

HERITAGE ASSESSMENT

St Cuthbert's College Complex

130 Market Road, Epsom



Prepared for

Heritage Unit, Auckland Council

February 2017 (Final draft)



THE HERITAGE STUDIO

Architectural & Building Conservation



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Cover image: A close-up aerial image of St Cuthbert's College in 1954, showing the Robertson Building (centre), Dunblane House, Elgin House and the Refectory, [WA-34694-F, Whites Aviation Collection, Alexander Turnbull Library](#).

Above images: Robertson Building (top left), Dunblane House (top right), Elgin House (bottom left), and Violet Wood Dining Hall (bottom right).

1.0 Purpose

The purpose of this document is to consider the place named St Cuthbert's College Complex, located at 130 Market Road (also recorded as 122 Market Road), Epsom against the criteria for the evaluation of historic heritage in the Auckland Unitary Plan (operative in part, November 2016). For the purpose of this document, the collective name "St Cuthbert's College Complex" has been used to describe the four buildings being evaluated. These are the Robertson Building, Dunblane House, Elgin House, and the Violet Wood Dining Hall.

The document has been prepared by The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	130 Market Road, Epsom, Auckland 1051
Legal description and Certificate of Title identifier	LOTS 1-4 DP 14658 PT ALLOT 19 SEC 11 AK SUBS LOT 12-14 DP 2660
NZTM grid reference	Easting: 1758528.15 / Northing: 5916085.00 Longitude: 174.779005 / Latitude: -36.887905
Ownership	Cornwall Park Trust Board and St Cuthbert's College Educational Trust Board.
Auckland Unitary Plan zoning	Special purpose zone: School Open space: Information recreational Open space: Sport and active recreation (operative in part, November 2016)
Existing scheduled item(s)	Sir Logan Campbell Statue and Fountain (located within 130 Market Road boundary) (#01629)
Additional controls	Precinct: Cornwall Park sub-precincts B and D Height Limit: Height variation control of 16 metres over the Robertson Building.
Heritage New Zealand Pouhere Taonga (HNZPT) listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	The place is the site of human activity before 1900 but is not recorded as an archaeological site and has not been assessed to determine if it has archaeological values.
CHI reference/s	None
NZAA site record number/s	None

3.0 Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, historical and contextual research for the evaluation was undertaken to an extent that enables the place to be evaluated against the criteria, but is not exhaustive. It is important to note that additional research may yield new information about the place. Whilst every effort has been made to seek copyright permissions for the images used in this evaluation, a small number of permissions (principally for images sourced from overseas) have yet to be granted.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural evaluation or condition report; any comments on the condition of the building are based on visual observations only.

4.0 Historical summary

Refer to **Appendix 1** for a fully referenced historical background and **Appendix 2** and **Appendix 3** for supplementary information.

Epsom was known for its prosperous educational establishments, with both state and private schools developing almost simultaneously. Both public schools and the private institutions that had religious or philosophical foundations all acquired positive reputations. One of the well-known private schools was St Cuthbert's College, a school for girls with a commitment to the Christian faith and Presbyterian traditions that relocated to Epsom in the mid-1920s.

By 1914, it was considered that a Presbyterian girls' school was needed in Auckland. Despite limited options due to the onset of the First World War, a committee of seven gentlemen, set up to establish the school, purchased Mount Eden College as a going concern later that year. In order to finance the venture, a company named the Auckland Presbyterian College for Ladies Limited was formed with committee members taking up company shares and forming the St Cuthbert's Board. The new school opened in February 1915 with a roll of 190 (38 of which were boarders), and within a year was renamed St Cuthbert's College with the motto 'By Love Serve'.

The college site, located on Stokes Road in Mount Eden, was soon under pressure to provide further accommodation, particularly for boarders, many of whom came from farming families and business owners throughout greater Auckland and the Waikato. Over the following couple of years, extra boarding accommodation and facilities were added, but by 1919, it was clear that the site was unable to provide for the continued growth of the college, which had become a successful and popular enterprise. The St Cuthbert's Board met to discuss the matter and later that year negotiations were underway with trustees of the Campbell Estate for the lease or sale of a portion of their Epsom estate. The Board was offered a 99-year lease on eight acres of land north of Cornwall Park, and a further four and three-quarter acres were leased the following year. In April 1923, the Board purchased the McCrystal Estate including the grand homestead, built by Major Nelson-George in 1874. The estate comprised two-and-a-half acres of land adjacent to Market Road in a location directly north of the land leased from the Campbell Estate.

By the end of 1923, the construction of a group of "modern buildings" for the college was underway by builders Penman and Sons. The work was carried out in accordance with the plans and specifications of architect, L. V. Moses, of the well-known firm Holman and Moses (refer to **Appendix 3**), who in preparation for the project "*visited America and Australia to study the most modern methods of school construction and*

*equipment.*¹ The buildings designed for the college comprised the main administration building with assembly hall, two boarding houses, and a refectory with kitchen and domestic quarters. These joined a number of existing structures on the site, including the McCrystal (Wapiti) Homestead, together with part of the Assembly Hall, Caretaker's Cottage, piano rooms and shelter sheds that were relocated from the Mount Eden site.

The "Robertson Building" was built as the main college building. The handsome structure comprised an assembly hall, measuring 2,172 square feet, staff rooms, and 18 classrooms accessed off a wide hallway, which were capable of accommodating 450 pupils. Special attention was paid to heating and ventilation in the building's design, with the incorporation of large windows that lit and ventilated the classrooms. These were reported at the time as having "*all the benefits of a so-called open-air classroom, without its disadvantages*"². This new approach to school planning, with much larger windows for greater natural light and ventilation, was adopted by education authorities in New Zealand during the 1920s. The pair of boarding houses were named "Dunblane House" and "Elgin House". Built identically, they were designed to provide for open-air sleeping; a type of design that contemporary articles referred to as a "*special feature*"³ of the accommodation and "*an innovation, as far as Auckland is concerned.*"⁴ Each boarding house comprised two common rooms, a playroom and a reading room, and could accommodate up to 40 boarders, with each of the buildings' two "wings" comprising 18 cubicles opening onto balconies. Despite the praise for the houses' design, the open-air sleeping arrangement was short-lived. Following the first winter, it was recommended that Whitney windows and heating be installed. The new boarding houses joined the former McCrystal (Wapiti) Homestead, which had been converted to provide additional boarding accommodation and subsequently named "Melrose House". The Refectory was built to accommodate a spacious dining hall, which could accommodate 150 pupils, a kitchen, and domestic quarters to the rear. In 1925, it was reported as "*a fine room, with panelled walls, dark-stained floor, and a big open fireplace.*"⁵

The official opening of St Cuthbert's College on its new Market Road site occurred on 28 April 1925. The proceedings were led by the Governor General Sir Charles Fergusson, and a number of other dignitaries were in attendance including Lady Alice Fergusson, Auckland Mayor Sir James Gunson, Chairman of the St Cuthbert's College Board Mr James Robertson, and members of the Board, in addition to the Principal Miss Clouston, teaching staff and the pupils. During the ceremony, architect Mr L. V. Moses presented the official key of the college to Sir Fergusson.

St Cuthbert's College was considered an important addition to Auckland's educational institutions for girls. When it opened, it was a time of considerable growth and expansion in the locality and region. Epsom was experiencing the final phases of the subdivision of farmland that once characterised the area, and the provision of urban amenities.⁶ The college too, was experiencing growth. In early 1925, the roll stood at 350, and by the end of 1926 had increased to 437 (118 of which were boarders).

The first building project to take place following the establishment of the College's key buildings in 1925 was the Runciman Bath, which opened in 1927. The College was not immune to the impact of the Depression. From 1929, roll numbers dropped, and by 1933, they reached an all-time low with numbers amounting to approximately half of what they were in 1926. Developments were put on hold, tuition fees reduced and one

¹ N. Z. Building Progress, Volume XIX, No. 1, September 1923, (Harry H. Tombs Ltd., Wellington), 33.

² The Outlook, *St Cuthbert's College, Auckland. Annual Prize-giving*, 13.

³ The Outlook, *St. Cuthbert's College, Auckland. New College Buildings Opened by the Governor-General*, May 18 1925, 7.

⁴ N. Z. Building Progress, Volume XIX, No. 1, September 1923, (Harry H. Tombs Ltd., Wellington), 33.

⁵ Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert's College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016).

⁶ *Ibid.*, 55.

of the boarding houses closed. There would not be another major building project until the construction of the library addition in 1939. Just as the college was recovering from the financial hardship of the Depression, the Second World War generated a further break in the college's proposed expansion. However, this was still a period of change, with the management of the school undergoing a major restructure and the formation of the St Cuthbert's College Educational Trust. Social and cultural changes following the Second World War resulted in greater gender equality and improvements in the education of girls/women, giving rise to the gradual broadening of professional opportunities. Larger numbers of girls were staying on at the College and sitting external examinations.

By the 1950s, the College was once again in expansion mode. The opening of a new assembly hall in 1955 represented the first major construction scheme since the establishment of the site three decades earlier. A long-standing project, Clouston Hall and its modern design made a positive contribution to the college complex. The expansion programme continued over the following decades and roll numbers continued to rise, and by 1966, St Cuthbert's College was the largest non-denominational school in New Zealand. In the 1960s, the social and cultural revolution was making its way to New Zealand, marking yet further changes, particularly for girls and women. Less rigid social conventions and greater opportunities for freedom and choice were experienced over the following decades. With changes to the secondary school curriculum during the 1970s, the college was again feeling the pressures of growth. Further classrooms were required to accommodate the growing number of specialist subjects, resulting in it being in a near constant state of rebuilding and renovation. Projects occurred more swiftly and on a much grander scale. Changes to the early buildings included the relocation of the staff room and sixth form common room within the Robertson Building (1973), the creation of boarding staff accommodation in the Dunblane and Elgin boarding houses (1973), and the wholesale refurbishment of the houses (1975), which greatly improved living conditions.

Between 1970 and 1989, roll numbers grew substantially, and just like the preceding decade, the college developed swiftly in the 1980s. The 1990s were equally active, with a number of major building projects undertaken over consecutive years. The Link Building (1995) was constructed, which connected the Robertson and Rhodes buildings, and the Information Centre (1998) was built on the site behind the Robertson Building, joining the Robertson Building with the Jean Hunter, Link and Rhodes buildings and Clouston Hall. Changes to existing buildings included alterations to the Refectory, and its reopening as the "Violet Wood Dining Hall" (1991), the complete renovation of Elgin House, comprising the extensive upgrade of bathroom facilities and repainting the building (1997), the earthquake strengthening of the Robertson Building (1998), followed by an upgrade of Dunblane House (1999).

In 2015, St Cuthbert's College celebrated its centenary year. The College continued to grow with a current roll in excess of 1,400 (300 juniors, 250 middle and 850 seniors) and students of 40 different ethnicities. In July 2016, investigative work was underway in preparation of work involving the earthquake strengthening of the Robertson Building's portico.

5.0 Physical description

A site visit was undertaken on 13 July 2016. For architectural plans and a photographic record, refer to **Appendix 2**, **Appendix 3** and **Appendix 5**.

Location, context and site

St Cuthbert's College, 130 Market Road, is located in Epsom, an affluent Auckland suburb located in the centre of the Tamaki isthmus, approximately five kilometres south of the CBD. The suburb is bordered by Newmarket to the north, One Tree Hill to the

south, Greenlane to the east, and Mount Eden to the west, and is enclosed by the volcanic mountains of Mount Eden, Mount Saint John and One Tree Hill. Epsom generally comprises a mixture of medium density residential, commercial and mixed-use development, and is characterised by its strong collection of grand residences set within tree-lined streets, large areas of green open space, and educational complexes.



Figure 1: The location of St Cuthbert's College within its local and regional (inset) contexts (Auckland Council GeoMaps).



Figure 2: St Cuthbert's College site, situated between Market Road and Wapiti Avenue (Auckland Council GeoMaps).

St Cuthbert's College is situated on the southern side of Wapiti Avenue, and at the western end and on the southern side of Market Road, a main thoroughfare that runs roughly northeast to southwest linking Remuera Road with Manukau Road (via Campbell Crescent). Located directly north of Cornwall Park and One Tree Hill Domain, St Cuthbert's College sits within a neighbourhood context largely

characterised by single-house residential development. The irregularly shaped College campus covers an area of 6.5 hectares of relatively level land that gradually rises at the centre. Development within the site is concentrated within its western and central portions, and is occupied by buildings built over a period of approximately 90 years. The land to the east provides an open area utilised as sports courts and playing fields. Hard and soft landscaping feature throughout the site, with the principal surface material in the built-up portion of the campus being tarmac, interspersed with areas of paving and pockets of green space and mature trees. The principal entrance onto the site is gained via Market Road. The formal driveway aligns with the main entrance of the administration building and is set out as a roundabout with associated landscaping in front of the building. A further Market Road entrance and Wapiti Road access point are located at the western corner and along the northern boundary of the site respectively.

The four college buildings that form the “complex”, which is the subject of this evaluation, include the Robertson Building, St Cuthbert’s principal administration building; Dunblane House and Elgin House, two purpose-built boarding houses; and the Refectory, now known as the Violet Wood Dining Hall. The buildings are situated in the central portion of the campus, with the Robertson Building having a highly visible presence on the approach onto the college site from Market Road. Dunblane House, Elgin House and the dining hall are situated to the east of the Robertson Building, in close proximity to one another, whilst separated by a number of other college buildings and a central courtyard.

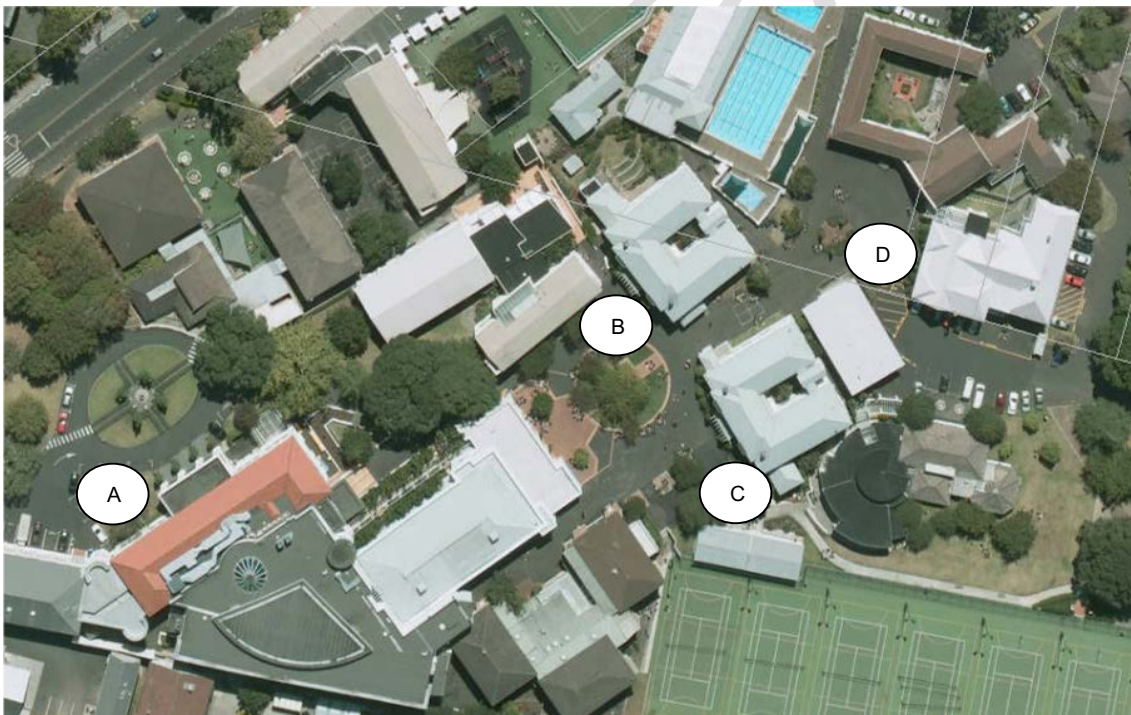


Figure 3: Showing part of the St Cuthbert’s College site, with the four buildings that form the “complex” that is the subject of this evaluation. Robertson Building (A), Dunblane House (B), Elgin House (C), and Violet Wood Dining Hall (D) (Auckland Council GeoMaps).

Robertson Building

Located on the highest rise of the college site, the Robertson Building is one of St Cuthbert’s most visually prominent structures. Characterised by the proportions and symmetry of Georgian architecture, the building adopts a classical vocabulary of structural and decorative elements. Built over a linear plan, the two-storey (and basement) building is of brick construction, with an exposed brick base and a

combination of smooth and roughcast render finishes. Its hipped roof is covered in Marseilles tiles. No longer a stand-alone structure, the Robertson Building now forms part of a series of interconnecting college buildings. Its west elevation is connected (by the Link Building) to the two-storey Rhodes Building, and the large Information Centre structure is attached to the south (rear) elevation.

The building's principal façade features an imposing front entrance, accessed by a wide flight of stone steps that are inset with a series of brick planters. The portico is a key component of the building; supported by four sets of tapered Ionic columns that stand on plinths of plain, patterned and glazed bricks, the structure features a moulded entablature with block modillions, roundels and a frieze embellished with the school crest and 'Robertson Building' lettering. The centrally-positioned main entrance comprises an arched entry with plastered panelled surround, double timber and glazed doors, and a decorative fanlight with patterned and stain glass. The high ratio of fenestration to wall is particularly evident on the front elevation, reflecting the importance of light and ventilation on the building's overall design. The large aluminium units are generally arranged in sets of three across both floors, and imitate the multi-paned metal units originally installed in the building. A number of original units remain, including one each side of the main entrance. These are particularly notable for their decorative panes of leaded-light and stain glass.



Figure 4: North (front) elevation of the Robertson Building. The Link Building is just visible to the right (The Heritage Studio (THS), 2016).



Figure 5: East elevation of the Robertson Building showing the Information Centre extending to the rear (THS, 2016).



Figure 6: Plastered detailing on the portico, with school crest located centrally on the entablature (THS, 2016).



Figure 7: Front entrance featuring double doors and fanlight (THS, 2016).



Figure 8: An original window featuring leaded and stained glass with tile sill (THS, 2016).



Figure 9: Close-up of the leaded-lights and stained glass (THS, 2016).

Despite the replacement of the assembly hall with the large Information Centre, the internal layout, fabric and features of the Robertson Building generally reflect its original construction. The entrance hall, with its panelling of red pressed bricks, decorative wall and ceiling plasterwork and timber doors, is of particular interest. The hall leads to two corridors that provide access to the ground floor offices and classrooms, a layout that is mirrored on the first floor. The back of the hall connects to the atrium of the Information Centre where access is gained to the first floor.



Figure 10: Entrance hall (THS, 2016).

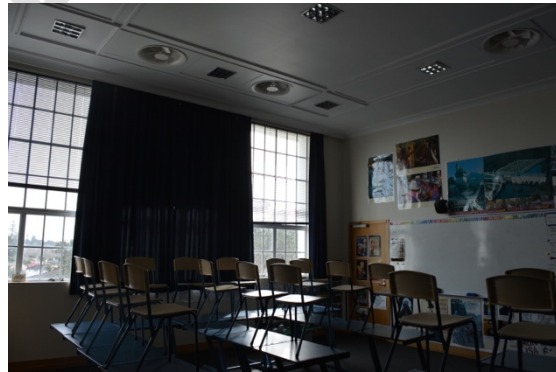


Figure 11: A first floor classroom (THS, 2016).

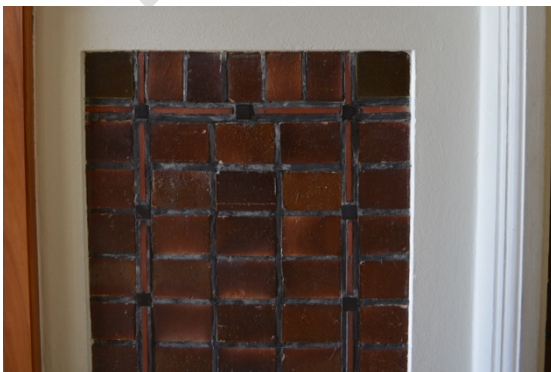


Figure 12: Red pressed bricks inserted into the entrance hall wall panelling (THS, 2016).



Figure 13: Decorative plasterwork and roughcast render wall finish (THS, 2016).

Dunblane House and Elgin House

Standing side-by-side to the northeast of the Robertson Building is Dunblane House and Elgin House. Purpose built as two identical boarding houses, the buildings have a residential quality and appearance and exhibit strong formal planning defined by their distinctive U-plans and central courtyards. Orientated to the west and constructed over two storeys on concrete foundations, the buildings are clad in plain horizontal weatherboards with corrugated metal hipped roofs. Single-storey additions have been built to the north and south elevations of Dunblane House and to the north elevation of Elgin House. Both buildings feature a two-storey gabled addition to their east (rear) elevations, which has linked the wings and enclosed the courtyards. Two rectangular chimneys extend from each building, constructed with a combination of plain, patterned and glazed bricks.



Figure 14: West (front) elevation of Elgin House (THS, 2016).



Figure 15: Part south (side) and west (front) elevations of Dunblane House (THS, 2016).



Figure 16: East (rear) elevation of Dunblane House showing the gabled link addition (THS, 2016).

Characterised by their symmetrical compositions, the principal elevations are each formed around a prominent central portico flanked by double-height bay windows. The timber porticos are supported on two roughcast columns and accessed by wide concrete steps edged with brick planters. The entrances comprise deep panelled double timber doors with multi-paned top panels, matching side-lights, and multi-paned top lights. The name of the “house” is set in a bronze plaque above the doors. The bay windows feature five-casement units with top lights, shingle cladding, and dentil detailing. Timber casements, many with patterned glass top-lights, are the prevailing

fenestration design. Others include single or multi-paned casement or fixed units with plain or patterned glass. Along each side elevation the original verandahs (or balconies), designed to provide open-air sleeping, are infilled with a series of timber-framed glazed units. These are also evident on the inner courtyard elevations. Each courtyard is finished with concrete pavers, and internal access is provided by a timber and glazed door.



Figure 17: Front entry and fenestration on Elgin House's front elevation (THS, 2016).



Figure 18: North elevation of Elgin House showing the infilled balconies, originally designed to provide open-air sleeping (THS, 2016).

The interiors of Dunblane House and Elgin House have been modified and upgraded to meet living requirements, however, a high proportion of their original layout, features and fabric remain. The internal layout of each boarding house follows the buildings' original U-plan (now enclosed), with a similar configuration of rooms evident on both the ground and first floors. A generous central hallway provides access to the first floor and the north and south wings, occupied by rows of sleeping cubicles, common rooms, bathrooms, and storage. A galley kitchen links the ground floor wings. In each interior, the central staircase, with its darkly stained panelled balustrade, interspersed turned balusters, and newel posts with elongated finials, is a prominent feature. The staircases comprise five flights of stairs; the central flight, which dog-legs to the left and right at a central landing, and the second flight that dog-legs again to the third flight. A secondary timber staircase provides access to the first floor from the kitchen area. Traditional board and wide batten ceilings, tongue and groove wall panelling and a number of panelled doors feature throughout the interiors. Finishing timbers include original bevelled skirting boards, architraves and picture rails (the latter in the hallway). Some early light switches and ironmongery also remain.



Figure 19: Interior view of the wings showing dormitory cubicles leading off a corridor that was originally built as an open-air verandah/balcony (THS, 2016).

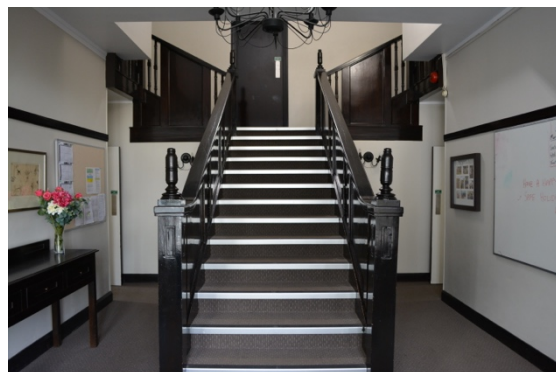


Figure 20: The main staircase that appears in both houses (THS, 2016).



Figure 21: Board and wide batten ceilings, arranged in a crisscross pattern, and timber tongue and groove wall panelling (THS, 2016).



Figure 22: Traditional timber panelled doors with bevelled architraves. Modern fire-proofing doors (left) have been added in both houses (THS, 2016).

Violet Wood Dining Hall

Located to the northeast of Elgin House is the Violet Wood Dining Hall, established as a refectory and domestic quarters. In the same manner as the boarding houses, the single and two-storey dining hall possesses a domestic architectural character that exhibits a mixture of classical elements and arts and crafts influences. Constructed on concrete foundation and under a complex arrangement of hipped and gable roof-forms, the building is clad in both plain (upper portion) and rusticated (lower portion) timber weatherboards and shingles, with a corrugated metal roof. Two brick chimneys extend from the main roof and one brick chimney, the breast of which is encased in rough-cast render, stands against the south elevation.

A broad porch extends along the length of the west (front) elevation, supported on four rough-cast render columns and edged with a timber trellis balustrade. A series of identical columns line the modified main entry that is formed under a timber pergola structure, adjacent to the porch. A lean-to extends from the south elevation, and a set of timber steps on the north and south elevations provide external access to first floor doorways. The use of shingles is evident throughout the building, and applied within the apex of the gables, and to the splayed bases of the two bay windows on the south elevation.



Figure 23: West (front) elevation of the Violet Wood Dining Hall (THS, 2016).



Figure 24: South elevation, viewed from the east (THS, 2016).



Figure 25: East (rear) and part north elevations. This portion of the building is utilised as residential accommodation (THS, 2016).



Figure 26: Looking along the porch on the west (front) elevation, showing a series of French doors and structural columns (THS, 2016).



Figure 27: One of the bow windows on the south elevation with shingle base and timber modillions (THS, 2016).

The principal fenestration includes timber casements with top-lights. Those lighting the dining room are of particular interest for their stained glass formed in a pattern that exemplifies the cross of St Cuthbert. Other less decorative windows include a variety of plain or multi-paned traditional casement windows, large aluminium units, and a mixture of timber and glass louvres. A series of multi-paned French doors provide access from the porch. Other external doors include traditional timber panelled, multi-paned and plain timber doors. The building includes timber detailing in the form of eaves brackets and modillions that are particularly evident on the more decorative west and south elevations.

The interior of the Violet Wood Dining Hall comprises a modified entry, spacious dining hall, servery, kitchen and living accommodation⁷. The dining hall is a finely decorated room, characterised by a generous use of timber detailing. Stained timber floorboards (covered by carpet), wall panelling, and a network of intersecting ceiling beams and battens decorated with a series of timber brackets and droppers, feature throughout the room. The latter mirror the design of the newel post finials incorporated in the main staircase design of each boarding house. A large fireplace, centrally positioned on the southern wall, is a focal point of the room. A distinctive feature, it is built with glazed bricks laid in various courses, a tiled hearth, and an elaborate timber mantle supported by profiled modillions. The use of roundels as a decorative detail has been applied to both the surround and mantle. The kitchen and servery have been upgraded and fitted out with modern appliances.

⁷ Access to the living accommodation on the ground and first floors was not available.



Figure 28: The dining hall, looking towards the west wall, showing the decorative timber panelled walls and beam and batten ceiling. Note the secondary glazing units fitted to the French doors (THS, 2016).



Figure 29: The servery, with traditional fabric and modern appliances. The kitchen is located beyond the servery (THS, 2016).



Figure 30: The distinctive glazed brick fireplace with decorative timber mantle (THS, 2016).



Figure 31: Timber features, including a profiled bracket (centre) and dropper (centre left, distant) (THS, 2016)

Condition

Based on a visual inspection, St Cuthbert's College Complex appears to be in good overall condition.

Use

Purpose-built as an administration building, boarding houses and a refectory in 1925, the four buildings that make up the St Cuthbert's College Complex retain their original uses.

Summary of key features

- The Robertson Building, including all fabric and features associated with its original 1925 construction.
- Dunblane House and Elgin House, including all fabric and features associated with their original 1925 construction.
- The Violet Wood Dining Hall, including all fabric and features associated with its original 1925 construction.

6.0 Comparative analysis

Refer to **Appendix 3** and **Appendix 4** for supporting information.

When considering the buildings that make up the St Cuthbert's College Complex, either independently or collectively, in relation to other similar or related places within the locality or region, a number of comparisons can be made. A seemingly obvious comparison is how St Cuthbert's compares to other educational facilities, specifically girl schools or those associated with the Presbyterian Church. From an architectural perspective, comparisons can be made with other places in the locality and region designed by the architectural firm Holman and Moses; places influenced by classical architecture; and other places associated with the open-air school movement.

Educational institutions

Following the establishment of New Zealand's first Presbyterian school in Christchurch in 1889, a further 12 schools were founded over the next century. Formed in 1915 as a girls' school with a commitment to the Christian faith and Presbyterian traditions, St Cuthbert's College (then known as the Auckland Presbyterian College for Ladies) was the fourth school in New Zealand and the first of two schools in Auckland to have an association with the Presbyterian Church. The other Auckland school, St Kentigern College, opened in 1953. Whilst schools for girls were set up in New Zealand as early as the mid-nineteenth century, access to secondary education was not without struggle and vigorous campaigning.⁸ St Mary's College (1850), was Auckland's first all-girls school, followed by Auckland Girls' Grammar School (1888). St Cuthbert's College represents the fourth girls school out of 12 to open in the region over a period of 150 years. When St Cuthbert's College relocated to Epsom in the 1920s, it joined six already established public and private institutions, including the Auckland Grammar School (1868), and the Diocesan School for Girls (1903), and became the third girls school in an area well-known for its prosperous educational establishments.

The work of Holman and Moses

St Cuthbert's College Complex represents the design work of architect L. V. Moses of the well-known Auckland-based architectural firm Holman and Moses (formerly W. A. Holman, and subsequently Holman, Moses and Watkin). Collectively, the practice was responsible for a considerable number of architectural commissions, which involved the design of a variety of building types over a span of four decades. Based on what is known of their body of work, residential and shop designs were their mainstay during the 1910s, but it was the 1920s that proved to be the most prolific for the firm. Some of their most prominent structures, including St Cuthbert's College Complex, were constructed during this period of growth and prosperity. The nature of their work also appeared to be more varied during this time, with projects in Auckland ranging from warehouses, factories and commercial buildings to houses, halls and a club. St Cuthbert's College is unusual in their portfolio of work as the only known complex of buildings and only known school buildings designed by the practice. The closest comparison in building type is the Auckland Sunday School Union Building (1924-5), which was built during the same period and shared some classical influences, however, the scale, form and detailed design of the buildings are markedly different.

Whilst a proclivity toward classical and/or Georgian design was apparent in a number of the practice's non-residential buildings, such as the W. A. Thompson and Company Building (1923-4), and the Auckland Commercial Travellers' Association Club (1926), they also experimented with more eclectic styles, demonstrated in the McKenzie Building (1920s), and the Chicago-style Vulcan Buildings (1928). Their known

⁸ Anne Else, 'Gender inequalities – Education', Te Ara – the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/gender-inequalities/page-5> (accessed 8.11.2016).

residential works appear to adopt the California and English bungalow, and Arts and Crafts styles, with a clear preference for the latter. St Cuthbert's College exhibits a range of these styles, the most prevalent being the adoption (in relative degrees) of classical elements in the design of all four school buildings and Arts and Crafts influences in the more domestically designed boarding houses and dining hall. Also apparent in St Cuthbert's, and a number of their other buildings, is the application of the same decorative features, the most common being the 'meander' (or 'Greek fret'/'Greek key') pattern – an ornamental border that incorporates a repetitive motif.

Architectural influences: Neoclassicism and institutional buildings

Neoclassical architecture was adopted in New Zealand during the mid to late-nineteenth century, when it was mainly applied to the design of ecclesiastical buildings. It was not until the 1920s, when the style was once again in favour, that its influence spread to institutional buildings. In Auckland, it can be seen in its purest form in buildings such as St James' Church (Hopetoun Alpha) (1876), which was executed in the Greek style; the Baptist Tabernacle (1885), which has the style and form of a Roman Basilica; and the Auckland War Memorial Museum (1924-9), one of the largest neoclassical buildings in Australasia.⁹

The influence of classical architecture is evident in the design of the St Cuthbert's College Complex, particularly the Robertson Building. Characterised by its Georgian simplicity and pronounced symmetry, the classical influences are apparent in its distinctive central portico. Built in 1924-5, it is one of Auckland's first known interwar institutional buildings to adopt key classical elements in its design. It was followed by architect George E. Tole's (1897-1972) St Patrick's School (1926), with its imposing double-height portico, and Gummer and Ford's Remuera Library (1926); both of which share some similarities with the more restrained Robertson Building. Given that few comparable buildings existed in Auckland during the early 1920s, it is possible that architect L. V. Moses was most influenced by overseas examples.

The re-introduction of neoclassicism in Auckland during the 1920s is likely to have been a result of American influences on New Zealand architecture at this time. The design of the Robertson Building was almost certainly influenced by the buildings visited by Moses during his several-month long professional trip to the USA in 1918, and another visit prior to the design of the college buildings in the early 1920s. It is known that he was familiar with the newly-constructed Massachusetts Institute of Technology (MIT) campus buildings (1916). Executed in neoclassicist grandeur, it was one of architect William W. Bosworth's (1868-1966) most famous commissions.¹⁰ Moses is also likely to have been exposed to the work of notable architect William H. Weeks (1864-1936), who was known for the application of neoclassical architecture in his many designs of schools, banks and libraries. There are some similarities between a number of Weeks' Californian school buildings, including Santa Cruz High School (1915) and Eureka High School (1915, now demolished), and St Cuthbert's Robertson Building. Two of the closest comparisons (albeit on a grander scale) are Burlingame High School (1923), and Napa High School (c.1925), which exhibit a form, palette of materials and fenestration arrangement akin to the Robertson Building. However, based on their contemporaneous period of construction, it is unlikely that Moses would have seen these buildings prior to the design of St Cuthbert's College.

⁹ HNZPT List records, St James' Church (Presbyterian) (#642), Baptist Tabernacle (#7357), Auckland War Memorial Museum (#94).

¹⁰ MIT List Visual Arts Center website, 'William Welles Bosworth', <https://listart.mit.edu/public-art-map/maclaurin-buildings-buildings-3-4-10> (accessed 13.11.2016)

Open-air schools

When the St Cuthbert College Complex opened in 1925, a number of reports referred to the design of the boarding houses being of the “*open-air type*”, and the Robertson Building as having all the benefits of a “*so-called open-air class room, without its disadvantages*”. At that time, in Auckland, such school design was considered an innovation.

The open-air school movement was initially conceived in the first decade of the twentieth century to prevent and combat the widespread rise of tuberculosis. It was built on the concept that exposure to fresh air, sunlight, and the general outdoors was essential for children’s health and well-being. By the time the movement was influencing New Zealand school architecture in the 1920s, a number of structures in Europe, the USA and Australia had been built with its design principles in mind. The so-called “open-air classrooms” were generally built as detached pavilions, or bungalows, and one of New Zealand’s most well-known examples is Fendalton (Open Air) School (1924), which provided a prototype for other schools across the country.

In Auckland, the movement had the greatest influence on schools during 1930s and 1940s, many of which were designed by Auckland Education Board architect, A. B. Miller and combined the best features of both the fresh-air and open-air types. These generally adopted the approach of a single school building, rather than separate pavilions, with greater emphasis placed on a design that incorporated much larger windows for greater light and ventilation. Examples of schools built during this period of expansion in school construction included the Parnell Infant School (1933-7), Onehunga Intermediate School (1941) and Takapuna Primary School (1943). In this context, the Robertson Building (1925) was a relatively early example of a school designed with key principles of the movement in mind. Despite differing in form from the conventional open-air school type and those that followed later, the building’s design focus on providing well-lit and ventilated classrooms, evidenced in the large expanse of windows on its principal façade, was similar to those subsequently adopted by A. B. Miller.

The open-air approach was not only applied to the design of classrooms, but also to school living accommodation. Boarding houses were designed with portions of the building, specifically the sleeping quarters, exposed to the elements. Both Dunblane and Elgin houses incorporated verandahs (balconies) along their side elevations that created open-air dormitories. Whilst these were soon infilled with glazed units, the level of light and legibility of the openings remained. Few other examples are known to exist in Auckland. The closest comparison to St Cuthbert’s boarding houses is Denton Hall (1922), one of a complex of school buildings at Wesley College, Paerata. Similarities include a U-shaped plan and wide sleeping porches (since enclosed), reflecting the contemporary ideas around the benefit of fresh air.¹¹

In preparation for his work on St Cuthbert’s College Complex, it is again likely that Moses’ adoption of these principles was influenced by his visits to America and Australia, during which time he studied modern methods of school construction and equipment.

¹¹ Matthews & Matthews Architects Ltd., *Wesley College Paerata: Preliminary Built Heritage Assessment*, May 2014.

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.

Originally established as the Auckland Presbyterian College for Ladies in Mount Eden in 1915, and later relocating to Epsom in 1925, St Cuthbert's College Complex has considerable historical value for its early association with the Presbyterian Church, for its ability to demonstrate changing attitudes in education, and for reflecting a key period of growth and prosperity in the locality.

St Cuthbert's College Complex represents the forging of important relationships between churches and private schools during the early twentieth century, following a period that saw the church excluded from the education system. With a commitment to the Christian faith and Presbyterian traditions, the place is of particular value as the first educational establishment in Auckland to be associated with the Presbyterian Church, reflecting a nationwide interest by the Church in forming schools during that time.

A private school for girls, St Cuthbert's College Complex broadly reflects the expansion of education in the region during the early twentieth century, and more specifically illustrates the ongoing emphasis on girls' educational development and the provision of greater opportunities for girls in higher education during that period. It also marks a time when a greater proportion of the population, particularly the burgeoning middle-class, sought the appropriate schooling of the young female members of its families.

The buildings that make up St Cuthbert's College Complex are important tangible reminders of the college's success and development during its first ten years of instruction, and its ongoing expansion in the subsequent decades. Whilst the complex does not reflect an early period of settlement in the locality, it does demonstrate the considerable growth and prosperity experienced during the 1920s in Epsom – an area that became well-known for its prominent educational establishments.

Although not unusual, the Complex is associated with notable dignitaries who officiated in the opening of the buildings in 1925, including Governor General Sir Charles Fergusson and his wife, Lady Alice Fergusson, Auckland Mayor, Sir James Gunson, and Chairman of the St Cuthbert's College Board, Mr James Robertson, after whom the Robertson Building was named.

Overall, the place has **considerable** historical value within the **locality** and **region**.

(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.

For over 90 years, St Cuthbert's College Complex has been a place of education, interaction and community gathering in the locality. As a prestigious girls' boarding school, the place has played a substantial role developing the characters of many thousands of alumnae and represents important aspects of the collective memory and identity shared by (past and present) students and

staff alike. Their special attachment to the place is particularly reflected in St Cuthbert's College's commemorative book, published to celebrate its centenary (1916-2016). Occupying a generous site on one of Epsom's main thoroughfares, the Complex is likely to be a historical marker that the local community identifies with. The community connection extends further through the college's historical association with the Presbyterian Church and other girls' schools in the locality and region. As such, the place is considered to have moderate social value.

The place has **moderate** social value within the **locality**.

(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.

Purpose-built as an administration building, boarding houses and a dining hall for a private school, St Cuthbert's College Complex has the potential to provide knowledge about contemporary school site planning, influences on school architecture and the functioning of a prestigious college, particularly the way in which its students lived and learned, during the early decades of the twentieth century. Whilst the place also contributes to an understanding of the establishment of the Presbyterian mission and educational institutions in the region, its potential to yield meaningful or useful information not already available from other places or sources is limited. As such, the place has little knowledge value.

The place has **little** knowledge value.

(e) Technology

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

St Cuthbert's College Complex has moderate technical value for representing early examples of the design principles of an important international movement that influenced New Zealand school architecture during the early-to-mid-twentieth century. Designed as "open-air" dormitories and "fresh-air" classrooms respectively, Dunblane and Elgin houses and the Robertson Building express an innovation that was gradually being introduced to the nation in the 1920s, but was virtually unseen in Auckland at that time. Completed in 1925, with the incorporation of open verandahs/balconies and extensive windows, the buildings reflect a transition to a new type of school design that dominated 1930s and 1940s school construction in the region. Despite the ability of the place to demonstrate what was an innovative approach to school planning and construction, the infilling of the verandahs with glazed units and the replacement of the original school windows, has resulted in these achievements becoming less legible over time.

Overall, the place has **moderate** technology value within the **locality** and **region**.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

St Cuthbert's College Complex has considerable physical attributes value as an important example of the work of well-known Auckland architectural firm, Holman and Moses, and for demonstrating the influence of overseas trends on New Zealand architecture during the early twentieth century.

Designed by L. V. Moses in the early 1920s, the Complex was constructed during the height of his career and during the most productive and successful period in Holman and Moses' history. It also represents one of the only known school (and complex of buildings) undertaken by the practice. The place collectively exhibits a range of building types and architectural styles that represent the design preferences of the firm's broader portfolio of work and the influences of overseas examples. Whilst the Complex comprises three distinct building types, the repetition of architectural detailing and materials provides a sense of unity between the buildings.

With its Georgian simplicity and distinctive central portico, the Robertson Building is of particular note as one of the first institutional buildings in Auckland to employ key classical elements in its design during the 1920s – a period when neoclassical architecture was once again *en vogue*. It also illustrates the enduring American influence on both Moses and New Zealand architecture in general during that time.

The domestically designed Dunblane and Elgin houses and Violet Wood Dining Hall are good representative examples of their types. Originally planned with a U-shaped layout, a central courtyard and (formerly) open side verandahs to optimise natural light and ventilation, the boarding houses retain much of their early configuration and represent an uncommon building type in the locality and possibly the region. The dining hall is of particular note for its largely intact interior of timber panelling and decorative features, which is highly indicative of the time period.

Whilst the physical integrity of St Cuthbert's College Complex has been compromised to varying degrees by additions and/or alterations over the years, the key physical attributes of all four buildings remain legible.

Overall, the place has **considerable** physical attributes value within the **locality** and possibly the region.

(g) Aesthetic

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

The striking appearance and conspicuous location of the Robertson Building on the highest point of the site gives St Cuthbert's College Complex a visual focus and landmark quality, whilst the imposing nature of the identical boarding houses provide a strong visual appeal within the campus grounds. However, the visual contribution and aesthetic appeal of the four original buildings, either independently or collectively, have been compromised by the ongoing

development of the college site thereby limiting their streetscape presence. As such, the place has moderate aesthetic value.

The place has **moderate** aesthetic value within the **locality**.

(h) Context

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

St Cuthbert's College Complex has moderate context value for its association with its original site for over 90 years. However, the relationship between the four buildings and their setting has become less apparent due to the continued development of the site. As one of a group of prestigious schools in the locality, and one of a small number the schools associated with the Presbyterian Church, the Complex makes a notable contribution to a wider historical and cultural landscape that reflects early twentieth century attitudes to education.

The place has **moderate** context value within the **locality**.

8.0 Statement of significance

St Cuthbert's College Complex has considerable historical value for its early association with the Presbyterian Church, and for its ability to demonstrate changing attitudes in girls' education during the early twentieth century. As a place of education, interaction and community gathering in the locality for over 90 years, the place has moderate social value for representing important aspects of collective memory and identity shared by both students and staff, and is a historical marker that the local community identifies with. The Complex has moderate technology value for representing early examples of the design principles of the "open-air" movement, and expressing an innovation that was virtually unseen in Auckland during the 1920s. As an important example of the work of well-known Auckland architectural firm, Holman and Moses, and for demonstrating the influence of overseas trends on New Zealand architecture during the early twentieth century, the place is of considerable physical attributes value. Conspicuously located on its original site for over 90 years, St Cuthbert's College Complex has moderate aesthetic and moderate context values, and makes a notable contribution to a wider historical and cultural landscape that reflects early twentieth century attitudes to education.

9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- Over a period of 90 years, the St Cuthbert's College site has understandably changed to accommodate its increasing school roll. The site now contains in excess of 25 buildings in addition to outdoor facilities (refer to Figure 65), which has compromised the physical and visual relationship of the college's first four purpose-built buildings (the subject of this evaluation) and their setting. This makes it difficult to establish an extent of place that captures all four buildings. As a result, an individual extent of place for each building has been considered. Access to some of the interiors was not possible as part of this evaluation.



Figure 32: Showing the extent of places for the four buildings that make up the St Cuthbert's College Complex (Auckland Council Geomaps).

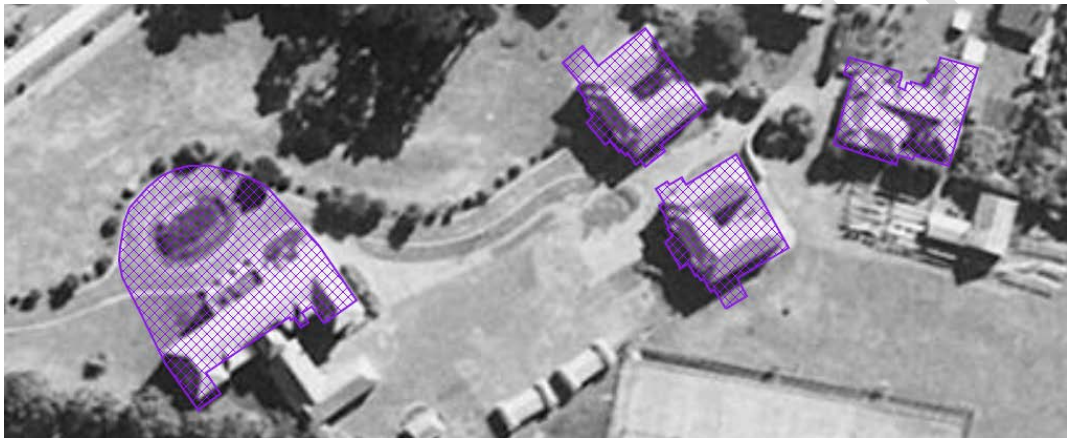


Figure 33: Showing the extent of places over the 1940 aerial (Auckland Council Geomaps).

- **The Robertson Building:** The extent of place captures the original 1925 portion of the building and formal landscaping to the front of the structure. The interior of this part of the building appears to largely retain its early layout, fabric and architectural features and has therefore been included.



Figure 34: Extent of place of the Robertson Building, capturing the remaining early portion of the building and formal landscaping to the front (Auckland Council Geomaps).

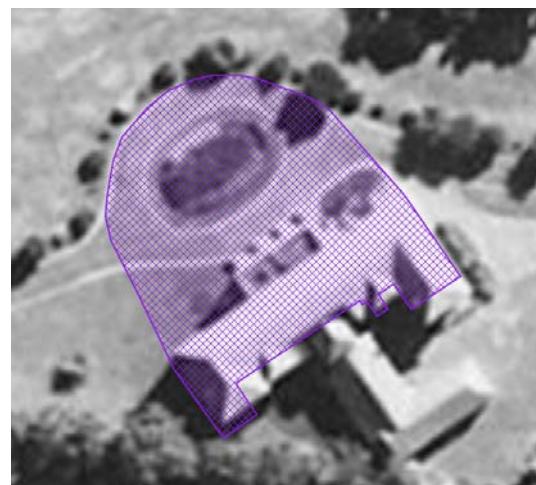


Figure 35: Extent of place over the 1940 aerial of the Robertson Building (note, the images do not align exactly) and formal landscaping to the front (Auckland Council Geomaps).

- **Dunblane House and Elgin House:** Designed as identical boarding houses, the historical values and visual qualities of Dunblane and Elgin houses are strengthened by their location in very close proximity to one another. Whilst additions have taken place, they have not been excluded as they now form an integral part of the buildings and are highly visible. The extent of place of both Dunblane House and Elgin Houses therefore incorporates the whole of the building, including the interiors, which contributes to the understanding and appreciation of buildings as early twentieth century boarding houses.



Figure 36: Extent of place of Dunblane House and Elgin House (Auckland Council Geomaps).

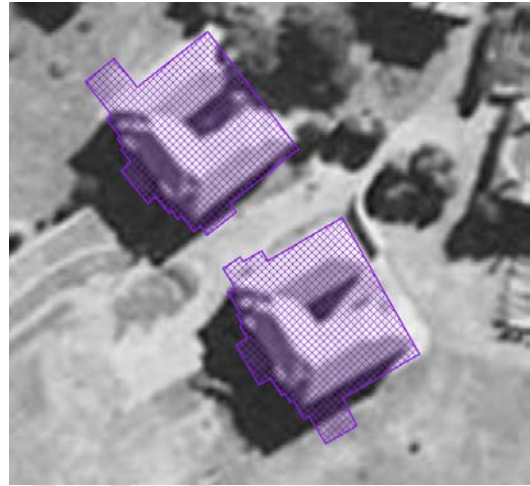


Figure 37: Extent of place over the 1940 aerial of Dunblane House and Elgin House (Auckland Council Geomaps).

- **Violet Wood Dining Hall:** The extent of place captures the whole building, including the interior of the dining hall, which contributes to the historic heritage values of the place. Whilst additions and alterations that have no value have occurred to the building, including the modern entrance, they now form an integral part of the building, and as such have not been excluded at this stage. Access inside the living accommodation was not made, which prevented the assessment of its form, fabric and features. As a result, the interior of this part of the building has been excluded, together with the modern kitchen facilities.



Figure 38: Extent of place of Violet Wood Dining Hall (Auckland Council Geomaps).

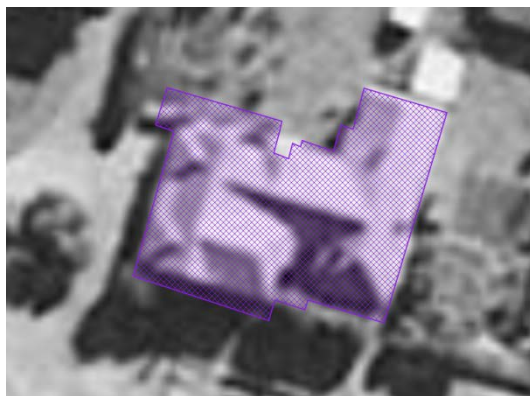


Figure 39: Extent of place over the 1940 aerial of Violet Wood Dining Hall (Auckland Council Geomaps).

10.0 Recommendations

- Based on the preceding evaluation, St Cuthbert's College Complex, 130 Market Road, Epsom is shown to demonstrate *considerable* historical and physical attributes values, and *moderate* social, technology, aesthetic and context values to the locality.
- Overall, the place is of **considerable** historic heritage significance within the **locality** and **region**.
- The extent of place includes all that land set out in figures 32, 34, 36, and 38.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local, Regional
B- Social	Moderate	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technology	Moderate	Local, Regional
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	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

Place Name and/or Description	St Cuthbert's College Complex 130 Market Road, Epsom
Category	B
Primary Feature	The original fabric and features of all four buildings that make up the Complex – Robertson Building, Dunblane House, Elgin House, and Violet Wood Dining Hall.
Known Heritage Values	A, F
Extent of Place	All that land set out in figures 32, 34, 36, and 38.
Exclusions	Interior of the living accommodation portion of the Violet Wood Dining Hall, and its modern kitchen facilities.
Additional Controls for Archaeological Sites or Features	
Place of Maori Interest or Significance	

13.0 Other matters

The purpose of this heritage assessment was to establish the potential historic heritage significance of the identified place, St Cuthbert's College Complex, which comprises the four purpose-built structures established when the college relocated to Epsom in 1925. In evaluating the Complex against the historic heritage significance criteria, the place was found to be of considerable significance to the locality and region, thereby meeting the threshold for inclusion in the Schedule of Significant Historic Heritage Places in the Auckland Unitary Plan (operative in part, November 2016).

As a functioning school on its Epsom site for over 90 years, St Cuthbert's College has grown over the decades to meet the needs of an increasing student roll and offer the best possible educational and recreational facilities. With 1,400 students of 40 different nationalities, catered for in over 25 buildings on what has become a constrained site, it is acknowledged that changes will continue to be required to allow the college to further evolve in a sustainable manner. Careful consideration will therefore need to be given to how to best manage the identified historic heritage significance of the place in a way that does not compromise the college's long-term future and its ability to continue serving the local and wider community.

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APPENDICES

Appendix 1: Historical background
Chronological summary

Appendix 2: Supplementary information: historical

Appendix 3: Supplementary information: architectural

Appendix 4: Comparative analysis

Appendix 5: Photographic record

FINAL DRAFT

APPENDIX 1

Historical background

Early education and school systems

The first schools established in New Zealand were private, set up in the 1820s by missionaries to teach Maori and the missionaries' children.¹² With the growth of settlements, education was almost entirely the concern of churches and private secular organisations, minimally assisted by public fund grants.¹³ In the early 1850s, the responsibility for education fell to provincial governments, and although support was at first given to existing private schools, the establishment of a state (or public) school system took place, with education administered through education boards.¹⁴ In the mid-1870s, the dissolution of the provinces resulted in Central Government taking over the responsibility for the public education system, and in 1877, the passing of the Education Act indicated the transition to free, compulsory and secular education.¹⁵

The resultant exclusion of churches from the education system saw the Catholic Church establish its own network of schools. Primary schools were opened in a number of parishes, and in the 1880s the first wave of Catholic secondary schools were founded.¹⁶ Protestant churches attempted to get Bible study introduced into the state school curriculum, but this was resisted. In the early twentieth century, churches forged relationships with existing private schools, resulting in a number of Anglican, Presbyterian and Methodist schools.¹⁷

The first Presbyterian school was Rangi Ruru Girls' School, founded in 1889, which was followed by Turakina Maori Girls' College in 1905. However, the majority of schools associated with the Presbyterian Church were established between 1914 and 1919, reflecting a nationwide interest by the Church in forming schools.¹⁸ In Auckland, these included St Cuthbert's College (1915), and St Kentigern College (1953).¹⁹

Epsom as an educational district

Educational institutions in Epsom started as early as 1846 when St Andrew's Anglican Church served as a school for local settlers. In 1870, Mrs Mary Ann Colclough's Select Ladies' School, the largest in the suburb, offered boarding facilities.²⁰ By the early twentieth century, Epsom was known for its prosperous educational establishments, with both state and private schools developing almost simultaneously. Public schools, such as Auckland Grammar School, Epsom Girls' Grammar School, and Auckland Teachers' Training College, in addition to the private institutions that had religious or philosophical foundations like the Diocesan School for Girls, Dilworth School, and St

¹² Megan Cook. 'Private education - Private schools, 1820s to 1990s', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12, URL: <http://www.TeAra.govt.nz/en/private-education/page-2> (accessed 14.07.16)

¹³ Ibid.; 'Education, Special Aspects - Private Schools', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09, URL: <http://www.TeAra.govt.nz/en/1966/education-special-aspects-private-schools> (accessed 14.07.16).

¹⁴ 'Primary Schools', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09, URL: <http://www.TeAra.govt.nz/en/1966/architecture-school-buildings> (accessed 14.07.2016).

¹⁵ Ibid.

¹⁶ Megan Cook. 'Private education - Private schools, 1820s to 1990s', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12, URL: <http://www.TeAra.govt.nz/en/private-education/page-2> (accessed 14.07.16)

¹⁷ Ibid.

¹⁸ Presbyterian Church Schools in New Zealand, An information booklet from the Presbyterian Church Schools' Resource Office, 2014, URL: http://pressschools.org.nz/wp-content/uploads/2014/11/PCSRO_information_book.pdf (accessed 15.07.2016); Graham Bush, *The History of Epsom* (Auckland: Epsom & Eden District Historical Society Inc., 2006), 230.

¹⁹ Presbyterian Church Schools in New Zealand.

²⁰ Graham Bush, *The History of Epsom*, 205.

Peter's College, all acquired positive reputations.²¹ Another well-known private school was St Cuthbert's College, a school for girls with a commitment to the Christian faith and Presbyterian traditions that relocated to Epsom in the mid-1920s.

St Cuthbert's College: early days in Mount Eden

By 1914, it was considered that a Presbyterian girls' school was needed in Auckland. As a result, a group of Church Elders, including businessman and member of the Mount Eden College Board, James Robertson, approached the Auckland Presbytery to set up a committee to investigate the desirability of establishing such a school.²² The scheme was met with much enthusiasm from the Presbytery and a committee of seven gentlemen, James Robertson being one of them, was formed to establish a new school under the auspices of the Presbyterian Church but with a non-denominational character.²³ Although options were limited due to the onset of the First World War, the committee purchased Mount Eden College as a going concern later that year, an enterprise established in 1895 by Mary Ellen and Alice Bews. In order to finance the venture, a company named the Auckland Presbyterian College for Ladies Limited was formed with committee members taking up company shares and forming the St Cuthbert's Board.²⁴ The new school opened in February 1915 with a roll of 190 (38 of which were boarders), and within a year was renamed St Cuthbert's College, with the motto 'By Love Serve' provided by the first principal, Miss Macdonald.²⁵

The college site, located on Stokes Road in Mount Eden, comprised a number of buildings, including a hall and swimming baths, that were previously utilised by Mount Eden College. However, there was soon pressure to provide further accommodation, particularly for boarders, many of whom came from farming families and business owners from greater Auckland and the Waikato. Over the following couple of years, extra boarding accommodation was added, together with a further dining room, schoolroom and small sanatorium.²⁶



Figure 40: St Cuthbert's College, Stokes Road, Mount Eden, date unknown. [Sir George Grey Special Collections, Auckland Libraries, 4-2684B-1](#)

²¹ Ibid.

²² Kelly Ana Morey, *St Cuthbert's College: 100 Years*, (St Cuthbert's College, Auckland, 2014), 15.

²³ Ibid.

²⁴ Ibid., 16-7.

²⁵ Ibid., 23; Graham Bush, *The History of Epsom*, 205.

²⁶ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 128, 144 and 180.

By 1919, it was clear that the Stokes Road site was unable to provide for the continued growth of the college, which had become a successful and popular enterprise. The St Cuthbert's Board met to discuss the matter and later that year negotiations were underway with trustees of the Campbell Estate for the lease or sale of a portion of their Epsom estate.²⁷

St Cuthbert's College: a new site in Epsom

In 1919, the trustees of the Campbell Estate offered the Board a 99-year lease on eight acres of land north of Cornwall Park. As part of the agreement, a requirement was put in place that the new college buildings be constructed of a durable material such as brick, with the partial use of timber being acceptable if the cost exceeded £20,000.²⁸ Having established a suitable new site for the expanding St Cuthbert's College, the Board sought tenders from Auckland architectural firm Holman and Moses, and building contractors Messrs J. A. Penman and Sons. An estimate of £39,630²⁹ was accepted.³⁰

A year after the Board took up the eight acres of the Campbell Estate in 1920, a further four and three-quarter acres were leased the following year.³¹ In April 1923, the Board purchased the McCrystal Estate, which comprised two-and-a-half acres of land, adjacent to Market Road and directly north of the land leased from the Campbell Estate, and a grand two-storey homestead, built by Major Nelson-George in 1874.³²



Figure 41:
The McCrystal (former Wapiti) Homestead (later known as Melrose House) acquired by the Board in 1923. The photograph was taken in 1940, prior to the verandah being infilled.
[Sir George Grey Special Collections, Auckland Libraries, 4-2684F](#)

By the end of 1923, the construction of a group of “modern buildings” for the college was underway by builders Penman and Sons.³³ The work was carried out in accordance with the plans and specifications of L. V. Moses (refer to **Appendix 3** for

²⁷ Ibid., 29.

²⁸ Ibid., 29-30 and 144-5.

²⁹ This amount varies from £36,000 to £40,000 depending on the source.

³⁰ Ibid., 30, 32 and 145; Auckland Star, Volume LIV, Issue 201, *New St. Cuthbert's. Tender for School. Twelve Months for Completion*, 23 August 1923, 8, [Papers Past](#) (accessed 17.07.2016).

³¹ Ibid., 29-30 and 180.

³² Ibid., 32; One Tree Hill Borough Council, *In the Shadow of Maungakiekie: a history of One Tree Hill and its environs from pre-Maori times to 1989*, (One Tree Hill, Auckland, 1990), 191-2.

³³ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 145 and 180; Auckland Star, Volume LIV, Issue 201, *New St. Cuthbert's. Tender for School. Twelve Months for Completion*, 23 August 1923, 8, [Papers Past](#) (accessed 17.07.2016); N. Z. Building Progress, Volume XIX, No. 1, September 1923, (Harry H. Tombs Ltd., Wellington), 33.

further details), of the well-known architectural firm Holman and Moses, who in preparation for the project “visited American and Australia to study the most modern methods of school construction and equipment.”³⁴ The buildings designed for the college comprised the main college building with assembly hall, two boarding houses, and a refectory with kitchen and domestic quarters.³⁵ These joined a number of existing structures on the site, including the McCrystal (Wapiti) Homestead, together with part of the Assembly Hall, Caretaker’s Cottage, piano rooms and shelter sheds that were relocated from the Mount Eden site.³⁶

The college’s new buildings

The “Robertson Building” (named after James Robertson), was built as the main college building. Constructed of brick on the highest rise of the site, the handsome two-storey structure comprised an assembly hall, measuring 2,172 square feet, staff rooms, and 18 classrooms accessed off a wide hallway, which were capable of accommodating 450 pupils.³⁷ Special attention was paid to heating and ventilation in the building’s design, with the incorporation of large windows that lit and ventilated the classrooms. These were reported at the time as having “all the benefits of a so-called open-air classroom, without its disadvantages”^{38, 39} This new approach to school planning, with very much larger windows for more light and ventilation, was adopted during the 1920s.⁴⁰

The pair of boarding houses were named “Dunblane House” and “Elgin House”, after two well-known Scottish cathedrals.⁴¹ Built identically of timber and concrete in a U-plan, the two-storey boarding houses were designed to provide for open-air sleeping.⁴² Contemporary articles referred to this type of design as a “special feature”⁴³ of the accommodation and “an innovation, as far as Auckland is concerned.”⁴⁴ Situated to the northeast of the Robertson Building, each boarding house comprised two common rooms, a playroom and a reading room, and could accommodate up to 40 boarders, with each of the buildings’ two “wings” comprising 18 cubicles opening onto balconies.⁴⁵ Despite the praise for the houses’ design, the open-air sleeping arrangement was short-lived. Following the first winter, it was recommended that Whitney windows and heating be installed.⁴⁶ The new boarding houses joined the former McCrystal (Wapiti) Homestead, which had been converted to provide additional boarding accommodation and named “Melrose House”.

The Refectory was built behind Elgin House (to the northeast). Constructed of timber and concrete, the building comprised a spacious dining hall, which could accommodate 150 pupils, a kitchen, and domestic quarters to the rear. In 1925, it was reported as “a

³⁴ N. Z. Building Progress, Volume XIX, No. 1, September 1923, (Harry H. Tombs Ltd., Wellington), 33.

³⁵ Ibid.

³⁶ Kelly Ana Morey, *St Cuthbert’s College: 100 Years*, 145.

³⁷ The Outlook (the Presbyterian Church magazine), *St Cuthbert’s College, Auckland. Annual Prize-giving*, January 5 1925, 12-3; Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert’s College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016).

³⁸ The Outlook, *St Cuthbert’s College, Auckland. Annual Prize-giving*, 13.

³⁹ Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert’s College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016).

⁴⁰ ‘Primary Schools’, from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara – the Encyclopedia of New Zealand, updated 22-Apr-09, URL: <http://www.TeAra.govt.nz/en/1966/architecture-school-buildings> (accessed 14.07.2016).

⁴¹ The Outlook, *St Cuthbert’s College, Auckland. Annual Prize-giving*, 13.

⁴² The Outlook, *St. Cuthbert’s College, Auckland. New College Buildings Opened by the Governor-General*, May 18 1925, 7; Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert’s College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016); Kelly Ana Morey, *St Cuthbert’s College: 100 Years*, 130.

⁴³ The Outlook, *St. Cuthbert’s College, Auckland. New College Buildings Opened by the Governor-General*, May 18 1925, 7.

⁴⁴ N. Z. Building Progress, Volume XIX, No. 1, September 1923, (Harry H. Tombs Ltd., Wellington), 33.

⁴⁵ Ibid., Kelly Ana Morey, *St Cuthbert’s College: 100 Years*, 130.

⁴⁶ Kelly Ana Morey, *St Cuthbert’s College: 100 Years*, 130 and 146.

*fine room, with panelled walls, dark-stained floor, and a big open fireplace.*⁴⁷ The Refectory was later named the Violet Wood Dining Hall.



Figure 42: The Robertson Building, June 1940.
[Sir George Grey Special Collections, Auckland Libraries, 4-2684G](#)



Figure 43: Elgin House, June 1940.
[Sir George Grey Special Collections, Auckland Libraries, 4-2684I](#)



Figure 44: A close-up aerial image of St Cuthbert's College in 1954, showing the Robertson Building (centre), Dunblane House, Elgin House and the Refectory. Extract of: [WA-34694-F, Whites Aviation Collection, Alexander Turnbull Library](#)

⁴⁷ Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert's College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016).

Opening of St Cuthbert's

The opening of St Cuthbert's College on its new Market Road site occurred on 15 April 1925, with the official opening ceremony taking place almost two weeks later on 28 April. The proceedings were led by the Governor General Sir Charles Fergusson, and a number of other dignitaries were in attendance including Lady Alice Fergusson, Auckland Mayor Sir James Gunson, Chairman of the St Cuthbert's College Board Mr James Robertson, and members of the Board, in addition to the Principal Miss Clouston, teaching staff and the pupils.⁴⁸ During the ceremony, architect Mr L. V. Moses presented the official key of the college to Sir Fergusson.⁴⁹

St Cuthbert's College was considered an important addition to Auckland's educational institutions for girls, which at that time included Auckland Girls' Grammar School (1888), and Baradene College of the Sacred Heart (1909), and in Epsom, the Diocesan School for Girls (1903), and Epsom Girls' Grammar School (1917).⁵⁰ In later years, St Kentigern Girls' School (1953), and Westlake Girls' High School (1958) were established.

St Cuthbert's College: ongoing development

When the college opened its doors to its new site in the mid-1920s, it was a time of considerable growth and expansion in the locality and region. Epsom was experiencing the final phases of the subdivision of farmland that once characterised the area, and the provision of urban amenities.⁵¹ The college too, was experiencing growth. In early 1925, the roll stood at 350, and by the end of 1926 had increased to 437 (118 of which were boarders).⁵²

The first building project to take place following the establishment of the college's key buildings in 1925 was the Runciman Bath. The official opening in 1927 was made possible by fundraising and financial gifts, particularly from Miss Runciman, a college benefactor after whom the Baths were named.⁵³

The college was not immune to the impact of the Depression. From 1929, roll numbers dropped, and by 1933, they reached an all-time low with numbers amounting to approximately half of what they were in 1926.⁵⁴ Developments were put on hold, tuition fees were reduced and one of the boarding houses closed. There would not be another major building project until the construction of the library addition in 1939.⁵⁵ Just as the college was recovering from the financial hardship of the Depression, the Second World War generated a further break in the college's proposed expansion. However, this was still a period of change, with the management of the school undergoing a major restructure and the formation of the St Cuthbert's College Educational Trust.⁵⁶ Social and cultural changes following the Second World War resulted in greater gender equality and improvements in the education of girls/women, giving rise to the gradual broadening of professional opportunities. Larger numbers of girls were staying on at the college and sitting external examinations.⁵⁷

⁴⁸ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 36-7; Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert's College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016).

⁴⁹ Auckland Star, Volume LVI, Issue 98, *By Love Serve. St. Cuthbert's College. New Brick Building*, 28 April 1925, 8, [Papers Past](#) (accessed 17.07.2016); The Outlook, *St. Cuthbert's College, Auckland. New College Buildings Opened by the Governor-General*, May 18 1925, 7.

⁵⁰ Graham Bush, *The History of Epsom*, 225-230.

⁵¹ *Ibid.*, 55.

⁵² Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 37.

⁵³ *Ibid.*, 148.

⁵⁴ *Ibid.*, 40, 133-5 and 149.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*, 47.

⁵⁷ *Ibid.*, 10 and 51.

By the 1950s, the college was once again in expansion mode. The opening of a new assembly hall in 1955 represented the first major construction scheme since the establishment of the site three decades earlier.⁵⁸ A long-standing project, Clouston Hall and its modern design made a positive contribution to the college complex.

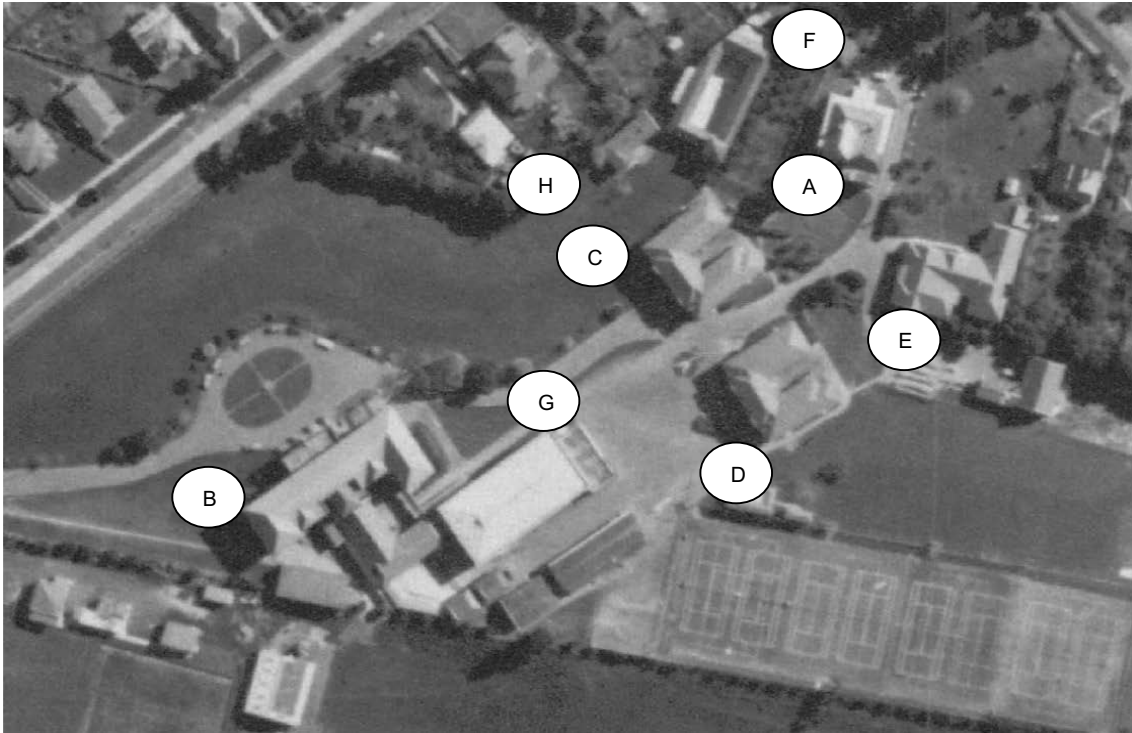


Figure 45: 1959 historic aerial showing part of the college site and buildings completed by this time. These include: (A) Melrose House (1874), (B) Robertson Building (1925), (C) Dunblane House (1925), (D) Elgin House (1925), (E) Refectory (1925), (F) Runciman Bath (1927), (G) Clouston Hall (1955), and (H) Sanatorium (former Caretaker's Cottage reputedly relocated from the Mount Eden site). Auckland Council GeoMaps.

The expansion programme continued over the following decades with building projects including the Sports Pavilion (1958), Gymnasium (1962), the Rhodes Building (1963), the new sick bay (1966), and the additional pool and diving pool beside the existing Runciman Bath (1969).⁵⁹ Roll numbers continued to rise, and by 1966, St Cuthbert's College was the largest non-denominational school in New Zealand.⁶⁰ In the 1960s, the social and cultural revolution was making its way to New Zealand, marking yet further changes, particularly for girls and women. Less rigid social conventions and greater opportunities for freedom and choice were experienced over the following decades.⁶¹

With changes to the secondary school curriculum during the 1970s, the College was again feeling the pressures of growth. Further classrooms were required to accommodate the growing number of specialist subjects, resulting in it being in a near constant state of rebuilding and renovation.⁶² Projects occurred more swiftly and on a much grander scale, and included the construction of the Wells Building (1972), the Music Centre (1975, extended 1992), and the Jean Hunter Building (1978, extended

⁵⁸ Ibid., 55, 143, 175 and 283.

⁵⁹ Ibid., 62 and 150-1

⁶⁰ 'Education, Special Aspects – Private Schools', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara – the Encyclopedia of New Zealand, updated 22-Apr-09, URL: <http://www.TeAra.govt.nz/en/1966/education-special-aspects-private-schools> (accessed 14.07.16).

⁶¹ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 63.

⁶² Ibid., 70 and 152.

1984).⁶³ Changes to the early buildings included the relocation of the staff room and sixth form common room within the Robertson Building (1973); the creation of boarding staff accommodation in the Dunblane and Elgin boarding houses (1973); and the wholesale refurbishment of the houses (1975), which greatly improved conditions.⁶⁴

Between 1970 and 1989, roll numbers grew substantially, and just like the preceding decade, the college developed swiftly in the 1980s. One of the largest schemes was the construction of the John Wigglesworth Sports Centre (1983), followed by additions to the rear and side elevations of Dunblane and Elgin houses (1986), and the construction of the new Melrose boarding house (1987).⁶⁵ Designed by Auckland architectural firm Sinclair and Associates, the building replaced the original Melrose House (the former McCrystal/Wapiti Homestead) that, owing to maintenance costs, was demolished a year earlier.⁶⁶

The college was equally active in the 1990s, with a number of major building projects undertaken over consecutive years. The decade started with the opening of the David Ellis Building (1990), followed by the Willoughby-Wilson Building (1992), the Old Girls' Chapel (1993), the Link Building (1995), which joined the Robertson and Rhodes buildings, and the Information Centre (1998), designed by Warren and Mahoney on the site behind the Robertson Building. The Centre linked the Robertson Building with the Jean Hunter, Link and Rhodes buildings and Clouston Hall.⁶⁷ Changes to existing buildings included alterations to the Refectory, and its reopening as the Violet Wood Dining Hall (1991); the refurbishment of the Dining Hall flat (1996); the complete renovation of Elgin House, comprising the extensive upgrade of bathroom facilities and repainting the building (1997); the earthquake strengthening of the Robertson Building (1998), followed by an upgrade of Dunblane House (1999).⁶⁸

Works to the grounds occurred during the early years of the new millennium, progressed as part of the Quad Development Plan. The scheme comprised a large circular garden outside Clouston Hall, with brick paving.⁶⁹

In 2002, the college had a roll of 1,133, well over 100 students more than in 1991.⁷⁰

The most recent development involved the construction and opening of the energy efficient Performing Arts Centre, designed by Architectus.⁷¹ In 2015, St Cuthbert's College celebrated its centenary year. The college continued to grow with a current roll of 1,400 (300 juniors, 250 middle and 850 seniors) and students of 40 different ethnicities.⁷² In July 2016, investigative work was underway in preparation of work involving the earthquake strengthening of the Robertson Building's portico.⁷³

⁶³ Ibid., 152-3.

⁶⁴ Ibid., 138 and 152.

⁶⁵ Ibid., 70, 78, 153 and 155; Auckland Council property records.

⁶⁶ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 70, 138-9 and 155.

⁶⁷ Ibid., 70, 155-6, 165 and 181.

⁶⁸ Ibid., 139, 155 and 157; Auckland Council property records.

⁶⁹ Kelly Ana Morey, *St Cuthbert's College: 100 Years*, 159.

⁷⁰ Ibid., 87.

⁷¹ Ibid., 160.

⁷² L. Reid 2016, pers. comm. at a meeting, 13 July.

⁷³ Ibid.

Chronological summary

Chronology of events and changes

The following table is a chronological summary of known key events and physical changes associated with St Cuthbert's College.

Date	Event/Change
1914	A committee was established to investigate the desirability of establishing a new school in Auckland under the auspices of the Presbyterian Church but with a non-denominational character. The company "Auckland Presbyterian College for Ladies Ltd." formed.
1915	The committee purchased Mount Eden College on Stokes Road, Mount Eden (est. 1895) as a going concern. The new school opened in February that year, later renamed St Cuthbert's College.
1920	The lease of eight acres of the Campbell Estate, Epsom was taken up for the purpose of establishing a new school site.
1921	A further four and three-quarter acres were leased from the Campbell Estate.
1923	The McCrystal Estate, comprising two-and-a-half acres of land and a grand homestead, was purchased. It adjoined the land already leased from the Campbell Estate. The Board accepted a building tender of £39,630 from Messrs Penman and Sons. Work progressed on the construction of a main school building (Robertson Building), two boarding houses (Dunblane and Elgin), and a refectory (Violet Hood Dining Hall), designed by Auckland architectural firm Holman and Moses.
1925	The new St Cuthbert's College opened on 15 April, with an official ceremony held on 28 April.
c.1925-6	Whitney windows and heating were installed in the boarding houses. At some stage, these were replaced by the existing windows.
1927	The Runciman Bath officially opened as a result of fundraising and financial gifts. It was named after a college benefactor, Miss Runciman.
Mid-1940s	The College was re-designated as an educational trust.
1955	Clouston Hall, a brand-new assembly hall named after Miss Clouston, the College Principal (1921-48), was opened.
1958	A Sports Pavilion was built and the hockey fields and cricket pitch were renovated.
1962	A new gymnasium opened.
1963	The Rhodes Building opened, named after Mr E. H. Rhodes, the Chairman of the Board.
1966	St Cuthbert's College was recorded as the largest non-denominational school in New Zealand.
1964	A principal's house was established on Wapiti Avenue.
1966	A new sick bay was built next to the refectory, and the sanatorium, reputedly the cottage from Stokes Road, was used as the caretaker's house.
1969	An additional pool and diving pool beside the existing Runciman Bath opened.
1970	A prefabricated classroom was erected beside the gym.
1972	The Wells Building opened, named after father and son board members, T. U. and A. U. Wells. It was opened by the Prime Minister, Right Honourable J. R. Marshall.
1973	Boarding staff accommodation was created in Dunblane and Elgin.

1975	The new Music Centre was opened by the Governor-General Sir Denis Blundell. It was extended in 1992.
1975	Dunblane and Elgin were refurbished to improve conditions.
1978	The Jean Hunter Building was opened by Prime Minister Right Honourable Robert Muldoom. It was extended in 1984.
1983	The John Wiggleworth Sports Centre opened.
1986	Additions were undertaken to the rear and side elevations of the Dunblane and Elgin houses (refer to Figure 68, Appendix 3). Melrose House (the former McCrystal/Wapiti Homestead) was demolished.
1987	The new Melrose boarding house was constructed to a design by Auckland architectural firm Sinclair and Associates.
1990	The David Ellis Building was opened by the Governor-General Sir Paul Reeves.
1991	Alterations were carried out to the refectory, retaining the original fireplace and wood panelling. It reopened as the Violet Wood Dining Hall, named after the College Principal (1949-68).
1992	The new Junior School was opened, named the Willoughby-Wilson Building a year later.
1993	The Hinuera stone and slate roofed Old Girls' Chapel is consecrated.
1995	The Link Building, designed by the Sinclair Groups to join the Robertson and Rhodes buildings, opened.
1996	Refurbishment works were carried out to the flat in the Violet Wood Dining Hall (refer to Figure 69, Appendix 3).
1997	Elgin House was completely renovated, comprising the extensive upgrade of toilets, bathrooms, and the building was repainted.
1998	Works to earthquake strengthen the Robertson Building were completed. The Information Centre was built to a design by Warren and Mahoney. It linked the Robertson, Jean Hunter, Link and Rhodes buildings, and Clouston Hall.
1999	Dunblane House was upgraded.
2001-2	The Quad Development Plan was underway, which comprised a large circular garden outside Clouston Hall, paved in brick.
2011	The award-winning, energy efficient Performing Arts Centre opened, designed by Architectus.

APPENDIX 2

Supplementary information: historical Land Information New Zealand (LINZ) records

DP 2660

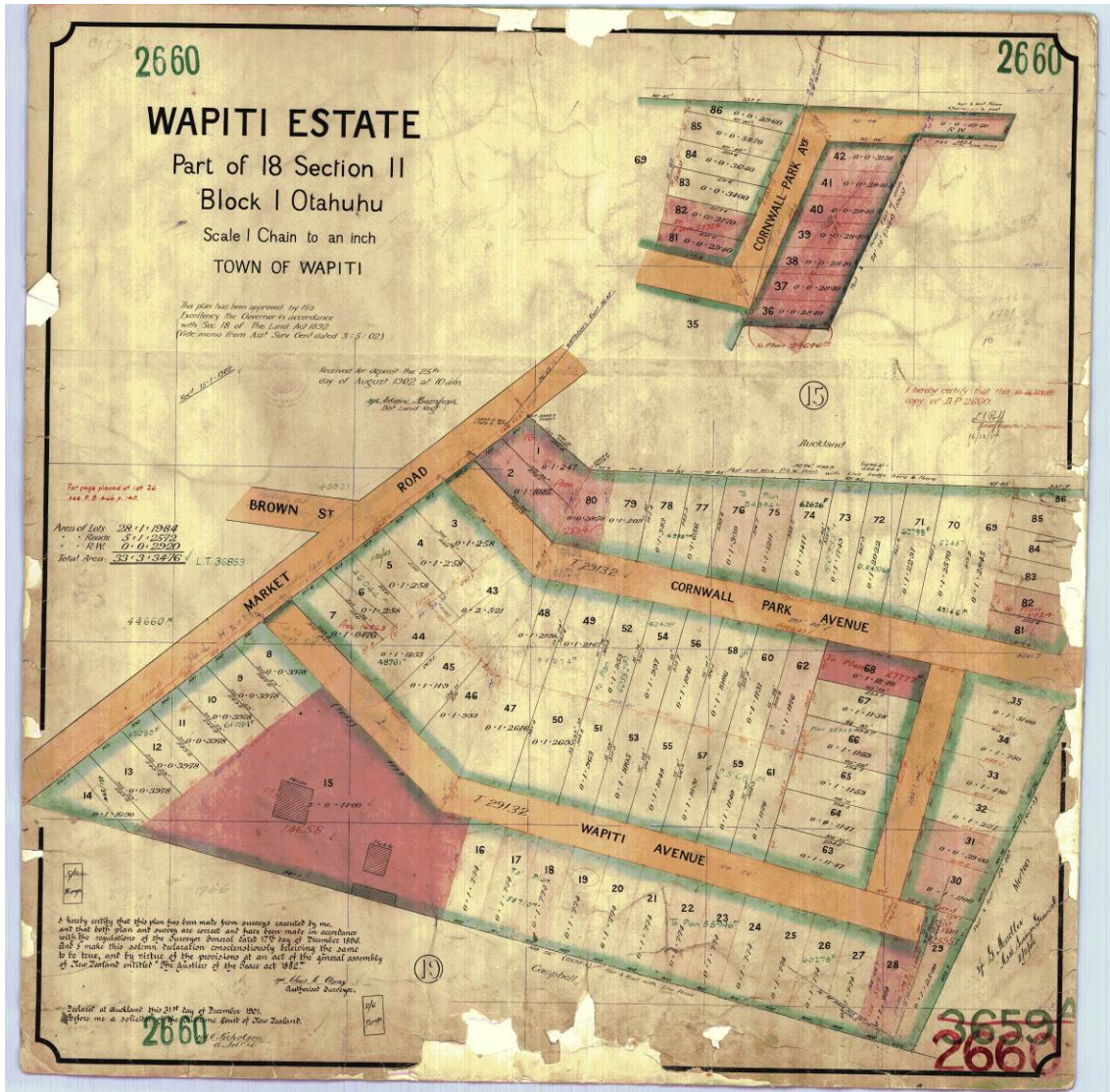


Figure 46: The Wapiti (later McCrystal) Estate, showing the Wapiti (later McCrystal) Homestead on Part of Allotment 18, Section 11 Block 1 Otahuhu.
DP 2660, LINZ records

DP 14658

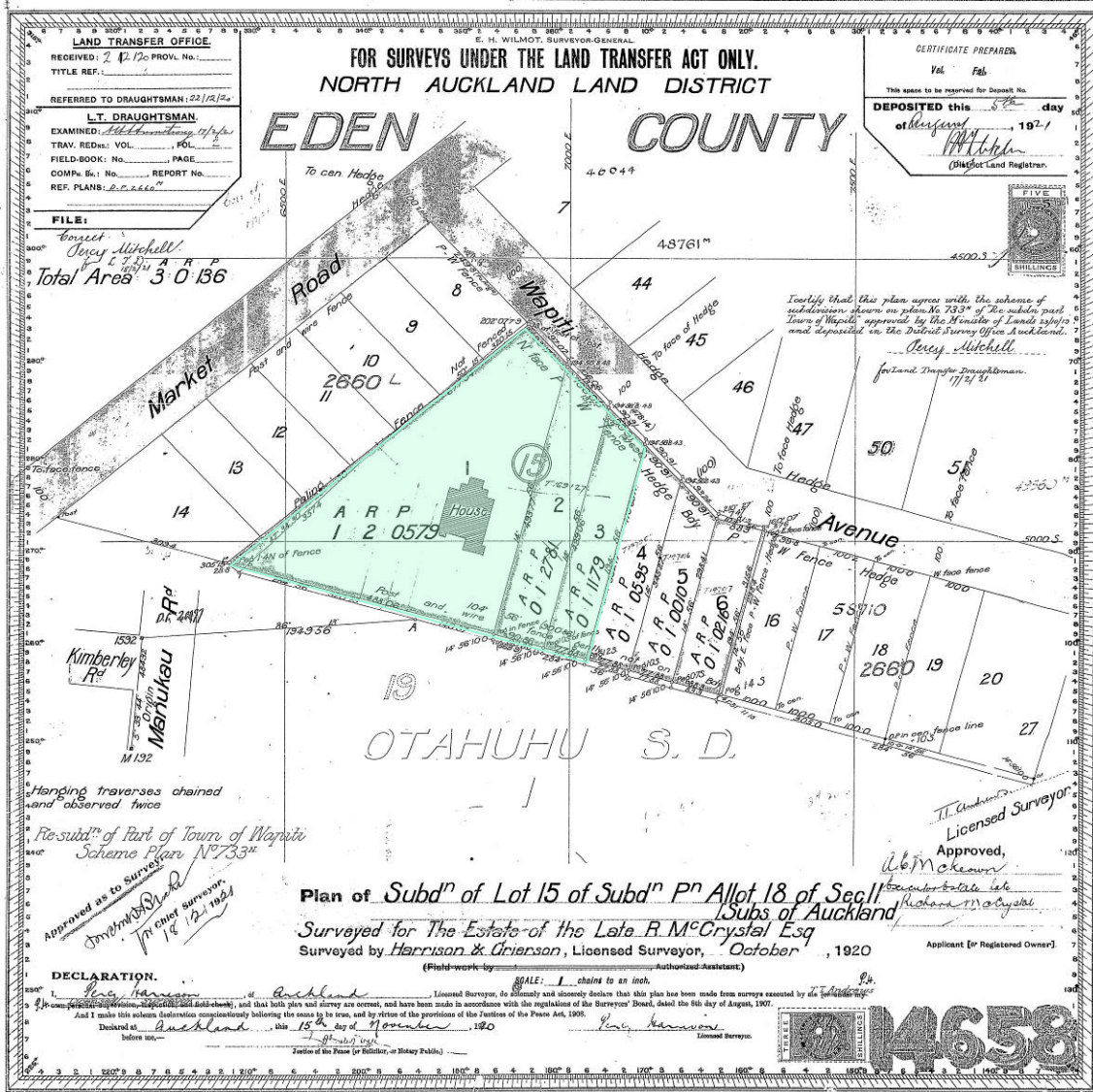


Figure 47: Plan showing the subdivision of the McCrystal (former Wapiti) Estate in 1920, three years before Lots 1, 2 and 3 were acquired by St Cuthbert's College (refer to CT 110/243). Note the "House" marked. This became "Melrose House", one of the College's three boarding houses, which was demolished in 1986.
DP 14658, LINZ records

CT 110/243

NEW ZEALAND.

[FORM B.]

Reference: Vol. 110, folio 243
Transfer No. 1111



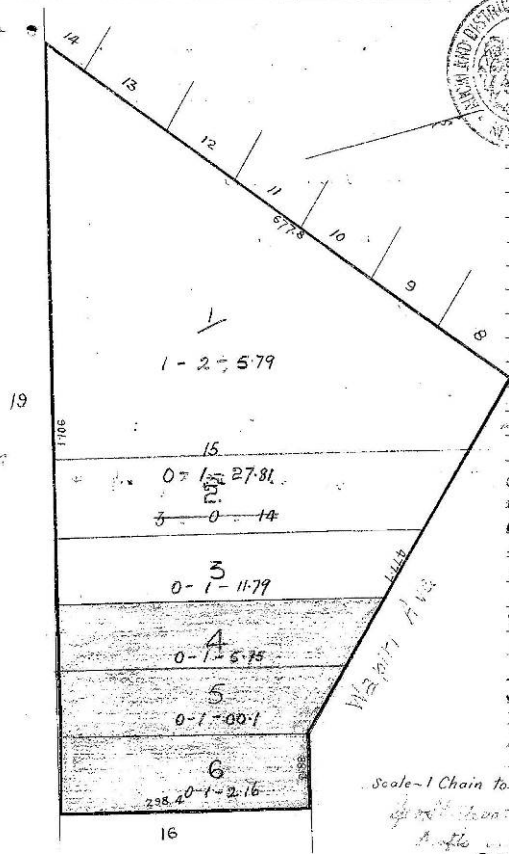
Register-book
Vol. 110, folio 243

1862/1900-1904

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 1st day of October, one thousand nine hundred and 11, under the hand and seal of the District Land Registrar of the Land Registration District of Nelson, in the presence of the following witnesses, to-wit: Miss Olga Morrison wife of William Thomas Morrison of Nelson, New Zealand, Clerk of the Court.

is set out 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 four by the several admeasurements a little more or less, that is to say: All that parcel of land containing three (3) acres and four (4) perches more or less being Lot 2 of Section 1 of a farm deposited in the Land Registry office at Nelson under No. 27866 which was part of Section 11 of the plan of Section 11 (shown) under the Suburbs of Cashmere



Edwin Stamp
District Land Registrar

Mortgage No. 14924 from Eda Eliza Morrison to Henry Alfred Morrison produced the 23rd December 1902 at 11/3/1000

Edwin Stamp
Mortgage No. 14924 from Eda Eliza Morrison to Henry Alfred Morrison produced the 23rd December 1902 at 11/3/1000

Transfer of 1905/117 of Section 1 of 1905/117 from Henry Alfred Morrison to Eda Eliza Morrison and their children both with and without interest in mortgage No. 14924 produced the 13th February 1905 at 11/3/1000

Mortgage No. 26978 from Eda Eliza Morrison to the South British Insurance Co. Ltd. produced the 19th February 1905 at 11/3/1000

Scale - 1 Chain to an inch October 1905 at 11/3/1000

CANCELLED.

Mortgage No 29413 Ida M. Morrison
to the South British Insurance Co
Produced James M. Morrison produced
the 19th October 1921 at 11.30 am

Mortgage 59944 Adeline Morrison to Charles
James M. Morrison produced
the 19th October 1921 at 11.30 am
General purpose of extra security was
of interest of Mortgage No 26728 and 29413
produced the 11th July 1916 at 2.35 pm

Transfer No 73665 John G. Morrison
to Richard M. Morrison of Otago
Produced the 11th July 1916 at 2.35 pm

Mortgage No 74134 Richard M. Morrison
to the Otago Mortgage Co produced on the
11th July 1916 at 2.35 pm

7.55.06. The abovenamed Richard M. Morrison
died on the 30th July 1920 and Probate
of the will was granted to Albert Edward
M. Keown of Auckland, who on the
23rd August 1920 entered the 21st
December 1920 at 10.49 am

Transfer No 10101 Albert Edward M. Keown
to William Mervin Minter of Lot 5 on plan
14658 produced 5th August 1921 at 1.55 pm

Transfer No 10102 Albert Edward M. Keown
to Mary Mervin Minter of Lot 6 on plan
14658 produced 5th August 1921 at 1.55 pm

Transfer No 10103 Albert Edward M. Keown
to Charles M. Callaghan of Lot 4 on plan
14658 produced 6th August 1921 at 1.55 pm

Transfer No 10104 Albert Edward M. Keown
to the Auckland Presbyterian College for Ladies
limited of Lots 2 and 3 on plan 14658 being
the proceeds produced 16th July 1922 at 2.35 pm

CERTIFICATE OF TITLE,

Vol. , folio



Historic maps, aerials and photographs

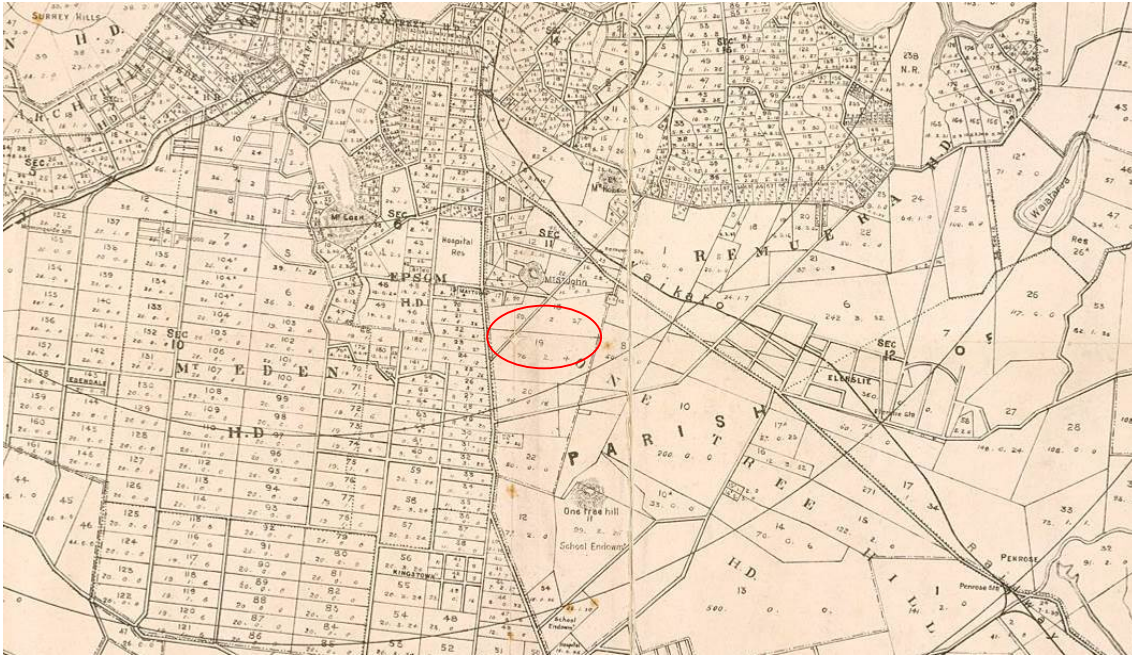


Figure 48: Extract of Champtaloup and Cooper's map of the County of Eden, revised by C. Palmer, c.1885, (Auckland, Champtaloup & Cooper, c.1885).

[Sir George Grey Special Collections, Auckland Libraries, NZ Map 90](#)



Figure 49: Close-up of the above map, showing allotments 18 and 19 (centre), where St Cuthbert's College was later built.



Figure 50: Extract from Auckland and Environs Map, Sheet 8 of a 9 part cadastral map of the City of Auckland and the North Shore, compiled and drawn by R. C. Airey, 1926 (Wellington, New Zealand Department of Land, 1924-1931), [Sir George Grey Special Collections, Auckland Libraries, NZ Map 80](#)



Figure 51: Close-up of the above map, showing the early buildings on St Cuthbert's College site in 1926.



Figure 52: 1940 historic aerial showing St Cuthbert's School (Auckland Council GeoMaps).



Figure 53: Aerial view of St Cuthbert's College, Epsom and surrounding area, 18 February 1954.
[WA-34694-F, Whites Aviation Collection, Alexander Turnbull Library](#)



Figure 54: Aerial view of St Cuthbert's College, Epsom and surrounding area, 25 July 1955.
[WA-38882-F, Whites Aviation Collection, Alexander Turnbull Library](#)



Figure 55: 1959 historic aerial showing St Cuthbert's School (Auckland Council GeoMaps).



Figure 56: A close-up aerial image (Figure 46) of St Cuthbert's College in 1955, the construction of Clouston Hall. The rear elevations of Dunblane House, Elgin House and the Refectory are visible.



Figure 57: The former St Cuthbert's College, Stokes Road, Mount Eden, June 1940.
[Sir George Grey Special Collections, Auckland Libraries, 4-2684E](#)



Figure 58: View towards the Robertson Building, with Dunblane Boarding House in the background (left).
[Sir George Grey Special Collections, Auckland Libraries, 35-R237](#)



Figure 59: East (side) and partial south (rear) elevations of the Robertson Building showing the rear hall, 1938 (photograph of framed original, courtesy of St Cuthbert's College).



Figure 60: The front view of Dunblane Boarding House, Runciman Bath and Sanatorium, 15 June 1940. [Sir George Grey Special Collections, Auckland Libraries, 4-2684J](#)

APPENDIX 3

Supplementary information: architectural

W. A. Holman & L. V. Moses architects (refer also to Appendix 4)

The early St Cuthbert's College buildings were designed by architect L. V. Moses (1885-1961), from the well-known Auckland firm Holman and Moses. Born in 1885 to Emily and Morris, Lancelot Vivian Moses was one of three brothers.⁷⁴ In 1901, he joined the architectural firm of W. A. Holman (1864-1949), who had set up his Auckland office eight years earlier.⁷⁵

William Alfred Holman (1864-1949) was born in Whangarei in 1864, the son of H. C. and Elizabeth Holman.⁷⁶ He received professional training under his father, who was Colonial Architect and Superintendent of Public Works under Governor Hobson in 1840, and worked for several years in Melbourne prior to establishing his Auckland practice in 1893. In addition to his local projects, Holman designed buildings in Whangarei, Hamilton, Gisborne and Christchurch.⁷⁷ In 1912, he was president of the Auckland branch of the New Zealand Institute of Architects (NZIA).

In 1915, Moses was taken into partnership and the name of the firm changed to W. A. Holman and L. V. Moses, architects.⁷⁸ By this time, ill health had forced Holman to retire from practice; however, he continued to take an interest in the development of architecture until his death in 1949.⁷⁹ The practice was responsible for the design of a variety of building types, such as residences, commercial premises, and warehouses.

Moses was a keen observer of overseas architectural developments. In 1918, he spent several months on a professional tour of the United States, principally visiting California but also the cities of Boston, Philadelphia, New York and Chicago.⁸⁰ He studied new developments in American building, observing changes in residential design, particularly the emerging decadence of the Californian bungalow, and the adaptations of the English, Italian, and early American domestic styles. He also noted the increasing use of concrete in buildings.⁸¹ Of particular interest were Moses' observations on school buildings. A contemporary newspaper documenting his visit noted:

"The latest schools were veritable palaces compared with what New Zealanders were used to, and were becoming recognised community centres. The sums spent on educational institutions seemed fabulous to a colonial. For instance, the new Boston technical college, of which Dr Maclaurin, an old Maorlander⁸², was principal, cost nearly £1,500,000 without its site."⁸³

⁷⁴ Births, Deaths and Marriages website, <https://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=querySubmit.m%3fReportName%3dBirthSearch%26recordsPP%3d30#SearchResults>; Auckland Star, Volume XLVIII, Issue 242, *Obituary*, 10 October 1917, [Papers Past](#) (both accessed 26.10.2016).

⁷⁵ New Zealand Herald, Volume LII, Issue 15890, *Page 12 Advertisements Column 4*, 10 April 1915, [Papers Past](#) (accessed 26 October 2016); Home and Building, *Obituary*, November 1949, 7.

⁷⁶ The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w.

⁷⁷ Ibid.

⁷⁸ Auckland Star, Volume XLVI, Issue 84, *Page 6 Advertisements Column 1*, 9 April 1915, [Papers Past](#) (accessed 26.10.2016).

⁷⁹ Home and Building, *Obituary*, November 1949, 7; The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w.

⁸⁰ Fielding Star, Volume XIV, Issue 3638, *Things in America*, 21 November 1918, [Papers Past](#) (accessed 26.10.2016).

⁸¹ Bruce Herald, volume LIV, Issue 95, *Things in America*, 12 December 1918, [Papers Past](#) (accessed 26.10.2016).

⁸² Richard Cockburn Maclaurin (1870-1920) was president of the Massachusetts Institute of Technology and oversaw the relocation of the institute from Boston to Cambridge in 1916. Maclaurin was born in Scotland, raised in New Zealand and educated in England. He had a distinguished career, working at well-known educational institutions in both



Figure 61: The Maclaurin Buildings (Building 10), one of the “new” buildings at the Boston technical college (now Massachusetts Institute of Technology) built in 1916 following the college’s relocation. This is one of the buildings Moses would have viewed during his visit in 1918. It was designed by architect William Welles Bosworth. [MIT Museum](#), Building 10 [CC-10-A414].



Figure 62: Another of the “new” buildings that would have been viewed by Moses in 1918. This is the Building 1, the Henry Pierce Engineering Laboratory. [MIT Museum](#) [CC-01-402.T].

A year after his trip to the USA, Moses married Gladys Ethna Sloman.⁸⁴ Subsequent projects included the Iron Store in Stanley Street (1919), and St Luke’s Presbyterian Manse, Remuera (1919).⁸⁵ The prosperous 1920s were prolific for the firm. It was a time when some of their most notable Auckland buildings were designed under the direction of Moses, many of which were constructed of reinforced concrete and brick. In addition to the St Cuthbert’s College buildings and numerous residences, key examples include a group of commercial premises on Queen Street that comprised the Neo-Georgian W. A. Thompson and Company Building (1923-4), the Auckland Sunday School Association Building (1924-5), and the stripped classical No Deposit Piano

New Zealand and the United States. MIT Library Archives, <https://libraries.mit.edu/mithistory/institute/offices/office-of-the-mit-president/richard-cockburn-maclaurin-1870-1920/> (accessed 26.10.2016).

⁸³ Bruce Herald, volume LIV, Issue 95, *Things in America*, 12 December 1918, [Papers Past](#) (accessed 26.10.2016).

⁸⁴ Births, Deaths and Marriages website, <https://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=querySubmit.m%3fReportName%3dMarriageSearch%26recordsPP%3d30#SearchResults> (accessed 26.10.2016).

⁸⁵ New Zealand Herald, Volume LVI, Issue 17231, *Page 16 Advertisements Column 2*, 6 August 1919, [Papers Past](#) (accessed 26.10.2016).

Company Building (1925)⁸⁶; the Auckland Commercial Travellers' Association Club, High Street (1926)⁸⁷; and the visually prominent and highly eclectic Vulcan Buildings, Queen Street (1928), which housed the firm's offices during the 1920s.⁸⁸



Figure 63: The Auckland Sunday School Association Building, 323-327 Queen Street.
[Auckland War Memorial Museum, PH-NEG-C30142](#)

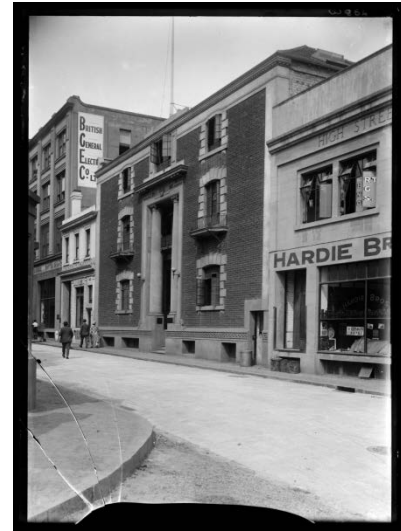


Figure 64: The Auckland Commercial Travellers' Association Building, High Street (demolished).
[Sir George Grey Special Collections, Auckland Libraries, 1-W854](#)

By this time, the firm had been renamed Holman, Moses & Watkin. New partner Cyril Bernard Watkin (1894-1973) had been associated with the architectural practice since 1910, when he commenced training under Holman.⁸⁹ One of his most notable designs was the Mount Eden War Memorial Community Buildings.⁹⁰

The following decade, Moses was supervising architect of St Luke's Church, Remuera (1932), and architect of the J. R. McKenzie Department Store (1933), specially designed with earthquake resistance in mind.⁹¹ He was also responsible for the alteration and remodelling of the Auckland Baptist Tabernacle (1936), which was possibly one of his last architectural commissions prior to relocating to Wellington in 1935, as director of Messrs J. R. McKenzie Ltd.⁹² Little is known of his time in Wellington, however, sometime after his relocation, Moses changed his surname to Taylor.⁹³

⁸⁶ Heritage New Zealand Pouhere Taonga (HNZPT), W. A. Thompson and Company Building (Former) #4587, Auckland Sunday School Association Building #2613, and No Deposit Piano Company Building (Former) #4586 reports, <http://www.heritage.org.nz/the-list> (accessed 26.10.2016).

⁸⁷ New Zealand Herald, Volume LXIII, Issue 19250, *Page 18 Advertisements Column 4*, 12 February 1926, [Papers Past](#) (accessed 26.10.2016).

⁸⁸ New Zealand Herald, Volume LXV, Issue 19859, *New City Buildings*, 1 February 1928, [Papers Past](#) (accessed 26.10.2016).

⁸⁹ Births, Deaths and Marriages website,

<https://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=querySubmit.m%3fReportName%3dBirthSearch%26recordsPP%3d30#SearchResults> (accessed 26.10.2016); The University of Auckland Library, Architecture Archive, Sheppard Collection, C. B. Watkin.

⁹⁰ The University of Auckland Library, Architecture Archive, Sheppard Collection, C. B. Watkin.

⁹¹ New Zealand Herald, Volume LXIX, Issue 21101, *As the new St. Luke's Church, Remuera, will appear when completed*, 8 February 1932, 6, [Papers Past](#); Evening Post, Volume CXVI, Issue 99, *J. R. McKenzie Ltd.*, 24 October 1933, 9, [Papers Past](#) (both accessed 26.10.2016).

⁹² Auckland Star, Volume LCVII, Issue 161, *Baptist Tabernacle*, 9 July 1936, 11, [Papers Past](#); Auckland Star, Volume LXVII, Issue 78, *Personal*, 1 April 1936, 5, [Papers Past](#) (both accessed 26.10.2016).

⁹³ The University of Auckland Library, Architecture Archive, Sheppard Collection, H747w.

In addition to his architectural endeavours, Moses was a member of the Tabernacle Young Men's Bible Class, serving as secretary for a number of years (1909-11), and was a member of the Remuera School Committee (1932).⁹⁴ An ardent traveller, he is known to have visited Australia, the UK and the USA and took an active interest in socio-economic, political and architectural developments, so much so that his observations were often recorded in newspapers on his return. Lancelot Vivian Taylor died in 1961, at the age of 76.⁹⁵

The following table lists the known works of Holman and Moses (only), principally undertaken during the 1910s and 1920s. This information was largely derived from the University of Auckland's Architecture Archive (supplemented with details from Auckland Council records), but is not necessarily an exhaustive list of the firm's projects. Refer to **Appendix 4** for additional information.

Name	Address	Type	Date
Munro Shops and alterations to dwelling	Dominion Road, Mount Eden	Shop Houses	1910s
Avondale Public Hall (addition)	Avondale	Halls	1915
Herne Bay Hall Belfry	Herne Bay	Halls/Towers	1915
Rialto Theatre (new gangway)	Broadway, Newmarket	Theatres	1915?
Pascoe Residence	2 Orakau Road, Epsom	Houses	1915?
Oliphant Houses (Wash house)	Jervois Road, Ponsonby	Houses	1916
Thompson & Co. Factory	Lorne Street, Auckland	Factories	1916
Donald Residence	Clifton Road, Takapuna	Houses	1916
Gregory Residence	Chester Street (now Tarata), Mount Eden	Houses	1916
Gregory Residence (plan of wall)	Mount Eden	Walls	1916?
Adams Estate House	Wakefield Street, Auckland	Houses	1917
Baptist Tabernacle Caretaker's Cottage	Auckland	Houses	1917
MacGowan Residence	42 Valley Road, Mount Eden	Houses	1917
Maria Residence	Komiti, Mangonui	Houses	1917
Sloman House (alterations and additions)	MacMurray Road, Remuera	Houses	1919
Mitchell Residence	Omahu Road, Remuera	Houses	1919
St George's Presbyterian Church Manse	2 The Terrace, Takapuna	Houses	1919
Leslie Presbyterian Orphanage (alterations and additions)	Meadowbank Road, Meadowbank	Institutional Residences	1919
Burns Store	Stanley Street, Auckland	Warehouses	1919
Burns Store (reinforcement details)	Customs Street, Auckland	Warehouses	1919
Robertson Office Building (Strong Room)	Quay Street, Auckland	Offices	1919?
Smith Factory	Edinburgh Street, Newton	Factories	1919?
St Stephen's Church Bible Class Hall	Jervois Road, Ponsonby	Halls	1920

⁹⁴ Auckland Star, Volume XL, Issue 81, *Meetings & Entertainments*, 5 April 1909, 3, [Papers Past](#); New Zealand Herald, Volume XLVIII, Issue 14652, *Meetings*, 11 April 1911, 7, [Papers Past](#); New Zealand Herald, Volume LXIX, Issue 21157, *School Committees*, 14 April 1932, 7, [Papers Past](#) (all accessed 26.10. 2016).

⁹⁵ Births, Deaths and Marriages website, <https://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=querySubmit.m%3fReportName%3dDeathSearch%26recordsPP%3d30#SearchResults> (accessed 26.10. 2016).

Name	Address	Type	Date
Colson Residence	Bassett Road, Remuera	Houses	1920
Driver Villa	Wynyard Road, Mount Eden	Houses	1920
Shipherd Residence	Gillies Avenue, Epsom	Houses	1921
Richardson House	Wood Street, Ponsonby	Houses	1921
Roundtree Residence	Remuera Road, Remuera	Houses	1921
Burns House (alterations)	Remuera Road, Remuera	Houses	1922
Roulston House (alteration)	Hamilton Road, Herne Bay	Houses	1922
Reid Residence	Victoria Avenue, Remuera	Houses	1922
E. Astley & Sons Ltd. Factories	Hobson Street, Auckland	Factories	1922
Hugh Wright (shop alteration)	Queen Street, Auckland	Shops	1922
Maple Furnishing Company Shops	Karangahape Road, Auckland	Shops	1922
Thompson Building	Upper Queen Street, Auckland	Commercial	1923
W.A. Thompson & Co. Building	Queen Street, Auckland	Commercial	1923
McCrustal House	Lucerne Road, Remuera	Houses	1923
Auckland Sunday School Union Building	Queen Street, Auckland	Schools	1924
Mills Batts & Company Building	Victoria Street, Auckland	Commercial	1924?
St Cuthbert's College	Market Road, Epsom	Schools	1924-5
No Deposit Piano Company	Queen Street, Auckland	Shops	1925
Munro Shops and house alterations	Great North Road, Auckland	Shop Houses	1925
Commercial Travellers Club	High Street, Auckland	Clubs	1926
Mills House	Minnehaha Avenue, Takapuna	Houses	1927
Brookbanks Building	Victoria Street, Auckland	Commercial	1928
Shops & Dwelling	Remuera Road, Remuera	Shop Houses	1929
Wells Shop	Corner Broadway & Station Road, Newmarket	Shops	1920s?
Le Quesne's Pharmacy (alterations)	Jervois Road, Ponsonby	Shops	1920s?
Porter Shops	Khyber Pass Road, Newmarket	Shops	1920s?
Henderson & Pollard Factory	Corner Enfield & Mary streets, Mount Eden	Factories	1920s?
MacKenzie Shops & Flats	Corner Ladies Mile & Panmure Road, Ellerslie	Shop Houses	1920s?
Avery Shop, Garage & Flats	Corner Balmoral & Sandringham roads, Balmoral	Shop Houses	1920s?
Warehouse	Corner Sturdee Street & Market Lane, Auckland	Warehouses	1920s?
Brookbanks, Batts & Williams Building	Victoria Street, Auckland	Commercial	1920s?
Robertson Estate (shop alterations)	Symonds Street, Auckland	Shops	1920s?
Haydon's Building	Albert Street, Auckland	Commercial	1920s?
MacMorran House	144 Orakei Road, Remuera	Houses	1920s?
McLiver House	Shelley Beach Road, St Mary's Bay	Houses	1920s?
Boucher Residence	22 Orakei Road, Remuera	Houses	1920s?
White House	Brighton Road, Parnell	Houses	1920s?

Name	Address	Type	Date
Read Shop (alterations and additions)	Karangahape Road, Auckland	Shops	1920s?
Holman Shops & Flats	Jervois Road, Ponsonby	Shop Houses	1920s?
Philips Shop (alterations and verandah)	Queen Street, Auckland	Shops	1920s?
Wells Shop (alterations)	Corner Great South & Market roads, Auckland	Shops	1920s?
Dawson House	Howe Street, Newton	Houses	1920s?
Adams Estate House	MacAulay Street, Newton	Houses	1920s?
Epsom Presbyterian Church (house alterations and additions)	Gardiner Street, Epsom	Houses	1920s?
Russell House (alterations and additions)	Sarsfield Street, Herne Bay	Houses	1920s?
Holmden House (alterations and additions)	Corner Jervois & Hamilton roads, Herne Bay	Houses	1920s?
Bright Shops & Flats	Corner Mt Albert & Buckland roads, Mount Roskill	Shop Houses	1920s?
Tabernacle Building (alteration & additions)	Karangahape Road, Auckland	Churches	1930
Hunt & Son (shop alterations)	Ponsonby Road, Ponsonby	Shops	1932

St Cuthbert's College site and building plans

architectus

1.2 Existing Site Plan



Figure 65: St Cuthbert's College site plan and identification of buildings (courtesy of Architectus).



Figure 66: Robertson Building architectural plans by Holman and Moses, showing front and rear elevations and details (photographed original, courtesy of St Cuthbert's College).

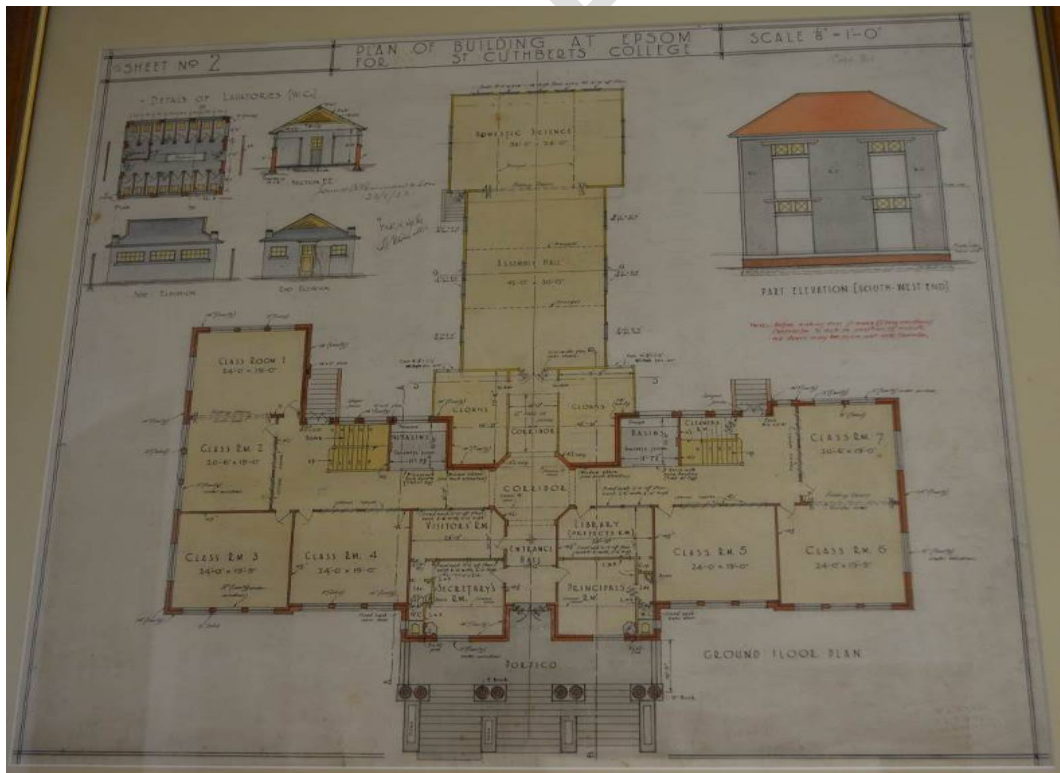


Figure 67: Robertson Building architectural plans by Holman and Moses, showing ground floor plan and elevations (photographed original, courtesy of St Cuthbert's College).

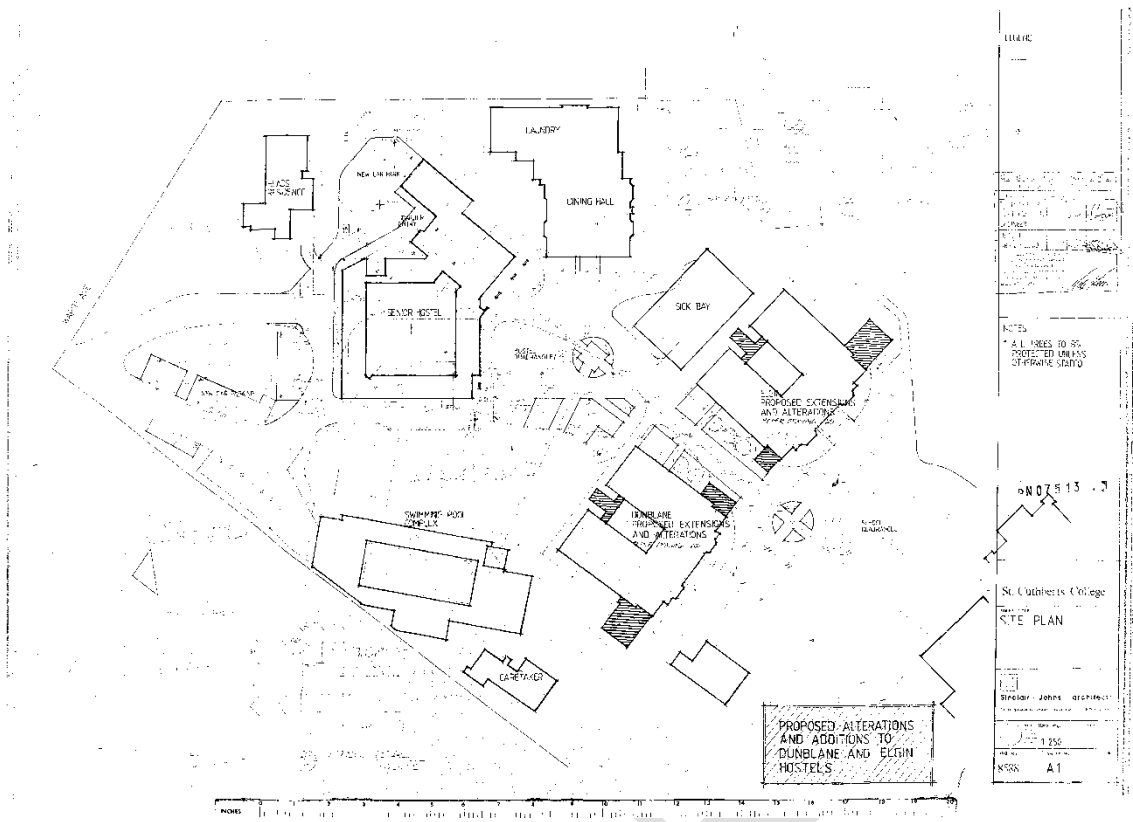


Figure 68: Plan showing additions to Dunblane House and Elgin House in 1986 (Auckland Council property records).



Figure 69: Plans showing works involving the refurbishment of the flat in Violet Wood Dining Hall building in 1996 (Auckland Council property records).

APPENDIX 4

Comparative analysis: supplementary information

The following records provide supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to the subject place, by way of its historical and/or architectural associations and physical attributes. The comparisons made are principally based on *known* places within the locality and region, with some consideration given to national or international examples, and the level of research permitted within the project timeframes. It is therefore acknowledged that more targeted research leading to a greater comprehensive comparison with other heritage places may yield further information.

Historical associations/building type: educational institutions

As an Auckland girls' school associated with the Presbyterian Church, and located in Epsom, St Cuthbert's College was considered in relation to other schools in New Zealand that have an affiliation with the Presbyterian Church; other girls' schools in the Auckland region; and other schools in Epsom. This enabled a greater understanding to be made of how St Cuthbert's College compares to other related schools within a local, regional and national context.

Schools associated with the Presbyterian Church in New Zealand

Name	Location	Date established
Rangi Ruru Girls' School	Christchurch	1889
Turakina Maori Girls' College	Marton	1905
Iona College	Hawkes Bay	1914
St Cuthbert's College	Auckland	1915
Scots College	Wellington	1916
St Andrew's College	Christchurch	1916
Solway College for Girls	Masterton	1916
John McGlashan College	Dunedin	1918
Queen Margaret College	Wellington	1919
St Kentigern College	Auckland	1953
Lindisfarne College	Hastings	1953
St Oran's College	Wellington	1958

Girls' schools in Auckland

Name	Location	Date established
St Mary's College	St Marys Bay	1850
Auckland Girls' Grammar School	Freemans Bay	1888
Diocesan School for Girls	Epsom	1903
Baradene College of the Sacred Heart	Remuera	1909
St Cuthbert's College	Epsom	1915
Epsom Girls' Grammar School	Epsom	1917
Marist College	Mount Albert	1928
St Kentigern College	Pakuranga	1953
Carmel College	Milford	1957
Westlake Girls High School	Takapuna	1962
Kelston Girls' College	Kelston	1963
Zayed College for Girls	Mangere	2001

Schools in Epsom

Name	Gender	Date established
Auckland Grammar School	Boys	1868
Epsom Normal Primary School	Co-ed	1886
Diocesan School for Girls	Girls	1903
Dilworth School	Boys	1906
Epsom Girls' Grammar School	Girls	1917
Our Lady of the Sacred Heart School	Co-ed	1921
St Cuthbert's College	Girls	(1915) 1925 in Epsom

Architectural associations: the work of Holman and Moses

During its most productive period of design work during the 1910s and 1920s, the firm of Holman and Moses was responsible for over 70 known architectural commissions (refer to **Appendix 3**). The majority of these were for the design of new buildings, while a smaller number involved alterations and/or additions to existing structures. Records indicate that during this key period of design work almost half of their projects related to houses, while the next prevalent was shops. Other building types included factories, warehouses, a church, commercial premises, halls, a theatre, schools, an office and a club. A series of photographic examples of the work of Holman and Moses are included below for the purpose of architectural comparison and principally to show buildings previously mentioned in the report.

Factory and Sunday School

Only one other “school” building is known to have been designed by Holman and Moses. The firm was also responsible for the design of a small number of factory buildings during the 1910s and 1920s, however, few are known to still exist.



Figure 70 (THS, 2016)

Auckland Sunday School Union Building (1924-5)

323-327 Queen Street, Auckland

Neo-classical and Georgian style building, constructed of reinforced concrete and brick. In terms of building type, this place has the closest comparison to St Cuthbert's College Complex, but varies greatly in design execution and context.

Scheduled: Category B
Listed (HNZPT): Category 2



Figure 71 (Auckland Council, 2014)

Former Henderson and Pollard Factory (Former) (1920s)

30-40 Enfield Street, Mount Eden

Prominent three-storey factory building, redeveloped into high-density housing. This may be one of only a small number of such structures associated with the firm to remain.

Scheduled: N/a
Listed (HNZPT): N/a

Residential examples

The residential work of Holman and Moses shows a variety of architectural influences, from transitional villas and Californian bungalows to Arts and Crafts, the latter appearing to be the most prevalent style. Such preferences are evident in the execution of the more residentially designed boarding houses and dining hall at St Cuthbert's College.



Figure 72 (Google Streetview, 2015)

Pascoe Residence (Former) (c.1915)
2 Orakau Road, Epsom

Timber transitional villa with strong bungalow form and features.

Scheduled: N/a
Listed (HNZPT): N/a



Figure 73 (Salmond Reed Architects Ltd., 2013)

St George's Church Manse (1919-20)
2 The Terrace, Takapuna

Brick bungalow with some Arts and Crafts influences.

Scheduled: N/a
Listed (HNZPT): N/a



Figure 74 (Auckland Council, 2015)

MacMorran House (Former) (1925)
144 (formerly 146) Orakei Road, Remuera

Striking two-storey Arts and Crafts residence, clad in timber weatherboards with an arrangement of gable and hipped tile roofs. Additions were undertaken in 1939 by architect George Tole.

Scheduled: N/a
Listed (HNZPT): N/a



Figure 75 (Google 3D view, 2015)

Boucher Residence (Former) (c.1920s)
22 Orakei Road, Remuera (rear lot)

Two-storey Arts and Crafts residence located on a rear lot and not visible from the road. It displays another complex arrangement of roof pitches and the faceted bay windows that appear regularly on Holman and Moses' work.

Scheduled: N/a
Listed (HNZPT): N/a

Shop and commercial examples

Some of the most recognised and well-regarded examples of Holman and Moses' architectural work include shops/commercial premises, particularly in Auckland's CBD. Here a group of buildings located along Queen Street have been scheduled and/or listed (HNZPT) in recognition of their historic heritage significance. A number of the buildings exhibit neo-classical elements evident at St Cuthbert's College.



Figure 76 (THS, 2016)

**W. A. Thompson and Company Building
(Former) (1923-4)**

307-319 Queen Street, Auckland

Neo-Georgian style building, constructed of reinforced concrete and brick.

Scheduled: Category B
Listed (HNZPT): Category 2



Figure 77 (THS, 2016)

**No Deposit Piano Company Building
(Former) (1925)**

307-319 Queen Street, Auckland

Stripped classical style building, constructed of reinforced concrete and brick.

Scheduled: Category B
Listed (HNZPT): Category 2



Figure 78 (THS, 2016)

Vulcan Buildings (1928)

118-124 Queen Street, Auckland
(Holman, Moses & Watkin)

Distinctive and highly decorative building designed in an eclectic manner, influenced by stripped classical, baroque, and Chicago styles. Constructed of reinforced concrete with brick infill panels.

Scheduled: Category B
Listed (HNZPT): Category 1



Figure 79 (Google Streetview, 2015)

MacKenzie's Buildings (c.1920s)

114-118 Main Highway, Ellerslie


Eclectic two-storey building, with Arts and Crafts influences. The prominent corner building was designed as shops and flats.


Scheduled: N/a
Listed (HNZPT): N/a

Architectural influences: Classical



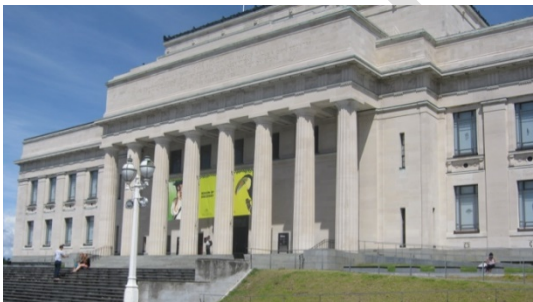
Although not a true representation of neoclassical architecture, the design of the Robertson Building appears to have been influenced by the style, which at the time it was designed, was only just becoming popular again. There are a relatively small number of neoclassical buildings in Auckland. Nineteenth century examples are generally seen in ecclesiastical architecture, and later in bank buildings, but during the 1920s, this style was adopted in the design of a number of prominent institutional buildings. By this time, neoclassical architecture was one of the key architectural styles used in the design of institutional buildings, particularly schools, in the USA, and it is likely that Moses was exposed to some of these buildings during his professional visits prior to designing St Cuthbert's College Complex (refer also to **Appendix 3**). A series of photographic examples are included below, for the purpose of comparison.

Auckland examples: ecclesiastical

 <p>Figure 80 (Auckland Council, 2012)</p>	<p>St James' Church (1876) 1 Beresford Street, Newton</p> <p>The neo-classical building was designed in the Greek style by architect, Philip Herapath. It is one of the earliest unreinforced concrete buildings in Auckland.</p> <p>Scheduled: Category A Listed (HNZPT): Category 1</p>
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 <p>Figure 81 (Auckland Council, 2012)</p>	<p>The Baptist Tabernacle (1885) 429 Queen Street, Auckland CBD</p> <p>Designed by architect, Edmund Bell in the style and form of a Roman Basilica, the building has an imposing front elevation dominated by a substantial portico and series of colossal Corinthian columns.</p> <p>Scheduled: Category B Listed (HNZPT): Category 1</p>
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Auckland examples: institutional

 <p>Figure 82 (Auckland Council, 2012)</p>	<p>Remuera Library (1926) 431 Remuera Road, Remuera</p> <p>A notable brick example of neo-Georgian architecture, the Library was designed in the classical tradition by architectural partnership Gummer and Ford. Like the Robertson Building, the library has a rectangular plan and façade with a strong horizontal emphasis.</p> <p>Scheduled: Category A Listed (HNZPT): Category 1</p>
 <p>Figure 83 (Auckland Council, 2016)</p>	<p>St Patrick's School (Former) (1926) 59 Wellington Street, Freemans Bay</p> <p>Designed by architect, George Tole, the former school building was constructed of brick with a Georgian appearance and strong neo-classical influences, characterised by its double-height portico. It is the only other known school building in Auckland to be influenced by classical architecture.</p> <p>Scheduled: N/a Listed (HNZPT): N/a</p>
 <p>Figure 84 (Auckland Council, 2012)</p>	<p>Auckland War Memorial Museum (1924-1929) Auckland Domain, Auckland</p> <p>The museum is one of the largest neo-classical buildings in Australasia, inspired by the Greek Revival buildings in the UK and USA. It was designed by architects Grierson, Aimer and Draffin.</p> <p>Scheduled: Category A Listed (HNZPT): Category 1</p>

American examples and possible influences



Figure 85 (Panaramio, Google Maps, 2011)

Santa Cruz High School (1915)

Santa Cruz, California

The neoclassical reinforced school buildings was designed by architect, W. H. Weeks.⁹⁶



Figure 86 (Burlingame Patch [website](#), 2013)

Burlingame High School (1923)

Burlingame, California

Designed by architect, W. H. Weeks, the form, arrangement and materials of Burlingame High School are similar (albeit on a grander scale) to those seen in the Robertson Building.⁹⁷



Figure 87 (KC Garrett Properties [website](#), 2016)

Napa Union High School (c.1925)

Napa, California

Designed by architect, W. H. Weeks, the form, arrangement and materials of Napa High School are also similar (albeit on a grander scale) to those seen in the Robertson Building.⁹⁸

⁹⁶ Wikipedia *List of buildings designed by W. H. Weeks*, https://en.wikipedia.org/wiki/List_of_buildings_designed_by_W._H._Weeks (accessed 16.11.2016).

⁹⁷ Ibid.

⁹⁸ Ibid.

The Open-Air School movement

The open-air (or fresh-air) school movement was conceived in the early twentieth century, initially as a means to prevent and combat the widespread rise of tuberculosis and later to improve the general health of children.⁹⁹ The first open-air school (or “school in the woods”) was established in Germany (Berlin) in 1904, followed by the UK (London) in 1907, the USA (Rhode Island) in 1908, and Australia (Queensland) in 1914.¹⁰⁰ Built on the concept that exposure to fresh air, sunlight, and the general outdoors was essential, schools were originally conducted outdoors or set up in prefabricated or repurposed structures. Purpose-built buildings, some in the form of traditional ‘pavilions’, were later adopted, with a design emphasis on providing wide access to the outdoors and an internal layout similar to hospital architecture.¹⁰¹ One of the most innovative examples was architects Duiker and Bijvoet’s Openluchtschool (Open Air School), a four-storey square classroom block built in Amsterdam in 1930.¹⁰²



Figure 88: St James’s Park Open-Air School, London, 1934. (Westminster City Archives, [Guardian Unlimited](#)).



Figure 89: Openluchtschool voor het Gezonde Kind, Amsterdam, n.d. (Century of the Child [website](#), accessed 16.11.2016).

Whilst the movement was being documented in national newspapers during the early decades of the twentieth century, it was not until the 1920s that it made an advancement in New Zealand.¹⁰³ Although tuberculosis was a comparatively rare complaint in New Zealand, the 1918 influenza pandemic would still have been at the forefront of many people’s minds, and there was a growing body of opinion that open-air schools were the way of the future.¹⁰⁴ During the 1920s, a voluntary body – the Open Air Schools League – was in operation with the motto “Every school an open-air school”.¹⁰⁵ By this time the positive effects of the movement were slowly being recognised. One of the country’s most well-known examples is Christchurch’s Fendalton (Open Air) School, which started open-air classes in 1924 and became one

⁹⁹ *Open Air School*, Children’s Cottage Homes, http://www.formerchildrenshomes.org.uk/open_air_school.html (accessed 16.11.2016).

¹⁰⁰ Anne-Marie Chatelet, *Open Air School Movement*, Encyclopedia of Children and Childhood in History and Society, The Gale Group, Inc., <http://www.faqs.org/childhood/Me-Pa/Open-Air-School-Movement.html> (accessed 16.11.2016).

¹⁰¹ Ibid.

¹⁰² Architectureguide website, *Open Air School*, http://www.architectureguide.nl/project/list_projects_of_architect/arc_id/822/prj_id/362 (accessed 16.11.2016).

¹⁰³ Thames Star, Volume XLIV, Issue 10319, *Open Air Schools*, 10 August 1907, 2, [Papers Past](#); Tuapeka Times, Volume XLI, Issue 5621, *Measures, not men, Open-Air Schools*, 10 March 1909, 3, [Papers Past](#) (both accessed 16.11.2016).

¹⁰⁴ The Spectator Archive, *Open-Air Schools*, 11 September 1925, 9, <http://archive.spectator.co.uk/article/12th-september-1925/9/open-air-schools> (accessed 16.11.2016).

¹⁰⁵ The Spectator Archive, *Open-Air Schools*, 15 October 1927, 5, <http://archive.spectator.co.uk/article/12th-september-1925/9/open-air-schools> (accessed 16.11.2016).

of the most common “types” in terms of open-air school design with a focus on the incorporation of much larger windows for greater light and ventilation.¹⁰⁶

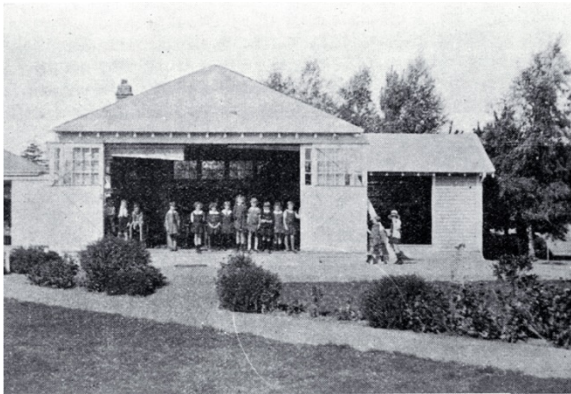


Figure 90: A classroom at Fendalton Open-Air School, Clyde Road, Christchurch (Christchurch City Libraries, CCL PhotoCD 7, IMG0025).

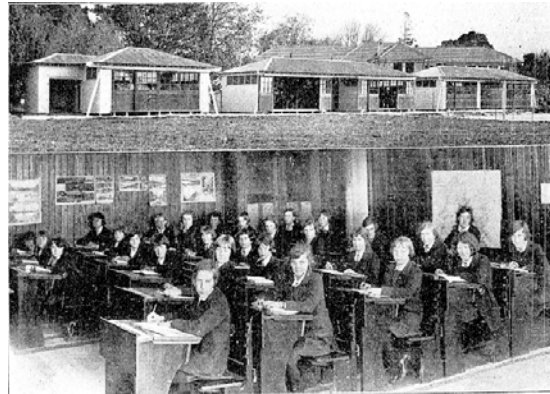


Figure 91: Another similar example was detached open-air classrooms at the Waikato Diocesan Girls' School, Hamilton ([Papers Past](#), accessed 16.11.2016).

Internationally, the open-air school movement continued to influence the evolution of education, hygiene and architecture up until the end of World War II, after which time the introduction of antibiotics made the requirement of such schools almost obsolete.¹⁰⁷

Auckland examples

In Auckland, one of the first known schools to generally align with the open-air school approach was Vasanta Garden School, Epsom (1919).¹⁰⁸ However, it was not until the late 1920s that discussions were being held about their adoption across Auckland. During this time, the advantages and disadvantages of the open-air school were being weighed by staunch advocates, education representatives and medical practitioners alike.¹⁰⁹ The 1930s and 1940s saw the greatest number of schools influenced by the principles of the open-air or “fresh-air” movement, mainly undertaken by Auckland Education Board architect, A. B. Miller. The design of the Avondale South (Blockhouse Bay) School (c.1930) was reputedly the first in Auckland to trial the open-air principles.¹¹⁰ Other examples include Parnell Infant School (1933), Onehunga Intermediate School (1941) and Takapuna Primary School (1943).¹¹¹

One of the closest known comparisons to the buildings at St Cuthbert's College is Denton Hall (1922), one of a complex of school buildings at Wesley College, Paerata. The building was designed by architect E. A. Pearce and incorporated a U-plan layout and wide sleeping verandahs (since enclosed).¹¹²

¹⁰⁶ 'Primary Schools', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09. URL" <http://www.TeAra.govt.nz/en/1966/architecture-school-buildings> (accessed 16.11.2016).

¹⁰⁷ Anne-Marie Chatelet, *Open Air School Movement*, Encyclopedia of Children and Childhood in History and Society, The Gale Group, Inc., <http://www.fags.org/childhood/Me-Pa/Open-Air-School-Movement.html> (accessed 16.11.2016).

¹⁰⁸ Auckland Star, Volume LVIII, Issue 258, *Open Air Schools*, 1 November 1927, 11, [Papers Past](#) (accessed 16.11.2016).

¹⁰⁹ New Zealand Herald, Volume LXV, Issue 19978, *The Open-Air School*, 21 June 1928, 8, [Papers Past](#) (accessed 16.11.2016).

¹¹⁰ Auckland Star, Volume LX, Issue 247, *Open-Air Schools*, 18 October 1929, 10, [Papers Past](#) (accessed 16.11.2016).

¹¹¹ New Zealand Herald, Volume LXVII, Issue 20743, *Open-Air School*, 10 December 1930, 16, [Papers Past](#); New Zealand Herald, Volume LXXIII, Issue 22524, *Parnell School*, 15 September 1936, 13, [Papers Past](#); New Zealand Herald, Volume LXXVIII, Issue 23984, *New Schools*, 6 June 1941, 6, [Papers Past](#) (all accessed 16.11.2016); Auckland Council records, Takapuna Primary School.

¹¹² Matthews & Matthews Architects Ltd., *Wesley College Paerata: Preliminary Built Heritage Assessment*, May 2014.



Figure 92: The Parnell Infant School, designed by A. B. Miller, following its completion in 1933. Note the expanses of windows along the principal façade, similar to the Robertson Building ([Papers Past](#)).

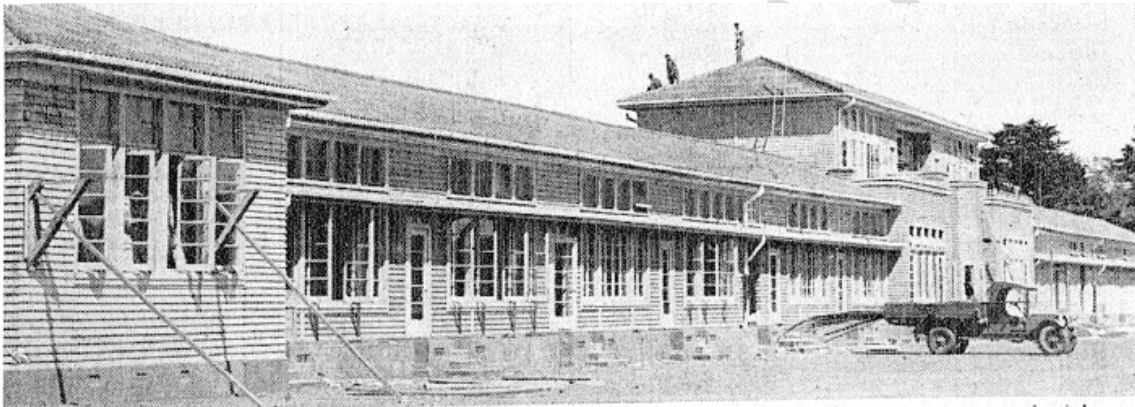


Figure 93: The newly-completed Onehunga Intermediate School, designed by A. B. Miller. Following its completion in 1942, it was taken over as an emergency hospital ([Papers Past](#)).

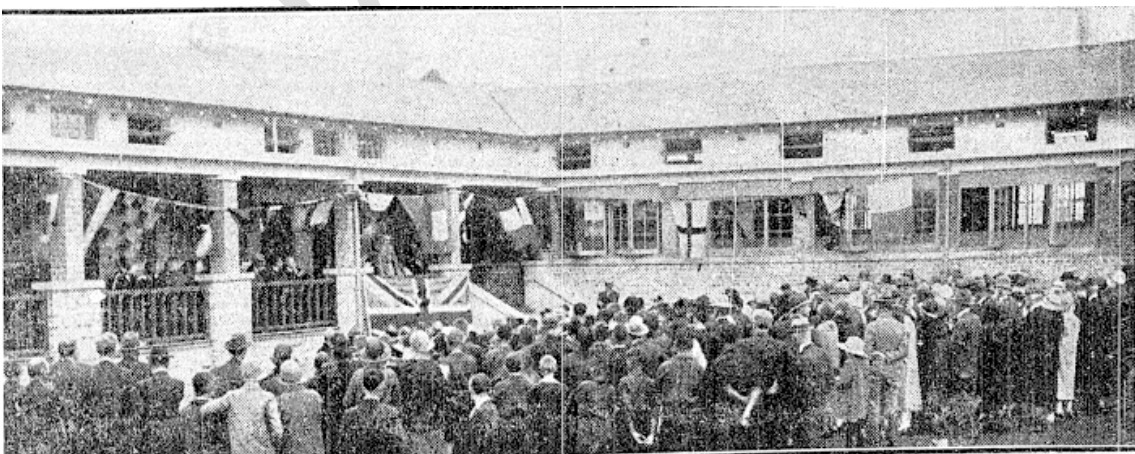


Figure 94: Opening of the Denton Hall at Wesley College, Paerata in 1926. Note the open verandahs that were later enclosed ([Papers Past](#)).

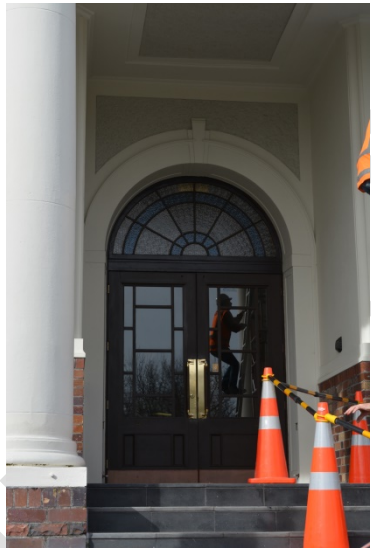
APPENDIX 5

Photographic record

The Heritage Studio Ltd. took the following photographs on 13 July 2016.

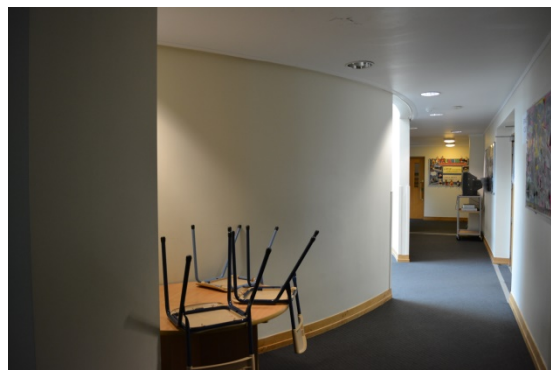
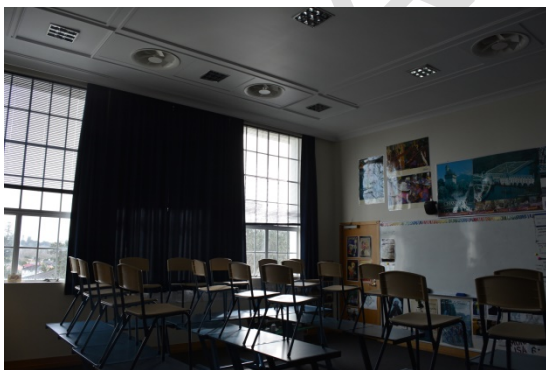
Robertson Building: exterior





Robertson Building: interior (and attached Information Centre)







Dunblane House and Elgin House: exteriors

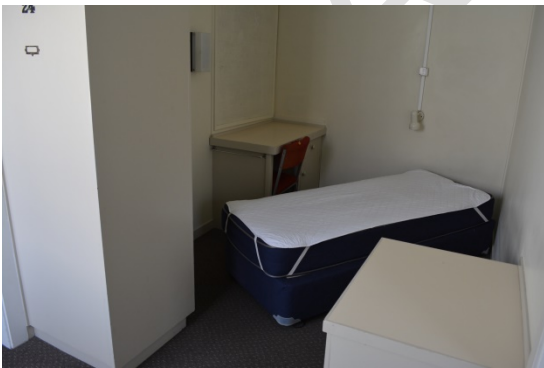


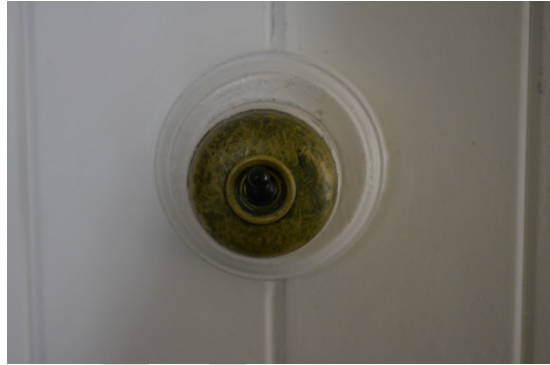




Elgin House: interior







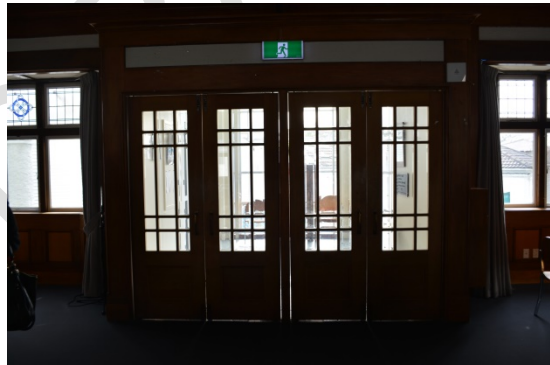
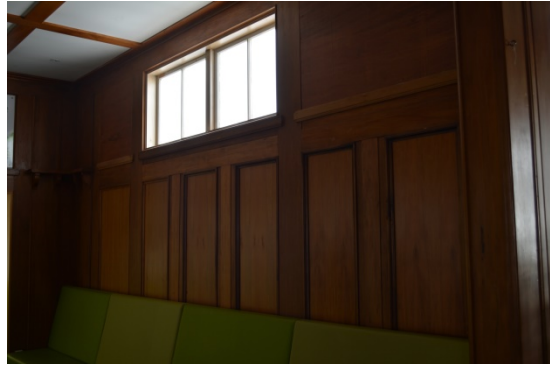
Violet Wood Dining Hall: exterior





Violet Wood Dining Hall: interior





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