <sup>th</sup> April 1905 at 2.43 pm.	William Jnd	176	
		General 7200 by William Patten produced					21 <sup>st</sup> July 1911 at 2.42 pm.	William Jnd	

THIS REPRODUCTION (ON A REDUCED SCALE)  
 CERTIFIED TO BE A TRUE COPY OF THE  
 ORIGINAL REGISTER FOR THE PURPOSES OF  
 SECTION 215A LAND TRANSFER ACT 1952.  
 L. G. Gorman D.L.R.

CERTIFICATE OF TITLE

Vol.                      folio



NEW ZEALAND.

Reference: Vol. 126, Folio 171  
Transfer No.  
Application No.  
Order for N/C No.  
Residue



Register-book,  
Vol. 237, folio 227

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty seventh day of May, one thousand nine hundred and fifteen  
under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesseth that  
Thomas Dignan of Point Chevalier near Auckland, better

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take said lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green be the several admeasurements a little more or less, that is to say: All that parcel of land containing twelve (12) acres more or less, good and thirty two (32) perches more or less being part of lot 16 (sixteen) on a plan deposited in the Land Registry Office at Auckland under No. 3222, which said parcel of land is portion of Allotment No. 24 (twenty four) of the Parish of Titirangi



*[Signature]*

District Land Registrar.

Memorials brought forward  
Mortgage No. 24865 Thomas Dignan  
to the Vice President of the Auckland  
Savings Bank produced the 10th  
December 1905 at 2.5 P.M.

Edwin Crawford,  
Dist. Ad. Reg.

Mortgage No. 26883 Thomas Dignan  
to the Vice President of the Auckland  
Savings Bank produced the 13th March  
1912 at 3.16 P.M.

W. H. Fowler,  
Dist. Ad. Reg.

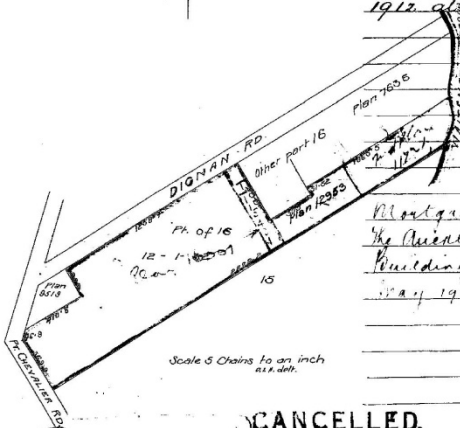
The above memorials have  
been brought forward from  
Register Book Vol. 126, fol. 171  
M7

Dist. Ad. Reg.

Mortgage No. 5542  
to the Auckland Loan and Building  
Society produced the 21st  
May 1915

**DISCHARGED**  
Mortgage No. 5542

Dist. Ad. Reg.



CANCELLED.

**CANCELLED.**

Discharge of mortgage No 6872 as to part of within land produced the 20<sup>th</sup> January 1917 at 12.16 pm  
Paradus  
Dist. Reg.

Discharge of mortgages Nos 24865 and 46883 as to part of within land produced 31<sup>st</sup> January 1917 at 12.11 pm  
Paradus  
Dist. Reg.

Transfer No 97452 Thomas Dignan to Richard Street of part of within lands produced 28<sup>th</sup> January 1917 at 12.12 pm  
Paradus  
Dist. Reg.

Transfer No 97457 Thomas Dignan to William Robert Clark of all the lands on plan 114 73 discharged from mortgages Nos 24865, 46883, and 65872, produced the 6<sup>th</sup> February 1917 at 2 pm  
M. E. Elders  
Dist. Reg.

Transfer No 98005 Thomas Dignan to Walter Henry Armstrong of part of lot 16 on plan 3322, discharged from mortgages Nos 24865, 46883 & 65872 produced the 28<sup>th</sup> February 1917 at 10.33 am  
M. E. Elders  
Dist. Reg.

Mortgage No 49618 Thomas Dignan to Abraham H. Harris produced the 12<sup>th</sup> December 1917 at 10.30 am  
Harris  
Dist. Reg.

Transfer No 104108 Thomas Dignan to Walter Henry Armstrong of part of within land discharged from mortgages Nos 24865, 46883 and 79818, produced the 7<sup>th</sup> February 1918 at 10:45 am  
Paradus  
Dist. Reg.

Discharge of mortgage 46883 as to lot 7 plan 12953. Produced the 24<sup>th</sup> September 1919 at 2.2 pm  
L. Maguire  
Dist. Reg.

Discharge of mortgages Nos 46883 and 24865 as to part of within land produced the 21<sup>st</sup> August 1919 at 2.6 pm  
L. Maguire  
Dist. Reg.

Transfer No 115431 Thomas Dignan to the Education Board of the District of the land being a grant of right of way over part of within land appurtenant to the land in Vol. 222 fol. 101 with the consent of the mortgage under mortgage 79818 produced the 31<sup>st</sup> August 1919 at 2.1 pm  
L. Maguire  
Dist. Reg.

Discharge of mortgage No 24865 as to lot 7 plan 12953 produced the 24<sup>th</sup> September 1919 at 2.2 pm  
L. Maguire  
Dist. Reg.

Discharge of mortgage 79818 as to lot 7 plan 12953 produced the 27<sup>th</sup> September 1919 at 2.3 pm  
L. Maguire  
Dist. Reg.

Transfer No 116433 Thomas Dignan to Ernest Charles of lot 7 plan 12953 produced the 27<sup>th</sup> September 1919 at 2.25 pm  
L. Maguire  
Dist. Reg.

Transfer No 124488 Thomas Dignan to Wallace Linton Johnston of the Residue produced the 19<sup>th</sup> April 1920 at 10.52 am  
312/344  
L. Maguire  
Dist. Reg.



# REGISTER

(Land and Deeds - 4)

Form B

## NEW ZEALAND.

Reference: Vol. 237, Folio 227  
 Transfer No. 98005  
 Application No.  
 Order for N/C No.



Register-book,  
 Vol. 263, folio 105

263/105

### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

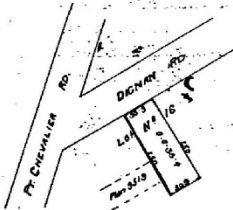
This Certificate, dated the twenty eighth day of February one thousand nine hundred and seventeen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that Walter Henry Armstrong of Auckland, New Zealand, solicitor

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several dimensions a little more or less, that is to say: All that parcel of land containing Merly six and four tenths (36.40) perches more or less being part of Lot No 16 (16/10) on a plan deposited in the Land Registry Office at Auckland under No 2222 which said parcel of land is part of allotment No 16 of the Parish of Titirangi



*[Signature]*  
 District Land Registrar.

Memorial respecting fencing contained in Transfer No 98005.



Transfer 102220 Walter Henry Armstrong to the General Trust Board of the Diocese of Auckland produced 5/1/17 at 11/1/17

Transfer 326380 being a grant of a mortgage right to with right of entry over part of the within land adjacent to the residue of the land in 17/17/17 The General Trust Board of the Diocese of Auckland totally burnt on 3/1/17 The General Trust Board of the Diocese produced 30/1/17 at 1/1/17

Mortgage 222660 SAVINGS BANK at 1.55% Produced 3/1/17 at 1/1/17

**DISCHARGE**  
 Produced 3/1/17 at 1/1/17  
 A.L. 2077/66-1

METRIC AREA IS

920 m<sup>2</sup>  
 920 m<sup>2</sup>

THIS REPRODUCTION ON A REDUCED SCALE  
 IS A TRUE COPY OF THE ORIGINAL  
 SECTION 215A LAND TRANSFER ACT 1952  
*[Signature]* D.L.R.

NEW ZEALAND.

Reference: Vol. 237, Folio 227.  
Transfer No. 104103.  
Application No.  
Order for N/O No.

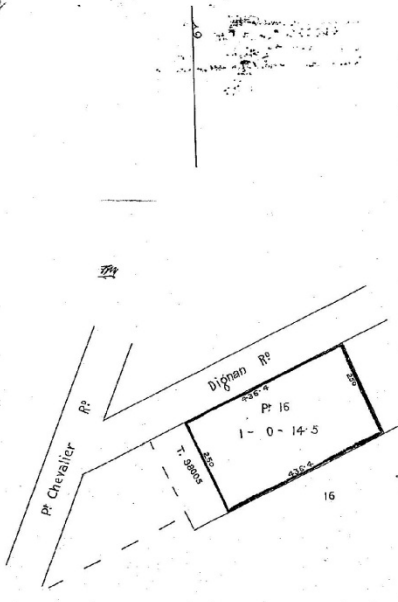


Register-book, Vol. 15, folio 167

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventh day of February, one thousand nine hundred and eighteen under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesseth that Walter Henry Armstrong of the City of Auckland, Solicitor.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one acre and fourteen and one half (14 1/2) perches more or less being part of Lot No 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Scale 2 Chains to an Inch

*[Signature]*  
District Land Registrar.

Covenant respecting fencing contained in Transfer No 104103.

Transfer No 205160 Walter Henry Armstrong to the Church of Ascension Vicarage Society incorporated in part of within laws produced 2/2/18

Transmission No 205143 of the residue of above land to Katherine Armstrong of Auckland Widow an Executrix entered 5/2/18 at 3/11/18 am.

Transfer No 217724 Katherine Armstrong to Walter Ernest Brian Birmingham of the residue produced 28-11-18 at 12 noon

CAUTION

NEW ZEALAND. Office

Reference: Vol. 275, Folio 167  
Transfer No. 205160  
Application No.  
Order for N/C No.



Register-book,  
Vol. 443, folio 238

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ninth day of September one thousand nine hundred and twenty six  
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that  
THE CHURCH OF ASCENSION VICARAGE SOCIETY INCORPORATED having its office at Point Chevalier

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing thirty six perches and four tenths of a perch more or less situated in the City of Auckland being part of lot sixteen (16) on a plan deposited in the Land Registry Office at Auckland as No. 3322 and being portion of allotment 24 of the Partirangi.



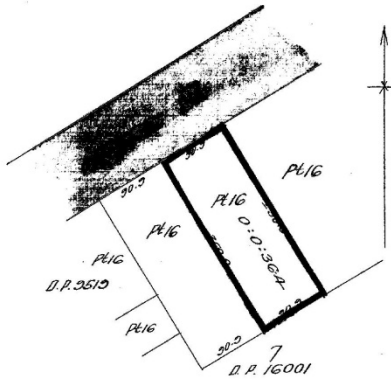
*[Signature]*

Assistant District Land Registrar.

Agreements as to fencing contained in Transfers Nos. 104103 and 205160. *[Signature]*

Dist. L.R.

*Cancelled in Certificate of Title Vol. 443 Folio 238*



Scale. One chain to an Inch.

Image Quality due to Condition of Original

CANCELLED.

# REGISTER

(Land and Deeds—4)  
(Form B.)

## NEW ZEALAND.

Reference: Vol. 443, Folio 23B, 467/211  
Transfer No. 225025  
Application No.  
Order for N/O No.  
Amalgamation.



Register-book,  
Vol. 481, folio 3

E/187

### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

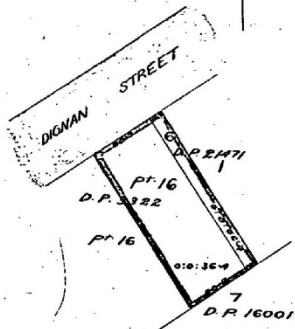
This Certificate, dated the fourteenth day of September one thousand nine hundred and twenty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND (Witnesseth) that THE CHURCH OF ASCENSION VICARAGE SOCIETY INCORPORATED having its registered office at Point Chevalier

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one rood two perches and eight tenths of a perch more or less situated in the City of Auckland being part of Lot sixteen (16) on a plan deposited in the Land Registry Office at Auckland as No. 3322 and Lot six (6) on a plan deposited as aforesaid as No. 21471 and being portion of Allotment 24 of the Parish of Titirangi.



*W. G. Gorman*  
Assistant District Land Registrar.

METRIC AREA IS  $1082 \text{ m}^2$   
~~1082~~



Total Area: On: 1r. 028a

Scale: One Chain to an Inch.  
not att'd

Agreements as to fencing contained in Transfers Nos. 104103 and 205160.

*W. G. Gorman*  
Asst. L.R.

*Transfer 608873 to the General Trust Board of the Diocese of Auckland - Produced 21.8.1958 at 11.180's*

*Mortgage 461660 to the same Trust Board - Produced 21.8.1958 at 1.357's*  
*Back Produce 1050 - Produced 21.8.1958 at 1.357's*  
**DISCHARGED**  
*W. G. Gorman*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.  
*L. G. Gorman* D.L.R.

07/68/1



## Appendix 4: Photographs

### Historic Aerial Photographs

1940 Historic Aerial Photograph showing Church, Vicarage and Hall Cloak Room  
(Auckland Council GIS Viewer 2014)



1959 Historic Aerial Photograph showing Church, Vicarage and Hall (with extension)  
(Auckland Council GIS Viewer 2014)



## Photographic Record

01 May 2014 and 07 May 2014 by Rachel Ford

*Church of the Ascension*



Figure 24: Church of the Ascension northern elevation showing access ramp to the church and the vicarage on the left.



Figure 25: Northern elevation of Church showing window details and shingles. The additional doors and access ramp can be seen to the left.



Figure 26: North-eastern corner of church showing the original entrance and the added double doors for the access ramp.



Figure 27: Original porch entrance



Figure 28: Addition to entrance of Vestry



Figure 29: Vestry on eastern elevation. Addition of shelter to the north face can be seen and the stairs have been realigned.



Figure 30: South elevation showing stained glass windows installed in 1977



Figure 31: South elevation of vestry. The window on the right was shipped from London and installed in 1961



*Ratray Memorial Hall*



Figure 32: Western Entrance and porch to (northern elevation)



Figure 33: Main entrance to hall Hall (northern elevation)



Figure 34: Western (left) and Southern (right) elevations of hall. The difference in the original building and extension can be seen centre right of the photo.



Figure 35: Southern elevation (taken from eastern end of hall)



Figure 36: Northern elevation of Rattray Memorial Hall at the rear of the church (right)

Vicarage



Figure 37: Vicarage from Dignan Street (northern elevation) showing extensions and the enclosing of the front porch.



Figure 38 : Eastern elevation of Vicarage showing study addition and additional entrance.



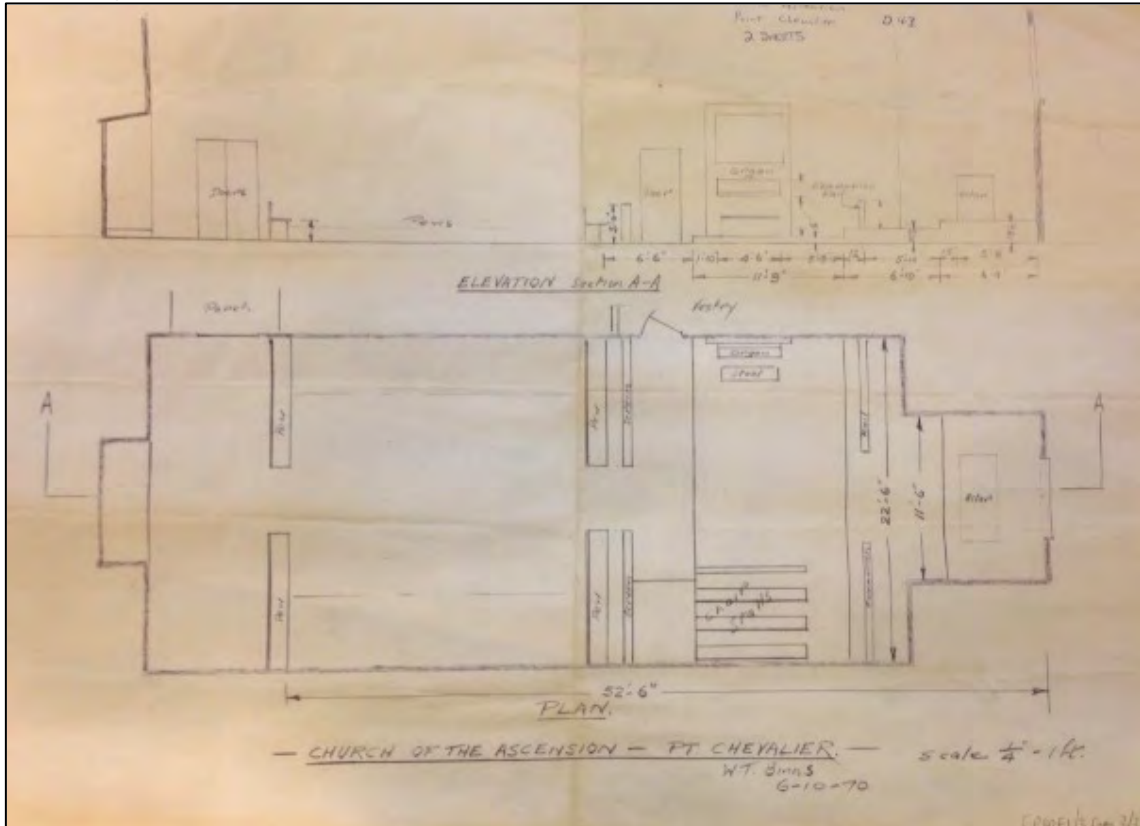
Figure 39: Back of Eastern elevation showing attached fire hose and garage.



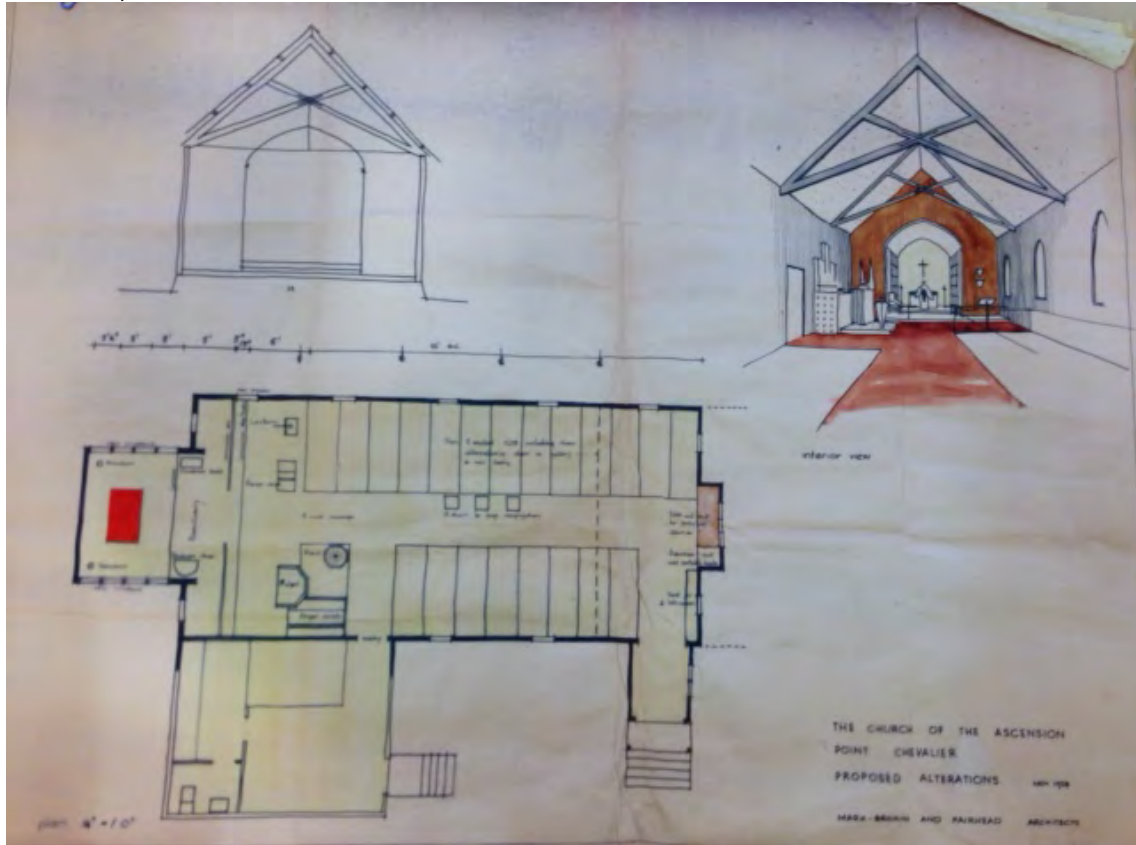
Figure 40: North and east elevations from Dignan street showing 1949 chimney

## Appendix 5: Drawings

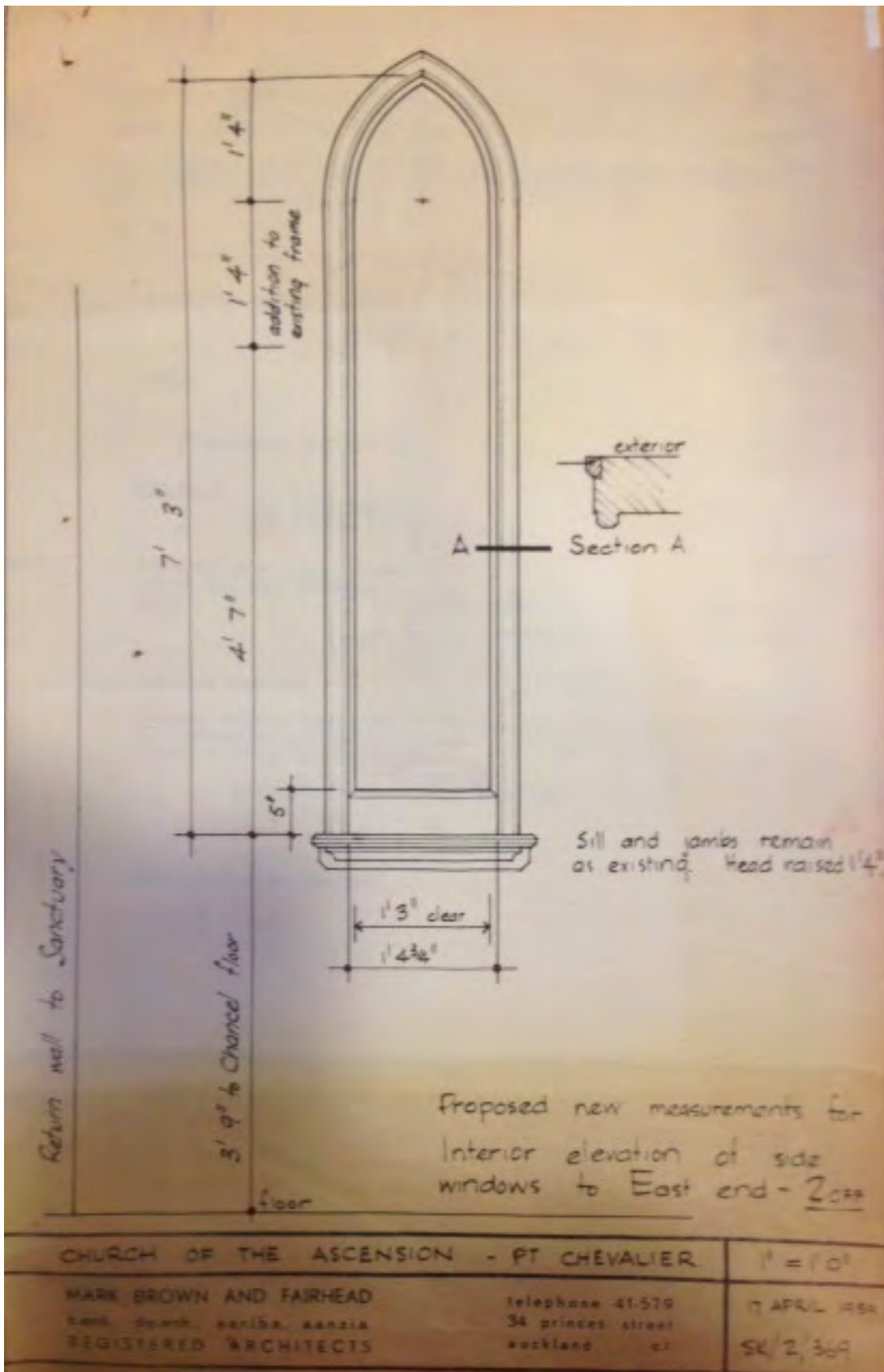
Plan for the Church of the Ascension, 1970. W. T. Binns (courtesy Auckland Anglican Archives)



Church of the Ascension proposed alterations, 1958. (courtesy Auckland Anglican Archives)



Proposed plans for stained glass window installation, 1959 (courtesy Auckland Anglican Archives)



CHURCH OF THE ASCENSION - PT CHEVALIER

MARK BROWN AND FAIRHEAD  
 2nd Floor, 201A, RANGIA  
 REGISTERED ARCHITECTS

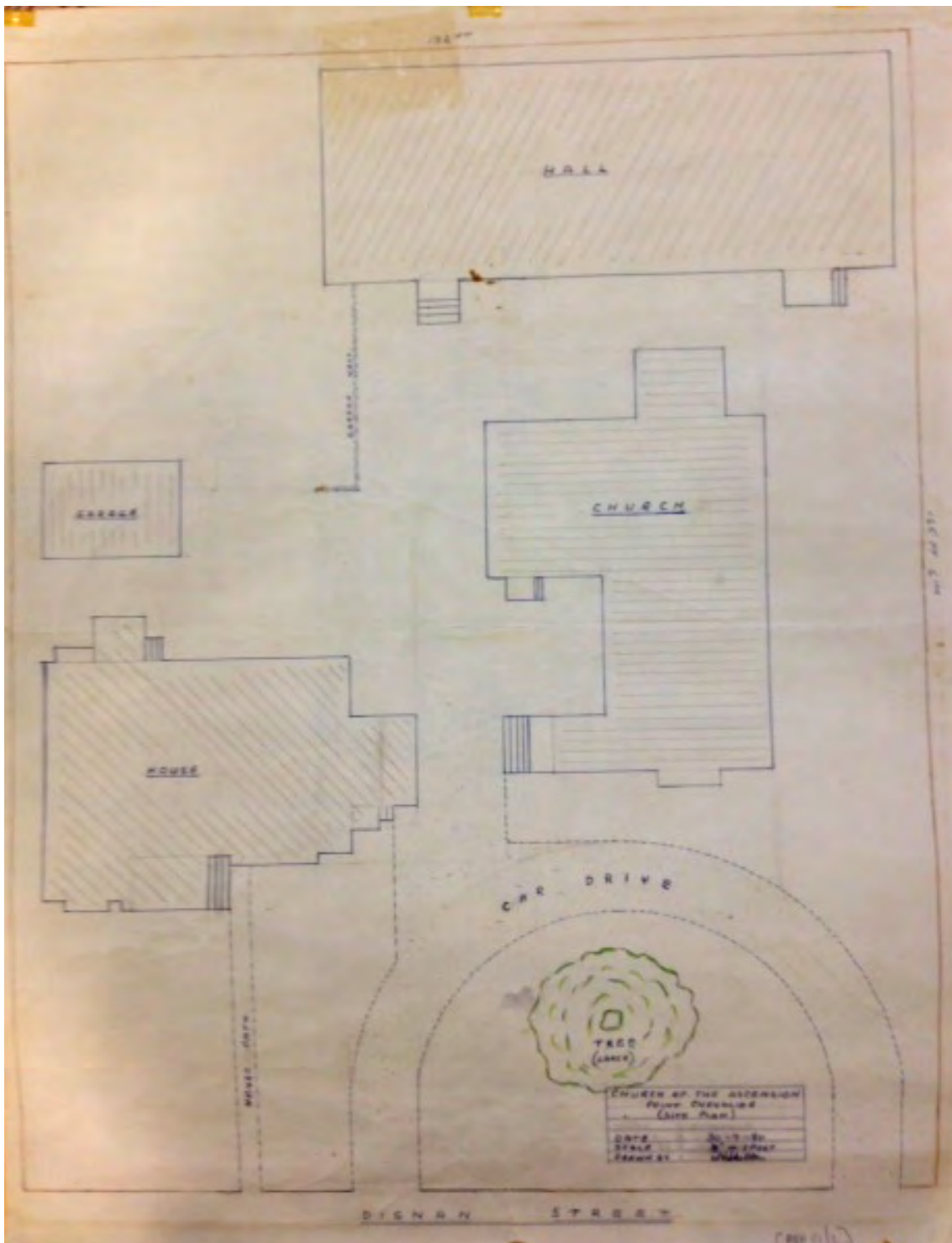
telephone 41-570  
 34 princes street  
 auckland N.Z.

1" = 10'

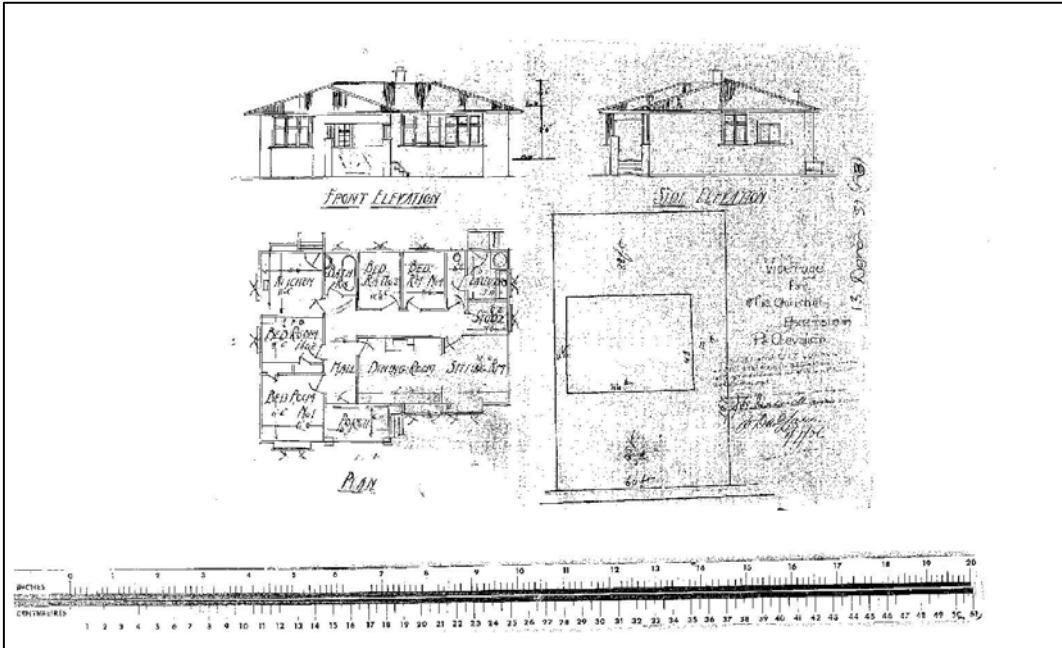
17 APRIL 1959

SK/2/369

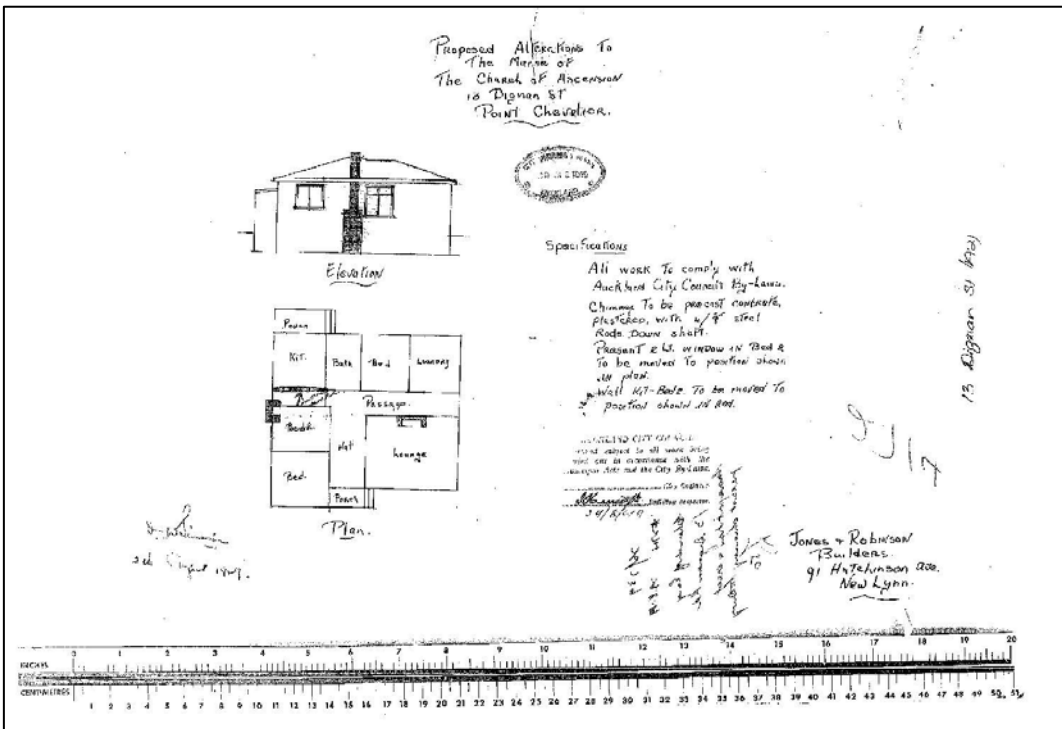
Plan of the church complex, 1980, showing realignment of vestry stairs (courtesy Auckland Anglican Archives)



Proposed Vicarage, 1926 (courtesy Auckland Council Property Files)

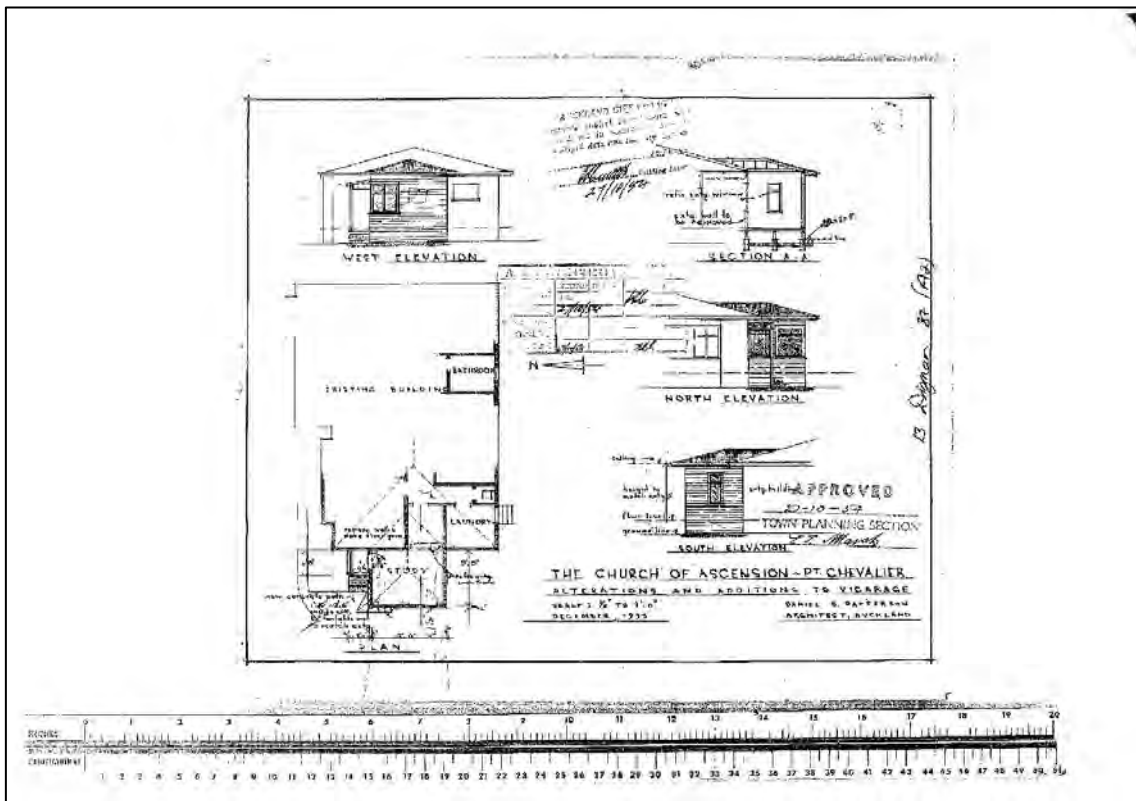


Proposed Alternation to the Manse of The Church of Ascension, 13 Dignan Street, Point Chevalier, 1949 (courtesy Auckland Council Property Files)

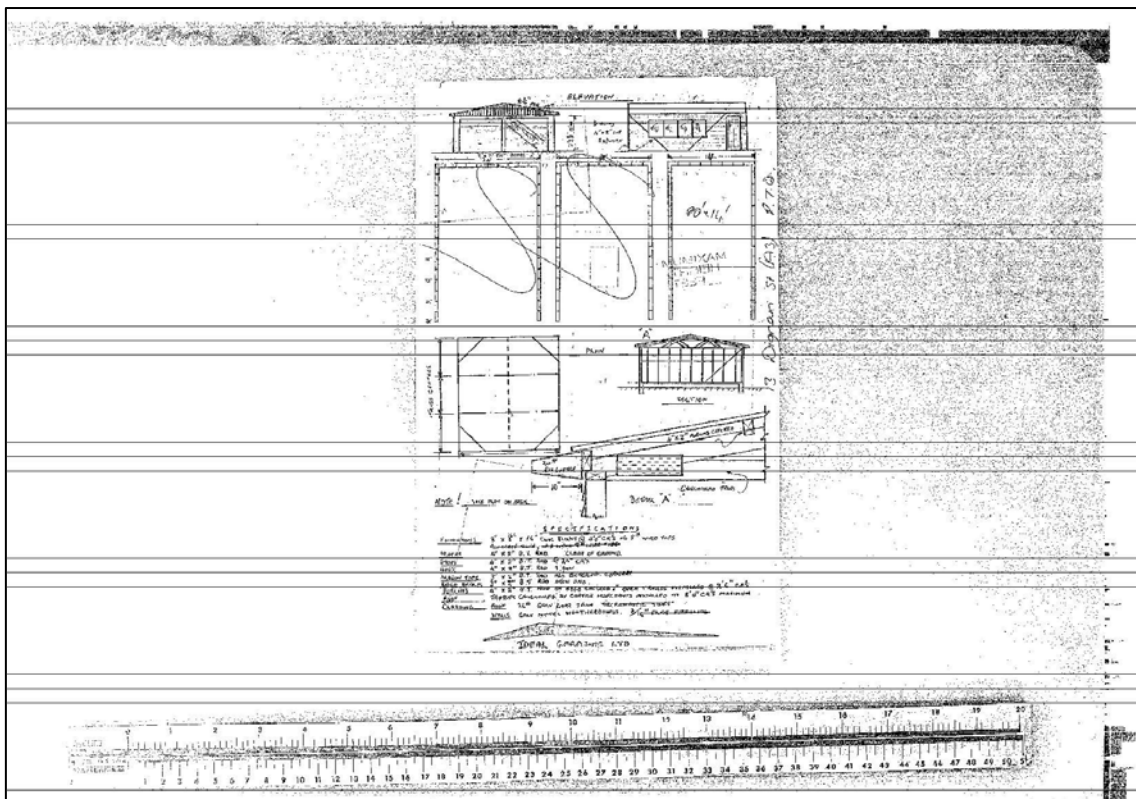




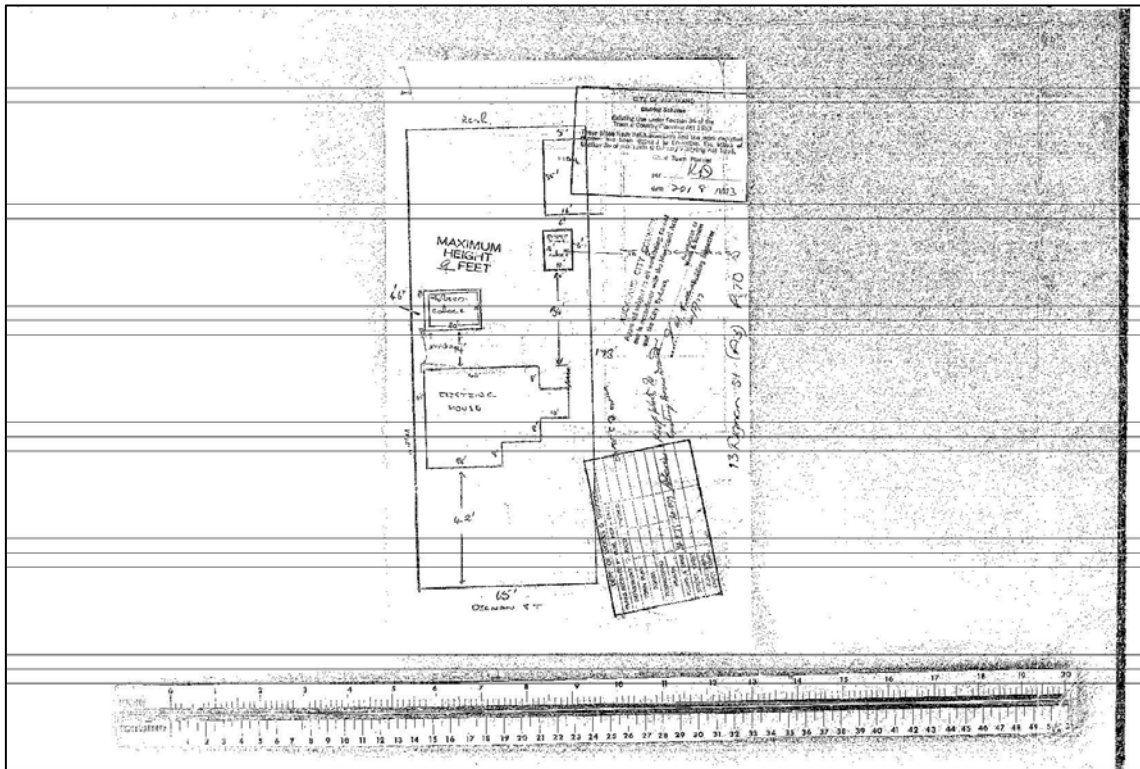
Alterations and Additions to Vicarage, 1954. Daniel B Patterson. (courtesy Auckland Council Property Files)



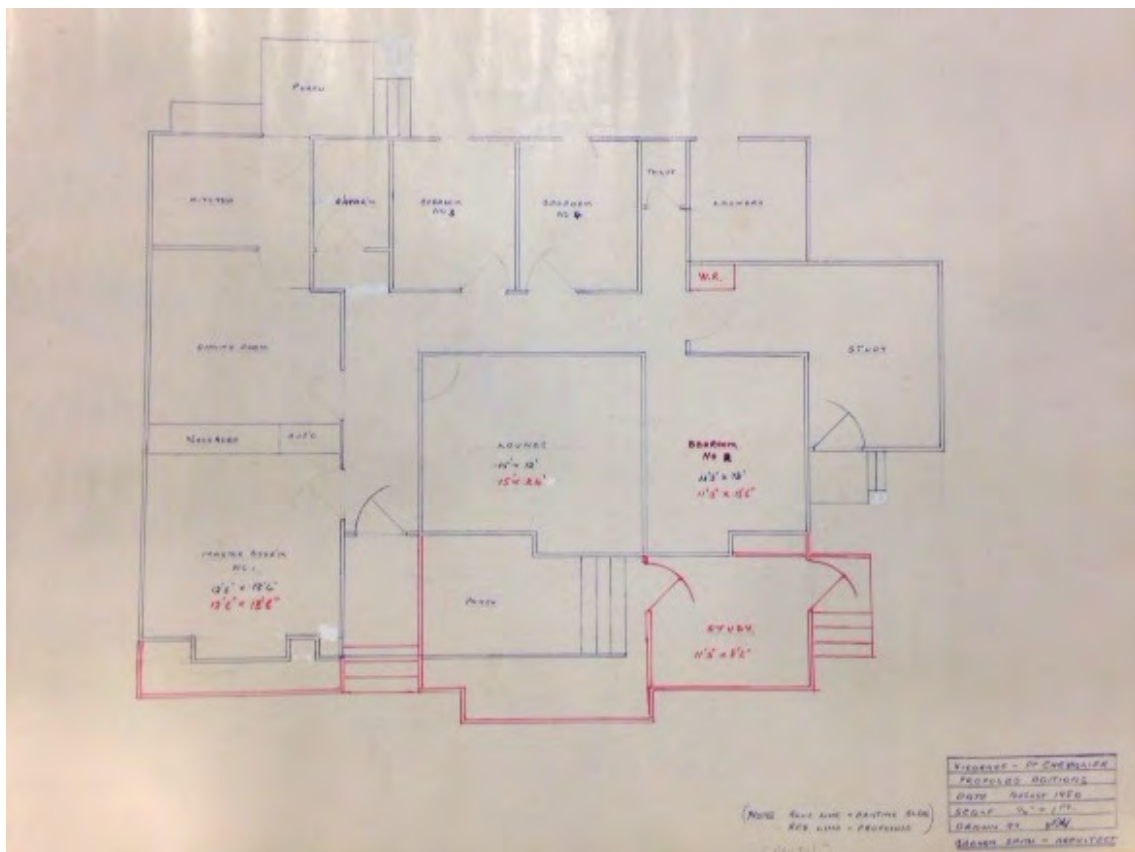
Garage, 1973 (courtesy Auckland Council Property Files)



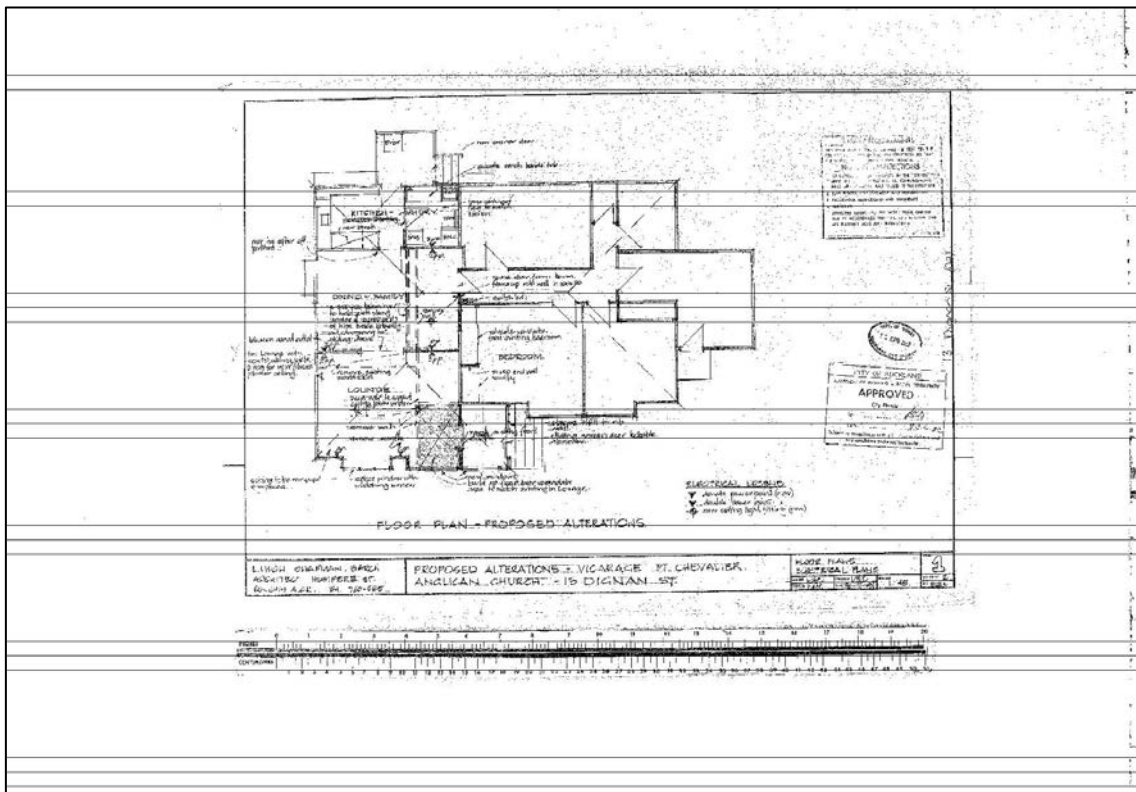
Garage, 1973 (courtesy Auckland Council Property Files)



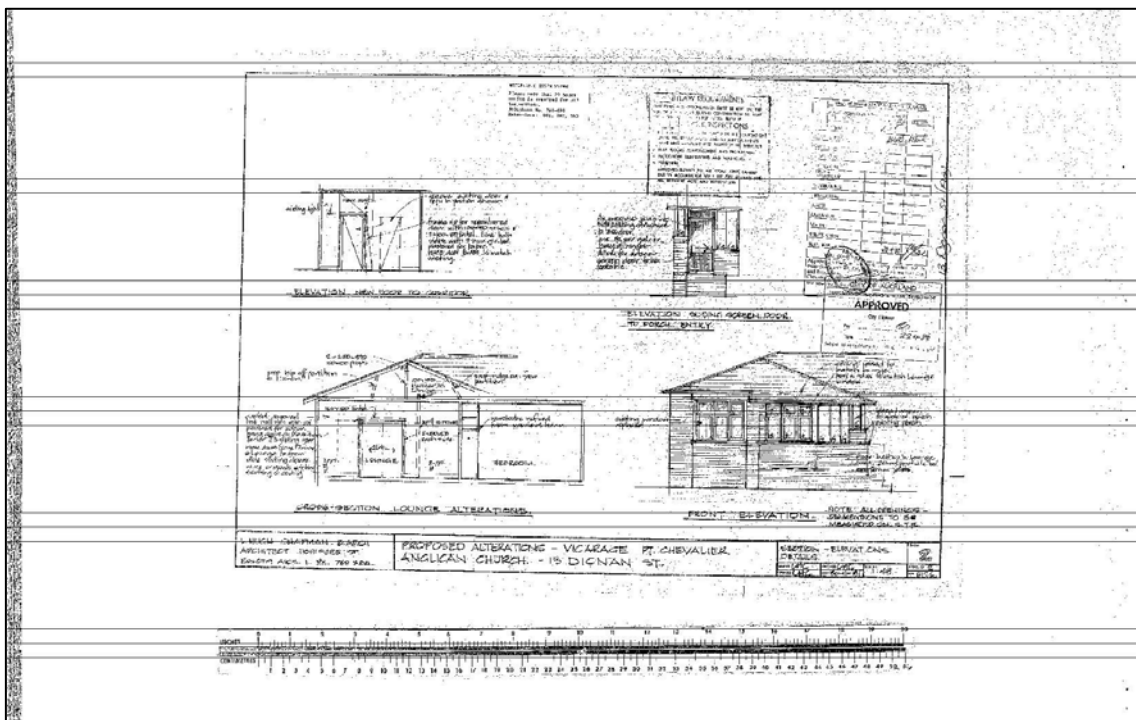
Proposed Vicarage Alterations, 1980 (not completed) (courtesy Auckland Anglican Archives)



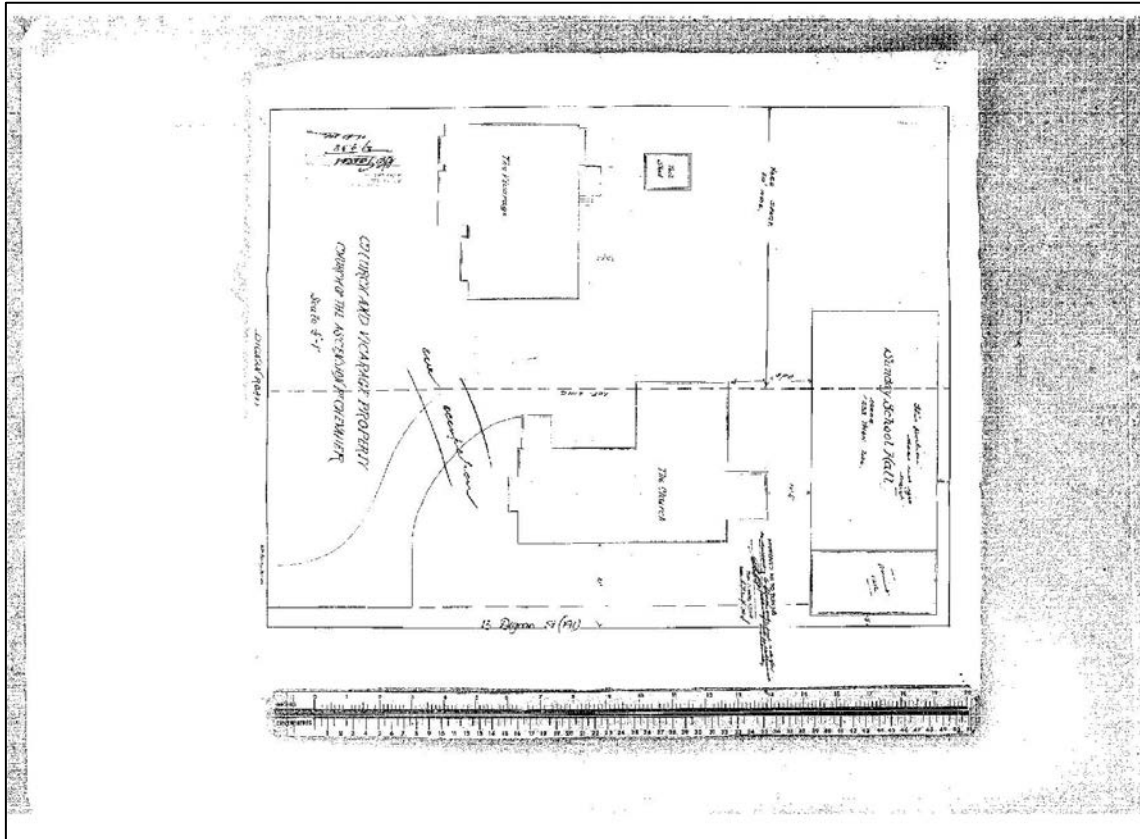
Vicarage Alterations, 1982 (courtesy Auckland Council Property File)



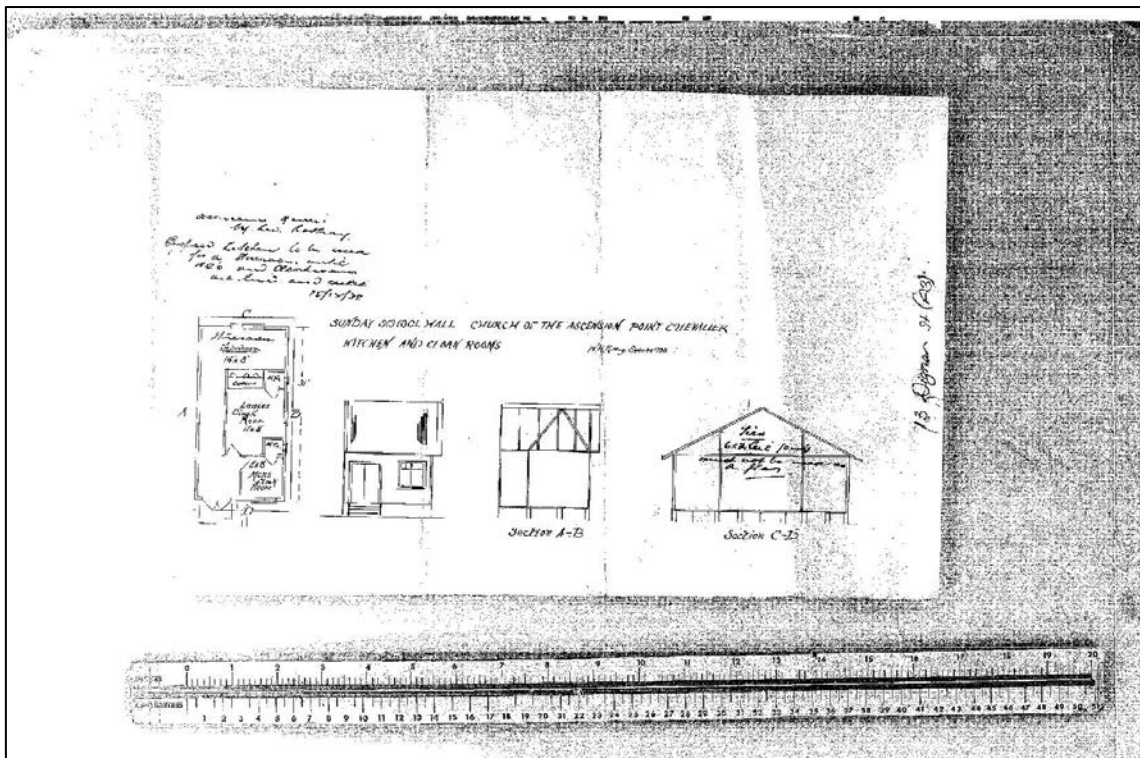
Vicarage Alterations, 1982 (courtesy Auckland Council Property File)



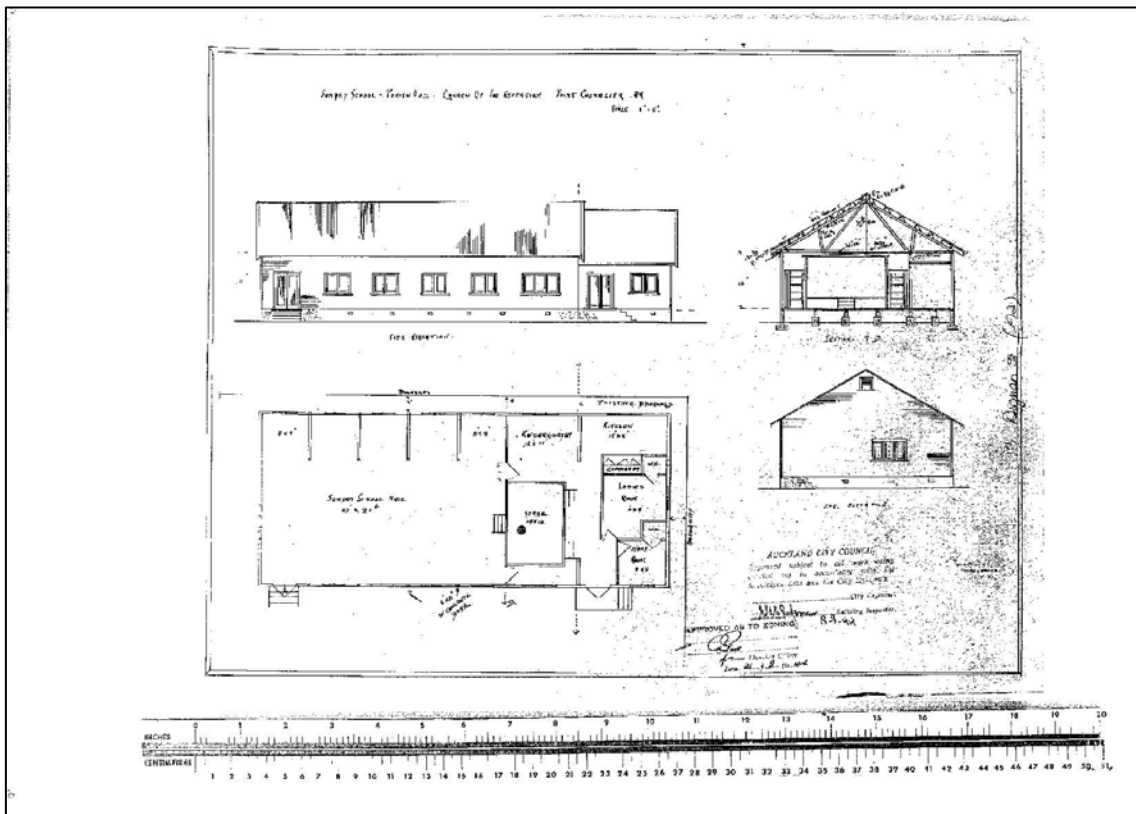
Sunday School Hall, 1938 (courtesy Auckland Council Property File)



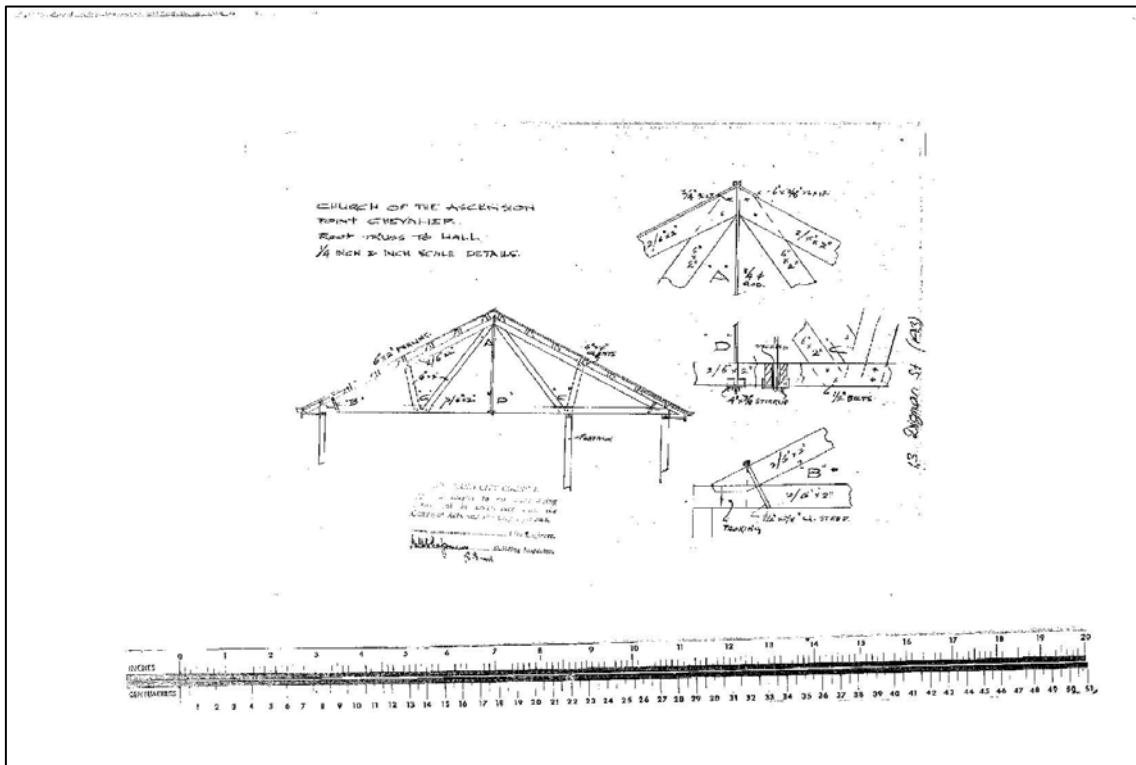
Sunday School Hall, Kitchen and Cloak rooms, 1938 (courtesy Auckland Council Property File)



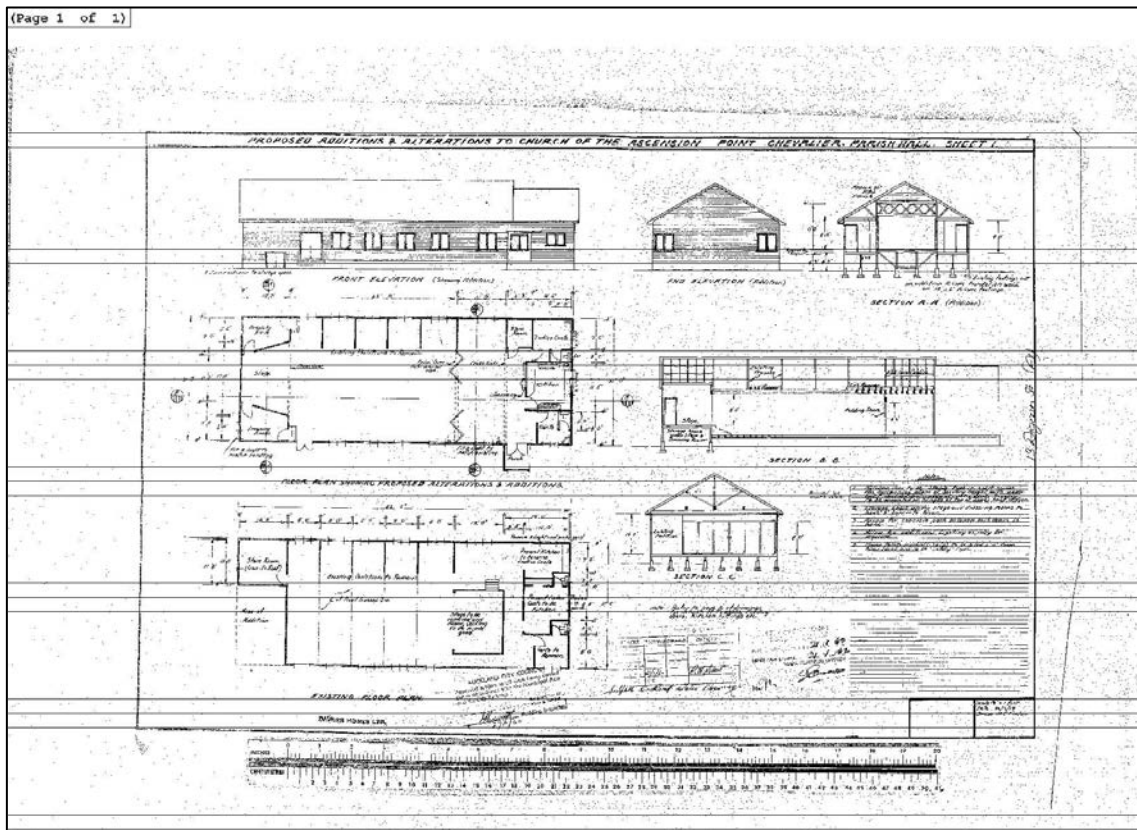
Sunday School and Parish Hall. Church of the Ascension, 1944 (courtesy Auckland Council Property File)



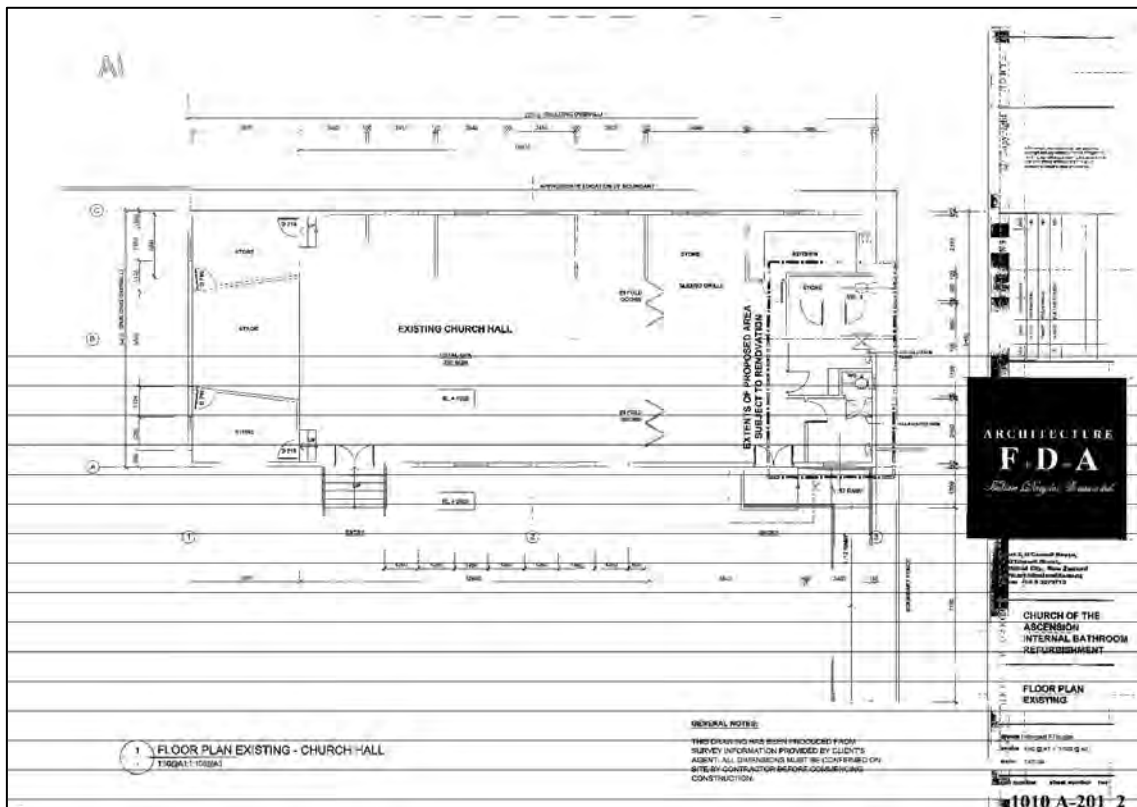
Roof truss to Hall, 1944 (courtesy Auckland Council Property File)



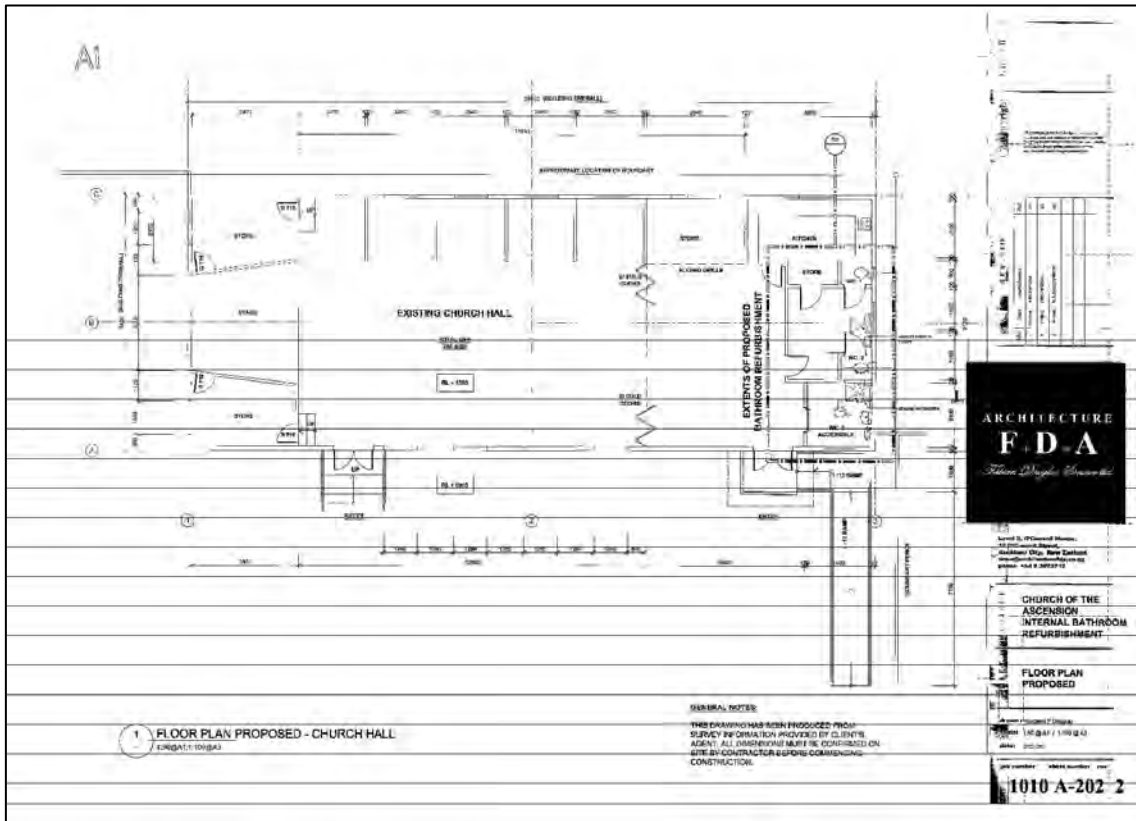
Proposed additional and alterations to Church of the Ascension, Point Chevalier, Parish Hall, 1960 (courtesy of Auckland Council Property File)



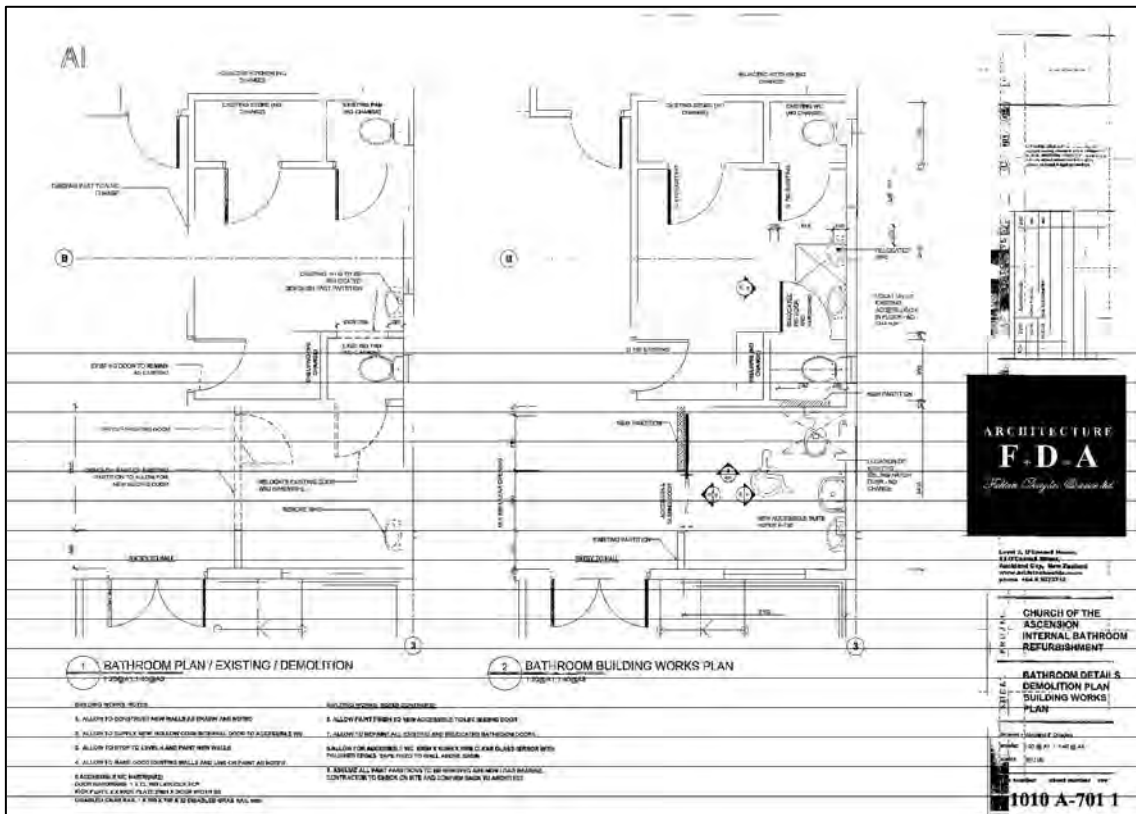
Floor Plan Proposed – Church Hall, 2008 (courtesy Auckland Council Property File)



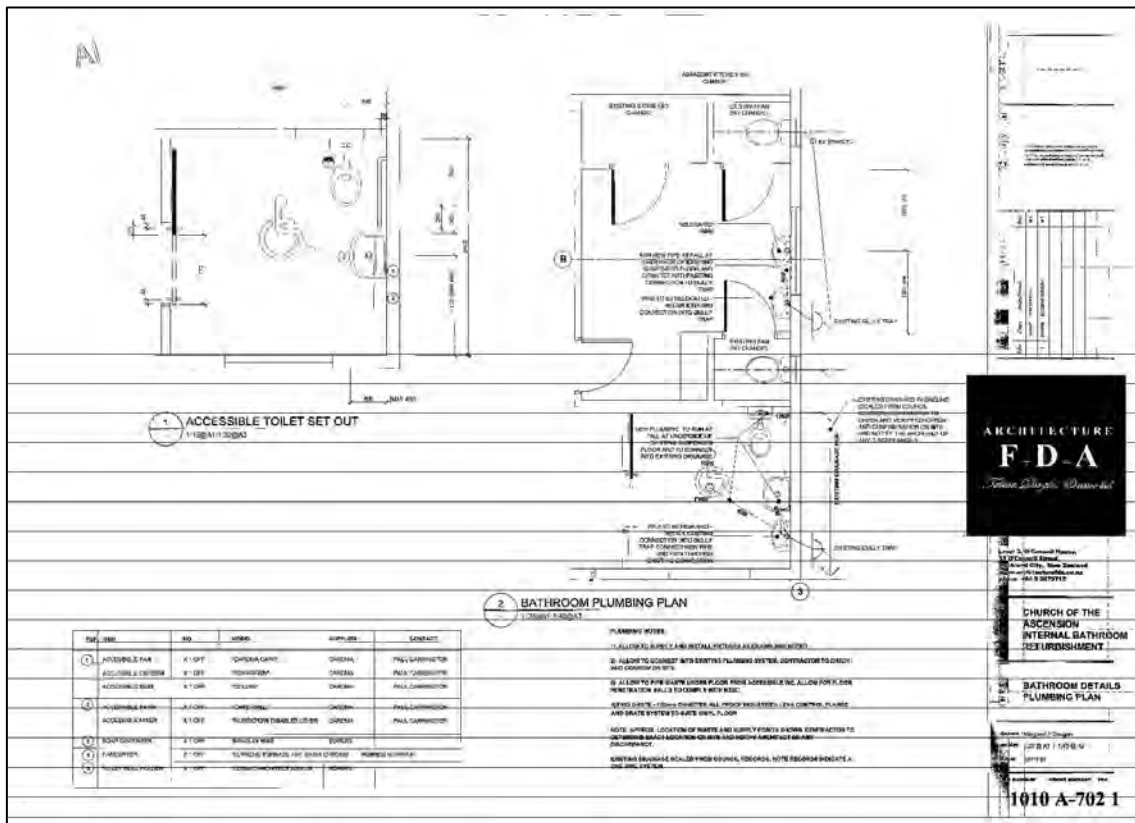
Internal Elevations, Internal Bathroom Refurbishment (Hall), 2008 (courtesy Auckland Council Property File)



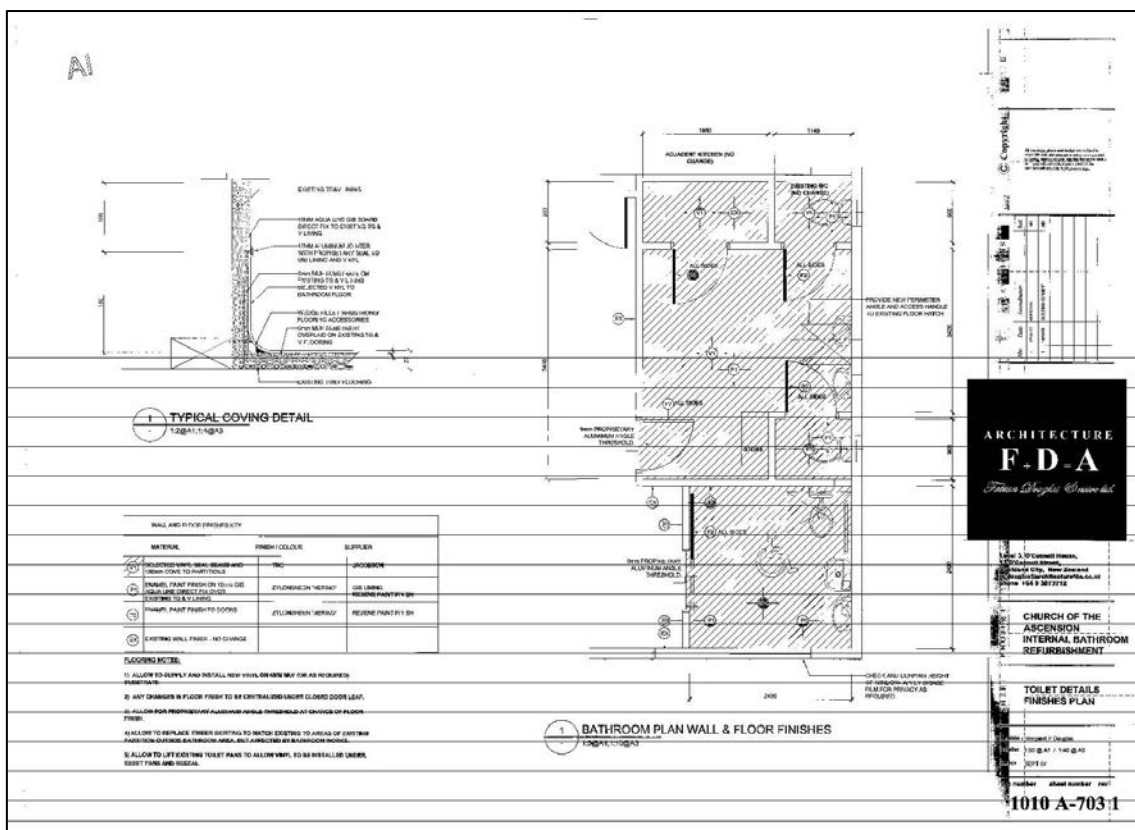
Hall Bathroom Plan / Existing / Demolition & Bathroom Building Works Plan, 2008 (courtesy Auckland Council Property File)



Hall Bathroom Plumbing Plan, 2008 (courtesy Auckland Council Property File)

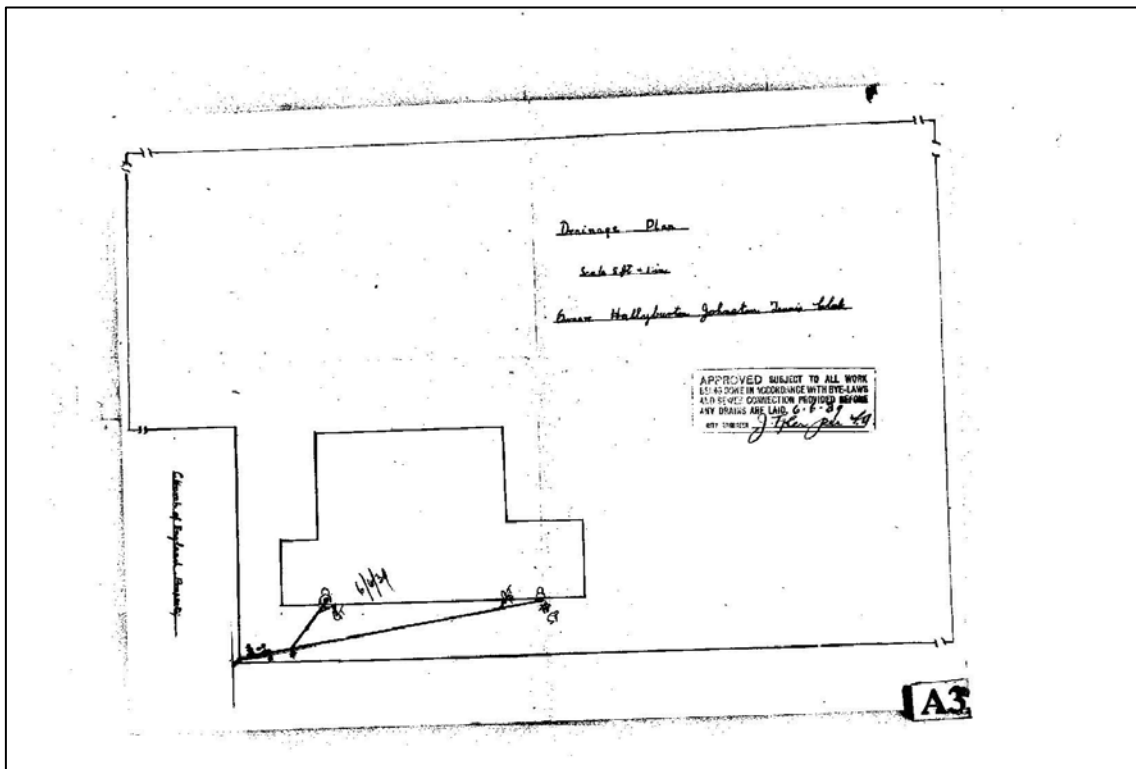


Hall Bathroom Wall & Floor Finishes, 2008 (courtesy Auckland Council Property File)

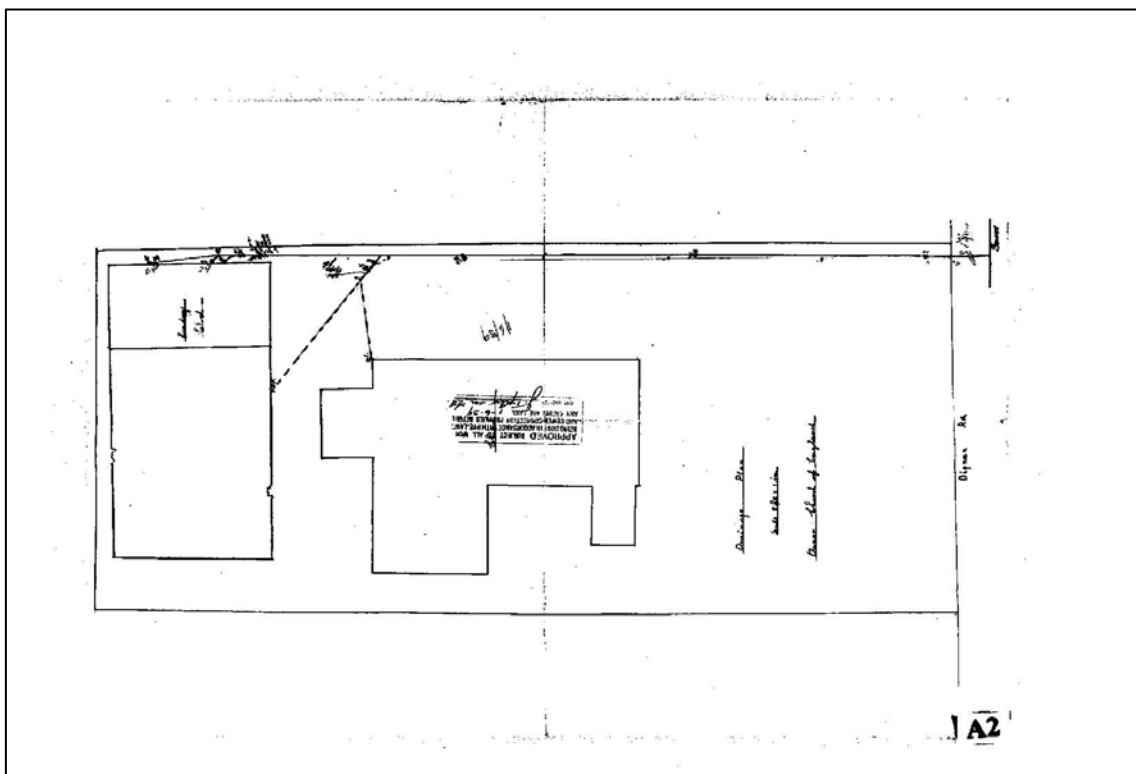




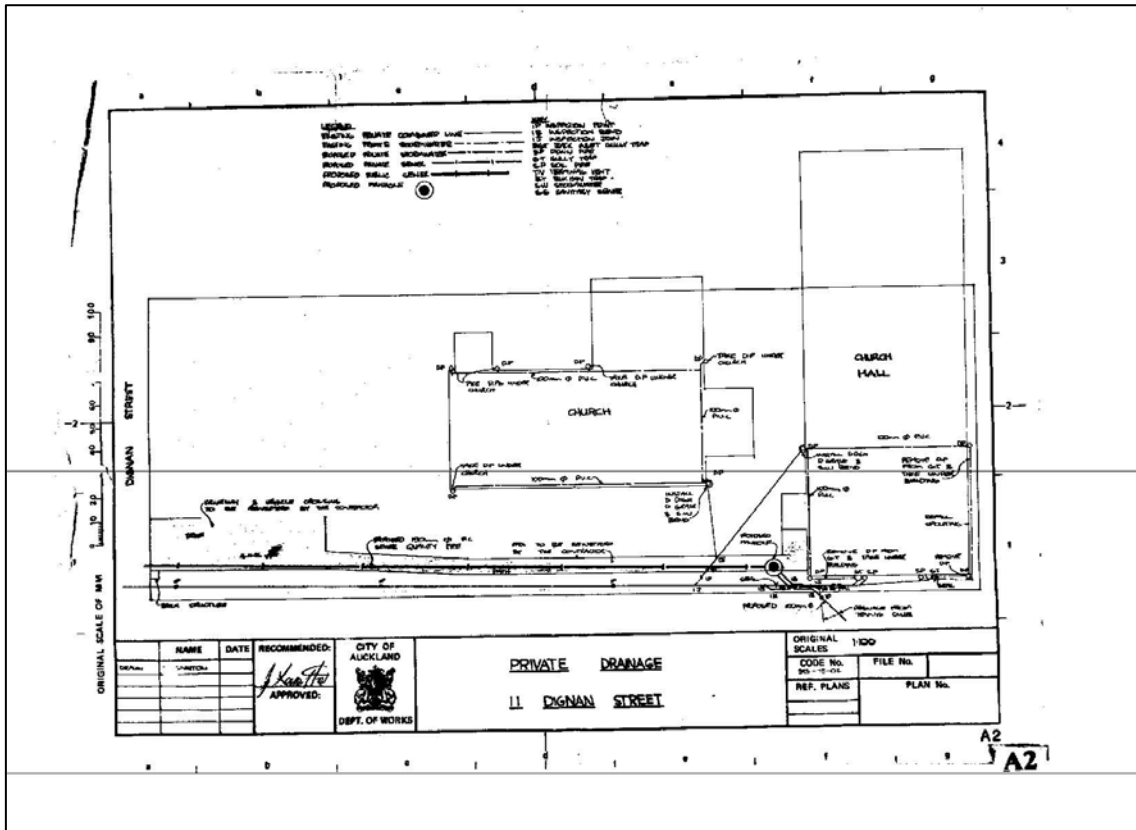
Drainage Plan for Vicarage at 13 Dignan Street, 1939 (courtesy Auckland Council Property File)



Drainage Plan for Church and Hall at 11 Dignan Street, 1939 (courtesy Auckland Council Property File)



Drainage Plan, 1986 (courtesy Auckland Council Property File)



## 12.0 Bibliography

- Archifact Limited. *The Anglican Church of St Alban the Martyr*. Conservation Plan, Auckland: Archifact, 2006.
- Architecture FDA. "Church of the Ascension, Internal Bathroom Refurbishment." September 2007.
- Arden, Stuart, and Ian Bowman. *The New Zealand Period House. A Conservation Guide*. Auckland: Random House New Zealand, 2004.
- Ashford, Jeremy. *The Bungalow in New Zealand*. Auckland: Penguin Books Ltd, 1994.
- . *The Bungalow in New Zealand*. Auckland: Penguin Books New Zealand Ltd, 1994.
- Auckland City Council. "578169 - General Property Document Plan." *FileNet*. Auckland City Council, n.d.
- . "B/1973/894 - Plan." *FileNet*. Auckland City Council, 1973.
- . "B/1982/1023 - Building Permit." *FileNet*. Auckland City Council, 1982.
- . "Property Applications: 332989 - General Property Document Microfilm." *FileNet*. Auckland City Council, n.d.
- . "Property Applications: B/1926/393, Erect Dwelling." *Pathways*. 1926.
- . "Property Applications: B/1960/1331, Additions & Alterations to hall." *Pathways*. 1960.
- . "Property Applications: B/2008/22366, Upgrade church hall bathrooms and new accessible toilet." *Pathways*. 2008.
- . "Property Applications: R/LUC/1957/20, Extension to parish hall." *Pathways*. 1957.
- Auckland Council Heritage Unit. *Albert-Eden Heritage Survey. Historic Context Statement*. Auckland Council, 2014.
- . "Albert-Eden Heritage Survey: Historic Context Statement." Auckland Council, March 2014.
- Auckland Council. "Property File 11-13 Dignan Street." n.d.
- "Auckland Council Property file, 399 Point Chevalier Road, Point Chevalier ." Auckland Council , 01 May 2014 .
- Auckland Star*. "New Anglican Church. Dedicated at Pt Chevalier." 27 September 1926: 10.
- Auckland Star*. "Church Improvements." 02 June 1944: 07.
- Auckland Star*. "Church of Ascension." 18 May 1940: 12.
- Auckland Star*. "Church of Ascension. Ceremony on Sunday next." 6 May 1937: 10.
- Auckland Star*. "Church of the Ascension. Vicarage to be Built." 05 June 1926: 9.
- Auckland Star*. "Clevedon News." 30 May 1933: 3.
- Auckland Star*. "Cure for T.B.? Clergyman's Claim." 4 December 1929: 8.
- Auckland Star*. "Induction Service." 04 October 1929: 8.
- Auckland Star*. "Late Rev. W. E. Gillam. Unveiling a Tablet." 21 February 1930: 10.
- Auckland Star*. "New Anglican Church. Opened at Point Chevalier." 25 March 1918: 2.
- Auckland Star*. "New Parish Hall." 17 November 1944: 6.
- Auckland Star*. "New Sunday School." 28 September 1938: 7.
- Auckland Star*. "Obituary. Rev. W. H. W. Rattray." 31 August 1940: 15.
- Auckland Star*. "Parish Meeting. St. Columba's, Grey Lynn." 29 April 1926: 11.
- Auckland Star*. "Personal." 26 August 1940: 3.
- Auckland Star*. "T.B. Specific. B.M.A. Test Likely." 11 February 1930: 8.
- Auckland Star*. "T.B. Treatment. Rev. E. Ward's Specific." 12 August 1930: 5.
- Auckland Star*. "Table Talk." 05 May 1917: 1.
- Auckland Star*. "Twentieth Anniversary. Point Chevalier Church." 24 May 1938: 13.
- Auckland Star*. "Untitled." 20 March 1918: 4.
- Auckland Star*. "Untitled." 20 March 1918: 4.
- Auckland Star*. "Vicar of Devonport." 05 September 1931: 7.
- Bartley, M.W. *Colonial Architect. The Career of Edward Bartley 1839-1919*. Wellington: First Edition Ltd, 2006.
- . "Pers Comms." 06 May 2014.
- Barton, T. M. "Letter to Rev. J.S Martin." 05 May 1977.

- Blain, Michael. *Blain Biographical Directory of Anglican Clergy in the South Pacific*. 2014. [http://anglicanhistory.org/nz/blain\\_directory/directory.pdf](http://anglicanhistory.org/nz/blain_directory/directory.pdf) (accessed May 06, 2014).
- Cherrett, Owen J. *Without fear or favour : 150 years of policing Auckland 1840-1990*. Auckland: The New Zealand Police, 1989.
- Church of the Ascension. *Celebrating 75 years of Joyous Faith and Worship in the Church of the Ascension*. Copy Supplied, 1993.
- . “Church Correspondence.” Auckland Anglican Archives, n.d.
- . “Church Minute Book 1917 - 12-11-1934. Church of the Ascension, Point Chevalier.” n.d.
- Davern Homes Ltd. “Proposed Additions & Alterations to Church of the Ascension, Point Chevalier Parish Hall.” 1960.
- History of the Diocese of Auckland*. n.d. <http://www.auckanglican.org.nz/?sid=15> (accessed 05 01, 2014).
- Kennaway, L. “Point Chevalier: A Walk through our History.” Leaflet, n.d.
- LINZ. “DP 17996.” 1923.
- . “NA 125/184.” 1905.
- . “SO 833.” circa 1940.
- Ministry of Works and Development, Auckland District Office. “Archives New Zealand. Police - Point Chevalier Police Station.” R22459647. Archives New Zealand, 1945-1981.
- . “Police - Police Station - Point Chevalier.” R22459646. Archives New Zealand, 1925-1942.
- “NA125/184.” *Certificate of Title under Land Transfer Act*. 03 April 1905.
- “NA237/227.” *Certificate of Title under Land Transfer Act*. 1915.
- “NA263/105.” *Certificate of Title under Land Transfer Act*. 28 February 1917.
- “NA275/167.” *Certificate of Title under Land Transfer Act*. 7 February 1918.
- “NA275/167.” *Certificate of Title under Land Transfer Act*. 07 February 1918.
- New Zealand Herald*. “£8000 Bequests. Clergyman's Will.” 28 June 1941: 10.
- New Zealand Herald*. “Churches of Christ. Provincial Convention.” 18 July 1927: 11.
- New Zealand Herald*. “Dedication of Church. Point Chevalier Ceremony.” 22 September 1926: 15.
- New Zealand Herald*. “Dedication of the Church of the Ascension, Point Chevalier.” 27 September 1926: 11.
- New Zealand Herald*. “Induction of Vicar.” 01 July 1933: 12.
- New Zealand Herald*. “Local and General News.” 23 March 1918: 6.
- New Zealand Herald*. “Loss to the Church. Rev W. E. Gillam's Death.” 24 July 1929: 14.
- New Zealand Herald*. “New Police Station.” *New Zealand Herald*, 8 December 1925: 10.
- New Zealand Herald*. “Parishoners' Meeting. St. Columba, Grey Lynn.” 07 May 1919: 11.
- New Zealand Herald*. “Personal Items.” 05 May 1933: 12.
- New Zealand Herald*. “Presentations.” 21 November 1931: 12.
- New Zealand Herald*. “Sermons, Lectures, Soirees, Etc.” 28 September 1918: 5.
- New Zealand Herald*. “Tuberculosis Cure. Auckland Minister's Claim. No official recognition, investigation suggested.” 30 January 1930: 13.
- New Zealand Herald*. “Veteran Solicitor. Death of Mr Armstrong.” 24 May 1927: 10.
- New Zealand Herald*. “Youthful Lawbreakers. Damage done to Church.” 06 July 1925: 11.
- Singer, Angela. “Church moves into heart of community.” *Spanz*, June 2010.
- Sir George Grey Special Collections. “The League of Mothers and Homemakers New Zealand. Records.” Sir George Grey Special Collections, n.d.
- “SO 833.” LINZ records, c 1850.
- Truttman, Lisa. “Point Chevalier's first police station.” *Point Chevalier Times : Newsletter for the Point Chevalier Historical Society*, no. 34 (2014).
- Truttman, Lisa. “Pt Chevalier Summary.” 2014.

- Vicar. "re Dedication of 2 Stained Glass Windows - 9 a.m. 12th February, 1961." 1961.
- Walker, A.H. *Rangi-mata-rau: Pt Chevalier centennial, 1861-1961*. Point Chevalier: Clancy & Herdman, 1961.
- Walker, A.H. *Rangi-mata-rau : the story of Pt. Chevalier, 1861-1961 : compiled on the occasion of the centennial of the district*. Auckland: Clancy & Herdman, 1961.

## Endnotes

---

- <sup>1</sup> (Walker 1961, p. 5)
- <sup>2</sup> (Walker 1961, p. 9)
- <sup>3</sup> Ibid
- <sup>4</sup> (SO 833 c 1850)
- <sup>5</sup> (Walker 1961, p. 5)
- <sup>6</sup> (Walker 1961, p. 45)
- <sup>7</sup> (Truttman, Pt Chevalier Summary 2014)
- <sup>8</sup> Ibid
- <sup>9</sup> (Truttman, Pt Chevalier Summary 2014)
- <sup>10</sup> (NA125/184 1905)
- <sup>11</sup> (Auckland Council Heritage Unit 2014, p. 67)
- <sup>12</sup> (Auckland Council Heritage Unit 2014, 73)
- <sup>13</sup> (NA237/227 1915)
- <sup>14</sup> (Veteran Solicitor. Death of Mr Armstrong 1927)
- <sup>15</sup> (New Anglican Church. Opened at Point Chevalier 1918)
- <sup>16</sup> (Untitled 1918)
- <sup>17</sup> (Walker 1961, p. 21)
- <sup>18</sup> (New Anglican Church. Opened at Point Chevalier 1918)
- <sup>19</sup> Ibid
- <sup>20</sup> (New Anglican Church. Dedicated at Pt Chevalier 1926)
- <sup>21</sup> (Parish Meeting. St. Columba's, Grey Lynn 1926)
- <sup>22</sup> (Dedication of Church. Point Chevalier Ceremony 1926)
- <sup>23</sup> Ibid
- <sup>24</sup> (NA263/105 1917)
- <sup>25</sup> (Church of the Ascension. Vicarage to be Built 1926)
- <sup>26</sup> (Ashford 1994)
- <sup>27</sup> (Churches of Christ. Provincial Convention 1927)
- <sup>28</sup> (Auckland City Council n.d.)
- <sup>29</sup> (Church of the Ascension 1993, p. 24)
- <sup>30</sup> (New Parish Hall 1944)
- <sup>31</sup> (Church of Ascension 1940)
- <sup>32</sup> (Church Improvements 1944)
- <sup>33</sup> (Church of the Ascension n.d.)
- <sup>34</sup> (Vicar 1961)
- <sup>35</sup> (Barton 1977)
- <sup>36</sup> (Sir George Grey Special Collections n.d., p. 1)
- <sup>37</sup> Ibid p. 5
- <sup>38</sup> (Late Rev. W. E. Gillam. Unveiling a Tablet 1930)
- <sup>39</sup> Ibid
- <sup>40</sup> (Church of Ascension. Ceremony on Sunday next 1937)
- <sup>41</sup> (Cure for T.B.? Clergyman's Claim. 1929)
- <sup>42</sup> (Blain 2014)
- <sup>43</sup> (Vicar of Devonport 1931)
- <sup>44</sup> (Archifact Limited 2006)
- <sup>45</sup> (Clevedon News 1933)
- <sup>46</sup> (£8000 Bequests. Clergyman's Will 1941)
- <sup>47</sup> (New Parish Hall 1944)
- <sup>48</sup> (Auckland Council Heritage Unit 2014)
- <sup>49</sup> (New Anglican Church. Opened at Point Chevalier 1918)
- <sup>50</sup> (Bartley 2006)
- <sup>51</sup> (Bartley, Pers Comms 2014)
- <sup>52</sup> (Kennaway n.d.)
- <sup>53</sup> (Walker 1961, p. 5)
- <sup>54</sup> (Walker 1961, p. 9)
- <sup>55</sup> Ibid
- <sup>56</sup> (SO 833 c 1850)
- <sup>57</sup> (Walker 1961, p. 5)
- <sup>58</sup> (Walker 1961, p. 6)
- <sup>59</sup> (SO 833 c 1850)
- <sup>60</sup> (Truttman, Pt Chevalier Summary 2014)
- <sup>61</sup> (Walker 1961, p. 5)

- 
- 62 (Walker 1961, p. 45)  
63 (SO 833 c 1850)  
64 (Walker 1961, p. 17)  
65 (Truttman, Pt Chevalier Summary 2014)  
66 (Truttman, Pt Chevalier Summary 2014)  
67 (Truttman, Pt Chevalier Summary 2014)  
68 (Walker 1961)  
69 (Truttman, Pt Chevalier Summary 2014)  
70 (Walker 1961, p. 46)  
71 (NA125/184 1905)  
72 (NA237/227 1915)  
73 (Dedication of Church. Point Chevalier Ceremony 1926)  
74 (Walker 1961, p. 21)  
75 (Veteran Solicitor. Death of Mr Armstrong 1927)  
76 (Church of the Ascension n.d.)  
77 Ibid  
78 (Untitled 1918)  
79 Ibid  
80 (Sermons, Lectures, Soirees, Etc 1918)  
81 (New Anglican Church. Opened at Point Chevalier 1918)  
82 (Church of the Ascension 1993, p. 22)  
83 Ibid  
84 (New Anglican Church. Dedicated at Pt Chevalier 1926)  
85 (Youthful Lawbreakers. Damage done to Church 1925)  
86 (Parish Meeting. St. Columba's, Grey Lynn 1926)  
87 (Dedication of Church. Point Chevalier Ceremony 1926)  
88 Ibid  
89 (NA263/105 1917)  
90 (Church of the Ascension. Vicarage to be Built 1926)  
91 (Auckland City Council 1926)  
92 (Late Rev. W. E. Gillam. Unveiling a Tablet 1930)  
93 Ibid  
94 (Loss to the Church. Rev W. E. Gillam's Death 1929)  
95 (Late Rev. W. E. Gillam. Unveiling a Tablet 1930)  
96 (Induction Service 1929)  
97 (Church of Ascension. Ceremony on Sunday next 1937)  
98 (Blain 2014)  
99 (Cure for T.B.? Clergyman's Claim. 1929)  
100 (Tuberculosis Cure. Auckland Minister's Claim. No official recognition, investigation suggested 1930)  
101 (T.B. Specific. B.M.A. Test Likely 1930)  
102 Ibid  
103 (T.B. Treatment. Rev. E. Ward's Specific. 1930)  
104 Ibid  
105 (Blain 2014)  
106 (Presentations 1931)  
107 (Vicar of Devonport 1931)  
108 (Archifact Limited 2006)  
109 (Personal Items 1933)  
110 (Clevedon News 1933)  
111 (Induction of Vicar 1933)  
112 (Obituary. Rev. W. H. W. Rattray 1940)  
113 (New Sunday School 1938)  
114 (Obituary. Rev. W. H. W. Rattray 1940)  
115 (Personal 1940)  
116 (Obituary. Rev. W. H. W. Rattray 1940)  
117 (£8000 Bequests. Clergyman's Will 1941)  
118 (Church of the Ascension 1993, p. 24)  
119 (Church of Ascension 1940)  
120 (Church Improvements 1944)  
121 (Church of the Ascension n.d.)  
122 (Vicar 1961)  
123 (Barton 1977)  
124 (Church of the Ascension 1993, p. 53)

- 
- <sup>125</sup> (Church of the Ascension. Vicarage to be Built 1926)  
<sup>126</sup> (Dedication of Church. Point Chevalier Ceremony 1926)  
<sup>127</sup> (Ashford 1994)  
<sup>128</sup> (Auckland Council n.d.)  
<sup>129</sup> Ibid  
<sup>130</sup> (Auckland City Council n.d.)  
<sup>131</sup> Ibid  
<sup>132</sup> (Auckland City Council 1973)  
<sup>133</sup> (Auckland City Council 1982)  
<sup>134</sup> (Arden and Bowman 2004, p. 14)  
<sup>135</sup> (Churches of Christ. Provincial Convention 1927)  
<sup>136</sup> (New Sunday School 1938)  
<sup>137</sup> Ibid  
<sup>138</sup> (Twentieth Anniversary. Point Chevalier Church 1938)  
<sup>139</sup> (Auckland City Council n.d.)  
<sup>140</sup> (Church of the Ascension 1993, p. 24)  
<sup>141</sup> (New Parish Hall 1944)  
<sup>142</sup> (Auckland City Council n.d.)  
<sup>143</sup> (New Parish Hall 1944)  
<sup>144</sup> Ibid  
<sup>145</sup> (Auckland City Council 1960)  
<sup>146</sup> (Architecture FDA 2007)  
<sup>147</sup> (Auckland Council Heritage Unit 2014, p. 104-106)  
<sup>148</sup> (Auckland Council Heritage Unit 2014, p. 108)  
<sup>149</sup> (Walker 1961, p. 21)  
<sup>150</sup> (Singer 2010)  
<sup>151</sup> (Kennaway n.d.)  
<sup>152</sup> (Auckland City Council n.d.)  
<sup>153</sup> Ibid