

# HERITAGE ASSESSMENT

Mount Eden Croquet Club Pavilion  
(Former) and Bowling Club Pavilion  
*Nicholson Park, 17 Stokes Road, Mount Eden*



Prepared for  
Heritage Unit, Auckland Council  
April 2017

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Final version

Cover image: Views of the pavilions in their setting from the north (top) and the south (bottom) (The Heritage Studio, 2017).

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## 1.0 Purpose

The purpose of this document is to consider the places named the Mount Eden Croquet Club Pavilion (Former) and the Mount Eden Bowling Club Pavilion at Nicholson Park, 17 Stokes Road<sup>1</sup>, Mount Eden against the criteria for the evaluation of historic heritage in the Auckland Unitary Plan (Operative in part<sup>2</sup>) (AUP).

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. All photographs in the documents were taken by The Heritage Studio Ltd. in 2017, unless noted otherwise.

## 2.0 Identification

<b>Site address</b>	17 Stokes Road, Mount Eden, Auckland 1024
<b>Legal description and Certificate of Title identifier</b>	LOT 1 DP 121336 (GN B877754.1) PT ALLOT 49 SEC 6 AK SUBS SO 22183 (GN B001213.1) CT-86-D/378, CT-93d/109, CT-93D/108, CT-6/183
<b>NZTM grid reference</b>	Easting: 1757271.01 / Northing: 5916719.12 Longitude: 174.764772 / Latitude: -36.882402
<b>Ownership</b>	Auckland Council (site) and Mount Eden Bowling Club (bowling pavilion, site leased from Auckland Council). Ownership of the former croquet pavilion is unknown.
<b>District/regional plan &amp; zoning</b>	Open Space Activity Zones (Operative Auckland City – Isthmus Section, 1999)
<b>Auckland Unitary Plan zoning</b>	Open Space – Sport and Active Recreation Zone
<b>Existing scheduled item(s)</b>	None
<b>Additional controls</b>	Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay.
<b>Heritage New Zealand Pouhere Taonga (HNZPT) listing details</b>	None
<b>Pre-1900 site (HNZPT Act 2014 Section 6)</b>	No. The place does not predate 1900 and has no identified archaeological values.
<b>CHI reference(s)</b>	20235
<b>NZAA site record no.(s)</b>	None

<sup>1</sup> The land parcel also includes the southern portion of Nicholson Park, addressed 25 Poronui Street, Mount Eden.

<sup>2</sup> Operative in part, 15 November 2016 and updated 14 December 2016.

### 3.0 Constraints

This evaluation is based on the information available at the time of the 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.

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 assessment or condition report; any comments on the structural integrity or 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** for supplementary information.

During the late nineteenth century, the land upon which the Mount Eden Croquet Club and Bowling Club pavilions were constructed was extensively quarried, which resulted in the removal of a significant amount of scoria leaving rough areas of rocky ground. In 1922, the Reserves and other Lands Disposal and Public Bodies Empowering Act vested the land in the Corporation of the Borough of Mount Eden in trust “as a *recreation reserve*”.<sup>3</sup> In early 1924, eight acres of the reserve was renamed Nicholson Park.

In 1924, a scheme was put in place to improve Nicholson Park and make it available for croquet, tennis and a children’s playground. It garnered much support from the community and local politicians, and a committee was appointed to organise the canvassing for donations. Preparations were soon underway for the clearing, excavation and levelling of the park’s rocky, gorse-laden ground, whilst retaining some of the natural features as rockeries. Much of this work was undertaken by relief workers as part of a scheme set up by the government to provide employment. Part of the reserve was also leased in 1924 for quarrying.

Over the following few years, approximately £9,000 was invested in Nicholson Park as a centre for recreation and an asset to the residents of the borough. The croquet lawns were the first to be developed (1925), followed by the erection of a croquet club pavilion (1925-6). A “well-designed” rockery was formed along the length of the northern side of the entrance to the park, while a children’s playground with associated pavilion and apparatus were erected (1926) on the southern side (between Poronui and Disraeli streets). These were followed by the formation of tennis courts (1926), and the filling and levelling of the old quarry area in preparation for the completion of the bowling greens and bowling pavilion (1929-30).

In 1925, the Mount Eden Croquet Club (established in 1898) relocated to the newly established Nicholson Park, leasing four recently formed croquet lawns from the Mount Eden Borough Council. In August that year, a contract was entered into by the Borough Council and architect, A. Sinclair O’Connor for the erection and completion of a pavilion for the Croquet Club. The single-storey timber structure was designed with a hipped-gable tile roof and accommodated a pavilion, cloakroom, kitchen and porch. Three years later, O’Connor supplied further drawings for the extension of the pavilion, which elongated its rectangular plan. The pavilion became a centre for many social

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<sup>3</sup> Reserves and other Lands Disposal and Public Bodies Empowering Act, 1922, Section 119.

gatherings; hosting the Bowling Club prior to the construction of their pavilion in 1930, and holding functions for the Mount Eden Hospital Auxiliary in (1934).

The Mount Eden Bowling Club (founded in 1896) was granted a lease of one acre and two roods of Nicholson Park from the Borough Council in 1929, with the opportunity of renewal. The official opening of the new bowling greens took place in December 1929, and in June the following year, tenders were issued for the construction of a new pavilion for the Mount Eden Bowling Club. In the meantime, the Club utilised the Croquet Club Pavilion. The Bowling Club Pavilion, also designed by architect, A. Sinclair O'Connor and constructed by building contractors, Adams and Hine, officially opened on 18 October 1930. The two-storey brick structure accommodated a locker room on the ground floor and a social room on the first floor. Part of the building was also occupied by the Caretaker. The bowling pavilion also became a centre for many social gatherings; hosting functions for the Mount Eden Hospital Auxiliary in (1934), and the Mount Eden branch of the Plunket Society (1938).

During the Second World War, the northern portion of Nicholson Park was set up as a Royal New Zealand Air Force (RNZAF) station. Utilised by the staff of the defence headquarters, the existing pavilions at the Mount Eden station were converted into a mess (croquet pavilion), recreation room and canteen (bowling pavilion). Other temporary structures were built around the pavilions, including dormitories, a kitchen, ration store, huts, showers, ablutions, and latrines. All but the Caretaker's Flat in the bowling pavilion, the Croquet Club's locker room and two purpose-built sheds were occupied by the RNZAF, however, the greens remained available for club members. RNZAF personnel vacated the site and buildings on 28 November 1944.

Over the following decades, both pavilions underwent a number of changes. During the 1950s, a bay was added to the northeast (front) elevation of the bowling pavilion, and in order to accommodate growing membership, a single-storey brick addition was erected on the southeast elevation to create a lounge. During the 1960s, the croquet lawn was reduced to around half its size, and sometime after this, the roof of the croquet pavilion was reconfigured and recovered with corrugated metal. The existing windows on the south (front) elevation were combined to create a large opening, and new casement windows inserted in their place. A doorway was also inserted on the north elevation. On 30 April 1969, following some years of reduced membership numbers, the Mount Eden Croquet Club relinquished their tenancy of the greens in Nicholson Park. The land was subsequently divided between the bowling and tennis clubs, and the pavilion used as storage for the Bowling Club. Other key changes to the bowling pavilion included the enlargement of an internal opening (1982); the addition of a President's Office and Committee Room (1986); the erection of a modest addition on the south-west (rear) elevation and associated internal modifications (1990); and alterations to accommodate the use of the existing Caretaker's Flat and first floor clubrooms as administrative offices for Auckland Bowls (2007).

In the mid-1980s (c.1985-7), women were admitted as full members. The Mount Eden Bowling Club Pavilion is still in use by the Club (and partly by Auckland Bowls), while the former Croquet Club Pavilion is used for storage by the Bowling Club.

## **5.0 Physical description**

A site visit was undertaken on 24 January 2017. For architectural plans and a photographic record, refer to **Appendix 3** and **Appendix 4**.

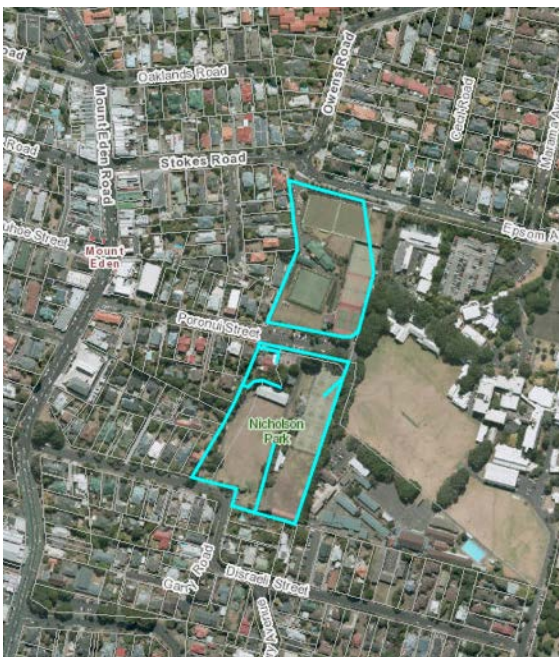
### **5.1 Location, context and site**

The grounds of the Mount Eden Croquet Club and Bowling Club pavilions are located within the northern portion of Nicholson Park, a recreational reserve in Mount Eden, a

well-established Auckland suburb located in the centre of the Tamaki isthmus. Mount Eden is situated approximately four kilometres south of the CBD and is roughly bordered by the suburbs of Grafton and Kingsland to the north, Balmoral to the south, Epsom to the east, and Morningside and Sandringham to the west. It generally comprises a mixture of low-density residential and commercial development, and is characterised by its strong collection of Victorian and Edwardian residences, areas of green open space, including Maungawhau-Mount Eden, and its historic town centre.



**Figure 1:** The location of Nicholson Park (17 Stokes Road and 25 Poronui Street) within its local and regional (inset) contexts (Auckland Council GeoMaps).



**Figure 2:** The subject property within its broader setting. The blue line denotes its formal Certificate of Title boundary (Auckland Council GeoMaps).



**Figure 3:** Close aerial view of 17 Stokes Road with the pavilions located in the centre-centre left of the site (Auckland Council GeoMaps).

Nicholson Park is located between Epsom Road (north) and Disraeli Street (south), and straddles Poronui Street. The subject buildings are situated in the northern portion of the reserve, which comprises approximately 3.7 acres of relatively level, albeit terraced, land. The site is predominantly set out with artificial bowling greens and tennis courts, supplemented by areas of lawn, low-level planting and trees. A key feature of the site, is the stone boundary walls that extend along the property's perimeter and provide an edge to parts of the playing greens and courts, the lawns, driveway, and network of paths. The basalt stones are arranged either as rows of large boulders, or laid as random rubble walls. Stone walls are an important feature in Mount Eden's landscape, reflecting the suburb's quarrying and farming history, and development. The prominent stone walls that border the subject site are a particularly notable example in the locality. Access onto the site from Epsom Road is gained via two entrances that lead to a tarmac driveway that extends along the northern and western boundaries to the pavilions, while another tarmac drive/footpath provides access from Poronui Street. The Tennis Club building is situated close to the southeastern corner of the site, while a number of permanent and temporary shelters are located around the northern bowling greens. Views of Maungawhau-Mount Eden to the north can be gained from a number of vantage points throughout the park.



**Figure 4:** Looking south from the vicinity of Epsom Avenue across the bowling greens toward the Mount Eden Bowling Club Pavilion.



**Figure 5:** Looking north across the bowling (former croquet) green towards the Croquet Club (left) and Bowling Club (centre and right) pavilions, with Mount Eden in the background.



**Figure 6:** Close-up of the two subject buildings. The Mount Eden Croquet Club Pavilion (Former) (1) and the Bowling Club Pavilion (2) (Auckland Council GeoMaps).

The Croquet Club and Bowling Club pavilions stand on an area of tarmac at the centre of the site, close to the western boundary. The croquet pavilion is orientated to the south, facing the former croquet lawn (now a bowling green), whereas the bowling pavilion overlooks the bowling greens to the northeast. Directly in front of the bowling pavilion's principal (northeast) elevation, the land, set out as planted beds, gradually drops away to areas of lawn. Access is gained to the lower level by a set of concrete steps with stone stringers and a tarmac path, which leads to the bowling greens. A timber deck connects the pavilions to the southeast.

## 5.2 Croquet Club Pavilion

The Mount Eden Croquet Club Pavilion (Former) is a modest single-storey timber structure, built over a linear plan and clad in narrow, plain weatherboards. The modified hipped roof, with deep boxed eaves, is covered in corrugated metal. The principal (south) elevation was originally symmetrical, but this was lost when the pavilion was elongated a few years after it was built.



**Figure 7:** South (front) elevation, orientated to face the former croquet lawn.



**Figure 8:** North (rear) elevation, which back onto the Bowling Club Pavilion.



**Figure 9:** East and part south (front) elevations.

A key feature of the south elevation is the recessed porch, supported on two plain posts and centred around a set of early bi-folding doors. Each of the four door sections feature two bottom panels and a top leaded-light with patterned glass. Traditional ironmongery remains. Other external doors include a panelled door, typical of the



1920s period, which provides further access into the building off the porch; a later two-panelled door with top glazed light on the east elevation; and a timber ledged door, accessed via a concrete ramp, on the north elevation. Windows generally comprise a series of multi-glazed timber casements, arranged either singly or in a group of three or eight, with plain or patterned glazing. A small ventilation opening is located on both the north and west elevations. Fenestration is finished with plain timber architraves and cills.



**Figure 10:** Recessed porch on south elevation.



**Figure 11:** Windows originally inserted to the far left and right of the south elevation are combined to create a wide opening.

The internal floor plan is arranged over three spaces: the pavilion (proper), the cloakroom and the kitchen, closely reflecting the layout of the building when it was extended (1928). Much of the internal built fabric remains intact, dominated by tongue and groove wall and ceiling panelling, timber floorboards (covered in places with lino), and finishes such as deep-chamfered architraves. The extended portion of the building is distinguishable by the transition of the ceiling from timber boards to more decorative flat battens arranged in a criss-cross pattern. Internal fixtures include original four-panelled doors, a sink and fitted cupboards (repaired/renewed in 1944), and lockers (relocated from the Bowling Club Pavilion). Later internal walls appear to have been added between the central pavilion space and the kitchen, and within the cloakroom.



**Figure 12:** The interior of the cloakroom at the western portion (1925) of the pavilion.



**Figure 13:** The interior of the central portion of the original pavilion (1925).



**Figure 14:** Showing the transition in the ceiling from timber panelling (1925 portion) to criss-cross battens (1928 addition), indicating the location of the pavilion's original end (eastern) wall.



**Figure 15:** The kitchen with sink still in place, located in the eastern portion (1928) of the pavilion. This space was subsequently used by the Bowling Club as a locker room.

### 5.3 Bowling Club Pavilion

The Mount Eden Bowling Club Pavilion is a two-storey brick structure, built over a rectangular plan with hipped roof and deep boxed eaves. Characterised by the proportions and symmetry of Georgian architecture, the principal building stands prominently on its site overlooking stone terraces, lawns and bowling greens. Single or two-storey additions extend from each elevation, providing additional accommodation. The most prominent of these is the imposing two-storey bay that projects centrally from the building's principal façade. Supported by two substantial plastered columns, the masonry structure is covered with a hipped roof and features the lettering "Mount Eden Bowling Club". The bay leads to the original ground floor recessed porch and main entrance. Running perpendicular to the entry is a plastered staircase, with timber and iron balustrade, which provides access to an enclosed gallery on the first floor.

Adjacent to the two-storey flat-roofed addition on the south-west elevation is a modest timber structure, a metal fire escape staircase and various plant equipment. The single-storey brick and plaster carport attached to the north-west elevation provides access, via a glazed entry to Auckland Bowls' administrative offices. A concrete deck with low-level metal balustrade extends to the front of the single-storey south-eastern lounge addition, while a timber deck extends from the rear, abutting the Croquet Club Pavilion.



**Figure 16:** Northeast (front) elevation, facing the bowling greens and Epsom Road beyond.



**Figure 17:** Front elevation of the original portion of the pavilion, showing steps up to the entry. The front bay was added in the c.1950s.



**Figure 18:** The south-west (rear) elevation of the original portion of the building. Small additions have been added over the years.



**Figure 19:** North-west elevation showing the carport addition.

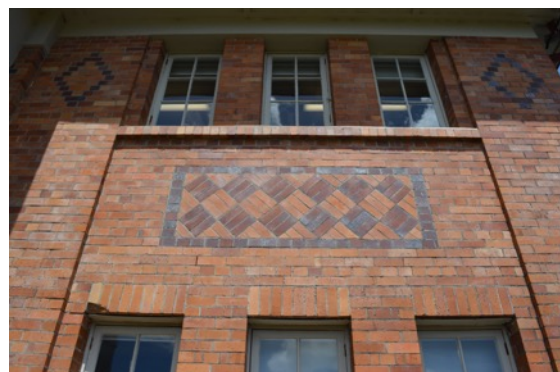


**Figure 20:** Southeast elevation showing part of the lounge addition (left, 1960) and the President's Office and Committee Room addition (right, 1986).

The building features a mixture of fenestration designs; from traditional multi-glazed timber casements and doors, to large timber or aluminium picture windows and sliding doors. The prevailing window design on the principal pavilion is single multi-glazed casements, arranged in sets of three (and four where an opening was infilled) on the north-east (front) elevation, and singly elsewhere. Their recessed openings feature brick cills. The front entry consists of double multi-glazed doors and side-lights. Despite the building's restrained design, it exhibits some decorative elements on its principal elevation. These include two brick columns and pilasters, each featuring an embossed frieze capital, which frame the ground floor porch, and patterns of blue bricks inlaid in the façade's red brickwork.



**Figure 21:** Ground floor porch, providing access into the original portion of the pavilion (1930). Note the staircase providing external access to the first floor, and the brick columns and pilasters.



**Figure 22:** Showing the set of three casement windows on the ground and first floors, and the use of brick inlays to produce patterns in the brickwork on the front elevation.

The interior of the bowling pavilion has experienced change, and this is particularly evident in the arrangement of the rooms and lack of visible early fabric. However, the floor plan of the original pavilion (1930) is still evident. The open central area provides access to a number of smaller spaces including an office, store, kitchen and toilet facilities. Two further offices within the former Caretaker's Flat (now Auckland Bowls) are accessed externally. The main pavilion opens into the lounge (1960), which leads into the President's Office and Committee Room (1986). First floor accommodation comprises an office, meeting rooms, kitchen and bathroom facilities.

Some early features remain within the main pavilion, including a number of traditional three-panelled doors framed by deep-chamfered architraves, areas of chamfered skirting boards, a flat batten ceiling arranged in a criss-cross pattern with timber ventilation grille, and a timber dog-leg staircase with slatted balustrade.



**Figure 23:** Interior of ground floor looking from the original portion of the pavilion towards the lounge addition (1960).



**Figure 24:** First floor meeting room, now used by Auckland Bowls. The change in ceiling finish marks the start of the front bay addition (c.1950s).



**Figure 25:** Timber batten ceiling with timber ventilation grille in the first floor meeting room.



**Figure 26:** Timber dog-leg staircase in the original Caretaker's Flat portion of the pavilion (now used by Auckland Bowls) providing access to the first floor.

## 5.4 Condition

Based on visual observations only, the external and internal fabric and features of the Mount Eden Croquet Club and Bowling Club pavilions appear to be in good overall condition.

## 5.5 Use

- The Croquet Club Pavilion, is currently used as an ancillary space for the Bowling Club, principally in the form of storage and toilet facilities.
- The Bowling Club Pavilion retains its original use as the clubrooms for the Mount Eden Bowling Club. The Caretaker's Flat and the first floor area are now in use as administrative offices for Auckland Bowls.

## 5.6 Summary of key features

- The Croquet Club Pavilion, including all fabric and features associated with its original construction (1925) and addition (1928).
- The Bowling Club Pavilion, including all fabric and features associated with its original construction (1930) and front addition (c.1950s).
- Extensive stone walls (including boundary, terraces, steps and rockeries).

## 6.0 Comparative analysis

Refer to **Appendix 3** and **Appendix 5** for further details.

When considering the Croquet Club and Bowling Club pavilions in relation to other similar or related places within the locality or region, a number of comparisons can be made. These include how the buildings compare with other extant croquet and bowling pavilions, and other places associated with the architect, A. Sinclair O'Connor. The comparisons made are based on the *known* places within the locality or region, and the level of research permitted within the project timeframes. It is therefore acknowledged that more targeted research leading to a broader comprehensive comparison with other heritage places within a broader geographic area may yield further information.

### 6.1 Bowling and Croquet Pavilions

Since the early days of European settlement in New Zealand, groups of people have met informally to enjoy many types of sports and recreational activities. The establishment of sports clubs throughout the country was ubiquitous during the late nineteenth and early twentieth centuries and often corresponded with the local area's population growth and development. In Auckland, it is likely that most suburbs could boast at least one club during the early decades of the twentieth century. Sports facilities, including grounds (lawns, greens, courts, fields) and associated structures (pavilions, clubrooms, grandstands), therefore have the ability to provide tangible reminders of the development of sporting activities in the region's history. One of the earliest and possibly most well-known sport structures in Auckland is the Auckland Domain Cricket Grandstand (1898). It is also one of eight places associated with sport in the region that are scheduled as significant historic heritage places in the AUP.

The earliest croquet and bowling clubs in New Zealand were founded in the 1860s, but it was not until the 1890s that increased popularity in the games saw new suburban clubs being formed. Croquet and bowling clubs generally had a symbiotic relationship, which often involved shared facilities. As bowling clubs precluded female membership until recent years, it also meant that the availability of croquet (and tennis) enabled women to participate in organised sports.<sup>4</sup> In Auckland, the majority of early croquet clubs initially used existing bowling club greens or formed their own lawns within the

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<sup>4</sup> Refer to **Appendix 1** for a background on sporting history and gender in sport.

club grounds. However, many of these clubs went on to establish independent facilities.

The Mount Eden Croquet Club Pavilion is one of six *known* pavilions in the Auckland isthmus and Devonport to have an association with a long-standing club. Founded in 1898, Mount Eden Croquet Club is the earliest of the clubs included in this analysis; the majority of which were established during the first two decades of the twentieth century. However, all but the Mount Eden club remain in operation. Of the six croquet pavilions, four were purpose-built structures and of those, the Mount Eden pavilion (built in 1925) is the earliest and possibly most intact example. All six are modest, single-storey structures that share some similarities in plan and material finishes, however, the Mount Eden pavilion appears to be the only one associated with a well-known architect. The historical development of the Epsom Remuera Croquet Club grounds can be compared, to a degree, with those at Mount Eden. Both sites feature stone boundary and terrace walls undertaken when the reserves were cleared and levelled as part of relief schemes. Only one croquet club pavilion – the North Shore Croquet Club Pavilion – is currently scheduled in the AUP.

The Mount Eden Bowling Club Pavilion is one of eleven *known* pavilions in the Auckland isthmus and Devonport to have an association with a club that is still in operation. Founded in 1896, it is the third earliest club included in this analysis after the Auckland Bowling Club (1861) and the Remuera Bowling Club (1895). Purpose-built in 1930 as the second bowling pavilion (on the second official site) associated with the Mount Eden Bowling Club, the building is one of the later examples of this building type. Early purpose-built examples include the Remuera Bowling Club Pavilion (1906), the Stanley Bay Bowling Club Pavilion (c.1908-10), the Epsom Bowling Club Pavilion (1924), and the Mount Albert Bowling Club Pavilion (1925). What is apparent is that as a building type, the pavilions are especially susceptible to change. The majority of the buildings have undergone alterations and additions over time to accommodate expanding membership and to upgrade facilities. As a two-storey brick structure designed by a well-known architect, the Mount Eden Bowling Club Pavilion does stand apart from the earlier examples that have a more traditional (albeit modified) appearance as timber pavilions that exhibit bungalow style influences. Whilst the subject building is more unusual in appearance, its site shares similarities with the Onehunga RSA Bowling Club grounds, both of which feature conspicuous stone boundary walls. Two bowling club pavilions – the Stanley Bay Bowling Club Pavilion and the Onehunga RSA Bowling Club Pavilion – are currently scheduled in the AUP.

## 6.2 The work of A. Sinclair O'Connor

The Mount Eden Croquet Club and Bowling Club pavilions represent the design work of A. Sinclair O'Connor, a notable architect who was responsible for a considerable number of architectural commissions in Auckland during the interwar period. Whilst he is most well-known for his inner-city residential, commercial and industrial buildings, O'Connor was also involved with smaller-scale suburban projects, many of which have become local landmarks.

O'Connor designed a number of community-focussed buildings throughout Auckland, at least half a dozen of which were constructed in Mount Eden. In addition to suburban theatres and halls, he was also responsible for the Mount Eden Swimming Pool extension (1924), the Mount Eden Domain Kiosk (1926), and the Nicholson Park Playground Shelter (1926). Nevertheless, the croquet and bowling pavilions, are the only *known* examples of the sports pavilion building type designed by O'Connor. Whilst the shelter would have once shared the greatest similarities with the croquet and bowling pavilions, its adaptation into the Eden-Epsom Playcentre has resulted in the original structure being unrecognisable. In terms of the Domain Kiosk, some

comparisons lie in its period of construction, recreational use and association with Mount Eden, but its appearance is markedly different.

## 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.*

#### Croquet pavilion

The Mount Eden Croquet Club Pavilion has considerable historical value for reflecting the development of sport and recreation in late nineteenth and early twentieth century Auckland, and as a tangible reminder of the enduring popularity of sporting activities, particularly croquet, in the locality.

Originally associated with affluent members of society, croquet evolved to become a more socially inclusive recreational activity with clubs established in many Auckland suburbs during late nineteenth and early twentieth centuries. It was also one of the first sports to be played by women and men together, in addition to providing sole female membership, thereby removing some of the barriers faced by women around sporting participation. As one of the earliest established croquet clubs and purpose-built pavilions currently known in the Auckland isthmus, the Mount Eden Croquet Club Pavilion has particular value for its association with these important social developments in the locality's history.

As one of a number of recreational facilities established at Nicholson Park during the 1920s, the pavilion reflects the involvement of local councils and the commitment of communities in forming sporting amenities to support the social needs of the local residents during times of suburban development and population growth.

The place is also of interest for its connection with the RNZAF during the latter part of the Second World War. At this time, the RNZAF established a station at Nicholson Park, utilised by the staff of the defence headquarters. The Croquet Club Pavilion, used as a mess, was one of a number of facilities in the park, and within Auckland, to assist with the war effort as part of a broader multi-national air-training plan.

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

#### Bowling pavilion

The Mount Eden Bowling Club Pavilion has considerable historical value for reflecting the development of sport and recreation in late nineteenth and early twentieth century Auckland, and as a tangible reminder of the enduring popularity of sporting activities, particularly bowling, in the locality.

The male-orientated sport of bowling was one of the first European-imported sports to be played in New Zealand, with participants including all social classes and ethnicities. Despite its apparent diversity, it is only within the past few decades that women have become affiliated with long-standing male bowling clubs, revealing the ongoing segregation of women in certain recreational

activities until relatively recent times. Mount Eden Bowling Club Pavilion is of interest for its association with one of the earlier male clubs to accept female membership (mid-1980s) and for appointing a female president, reflecting the evolution of gender separation from the sport after almost a century in the locality.

As one of a number of recreational facilities established at Nicholson Park during the mid to late-1920s, the pavilion reflects the involvement of local councils and the commitment of communities in forming sporting amenities to support the social needs of the local residents during times of suburban development and population growth. The place became a centre for many social gatherings during the interwar period, hosting many functions, including those for the croquet members, the Mount Eden Hospital Auxiliary, the Plunket Society and local community.

The place is also of note for its connection with the RNZAF during the latter part of the Second World War. At this time, the RNZAF established a station at Nicholson Park, utilised by the staff of the defence headquarters. The Bowling Club Pavilion, used as a recreation room and canteen, was one of a number of facilities in the park, and within Auckland, to assist with the war effort as part of a broader multi-national air training plan.

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

#### **(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.*

##### Croquet pavilion

For over 90 years, Nicholson Park has been a place of sport, recreation and social gathering in the locality. Formed in the 1920s as a result of the support and investment of local residents and the assistance of the local authority, the park became an important centre for recreational activities and an asset to the community. As the first building established on the site, the Croquet Club Pavilion would have had a special association with the former Mount Eden Croquet Club and Bowling Club members and with the local community who used the broader park facilities. However, given that the Mount Eden Croquet Club disbanded in the 1960s, the pavilion is less likely to represent an important aspect of collective memory or as a marker that the present community identifies with. As such, and based on the information available to date, the place is considered to have little social value.

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

##### Bowling pavilion

For over 90 years, Nicholson Park has been a place of sport, recreation and social gathering in the locality. Formed in the 1920s as a result of the support and investment of local residents and the assistance of the local authority, the park became an important centre for recreational activities and an asset to the community. As a prominent building located in one of Mount Eden's key open spaces, the Mount Eden Bowling Club Pavilion is a historical marker that the local community identifies with. The place has a long-established association with the Mount Eden Bowling Club and is likely to be held in high esteem by past and present members and for those involved with the sporting culture of the locality



as a well-known venue for social interaction and recreation. As such, the place has considerable social value.

The place has **considerable** 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.*

#### Croquet pavilion

An assessment of the place's value to Mana Whenua has not been undertaken as part of this evaluation.

#### Bowling pavilion

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.*

#### Croquet pavilion

Purpose-built as the first and only croquet club pavilion in Mount Eden, and located within a publically accessible park, the place has the potential to play a role in enhancing public understanding and appreciation of aspects of the locality's cultural history, past human activity and ways of life. Whilst historical information about Nicholson park and the Bowling Club is readily available from other sources (local histories and websites), comparatively little is known about the contribution the Mount Eden Croquet Club and pavilion made to the development of sport and recreation in the locality. There is the opportunity, therefore, for the place to educate the public about its history through on or off-site interpretation, before it is lost.

The place has **moderate** knowledge value with the **locality**.

#### Bowling pavilion

Purpose-built as Mount Eden's second bowling club pavilion, and located within a publically accessible park, the place has the potential to provide knowledge about aspects of the locality's cultural history, past human activity and ways of life, particularly through on-site interpretation. However, its potential to yield meaningful or useful information not already available from other places or sources is limited. As such, the place is considered to have little knowledge value.

The place has **little** knowledge value within the **locality**.

### **(e) Technological**

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

#### Croquet pavilion

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials and as such is considered to have no technological value.

The place has **no** technological value.

#### Bowling pavilion

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials and as such is considered to have no technological value.

The place has **no** technological value.

### **(f) Physical attributes**

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

#### Croquet pavilion

The Mount Eden Croquet Club Pavilion has considerable physical attributes value as a good representative example of the building type, and as an example of the work of notable architect, A. Sinclair O'Connor.

Purpose-built as a croquet pavilion in 1925, (extended in 1928), and retaining a high level of historic integrity, the place represents a good, relatively early and largely intact example of the 'sports (croquet) pavilion' type, which is becoming increasingly rare within the locality and possibly the region. Although the building has undergone some unfortunate changes (specifically the roof modification), the existence of the structure's basic form, early external fabric and features, and a highly original (1925 – 1928) interior, ensures that the place's original architectural qualities remain legible.

Designed by A. Sinclair O'Connor in 1925, the Mount Eden Croquet Club Pavilion was constructed during the most productive and successful period in his career. Well-known for his inner-city residential, commercial and industrial buildings, O'Connor also worked on smaller-scale residential and community buildings, many of which have become local landmarks. Although a relatively low-profile building in his body of work, the Croquet Club Pavilion is important as one of only two known sports pavilions designed by O'Connor, thereby illustrating the expanse of his portfolio. The building is also of interest as one of the first buildings designed during O'Connor's professional relationship with the Mount Eden Borough Council, for whom he was architect for a number of subsequent commissions in the locality.

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

### Bowling pavilion

The Mount Eden Bowling Club Pavilion has moderate physical attributes value as an unusual, albeit modified, example of the building type, and as an example of the work of notable architect, A. Sinclair O'Connor.

Purpose-built as a bowling pavilion in 1930, the two-storey brick structure is of note for demonstrating a departure in architectural style and use of materials adopted for this building type in the Auckland isthmus. Prior to its construction, bowling pavilions were generally timber structures that adopted a more traditional approach to their design, referencing features often associated with Victorian villas or Californian bungalows of the early decades of the twentieth century. The stripped-back, symmetrical design illustrates a shift in the ideas of New Zealand architecture during this period, which was becoming increasingly influenced by overseas design.

Designed by A. Sinclair O'Connor, the building was constructed during the most productive and successful period in his career. Well-known for his inner-city residential, commercial and industrial buildings, O'Connor also worked on smaller-scale residential and community projects, many of which have become local landmarks. Although not one of his most high-profile designs in his body of work, the Bowling Club Pavilion is important as one of only two known sports pavilions designed by O'Connor, thereby illustrating the expanse of his portfolio. The building is also of interest as one of the first buildings designed during O'Connor's professional relationship with the Mount Eden Borough Council, for whom he was architect for a number of subsequent commissions in the locality.

Whilst the original design of the building is legible, the Mount Eden Bowling Club Pavilion has undergone numerous alterations and additions to accommodate growing membership and the need for upgraded facilities over the years. This has compromised the architectural integrity of the building to a degree.

The place has **moderate** physical attributes value within the **locality**.

### **(g) Aesthetic**

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

### Croquet pavilion

Set in a backdrop of expansive areas of lawn, bowling greens, and the slopes of Maungawhau-Mount Eden, the Croquet Club Pavilion has an aesthetic appeal that derives from its relationship with the adjacent Bowling Club Pavilion and its immediate and broader setting. However, its modest scale and design and relatively inconspicuous location on the site limits the building's ability to be distinctive for its visual or landmark qualities. Therefore, the place has little aesthetic value.

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

### Bowling pavilion

As a distinctive building, elevated above areas of lawn, bowling greens and rockeries, the Mount Eden Bowling Club Pavilion has considerable aesthetic value as a conspicuous and notable visual landmark within the locality. A focal point in this part of Nicholson Park, the place is of particular value for the appeal that derives from its relationship with the sports-ground surrounds, adjacent

Croquet Club Pavilion and nearby Maungawhau-Mount Eden, a setting that reinforces its visual qualities within the locality.

The place has **considerable** 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.*

##### Croquet pavilion

Located on its original site for over 90 years, the Mount Eden Croquet Club Pavilion has considerable context value for its predominantly intact setting, and as an integral part of a collection of heritage items (Bowling Club Pavilion, bowling greens, stone walls) that collectively contribute to an important historical and cultural landscape that illustrates the development of sporting activities in the locality. The place also makes a notable contribution to a dispersed yet inter-related group of *known* croquet club pavilions in the Auckland isthmus that reflect an under-represented theme in the history of the region.

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

##### Bowling pavilion

Located on its original site for nearly 90 years, the Mount Eden Bowling Club Pavilion has considerable context value for its predominantly intact setting, and as an integral part of a collection of heritage items (Croquet Club Pavilion, bowling greens, stone walls) that collectively contribute to an important historical and cultural landscape that illustrates the development of sporting activities in the locality. The place also makes a notable contribution to a dispersed yet inter-related group of *known* bowling club pavilions in the Auckland isthmus that reflect an under-represented theme in the history of the region.

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

## **8.0 Statement of significance**

### Croquet pavilion

The Mount Eden Croquet Club Pavilion has considerable historical value for reflecting the development of sport and recreation in late nineteenth and early twentieth century Auckland, and as a tangible reminder of the enduring popularity of sporting activities, particularly croquet, in the locality. It is of further note for its association with important social developments, and for its connection with the RNZAF during the Second World War. Purpose-built as the first and only croquet club pavilion in Mount Eden, and located within a publically accessible park, the place has moderate knowledge value for its potential to play a role in enhancing public understanding and appreciation of aspects of the locality's cultural history, past human activity and ways of life through on or off-site interpretation. The Mount Eden Croquet Club Pavilion has considerable physical attributes value as a good representative example of the 'sports pavilion' building type, and as an example of the work of notable architect, A. Sinclair O'Connor. Located on its original site for over 90 years, the place has considerable context value for its predominantly intact setting, and as an integral part of a collection of heritage items and a dispersed yet inter-related group of *known* croquet club pavilions that illustrate the development of sport activities in the locality and region.

### Bowling pavilion

The Mount Eden Bowling Club Pavilion has considerable historical value for reflecting the development of sport and recreation in late nineteenth and early twentieth century Auckland, and as a tangible reminder of the enduring popularity of sporting activities, particularly bowling, in the locality. It is of further note for its association with important social developments, and for its connection with the RNZAF during the Second World War. The place has considerable social value as a historical marker that the local community identifies with and for its long-established association with the Mount Eden Bowling Club, with whom it is likely to be held in high esteem. The pavilion has moderate physical attributes value as an unusual, albeit modified, example of the building type, and as an example of the work of notable architect, A. Sinclair O'Connor. As a distinctive building, elevated above areas of lawn, bowling greens and rockeries, the Mount Eden Bowling Club Pavilion has considerable aesthetic value as a conspicuous and notable visual landmark within the locality. Located on its original site for nearly 90 years, the place has considerable context value for its predominantly intact setting, and as an integral part of a collection of heritage items and a dispersed yet inter-related group of *known* bowling club pavilions that illustrate the development of sport activities in the locality and region.

## **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.
- The land upon which the Mount Eden Croquet Club and Bowling Club pavilions were built forms part of the northern portion of Nicholson Park, an area of recreational open space. With the exception of a wedge of land in the north-east corner, the area of park covers the majority of the present-day Certificate of Title (CT) boundary for 17 Stokes Road.

The strong historical, visual and functional relationships between the pavilions and their recreational landscape make it important to include them both in one extent of place to ensure that their established values are not compromised. The proposed extent of place thereby captures the Mount Eden Croquet Club and Bowling Club pavilions, the associated bowling greens and lawns, and stone walls (including boundary, terraces, steps and rockeries). The extent of place does not incorporate the Tennis Club facilities or the park's driveways, but an additional strip of lawn and stone terraces to the south of the site has been included. Whilst the bowling greens and lawns are not of value individually, they are included in the extent of place because of their contribution to the setting of the buildings, their ability to articulate the history and function of the site, and to ensure views of the buildings are retained.

- A number of exclusions have been identified within the extent of place. These include later additions to the south-east, south-west and north-east elevations of the Bowling Club Pavilion, which do not contribute to the established physical attributes value of the building, and a collection of later or temporary bowling green shelters. Plant storage and structures to the rear of the Bowling Club Pavilion and the plastic seats fixed around the perimeter of the bowling greens are of no interest. Whilst some of its early arrangement remains, the majority of the Bowling Club Pavilion's interior has been modified to accommodate the club's expansion. For this reason, and to ensure its ongoing use and function, the interior of the Bowling Club Pavilion is identified as an exclusion.



**Figure 27:** Proposed extent of place (purple hatching) in relation to the present CT boundary for 17 Stokes Road (blue line) (Auckland Council GeoMaps).



**Figure 28:** Proposed extent of place (purple hatching) and exclusions (red hatching) (Auckland Council GeoMaps).

## 10.0 Recommendations

### Croquet pavilion

- Based on the preceding evaluation, the Mount Eden Croquet Club Pavilion, 17 Stokes Road, Mount Eden is shown to demonstrate *considerable* historical, physical attributes and context values, and *moderate* knowledge value within the locality.
- Overall, the Mount Eden Croquet Club Pavilion is of **considerable** historic heritage significance within the **locality**.
- The extent of place includes all that land set out in figures 27 and 28.

### Bowling pavilion

- Based on the preceding evaluation, the Mount Eden Bowling Club Pavilion, 17 Stokes Road, Mount Eden is shown to demonstrate *considerable* historical, social aesthetic and context values, and *moderate* physical attributes value within the locality.
- Overall, the Mount Eden Bowling Club Pavilion is of **considerable** historic heritage significance within the **locality**.
- The extent of place includes all that land set out in figures 27 and 28.

## 11.0 Table of Historic Heritage Values

Mount Eden Croquet Club Pavilion (Former)		
Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local
B- Social	Little	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Moderate	Local
E- Technological	None	N/a
F- Physical Attributes	Considerable	Local
G- Aesthetic	Little	Local
H- Context	Considerable	Local

<b>Mount Eden Bowling Club Pavilion</b>		
<b>Significance Criteria (A-H)</b>	<b>Value* (None, Little, Moderate, Considerable, Exceptional)</b>	<b>Context (Local, Regional, National, International)</b>
A- Historical	Considerable	Local
B- Social	Considerable	Local
C- Mana Whenua	Not evaluated	Not evaluated
D- Knowledge	Little	Local
E- Technological	None	N/a
F- Physical Attributes	Moderate	Local
G- Aesthetic	Considerable	Local
H- Context	Considerable	Local

**\*Levels of significance or value:**

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

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


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

**Little:** of limited importance and interest.

**NA/None:** none identified



## 12.0 Overall significance

<b>Place Name and/or Description</b>	Mount Eden Croquet Club Pavilion (Former) and Bowling Club Pavilion  Nicholson Park, 17 Stokes Road, Mount Eden
<b>Category</b>	B
<b>Primary Feature</b>	Mount Eden Croquet Club Pavilion (Former); Mount Eden Bowling Club Pavilion; Stone walls (including boundary, terraces, steps and rockeries).
<b>Known Heritage Values</b>	A, F, H (Mount Eden Croquet Club Pavilion (Former)) A, B, G, H (Mount Eden Bowling Club Pavilion)
<b>Extent of Place</b>	
<b>Exclusions (within the extent of place)</b>	<ul style="list-style-type: none"> <li>▪ Interior of the Mount Eden Bowling Club Pavilion.</li> <li>▪ Later additions to the Mount Eden Bowling Club Pavilion.</li> <li>▪ Later bowling green shelters.</li> <li>▪ Modern timber decking.</li> <li>▪ Plastic seating around the lawns (not shown on plan).</li> </ul>
<b>Additional Controls for Archaeological Sites or Features</b>	
<b>Place of Maori Interest or Significance</b>	

The Heritage Studio Ltd.

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**Date:**

April 2017

**Reviewer:**

Auckland Council  
Cara Francesco, Principal Specialist Built Heritage - Policy

**Date:**

March 2017

## **APPENDICES**

**Appendix 1:** Historical background  
Chronological summaries  
Background information

**Appendix 2:** Supplementary information: historical

**Appendix 3:** Supplementary information: architectural

**Appendix 4:** Photographic record

**Appendix 5:** Comparative Analysis

# APPENDIX 1

## Historical background

*Parts of the “Early land uses” section is based on research undertaken by Lisa J. Truttman, 10 October 2016.*

### Early land uses

The land upon which the Mount Eden Croquet Club and Bowling Club pavilions were constructed formed part of an area of land, measuring 38 acres, 1 rood and 16 perches, set aside by the Superintendent of the Province of Auckland in 1874 “as an endowment for or towards the maintenance and support of the lunatic and other asylums within the said province”.<sup>5</sup> With the abolition of the provinces the following year, the land was vested in the Crown, and in 1890 was consigned to the Board of Trustees for the Epsom and Mount Eden road boards as a site for a blind asylum, recreation ground and gravel-pit reserve.<sup>6</sup> During the late-nineteenth century, the area was extensively quarried. This resulted in the removal of a significant amount of scoria, which left rough areas of rocky ground.<sup>7</sup> In 1922, the Reserves and other Lands Disposal and Public Bodies Empowering Act cancelled part of the 1890 Act, resulting in the land being vested in the Corporation of the Borough of Mount Eden in trust “as a recreation reserve”.<sup>8</sup> In early 1924, eight acres of the reserve (known by this time as the Epsom-Mount Eden Reserve), which extended from Epsom Avenue (north) to Disraeli Street (south), was renamed Nicholson Park.<sup>9</sup>

### Nicholson Park

In March 1924, a public meeting of residents of Mount Eden and adjacent districts, was held to “consider methods of improving Nicholson Park, reserve at East Avenue [present-day Poronui Street] and making it available for croquet, tennis, and children’s playground”.<sup>10</sup> The proposed scheme garnered much support from the Mayor of Mount Eden, Mr E. H. Potter, a local MP and the Parks Committee of the Borough Council, and a resolution was passed assuring the Borough Council of “the willingness of the residents to assist, financially and otherwise, in seeing the plan put into operation.”<sup>11</sup> In order to achieve this, a committee was appointed to organise the canvassing for donations in money or gifts.<sup>12</sup> Soon after, preparations were underway for the clearing, excavation and levelling of the park’s gorse-laden ground, whilst retaining some of the natural features as rockeries.<sup>13</sup> Much of this work was undertaken by relief workers as part of a scheme set up by the government to provide employment.<sup>14</sup> Part of the reserve was also leased in 1924 for quarrying for a period of two years.<sup>15</sup>

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<sup>5</sup> Epsom and Mount Eden Reserve Act, 1890, No.17; NA6/183b, Land Information New Zealand (LINZ) records.

<sup>6</sup> Ibid.

<sup>7</sup> Faye M. Angelo, *The Changing Face of Mount Eden* (Mount Eden Borough Council, 1989), 56.

<sup>8</sup> Reserves and other Lands Disposal and Public Bodies Empowering Act, 1922, Section 119.

<sup>9</sup> Mount Eden Borough, Progress of Street Works, *New Zealand Herald*, Volume LXI, Issue 18649, 4 March 1924, 8, [Papers Past](#) (accessed 20/02/2017).

<sup>10</sup> Page 16 Advertisements Column 3, *Auckland Star*, Volume LV, Issue 73, 26 March 1924, 16, [Papers Past](#) (accessed 20.02.2017).

<sup>11</sup> New Playing Area, *New Zealand Herald*, Volume LXI, Issue 18669, 27 March 1924, 5, [Papers Past](#) (accessed 20.02.2017).

<sup>12</sup> Ibid.

<sup>13</sup> An Eye on Mount Eden, *Auckland Star*, Volume 55, Issue 54, 4 March 1924, 8, [Papers Past](#); Page 14 Advertisements Column 1, *Auckland Star*, Volume 55, Issue 130, 3 June 1924, 14, [Papers Past](#); Mt. Eden Borough Council, *Auckland Star*, Volume LV, Issue 178, 29 July 1924, 9, [Papers Past](#), (all accessed 20.02.2017).

<sup>14</sup> Faye M. Angelo, 1989, 29-30.

<sup>15</sup> Ibid., 56; Deed to Quarry in Nicholson Park (101), MEB 182 Agreements, Bylaws, and other Legal Documents 1866-1982, Record no. A401, Item no. 1b, 1924, Auckland Council Archives.

Over the following few years, approximately £9,000 was invested in Nicholson Park as a centre for recreation and an asset to the residents of the borough.<sup>16</sup> The croquet lawns were the first to be developed (1925) followed by the erection a croquet club pavilion (1925-6). A “well-designed” rockery was formed along the length of the northern side of the entrance to the park, while a children’s playground with associated pavilion and apparatus were erected (1926) on the southern side (between Poronui and Disraeli streets).<sup>17</sup> These were followed by the formation of tennis courts (1926), and the filling and levelling of the old quarry area in preparation for the completion of the bowling greens and bowling pavilion (1929-30).<sup>18</sup>

## Mount Eden Croquet Club and Pavilion

Croquet was introduced to New Zealand by British settlers during the early decades of European occupation. Garden croquet became a popular past-time, but it was not until 1879 that the first formal Auckland croquet club was formed as part of the Ponsonby Lawn Tennis Club.<sup>19</sup> Often associated with tennis or bowling clubs, croquet became a popular sport during the late-nineteenth and early twentieth centuries, particularly with ladies, who were initially excluded from playing bowls.<sup>20</sup>

In Mount Eden, the first croquet lawns were established in 1896 on the site of the Eden-Epsom Tennis Club, reputedly the oldest surviving Tennis Club in Auckland, and by 1898, the Mount Eden Croquet Club was formed.<sup>21</sup> In 1904, a croquet lawn with two small greens was established at the Mount Eden Bowling Club, then located on the corner of Valley and Mount Eden roads.<sup>22</sup> Finally, the Club relocated to the newly established Nicholson Park, leasing four croquet lawns from the Mount Eden Borough Council that had been laid out and opened in 1925.<sup>23</sup>

On the 1 August 1925, a contract was entered into by Mount Eden Borough Council and architect, A. Sinclair O’Connor<sup>24</sup> for the amount of £457.00 for the erection and completion of a pavilion for the Croquet Club.<sup>25</sup> The single-storey timber structure was designed with a hipped-gable tile roof and accommodated a pavilion, cloakroom, kitchen and porch. Three years later, O’Connor supplied further plans for the extension of the pavilion, which elongated its rectangular plan.<sup>26</sup> The addition cost Council £281-5-6, which was charged to the Croquet Club.<sup>27</sup> The pavilion became a centre for many social gatherings; hosting the Bowling Club prior to the construction of their pavilion in 1930, and holding functions for the Mount Eden Hospital Auxiliary in (1934).<sup>28</sup>

During the mid-1960s, the croquet lawn was reduced to around half its size, and sometime after this, the pavilion roof was reconfigured and recovered with corrugated metal.<sup>29</sup> The existing windows on the south (front) elevation were combined to create a large opening, and new casement windows inserted in their place. A doorway was also

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<sup>16</sup> Hewn from Rock, *Auckland Star*, Volume LX, Issue 296, 14 December 1929, 11, [Papers Past](#) (accessed 20.02.2017).

<sup>17</sup> Ibid.

<sup>18</sup> Faye M. Angelo, 1989, 56.

<sup>19</sup> History of the Auckland Association, *Auckland Croquet Association*, <http://www.aucklandcroquet.org/history.html> (accessed 20.02.2017).

<sup>20</sup> For further details, refer to the information at the end of **Appendix 1**.

<sup>21</sup> Ibid., 51-2; Croquet, *New Zealand Herald*, Volume XXXV, Issue 10718, 4 April 1898, 3, [Papers Past](#) (accessed 20.02.2017).

<sup>22</sup> Ibid., 52.

<sup>23</sup> Athletic Sports, *New Zealand Herald*, Volume LXII, Issue 19162, 30 October 1925, 8, [Papers Past](#); Hewn from Rock, *Auckland Star*, Volume LX, Issue 296, 14 December 1929, 11, [Papers Past](#) (both accessed 20.02.2017).

<sup>24</sup> Refer to **Appendix 3** for more information about architect, A. Sinclair O’Connor.

<sup>25</sup> Contract: Mount Eden Borough Council and A. Sinclair O’Connor for the erection of croquet pavilion at Nicholson Park, MEB 142 Borough Solicitors Correspondence 1925-1928, Item no. 3, 1925, Auckland Council Archives.

<sup>26</sup> Refer to **Appendix 3** for architectural plans.

<sup>27</sup> Mount Eden Croquet Club, MEB 106 Subject Files 1913-1995, 1924-1969, Record no. 786, Auckland Council Archives.

<sup>28</sup> Social News, *New Zealand Herald*, Volume LXXI, Issue 21886, 23 August 1934, 3, [Papers Past](#) (accessed 23.02.2017).

<sup>29</sup> Refer to historic aerials, photographs and plans in **Appendix 2**.

inserted on the north elevation. On 30 April 1969, following some years of reduced membership numbers, the Mount Eden Croquet Club relinquished their tenancy of the greens in Nicholson Park, deciding not to continue into the 1969-70 season.<sup>30</sup> The land was subsequently divided between the bowling and tennis clubs, and the croquet pavilion used as storage for the Bowling Club.

## Mount Eden Bowling Club and Pavilion

Lawn bowls is one of New Zealand's earliest organised sports. The game was introduced to New Zealand by British settlers in the early 1860s. Established in 1861, the Auckland Bowling Club opened the country's first bowling green in Grafton.<sup>31</sup>

The Mount Eden Bowling Club was founded in 1896, following a meeting in Waite's Hall, Mount Eden.<sup>32</sup> During the meeting, an offer of land on Mount Eden Road, owned by Mr Potter, was accepted, and the bowling green was formally opened in February 1897.<sup>33</sup> At this time, the membership of the Club stood at around 40. By 1910, increased membership resulted in the two more acres being added to grounds.<sup>34</sup>

The 1920s was a period of considerable growth and development in the locality. As a result, the land at the corner of Mount Eden and Valley roads became too valuable to retain as bowling greens.<sup>35</sup> In 1927, discussions were underway between the Mount Eden Bowling Club and Borough Council regarding the relocation of the Club onto a portion of Nicholson Park.<sup>36</sup> Two years later, Council was authorised by Parliament to grant the Club a lease of one acre and two roods of the reserve for a period of 21 years with the opportunity of renewal.<sup>37</sup>

The official opening of the new bowling greens at Nicholson Park took place in December 1929, and in June the following year, tenders were issued for the construction of a new pavilion for the Mount Eden Bowling Club.<sup>38</sup> In the meantime, the Club utilised the Croquet Club Pavilion established on the site in 1925. The Bowling Club Pavilion officially opened on 18 October 1930. Designed by architect, A. Sinclair O'Connor and constructed by building contractors, Adams and Hine, the building was described in a contemporary newspaper article as:

*"...a handsome two-storey structure in brick, standing on a slight eminence in the midst of bowling greens, tennis courts, a croquet lawn and a children's playground. The immediate foreground has been laid out in rockeries and flower beds. The locker room occupies the ground floor and above is the social room, from the balcony of which magnificent views are obtained of Mount Eden and One Tree Hill."*<sup>39</sup>

Since coming into possession of the land the previous year, the Mount Eden Bowling Club expended £3,100 on land improvements and the construction of the pavilion.<sup>40</sup> Part of the pavilion was utilised as the caretaker's flat. The pavilion became a centre

<sup>30</sup> Mount Eden Croquet Club, MEB 016 Subject Files 1913-1995, Date range 1924-1969, Record no. 786, Auckland Council Archives.

<sup>31</sup> Lindsay Knight, 'Bowls, petanque and tenpin – Lawn bowls: game, history and organisation', Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/bowls-petanque-and-tenpin/page-1> (accessed 22.02.2017).

<sup>32</sup> Auckland Star, *Auckland Star*, Volume XXVII, Issue 120, 23 May 1896, 4, [Papers Past](#) (accessed 23.02.2017).

<sup>33</sup> Ibid., Our Bowling, *Auckland Star*, Volume XXVIII, Issue 32, 8 February 1897, 3, [Papers Past](#) (accessed 23.02.17).

<sup>34</sup> Faye M. Angelo, 1989, 52.

<sup>35</sup> News of the Day, *Auckland Star*, Volume LX, Issue 30, 5 February 1929, 6, [Papers Past](#) (accessed 23.02.17).

<sup>36</sup> Local Bodies. Mount Eden. *Auckland Star*, Volume LVIII, Issue 246, 18 October 1927, 9, [Papers Past](#) (accessed 23.02.2017).

<sup>37</sup> Washing-up Bill, *Auckland Star*, Volume LX, Issue 258, 31 October 1929, 28, [Papers Past](#); Nicholson Park, *New Zealand Herald*, Volume LXVI, Issue 20381, 9 October 1929, 14, [Papers Past](#) (both accessed 23.02.2017).

<sup>38</sup> Bowling, *New Zealand Herald*, Volume LXVI, Issue 20439, 16 December 1929, 18, [Papers Past](#); Page 22 Advertisements Column 1, *Auckland Star*, Volume LXI, Issue 135, 10 June 1930, 22, [Papers Past](#) (both accessed 23.02.2017).

<sup>39</sup> New Bowling Pavilion, *New Zealand Herald*, Volume LXVII, Issue 20698, 18 October 1930, 13, [Papers Past](#) (accessed 23.02.2017).

<sup>40</sup> Ibid.

for many social gatherings; hosting functions for the Mount Eden Hospital Auxiliary in (1934), and the Mount Eden branch of the Plunket Society (1938).<sup>41</sup>

Over the following decades, the pavilion underwent a number of changes to accommodate growing membership and improve facilities. During the 1950s, a bay was added to the northeast (front) elevation, and in 1960, a single-storey brick addition was erected on the southeast elevation, which created a lounge.<sup>42</sup> In 1982, internal alterations involving the enlargement of a ground floor wall opening between the pool room and lounge in order to create a more open internal space, thereby contributing towards an improved club atmosphere.<sup>43</sup> In 1986, an application for a permit to build a single-storey addition to the southeast elevation for a President's Office and Committee Room was submitted. Further permission was sought in 1990 for the erection of a modest addition to the south-west (rear) elevation to accommodate internal changes such as the installation of toilet facilities and the relocation of the kitchen.<sup>44</sup> After 2007, alterations to accommodate the use of the existing flat and first floor clubrooms as administrative offices for Auckland Bowls took place. The works involved changes to the existing carport and internal modifications.<sup>45</sup>

In the mid-1980s (c.1985-7), women were admitted as full members.<sup>46</sup> The Bowling Club pavilion is still utilised by the Mount Eden Bowling Club, but part of the building is occupied by Auckland Bowls.

### **Association with the R.N.Z.A.F.**

In 1942, the Mount Eden Croquet Club and Bowling Club pavilions were set up as a Royal New Zealand Air Force (RNZAF) station. It was one of a number reserves and buildings in Auckland taken over by the Army and Air Force during the Second World War. At this time, the role of the RNZAF was to provide personnel for local defence and trained aircrew to the RAF under the British Commonwealth Air Training Plan, an important multi-national strategic approach that linked Canada, Australia and New Zealand in a training scheme to supply aircrew to the UK.<sup>47</sup> In Auckland, stations were also set up as transit stations for airmen who were being dispatched overseas, or returning from postings.

Utilised by the staff of the defence headquarters, the existing buildings at the Mount Eden station were converted into a mess (croquet pavilion), recreation room and canteen (bowling pavilion).<sup>48</sup> Other temporary structures were built around the pavilions, including dormitories, a kitchen, ration store, huts, showers, ablutions, and latrines.<sup>49</sup> All but the Caretaker's Flat in the bowling pavilion, the Croquet Club's locker room and two purpose-built sheds were occupied by the RNZAF, however, the greens remained available for club members.<sup>50</sup> RNZAF personnel vacated the site and buildings on 28 November 1944, possibly relocating to the Remuera station.<sup>51</sup> Following the return of the pavilions to the respective clubs, a number of repairs were required to the croquet pavilion, including the renewal of a number of internal fixtures and fittings, and the painting of the ceiling.<sup>52</sup>

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<sup>41</sup> Social News, *New Zealand Herald*, Volume LXXI, Issue 21886, 23 August 1934, 3, [Papers Past](#); Plunket Society, *New Zealand Herald*, Volume LXXV, Issue 23056, 6 June 1938, 3, [Papers Past](#) (both accessed 23.02.2017).

<sup>42</sup> Mount Eden Bowling Club, MEB 106 Subject Files 1913-1995, Record no. 131, Auckland Council Archives.

<sup>43</sup> Auckland Council property records: 17 Stokes Road, Mount Eden.

<sup>44</sup> Ibid.

<sup>45</sup> Ibid.

<sup>46</sup> Pers Comm. Donna (President of the Mount Eden Bowling Club), 24 January 2017.

<sup>47</sup> History of Military Aviation in New Zealand, Air Force Te Tauaarangi O Aotearoa, <http://www.airforce.mil.nz/about-us/who-we-are/history/default.htm> (accessed 23.02.2017).

<sup>48</sup> Faye M. Angelo, 1989, 32.

<sup>49</sup> Refer to site plan in **Appendix 2**.

<sup>50</sup> Ibid.

<sup>51</sup> Mount Eden Croquet Club, MEB 106 Subject Files 1913-1995, Date range 1924-1969, Record no. 786, Auckland Council Archives.

<sup>52</sup> Ibid.

## Chronological summaries

### Chronology of events and changes

The following table is a chronological summary of known key events and physical changes associated with the Mount Eden Croquet Club and former pavilion.

Date	Event/Change
1896	The first croquet lawns were established on the site of the Eden-Epsom Tennis Club.
1898	The Mount Eden Croquet Club was formed.
1904	A croquet lawn with two small greens was established at the Mount Eden Bowling club.
1925	The Croquet Club leased four croquet lawns from the Mount Eden Borough Council that had been laid out on the newly established Nicholson Park. A single-storey timber croquet pavilion, designed by architect, A. Sinclair O'Connor, opened.
1928	The Croquet Club pavilion was extended to a design by the original architect.
1942-4	During the RNZAF's occupation of the site, the croquet pavilion was utilised as a mess.
Mid-1960s	The croquet lawn was reduced in size.
After 1960s	The pavilion roof was reconfigured and recovered with corrugated iron, and a set of windows inserted on the south (front) elevation.
1969	The Croquet Club relinquished their lease.
After 1969	The croquet club was used as storage for the Bowling Club.

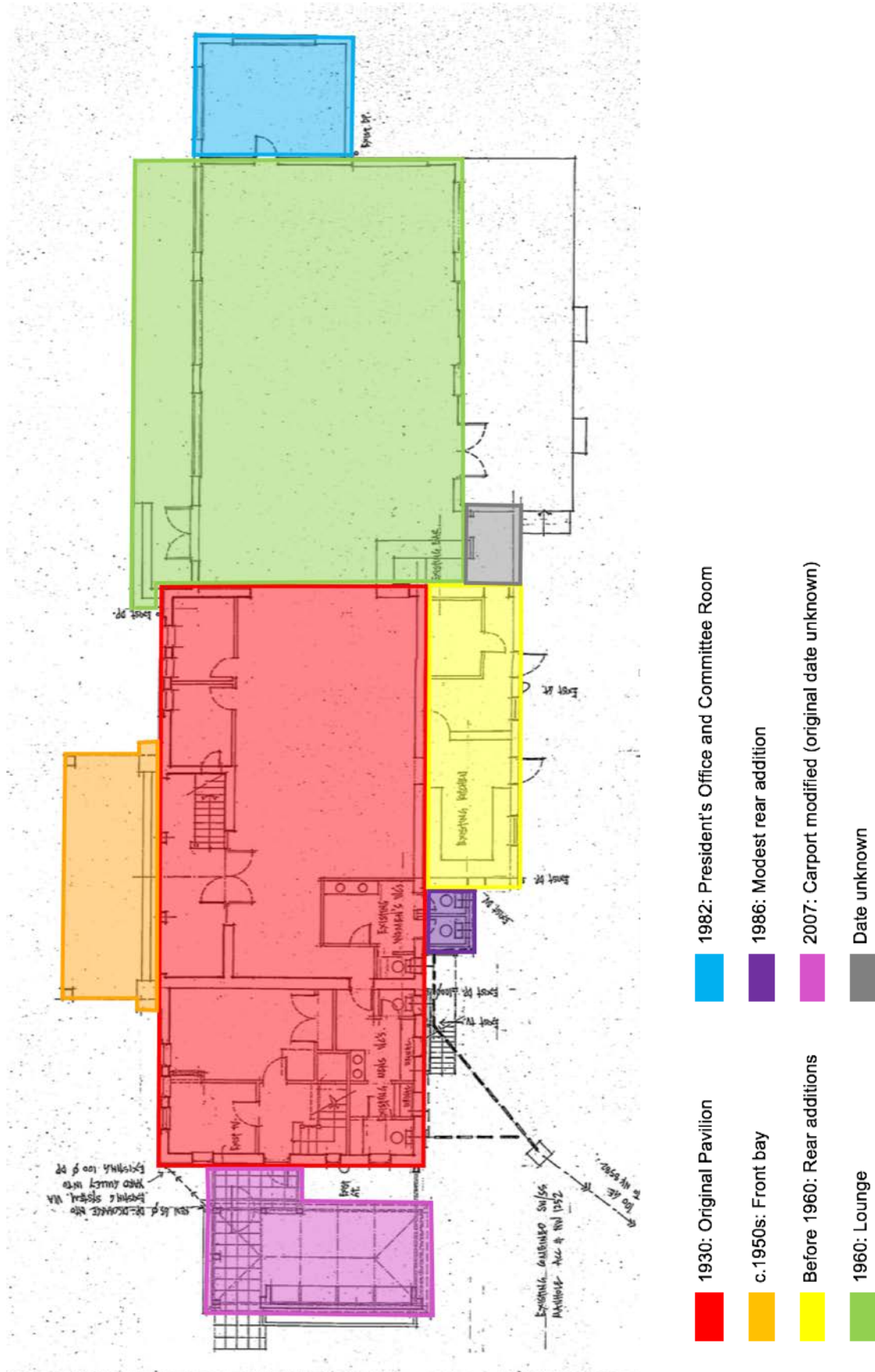
The following table is a chronological summary of known key events and physical changes associated with the Mount Eden Bowling Club and pavilion.

Date	Event/Change
1896	Mount Eden Bowling Club was founded.
1897	The Bowling Club's first grounds were officially opened on the corner of Mount Eden and Valley roads.
1929	The Mount Eden Bowling Club relocated to part of Nicholson Park, leasing land from the Borough Council for a term of 21 years.
1930	A brick pavilion, or clubhouse, designed by architect, A. Sinclair O'Connor and built by local contractors Adams and Hine, opened on 18 October 1930.
1942-4	During the RNZAF's occupation of the site, the bowling pavilion was utilised as a recreation room and canteen.
1950-1959	During this time, a two-storey front bay/porch was added to the bowling pavilion.
1960	The lounge was added.
1982	The enlargement of an opening between the lounge and the pool room was carried out.
1986	An application was made to extend the clubhouse to accommodate an office for the club president and a committee room.
1990	An application for a small addition to the rear of the building was made.
1996	Consent was sought for the replacement of two windows in the lounge with doors.
2007	Conversion of existing flat and upper level of clubrooms to accommodate administrative offices for Auckland Bowls.



## Plan showing changes to the Bowling Club Pavilion

Shown over copy of architectural drawing by Deighton Sayegh Architects Limited, 2007



## Background information

The following information is taken directly from a series of **Te Ara – the Encyclopedia of New Zealand** articles. They have been included to provide additional background information on croquet, lawn bowls and gender equality in sport.

### Croquet

*“Croquet was brought to colonial New Zealand from England, where it was strongly associated with the well-to-do. The first New Zealand club was formed in Christchurch in 1866, but croquet’s basic requirement – a large, flat, manicured lawn – made it impractical for many people.*

*By the early 20<sup>th</sup> century croquet was flourishing. In the Wellington region, for example, there were 22 clubs. The New Zealand Croquet Council was formed in 1920. Some clubs shared facilities with bowling and lawn tennis clubs, as all three sports required a large flat lawn, and in some areas local councils provided grounds. The range of people playing the game has continued to expand. When an English team visited New Zealand in the 1950s they commented on the high level of participation by working-class people. Interest in the game declined in the second half of the 20<sup>th</sup> century, but began to rise again in the 1990s.”*

Source: Megan Cook, ‘Minor outdoor sports – Croquet’, Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/minor-outdoor-sports/page-5> (accessed 22.02.2017).

### Lawn bowls

*“Bowls originated in ancient Egypt and has been played in England since the 13<sup>th</sup> century. It waxed and waned in popularity until the mid-19<sup>th</sup> century, when it experienced a revival, especially in Scotland. The Scots developed flat greens and drew up rules that remain largely unchanged.*

*Settlers brought the game to New Zealand in the early 1860s. Auckland Bowling Club was formed in 1861 and opened the country’s first green the following year in Grafton. Dunedin followed suit in 1871, Christchurch in 1875 and Wellington in 1886. As the sport became more popular new suburban bowling clubs were formed, especially during the 1890s. Most provincial towns also started bowling clubs. By the early 1900s Gisborne, with a population of just under 5,000 people, boasted three clubs: Gisborne, Kaiti and Whataupoko.*

*Women were precluded from playing with men and from 1906 began setting up their own clubs and competitions: Kelburn Ladies’ Bowling Club was the first. Generally women did not have their own greens but were allowed to use the men’s greens on weekday afternoons.”*

Source: Lindsay Knight, ‘Bowls, petanque and tenpin – Lawn bowls: game, history and organisation’, Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/bowls-petanque-and-tenpin/page-1> (accessed 22.02.2017).

*“Bowls was, and is, played by all social classes and ethnicities. It appealed to working men because it was cheap and easy to play and had few social pretensions...Many players pick up the sport when they’re reaching or past middle age, having retired from playing more physically active games like rugby or netball.”*

Source: Lindsay Knight, ‘Bowls, petanque and tenpin – Lawn bowls: game, history and organisation’, Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/bowls-petanque-and-tenpin/page-2> (accessed 22.02.2017).

## **Gender and sport**

*“Women and girls faced specific barriers to sporting participation. Although colonial women generally enjoyed wider opportunities than their British counterparts, these were largely within their roles as wives, mothers and homemakers. For most of the 19<sup>th</sup> century women supported the male sporting community. They launched boats, donated trophies, provided food for participants and offered a civilizing and festive atmosphere by their presence as spectators.*

*Opposition to women’s sport was based mainly on flimsy medical ideas that vigorous exercise would damage their ability to have and raise children. The common view that women should behave with modesty and gentility counted against their involvement in games that were seen as ungraceful and unfeminine. There was also the practical impediment: their skirts and tight sleeves restricted movement for all but the most sedate exercise.*

*The development of higher education for New Zealand women during the 19<sup>th</sup> century, and the growing recognition that healthy rather than delicate bodies helped women fulfil their roles in society, gradually led to an acceptance of some physical activity. But the sports that were largely tolerated for women were those, such as tennis, croquet and golf, which could be pursued as social rather than competitive activities, or within a school or family setting away from public view.*

*Swimming also became acceptable in the early 20<sup>th</sup> century because it was east to segregate women from men.*

*When women did begin to play team sports during the same period, they opted for those sports, such as hockey, that were less associated with displays of masculinity. Netball, which arrived around 1906, was regarded as the ideal sport for women. It did not involve physical contact or require significant space. Nor was it a challenge to anything men did. Women’s cricket grew slowly, while participation in any of the football codes was strongly discouraged until later in the 20<sup>th</sup> century.”*

Source: Greg Ryan, ‘Sport and society – Ethnicity and gender in sport, 1860-1910’, Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/sport-and-society/page-6> (accessed 22.02.2017).

*“Croquet was one of the first sports to be played by women and men together, and although there have previously been single-sex clubs in New Zealand, all are now mixed. It is also a game played by a wide age range: children can start before they turn 10, while older people continue to play into their 90s.”*

Source: Megan Cook, ‘Minor outdoor sports – Croquet’, Te Ara – the Encyclopedia of New Zealand, <http://www.teara.govt.nz/en/minor-outdoor-sports/page-5> (accessed 22.02.2017).

## APPENDIX 2

### Supplementary information: historical Land Information New Zealand (LINZ) records Certificate of Title: NA6/183a



#### COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



#### Historical Search Copy

**Identifier** NA6/183  
**Land Registration District** North Auckland  
**Date Issued** 19 May 1875

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**Estate** Fee Simple  
**Area** 4.1076 hectares more or less  
**Legal Description** Allotment 48 Section 6 Suburbs of Auckland  
**Purpose** In trust as an endorsement for or towards the maintenance and support of Lunatic and other Asylums within the Province of Auckland

**Original Proprietors**  
The Superintendent of the Province of Auckland and his Successors

---

**Interests**  
D246710.2 CAVEAT BY THE AUCKLAND CITY COUNCIL - 20.2.1998 AT 2.56 PM (AFFECTS PART)  
10537919.1 Departmental dealing correcting: i) the purpose to "In trust as an endowment for or towards ..."; and ii) the memorials by adding the memorial for Deed of grant 5841280.1 - 18.8.2016 at 4:10 pm  
5841280.1 Deed of grant of electricity easement in gross over parts marked A and B on SO 70671 under Section 48 of the Reserves Act 1977 in favour of Vector Limited - 17.12.2003 at 9:00 am CIR 131094 issued

Certificate of Title: NA6/183b

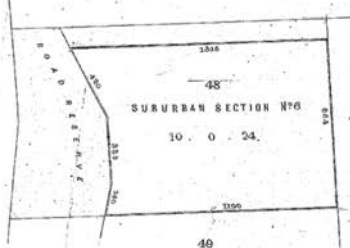
REGISTER BOOK,  
Vol. 6 Folio 183

**Victoria**, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen:

**TO ALL** to whom these Presents shall come, Greeting:

**Know Ye** that, for good considerations Us thereunto moving, We for Us, our Heirs, and Successors, do hereby Grant unto the Superintendent of the Province of Auckland and his Successors Superintendents of the said Province

Heirs and Assigns, All that Parcel of Land in the Province of Auckland, in our Colony of New Zealand, containing by admeasurement Ten acres and twenty four perches more or less, situated in the Parish of Makemaka in the County of Eden and being lotment number forty eight of section six of the suburbs of Auckland bounded towards the North by a road one thousand three hundred and fifteen links towards the East by allotment number forty five eight hundred and fifty four links towards the South by allotment number forty nine one thousand one hundred and ninety links and towards the West by a road reserve one hundred and forty links three hundred and thirty two links and four hundred and twenty links



Scale: 4 chains to an inch.

Surveyed by J. L. Tait Chief Surveyor.

J. L. Tait Commissioner of Crown Lands.

As the same is delineated on the Plan drawn in the margin hereof, WITH all the rights and Appurtenances thereto belonging: Do sell unto the said Superintendent of the Province of Auckland and his Successors Heirs and Assigns, for ever, in trust as an Endowment for or towards the maintenance and support of Lunatic and other Asylums within the Province of Auckland.

**In testimony whereof** We have caused this our GRANT to be sealed with the Seal of our Colony of New Zealand.

**Witness** Our Right Trusty and Entirely Beloved Cousin and Councillor GEORGE ATOTERUS, CONSTANTINE, Marquis of Normanby, Earl of Mulgrave, Viscount Normanby, and Baron Mulgrave of Mulgrave, all in the County of York, in the Peérage of the United Kingdom; and Baron Mulgrave of New Ross, in the County of Wexford, in the Peérage of Ireland; a Member of Our Most Honorable Privy Council, Knight Commander of Our Most Distinguished Order of Saint Michael and Saint George, Governor and Commander-in-Chief in and over Our Colony of New Zealand and its Dependencies, and Vice-Admiral of the same, at Sundin this huiteenth day of May in the thirty eighth year of Our Reign, and in the year of our Lord One thousand eight hundred and seventy five

No. 18453  
Res. A. 2

*See Epsom and Mt Eden Reserve Act 1890*

**WITHDRAWN**  
**FOR DLR**

C.634412.1 CAVEAT AGAINST PART BY THE AUCKLAND CITY COUNCIL  
COUNCIL - 20.4.1995 at 2.53 o'clock

*B. Sims*  
A.L.R.

D.246710.2 CAVEAT AGAINST PART BY THE AUCKLAND CITY COUNCIL  
20.2.1998 at 2.56

*A. Wharara*  
for DLR

ENTERED at \_\_\_\_\_ o'clock on the \_\_\_\_\_ day of \_\_\_\_\_ 1875

DISTRICT LAND REGISTRAR

DATED *19<sup>th</sup> May* 1875  
*10 A.* OR *24 P.*  
Registration District of *Auckland*.

**Grant**

TO  
*The Superintendent*  
of the  
*Province of Auckland*

ENTERED in Reg. No. *56* Folio *104*

ENTERED on Record this *31<sup>st</sup>* day of *May* 1875  
Reg. No. *A.93*  
Folio *106*

*P. H. Reynolds*  
CROWN LANDS

(X)

SO 22183

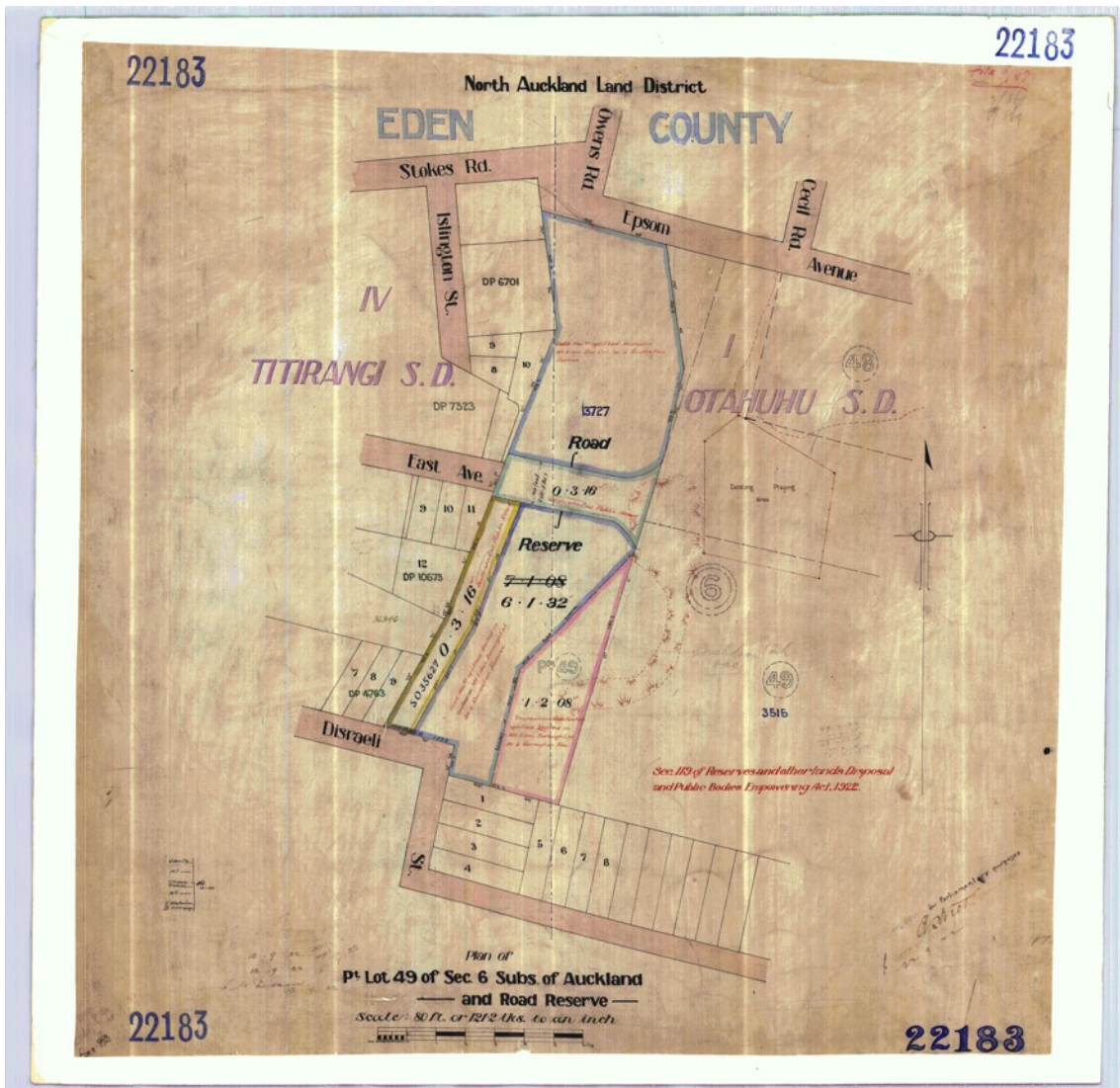
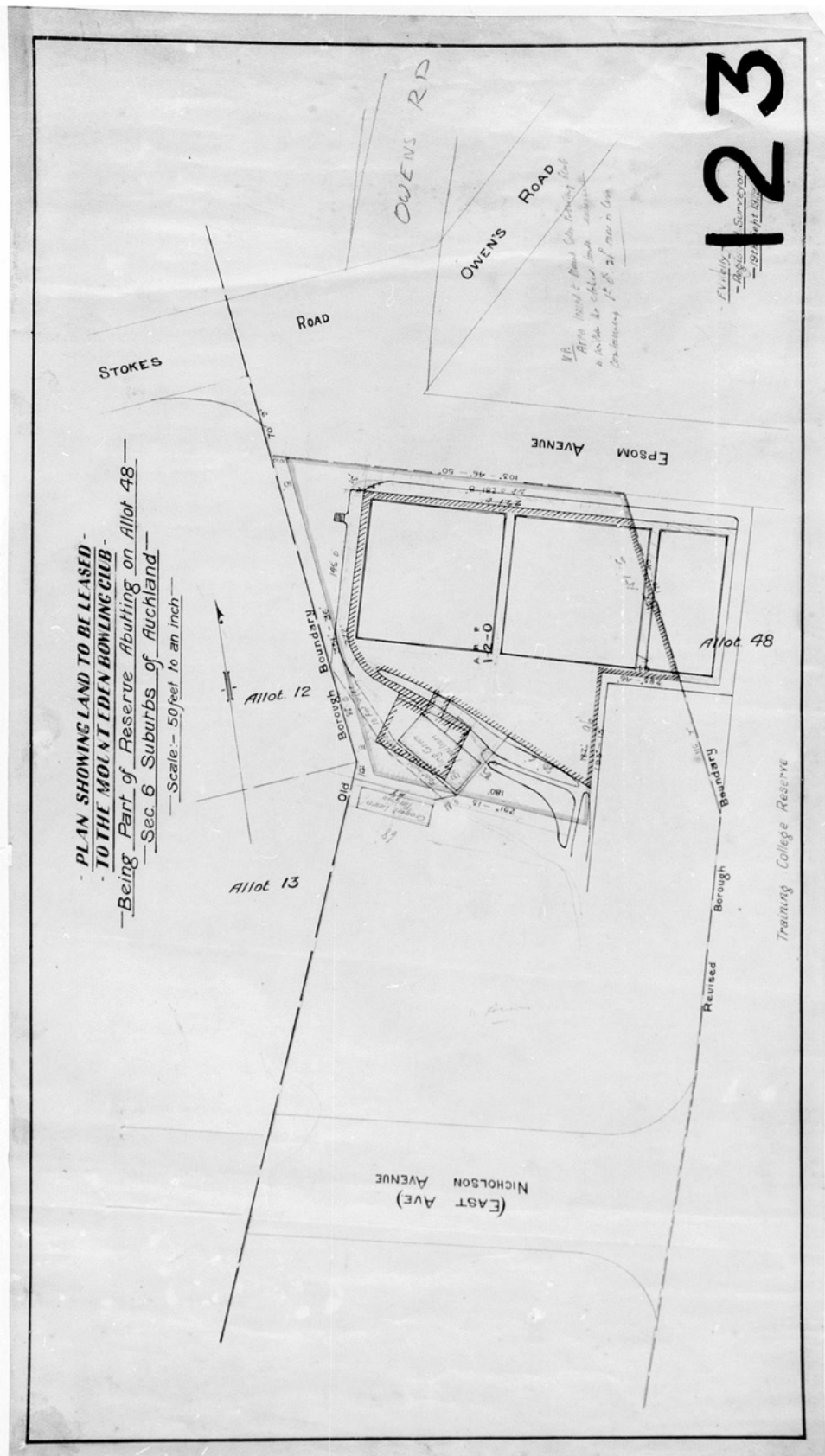


Figure 29: Showing the Bowling Club land outlined in blue and north of East Avenue (now Pononui Street), which was vested in the Mount Eden Borough Council as a Recreation Reserve, 1922.

SO 22183, LINZ records

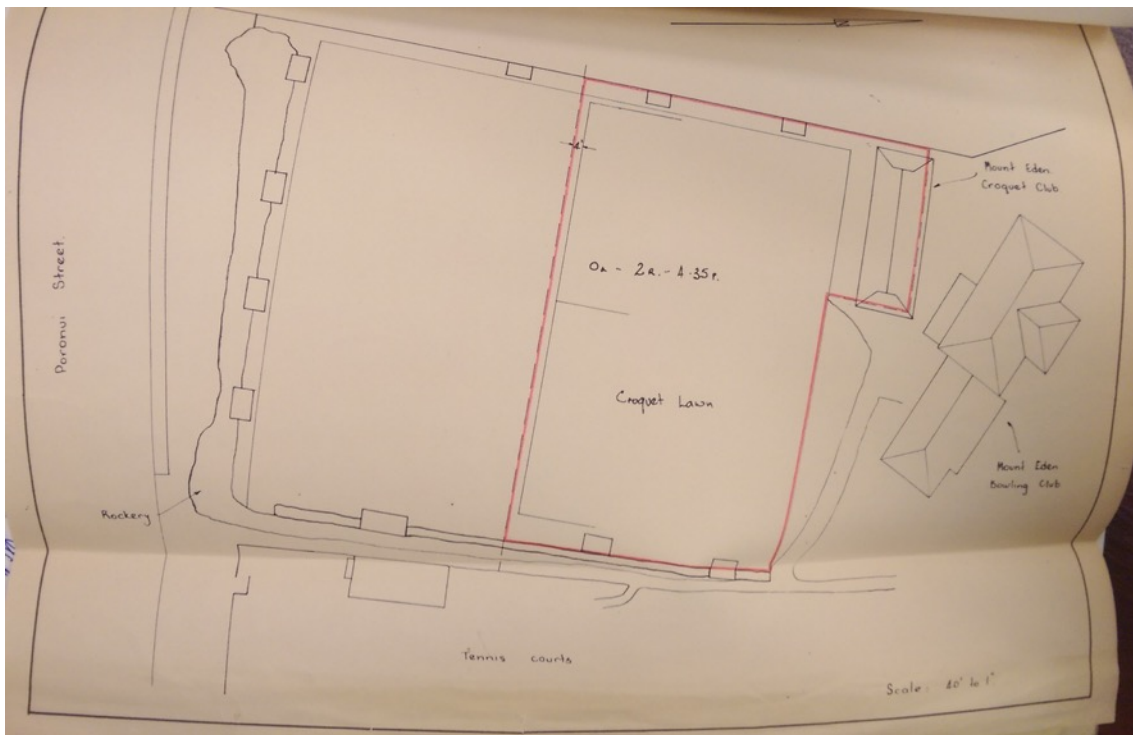
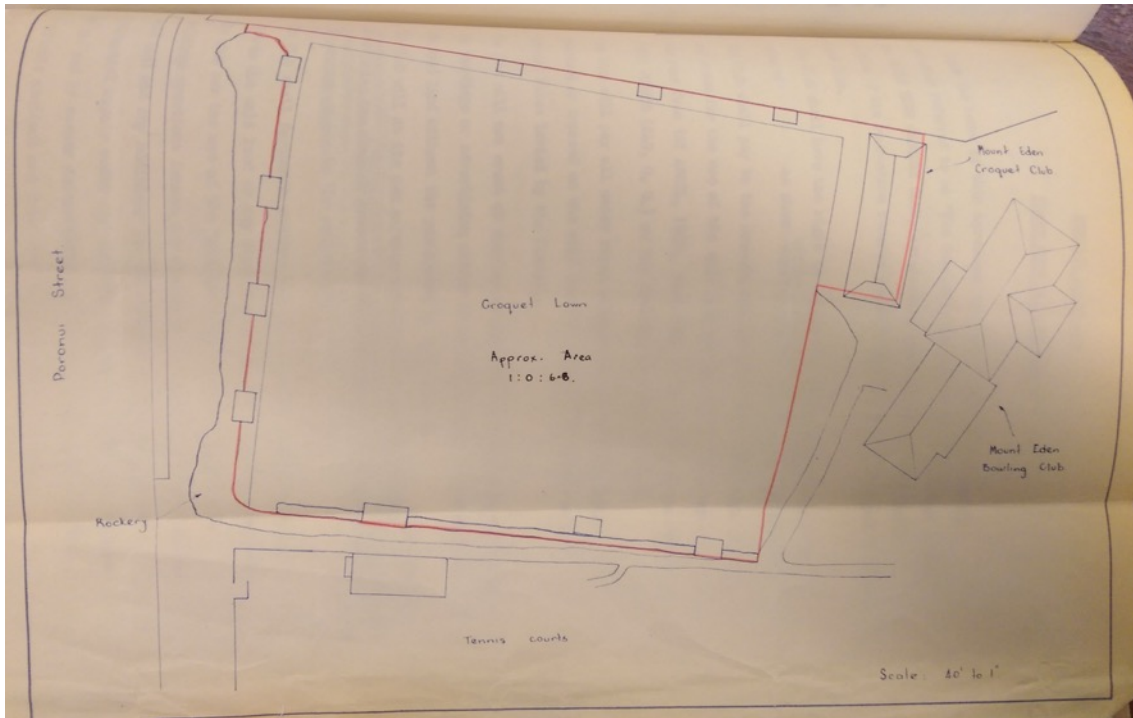
### Site plans



**Figure 30:** Showing the land, measuring 1 acre, 2 roods, to be leased to the Mount Eden Bowling Club, 1922. Note that the original plan has been drawn over to show the exact location and footprint of the pavilion.

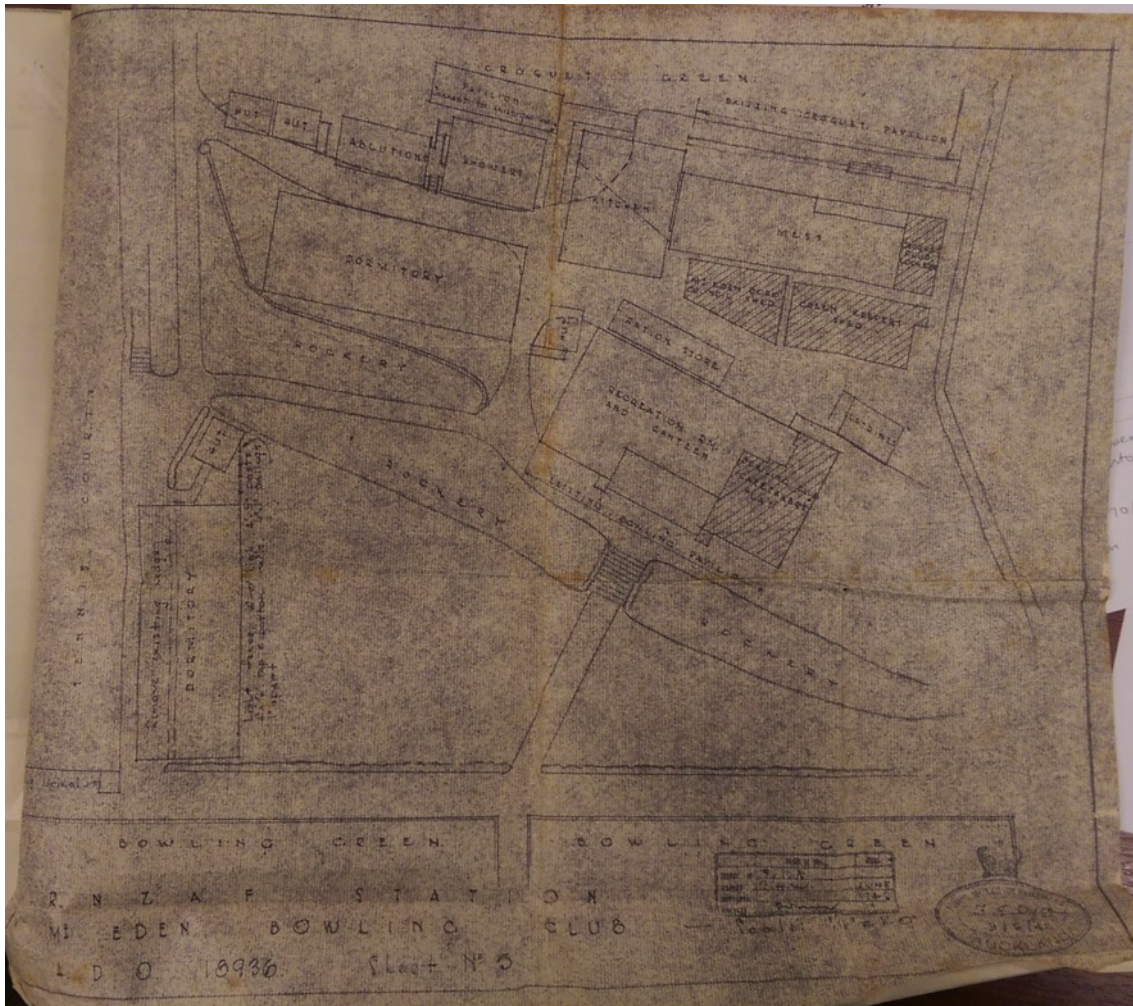
Slide collection, MEB 004-123-1, Auckland Council Archives.





**Figure 31:** Plans showing the reduction in the size of the croquet lawn in c.1964.

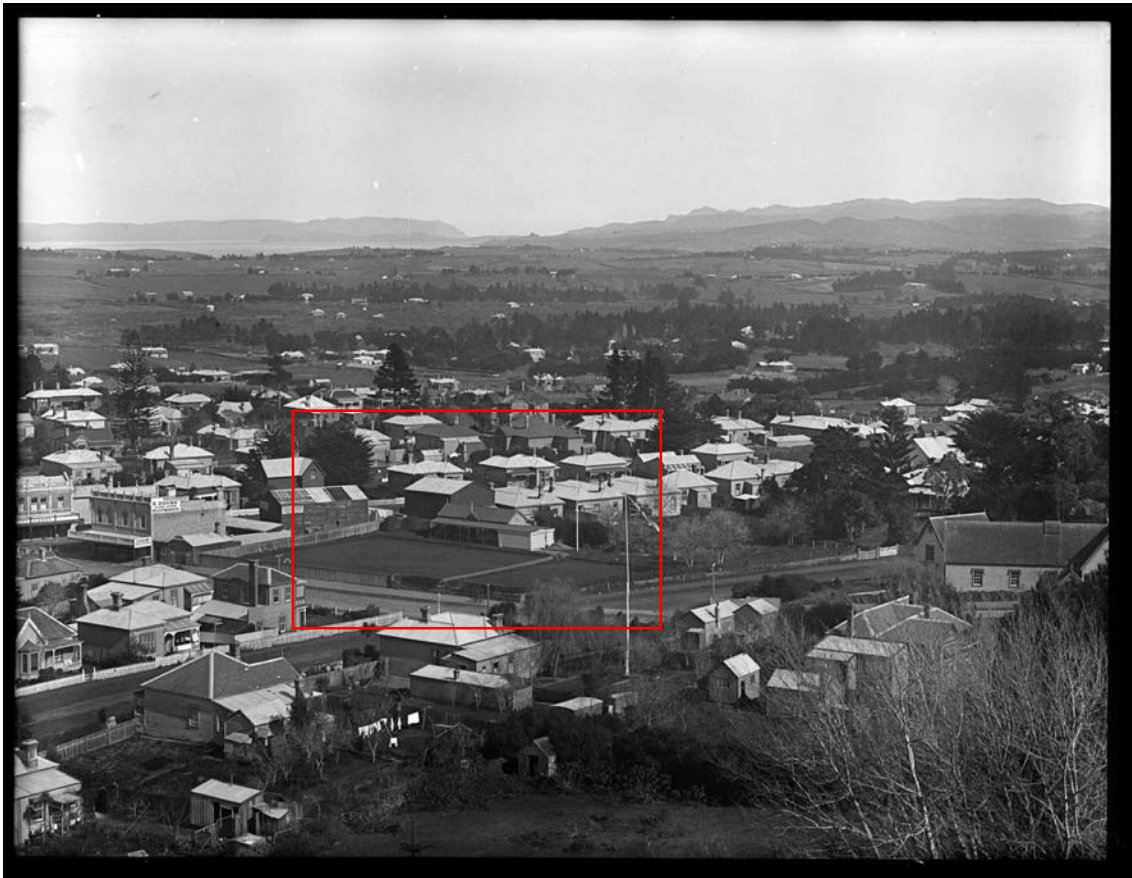
Mount Eden Croquet Club, MEB 106 Subject Files 1913-1995, Date range 1924-1969, Record no. 786, Auckland Council Archives.



**Figure 32:** A. D. O. 18936, Sheet No. 5 Plan showing the occupation of the site as a RNZAF station during the Second World War, 1942. Note the number of new buildings erected to accommodate defence staff. The hatched areas show the buildings/parts of buildings still used in association with the croquet and bowling clubs.

Mount Eden Croquet Club, MEB 106 Subject Files 1913-1995, Date range 1924-1969, Record no. 786, Auckland Council Archives.

## Historic aerials and photographs



**Figure 33:** Looking south-west from Mount Eden showing the Mount Eden Bowling Club pavilion and grounds (and close-up), when located on the corner of Mount Eden and Essex roads, 6 August 1905.

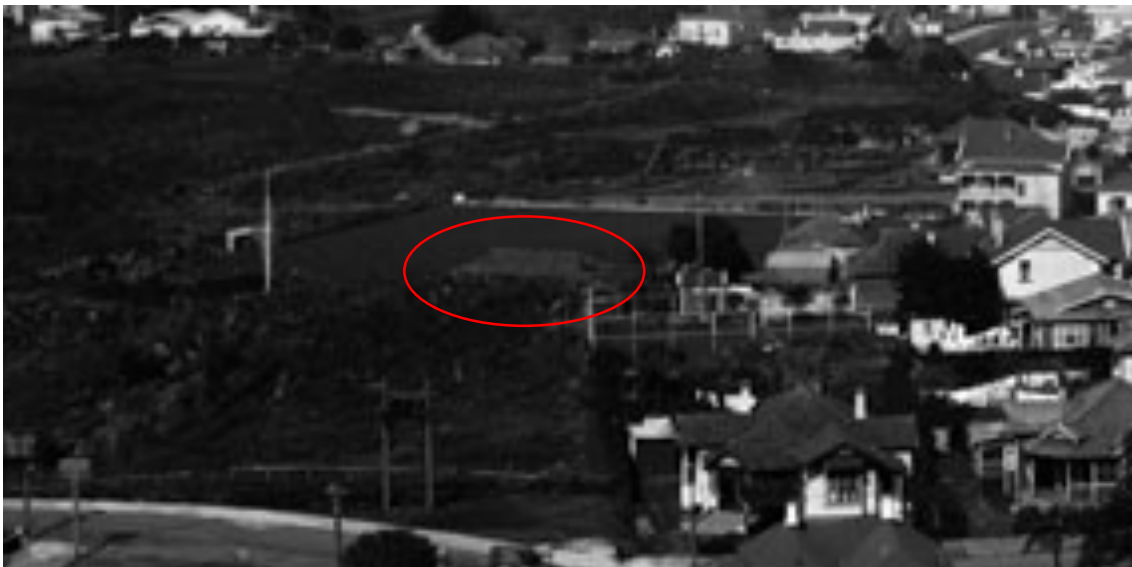
[Sir George Grey Special Collections, Auckland Libraries, 1-W1220](#)



**Figure 34:** Showing workers forming Nicholson Park, date unknown.  
[Sir George Grey Special Collections, Auckland Libraries, 7-A10959](#)



**Figure 35:** Looking south from Mount Eden towards Three Kings and the Manukau Harbour, sometime between 1910-1919. Note Nicholson Park (centre-left) prior to the construction of buildings and the formation of the greens. [Sir George Grey Special Collections, Auckland Libraries, 35-R191](#)



**Figure 36:** (Top) A similar view looking south from Mount Eden towards Three Kings and the Manukau Harbour, 1910-1919. Nicholson Park is visible left of centre. (Above) Note what appears to be the roof of the Croquet Club Pavilion (circled) and lawn behind, suggesting the date of this photograph is later than recorded – c.1925-6.

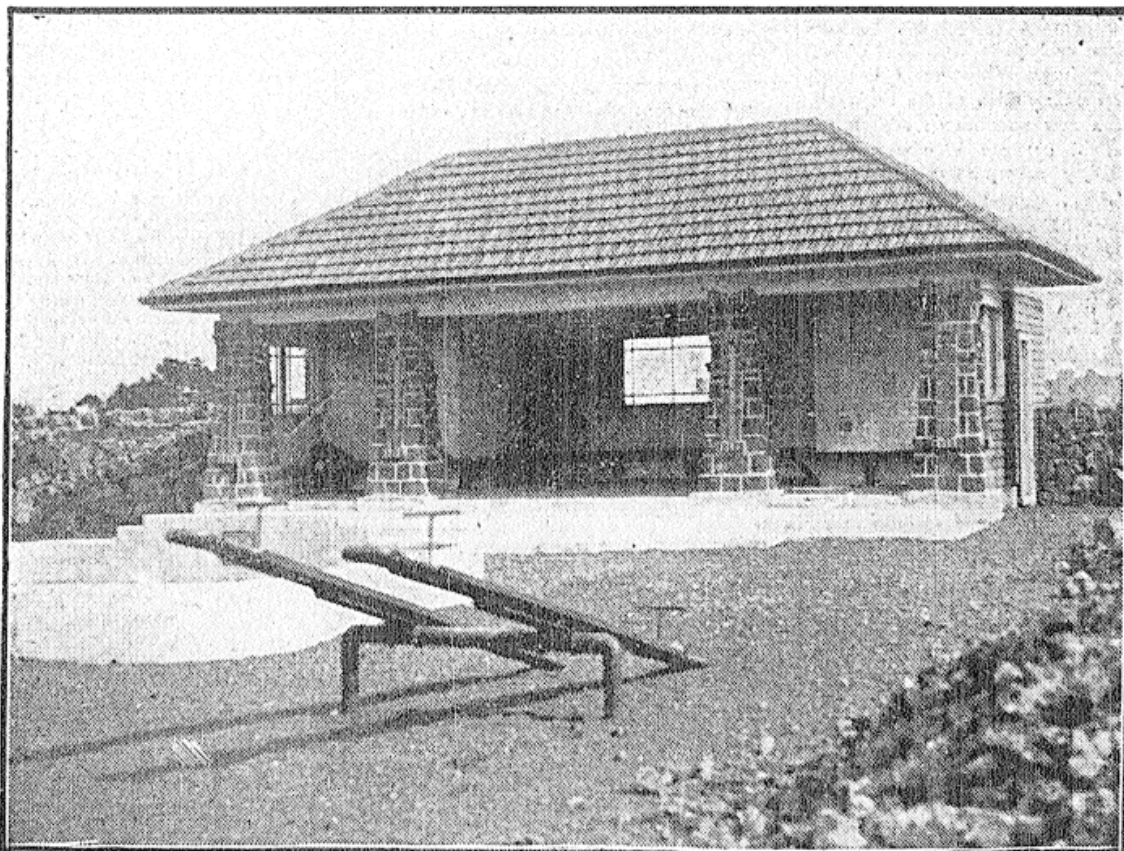
[Sir George Grey Special Collections, Auckland Libraries, 35-R199](#)



A NEW PLAYGROUND FOR AUCKLAND SUBURBS: NICHOLSON PARK, MOUNT EDEN, SHOWING THE CHILDREN'S PLAYGROUND, WITH THE NEW TEACHERS' TRAINING COLLEGE IN THE BACKGROUND.  
—G. Vryer.

**Figure 37:** Showing the new children's playground erected in Nicholson Park with the new Teacher Training College in the background, 25 Feb 1926.

[Sir George Grey Special Collections, Auckland Libraries, AWNS-19260225-53-6](#)



**Figure 38:** The shelter erected near the children's playground, 1926. The shelter was designed by architect, A. Sinclair O'Connor, who also designed the croquet club and bowling club pavilions. It is possible that the building still exists, albeit modified and extended to accommodate the present-day Eden-Epsom Playcentre, who took over the property in 1957. Refer to **Figure 58** for original drawings.

New Zealand Herald, Volume LXIII, Issue 19454, 9 October 1926, 13, [Papers Past](#)



**Figure 39:** Mr E. H. Potter, Mayor of Mount Eden and club officials stand in front of the “reconstructed” pavilion (following its addition) at the official opening of the croquet greens for the season, 1928.

Auckland Star, Volume LIX, Issue 258, 31 October 1928, 10, [Papers Past](#), National Library of New Zealand.



**Figure 40:** Official opening of the season at Mount Eden Croquet Club, 1930. The club’s President, members, and friends stand in front of the Croquet Club Pavilion (following its addition).

New Zealand Herald, Volume LXVII, Issue 20710, 1 November 1930, [Papers Past](#), National Library of New Zealand.



**Figure 41:** Commencement of the new croquet season at Mount Eden Croquet Club, 1931. The President of the Auckland Croquet Association addresses members and friends in front of the Croquet Club Pavilion.

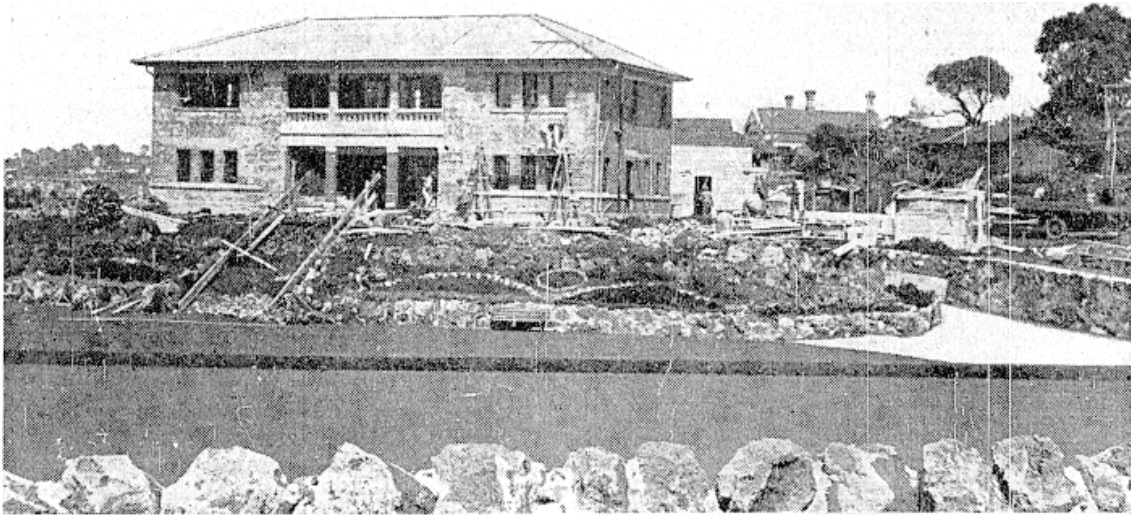
New Zealand Herald, Volume LXVIII, Issue 21004, 15 October 1931, 8, [Papers Past](#), National Library of New Zealand.



**Figure 42:** Looking south from Mount Eden towards Three Kings and the Manukau Harbour. The Mount Eden Bowling Club Pavilion, Croquet Club Pavilion and grounds are visible in the lower-left centre of the image, 15 Feb 1931.

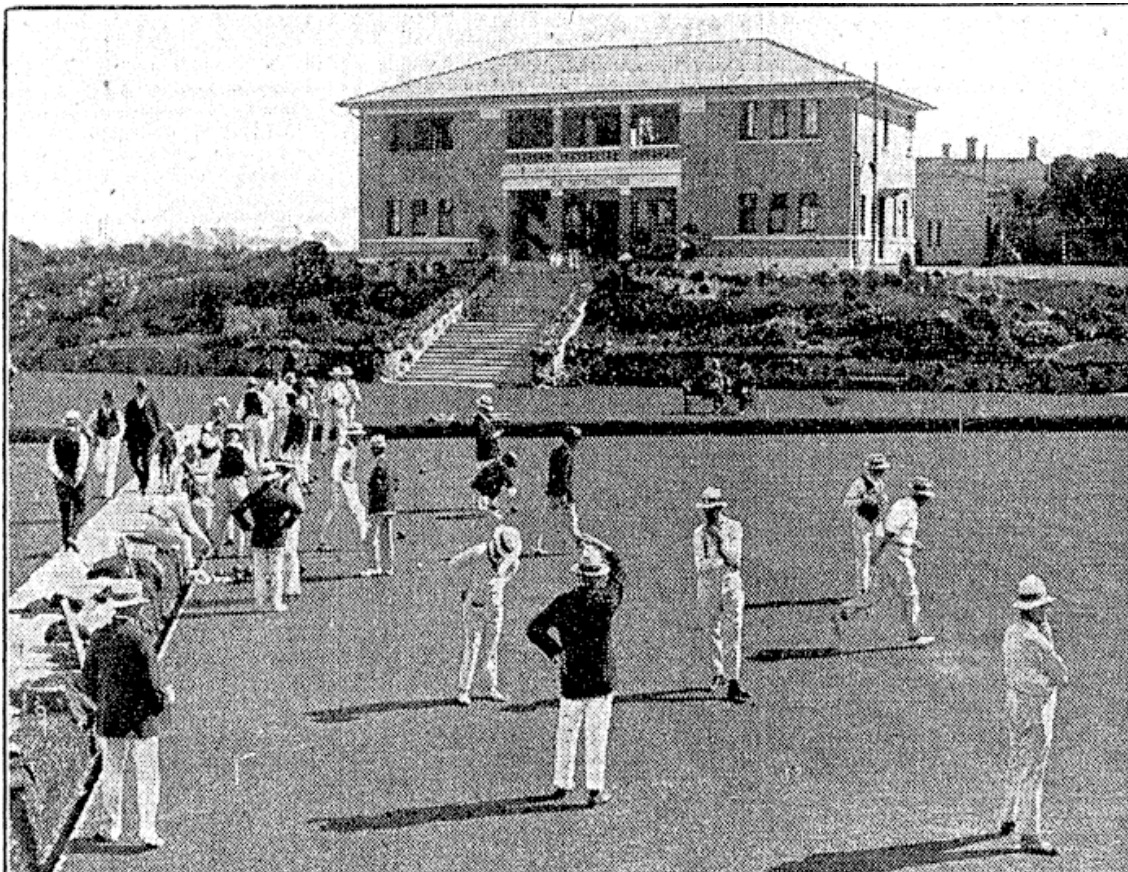
[Sir George Grey Special Collections, Auckland Libraries, 4-4636](#)





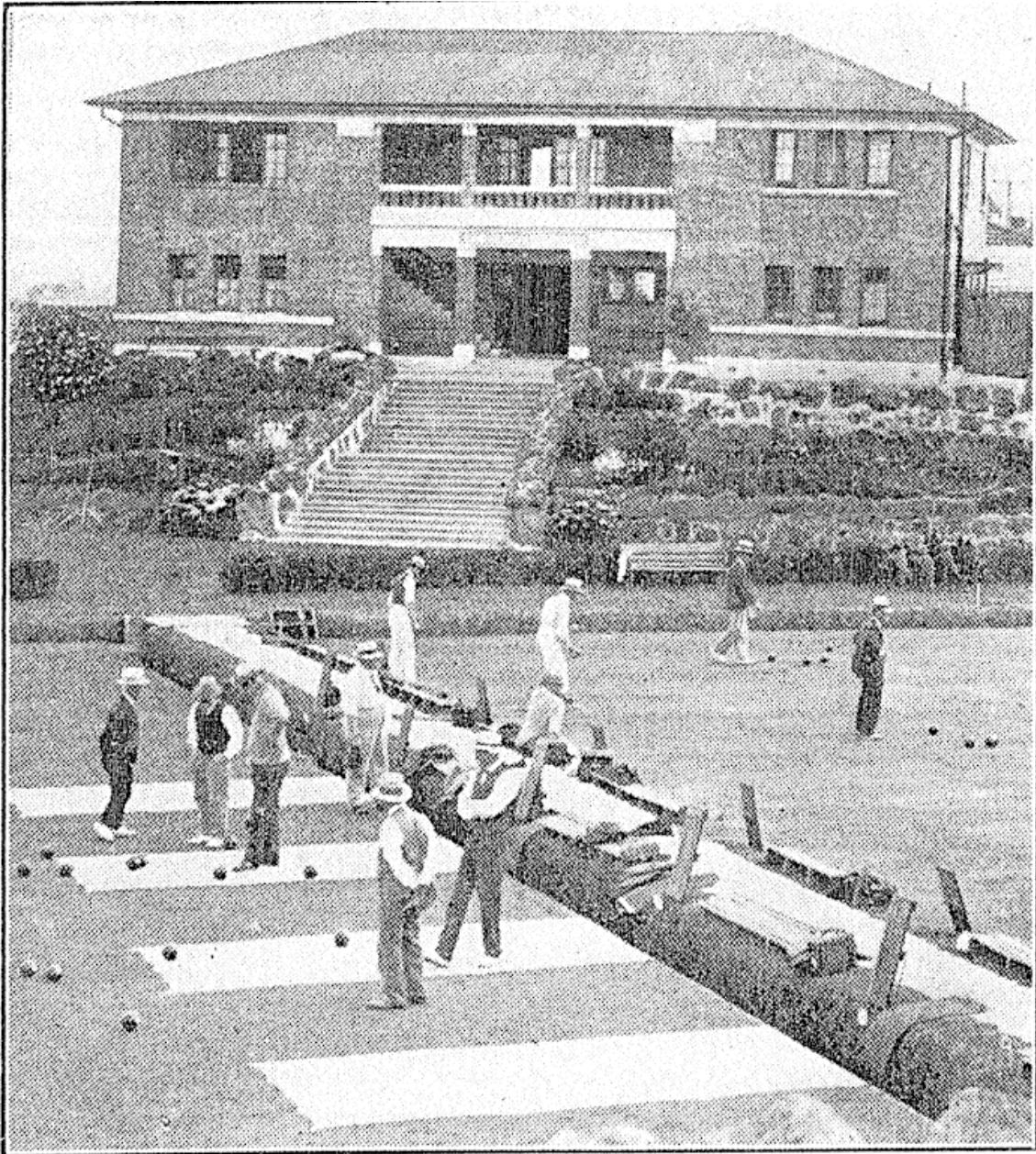
**Figure 43:** Photograph of the Mount Eden Bowling Club's new pavilion and rockery, almost completed, 1930.

New Zealand Herald, Volume LXVII, Issue 20683, 1 October 1930, 10, [Papers Past](#), National Library of New Zealand.



**Figure 44:** The new Mount Eden Bowling Club's pavilion, 1930.

New Zealand Herald, Volume LXVII, Issue 20742, 9 December 1930, 8, [Papers Past](#), National Library of New Zealand.



**Figure 45:** Showing the pavilion during the Auckland Singles Bowling Championship, 1932.  
New Zealand Herald, Volume LXIX, Issue 21359, 7 December 1932, 8, [Papers Past](#),  
National Library of New Zealand.



**Figure 46:** Opening day of the season, 1939 (photograph of original, taken January 2017).  
Courtesy of Mount Eden Bowling Club.



**Figure 47:** Aerial photograph overlooking the Mount Eden Bowling Club, and close-up of the pavilions, 28 June 1949. Note that a number of the buildings associated with the R.N.Z.A.F. occupation remain.  
Whites Aviation Collection, Alexander Turnbull Library, [WA-20816-G](#)



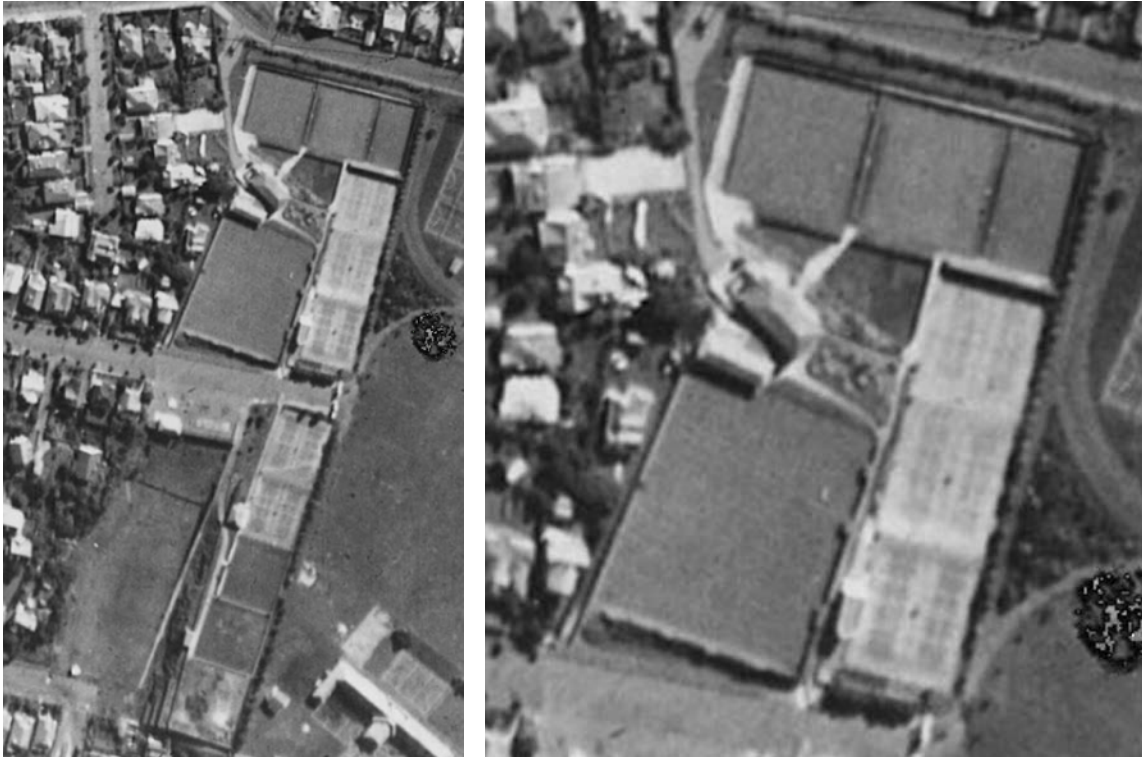
**Figure 48:** Aerial photograph overlooking Nicholson Park, from Mount Eden, and close-up of the pavilions, October 1950. Note that the bay has not yet been added to the Bowling Club Pavilion, and a number of the buildings associated with the R.N.Z.A.F. remain.

Whites Aviation Collection, Alexander Turnbull Library, [WA-25859-F](#)



**Figure 49:** (Top) Mount Eden Bowling Club following the addition of the front bay, 1950. (Above) Close-up image. Photographs of the original. Although dated 1950, this photograph is likely to be later.

“Fine Bowling Pavilion” – overlooking Mount Eden Bowling Club’s greens, Nicholson Park (Whites Aviation No. 37515), MEB 024 Photographs, 1950, 1ac, Auckland Council Archives.



**Figure 50:** 1940 aerial of Nicholson Park (left), and of the northern portion of the Park, showing the Croquet Club Pavilion, Bowling Club Pavilion and associated greens (right).  
Auckland Council GeoMaps.

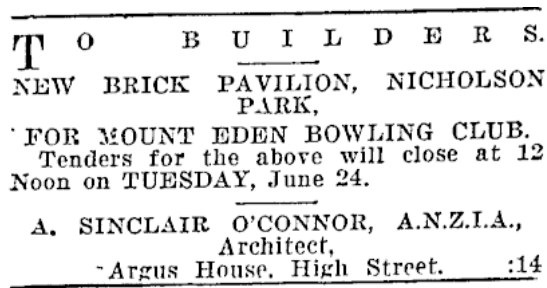


**Figure 51:** 1959 aerial of Nicholson Park (left), and of the northern portion of the Park, showing the Croquet Club Pavilion, Bowling Club Pavilion and associated greens (right).  
Auckland Council GeoMaps.

## APPENDIX 3

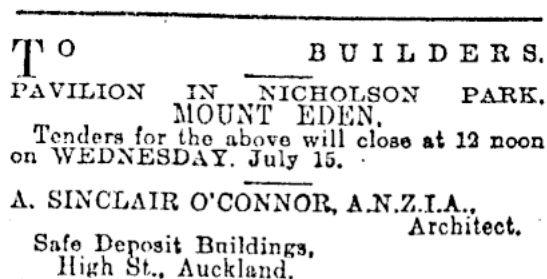
### Supplementary information: architectural

The Mount Eden Croquet Club and Bowling Club pavilions were designed in 1925 and 1930 respectively by notable architect, A. Sinclair O'Connor. He was responsible for the addition to the Croquet Club pavilion in 1928, and also designed the playground shelter at Nicholson Park.



T O B U I L D E R S.  
NEW BRICK PAVILION, NICHOLSON  
PARK,  
FOR MOUNT EDEN BOWLING CLUB.  
Tenders for the above will close at 12  
Noon on TUESDAY, June 24.  
A. SINCLAIR O'CONNOR, A.N.Z.I.A.,  
Architect,  
Argus House, High Street. :14

**Figure 52:** Newspaper advertisement showing A. Sinclair O'Connor as the architect of the new Mount Eden Bowling Club Pavilion, 10 June 1930. *Auckland Star*, [Papers Past](#) (accessed 23.02.2017).



T O B U I L D E R S.  
PAVILION IN NICHOLSON PARK,  
MOUNT EDEN.  
Tenders for the above will close at 12 noon  
on WEDNESDAY, July 15.  
A. SINCLAIR O'CONNOR, A.N.Z.I.A.,  
Architect.  
Safe Deposit Buildings,  
High St., Auckland.

**Figure 53:** Newspaper advertisement showing A. Sinclair O'Connor as the architect of the new Mount Eden Croquet Club Pavilion, 8 July 1925. *New Zealand Herald*, [Papers Past](#) (accessed 23.02.2017).

### Architect: A. Sinclair O'Connor

Arthur Sinclair O'Connor (1884-1943) made a significant contribution to Auckland's architecture during the interwar period. Born in Fremantle, Western Australia, in 1884, Sinclair O'Connor was one of nine children born to John James O'Connor and Mary Ann Sinclair.<sup>53</sup> Records reveal that O'Connor was practicing as an architect in Fremantle as early as 1904, suggesting that he received his training in Australia.<sup>54</sup> However, his practice was short-lived; the following year he travelled to New Zealand.<sup>55</sup> The first record of his work in New Zealand was in 1911, when he jointly entered a design competition for the new parliament building in Wellington with Alva Bartley.<sup>56</sup> In 1913, he married Margrete Penzholz, and the following year their son, Harold was born.<sup>57</sup>

In Auckland, Sinclair O'Connor's first recorded architectural commission was the design of the Radnor Hotel (1913, demolished), Auckland CBD.<sup>58</sup> This was followed by the neighbouring Middle Courtville (1914), Auckland's earliest purpose-built apartment building, and one of many notable examples of this building type designed by O'Connor during his career.<sup>59</sup>

<sup>53</sup> Arthur Sinclair, Shetland Family History, <http://www.bayanne.info/Shetland/getperson.php?personID=I308078&tree=ID1> (accessed 15.02.2017).

<sup>54</sup> Advertising, *The West Australian*, Thursday 25 August 1904, 2, [Trove National Library of Australia](#) (accessed 20.02.2017).

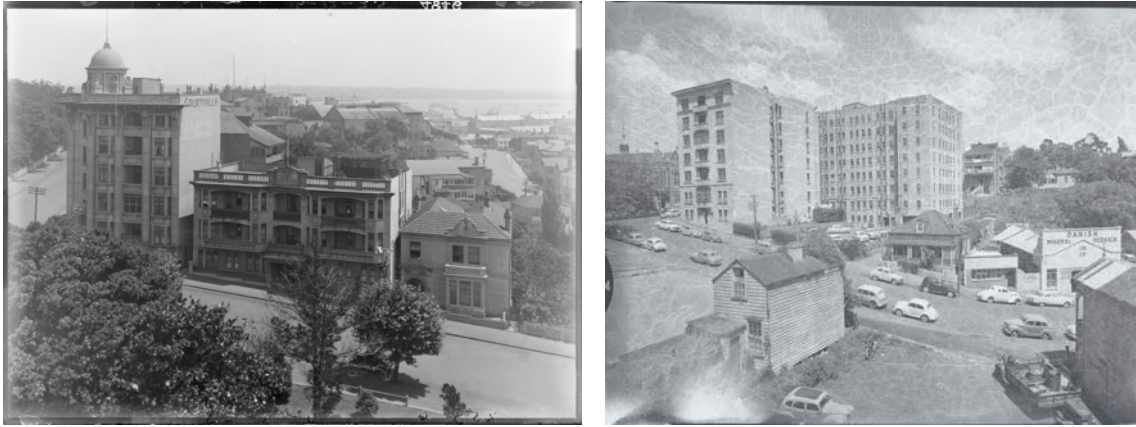
<sup>55</sup> *Perth Daily News*, 30 October 1905, 10, referenced in Lisa Truttman, Summary: 17 Stokes Road, Mount Eden, 10 October 2016.

<sup>56</sup> Parliament Buildings Designs, *Otago Witness*, Issue 3004, 11 October 1911, 63, [Papers Past](#) (accessed 16.02.2017).

<sup>57</sup> Births, Deaths & Marriages Historical Records, BDM Online, <https://www.bdmhistoricalrecords.dia.govt.nz/Home/> (accessed 15.02.2017).

<sup>58</sup> New Residential Hotel, *Auckland Star*, Volume XLIV, Issue 194, 15 August 1913, 6, [Papers Past](#) (accessed 16.02.2017).

<sup>59</sup> Sheppard Collection, O18s, The University of Auckland Library, Architecture Archive.



**Figure 54:** Showing the group of apartment buildings on Parliament Street, Auckland CBD, designed by Sinclair O'Connor. **Left:** Middle Courtville (1914) and Corner Courtville (1919), 1925. **Right:** Alverstone (later Windsor Towers) (1927-8) and Courtville (later Westminster Court) (1934), c.1958.

(Sir George Grey Special Collections, Auckland Libraries, [4-4846](#) and [580-3482](#)).

The 1920s were prolific for A. Sinclair O'Connor. It was a time when some of his most notable Auckland buildings were designed and built. Examples include the Orange Coronation Hall (1922), Espano Flats (1927), and several Queen Street commercial buildings such as Kean's Building (1927), Windsor House (1927-8), Civic House (1928), and the Fergusson Building (1929).<sup>60</sup> He was also involved with the "architectural arrangements" of St James' Theatre (1927-8), one of the most ambitious projects of the time, carried out in association with theatre architect, Henry E. White.<sup>61</sup> Although specialising in the design of inner-city residential, commercial and industrial buildings, O'Connor was also involved with many suburban projects, including the design of sports pavilions, theatres, a kiosk, fire station and a church, in addition to numerous residences across the region.<sup>62</sup>



**Figure 55:** Auckland CBD, showing St James' Theatre (far right centre), Civic House and Fergusson Building (left of centre, next to the Civic Theatre), 1931.

(Sir George Grey Special Collections, Auckland Libraries, [4-5769](#)).

<sup>60</sup> Ibid.

<sup>61</sup> New St James' Theatre in Queen Street, *Auckland Star*, Volume LVIII, Issue 200, 25 August 1927, 8, [Papers Past](#); St. James'. New Auckland Theatre, *Auckland Star*, Volume LVIII, Issue 77, 1 April 1927, 9, [Papers Past](#) (both accessed 16.02.2017).

<sup>62</sup> Sheppard Collection, O18s, The University of Auckland Library, Architecture Archive.





**Figure 56:** Espano Flats (1927), Poynton Terrace, Auckland CBD, 1928.  
(Sir George Grey Special Collections, Auckland Libraries, [1-W268](#)).



**Figure 57:** Mount Eden Domain Kiosk (1926), after 1926.  
(Sir George Grey Special Collections, Auckland Libraries, [7-A10970](#)).



**Figure 58:** An example of one of A. Sinclair O'Connor's smaller projects. A Shelter Shed designed for the Nicholson Park playground, 1926. Refer also to **Figure 38**, which shows the building after construction.

Works Nicholson Park, AKC 307 Recreation and Community Services Ex Area Office Files 1926-2004, 1926-1983, Item no. 95c, Record no. R-615-15-009, Auckland Council Archives.

During the 1920s, Sinclair O'Connor conducted his practice from the Safe Deposit Building, High Street, then Angus House also on High Street.<sup>63</sup> In 1935, he relocated his offices to Civic House where he remained until his death in 1943 at the age of 59.<sup>64</sup>

<sup>63</sup> Based on a series of Papers Past newspaper articles.

The following table lists the known works of A. Sinclair O'Connor, which principally include his larger-scale inner-city and community projects undertaken during the interwar period. This information was largely derived the University of Auckland's Architecture Archive and Auckland Council records, but does not represent an exhaustive list of his projects. The subject buildings are in bold.

Name	Address	Type	Date
Radnor Hotel	Waterloo Quadrant, Auckland CBD	Apartments	1913
Middle Courtville	Parliament Street, Auckland CBD	Apartments	1914
Corner Courtville	Corner Parliament Street and Waterloo Quadrant, Auckland CBD	Apartments	1919
Gillett Motors	Albert Street, Auckland CBD	Service station	1919
Orange Coronation Hall	Newton Road, Eden Terrace	Hall	1922
Progress Stores (R. J. Cates Building) <sup>65</sup>	Dominion Road, Balmoral	Shops	1922
Regent (later Lido) Theatre	Manukau Road, Epsom	Theatre	1923
Carries Building <sup>66</sup>	Sandringham Road, Sandringham	Shops	1923
Mount Eden Swimming Baths (addition)	Mount Eden	Recreation	1924
Factory	Khyber Pass	Factory	1924
Mount Eden Fire Station	Valley Road, Mount Eden	Fire station	1924
Universal Motor Co. Garage	Corner Upper Symond Street and Glenside Crescent, Eden Terrace	Garage	1925
Gordon Buildings <sup>67</sup>	Sandringham Road, Sandringham	Shops	1925
<b>Mount Eden Croquet Club Pavilion</b>	<b>Stokes Road, Mount Eden</b>	<b>Pavilion (recreation)</b>	<b>1925</b>
Mount Eden Borough Council Chambers (additions) <sup>68</sup>	Valley Road, Mount Eden	Civic	1925
Mount Eden Domain Kiosk	Mount Eden Domain, Mount Eden	Pavilion/Kiosk	1926
Nicholson Park Playground Shelter Shed (Figures 36 and 56)	Nicholson Park, Mount Eden	Pavilion (recreation)	1926
John Fuller and Son Shops (x8)	Upper Symonds Street, Eden Terrace	Shops	1926
Espano Flats	Pynton Terrace, Auckland CBD	Apartments	1926-7
Melvern's Building	High Street, Auckland CBD	Commercial	1927
Kean's Building	Queen Street, Auckland CBD	Commercial	1927

<sup>64</sup> Martin Jones, HNZPT List, *Windsor House*, 2011, <http://www.heritage.org.nz/the-list/details/4594> (accessed 16.02.2017).

<sup>65</sup> Copy of original drawing held at Auckland Council Archives, referenced in Matthews & Matthews Architects Ltd, *Mount Eden Tea Kiosk Heritage Evaluation*, 2013, 14 and 47.

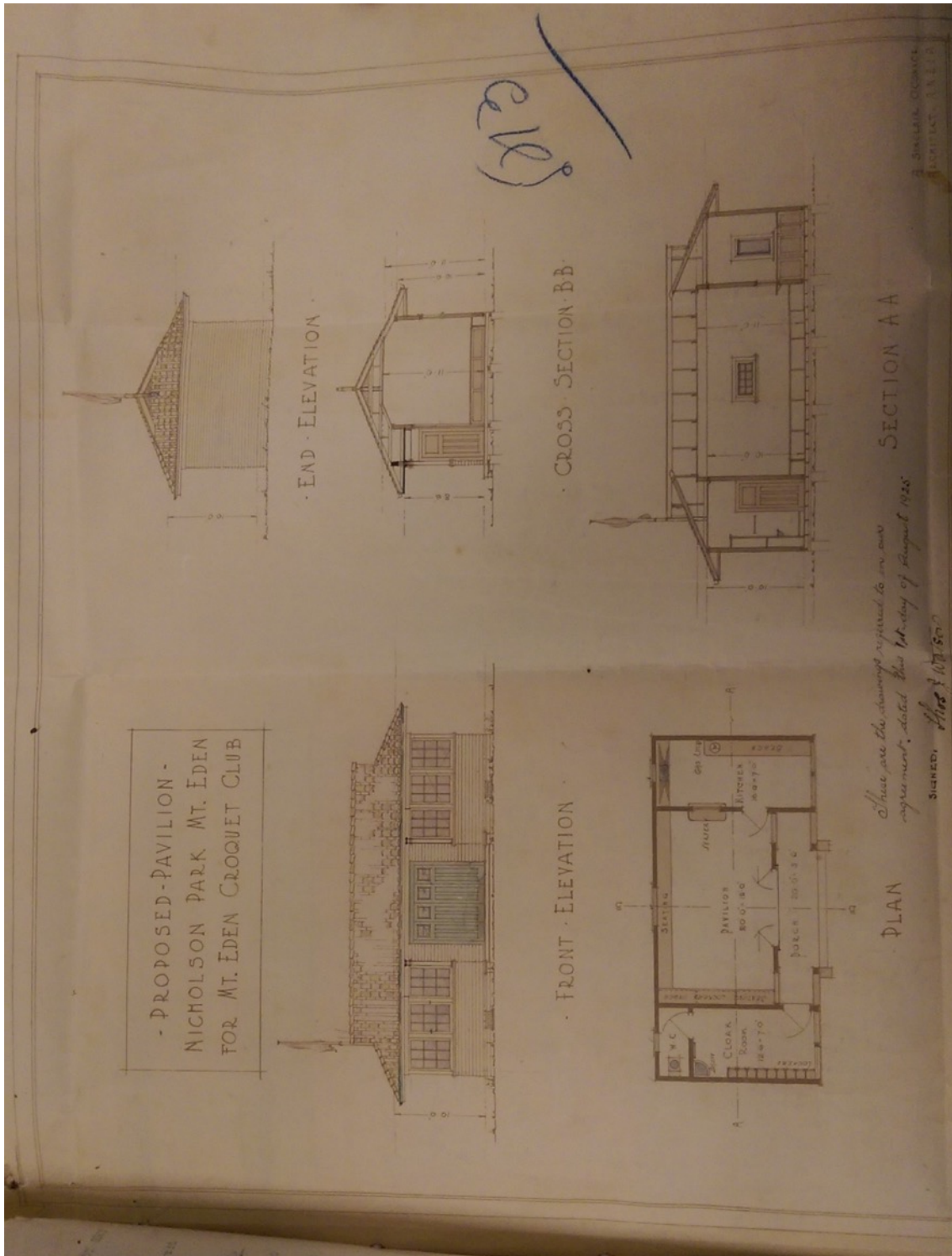
<sup>66</sup> Edendale Terminus, *New Zealand Herald*, Volume LX, Issue 18533, 18 October 1923, 4, [Papers Past](#) (accessed 16.02.2017).

<sup>67</sup> Ibid.

<sup>68</sup> Page 5 Advertisements Column 2, *New Zealand Herald*, Volume LXII, Issue 19064, 8 July 1925, 5, [Papers Past](#) (accessed 23.02.2017).

Name	Address	Type	Date
Shops and offices (Spanish style)	Fort Street (corner Eden Crescent and Eden Street) , Auckland CBD	Shops and offices	1927
<b>Mount Eden Croquet Club Pavilion (addition)</b>	<b>Stokes Road, Mount Eden</b>	<b>Pavilion (recreation)</b>	<b>1927</b>
Alverstone (later Windsor Towers)	Corner Parliament Street and Eden Crescent, Auckland CBD	Apartments	1927-8
St James' Theatre (with Henry E. White).	Queen Street, Auckland CBD	Theatre	1927-8
Windsor House	Queen Street, Auckland CBD	Restaurant and offices	1927-8
Flats	Parnell	Apartments	1928?
Ambassador Theatre	Great North Road, Point Chevalier	Thatre	1928
Tanfield Potter and Co. Shop	Queen Street, Auckland CBD	Shop	1928
Civic House	Queen Street, Auckland CBD	Commercial	1928-9
Fergusson Building	Queen Street, Auckland CBD	Commercial	1929-43
Stormant and Co. Building	New North Road, Kingsland	Commercial	1929
Brooklyn Apartments	Eden Crescent	Apartments	1929-30
The Ritz Restaurant	Queen Street, Auckland CBD	Restaurant	1930
Commercial Bank of Australia (remodelling)	Queen Street, Auckland CBD	Bank	1930
<b>Mount Eden Bowling Club Pavilion</b>	<b>Stokes Road, Mount Eden</b>	<b>Pavilion (recreation)</b>	<b>1930</b>
Cadman's Garage	Cook Street, Auckland CBD	Garage	1931
Holy Trinity Anglican Church	Mason Avenue, Otahuhu	Church	1931
Courtville (later Westminster Court)	Parliament Street, Auckland CBD	Apartments	1934

## Architectural drawings



**Figure 59:** Original architectural drawings for the Croquet Club Pavilion, designed by architect, A. Sinclair O'Connor in 1925.

Works Nicholson Park, AKC 307 Recreation and Community Services Ex Area Office Files 1926-2004, 1926-1983, Item no. 95c, Record no. R-615-15-009, Auckland Council Archives.

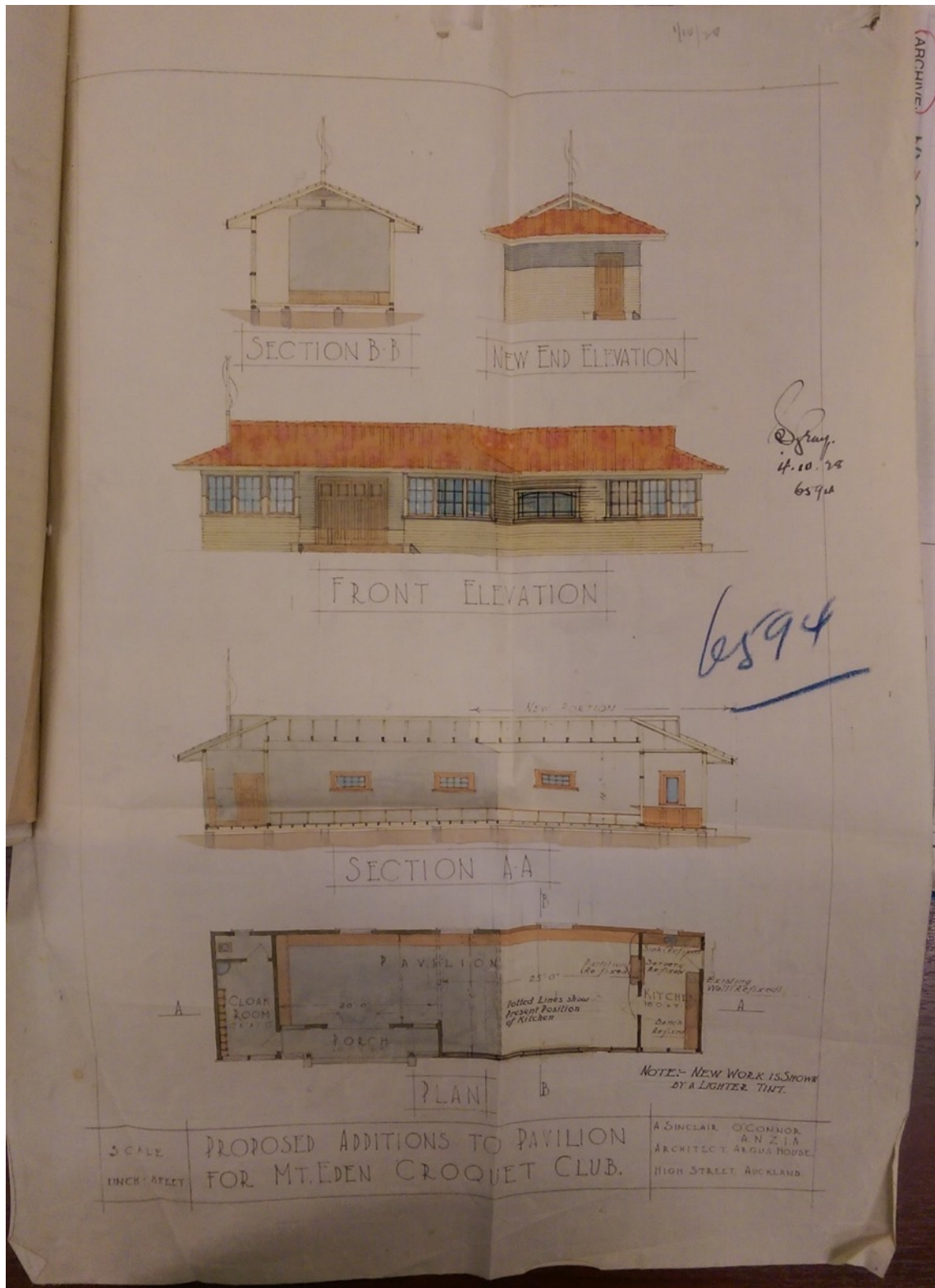
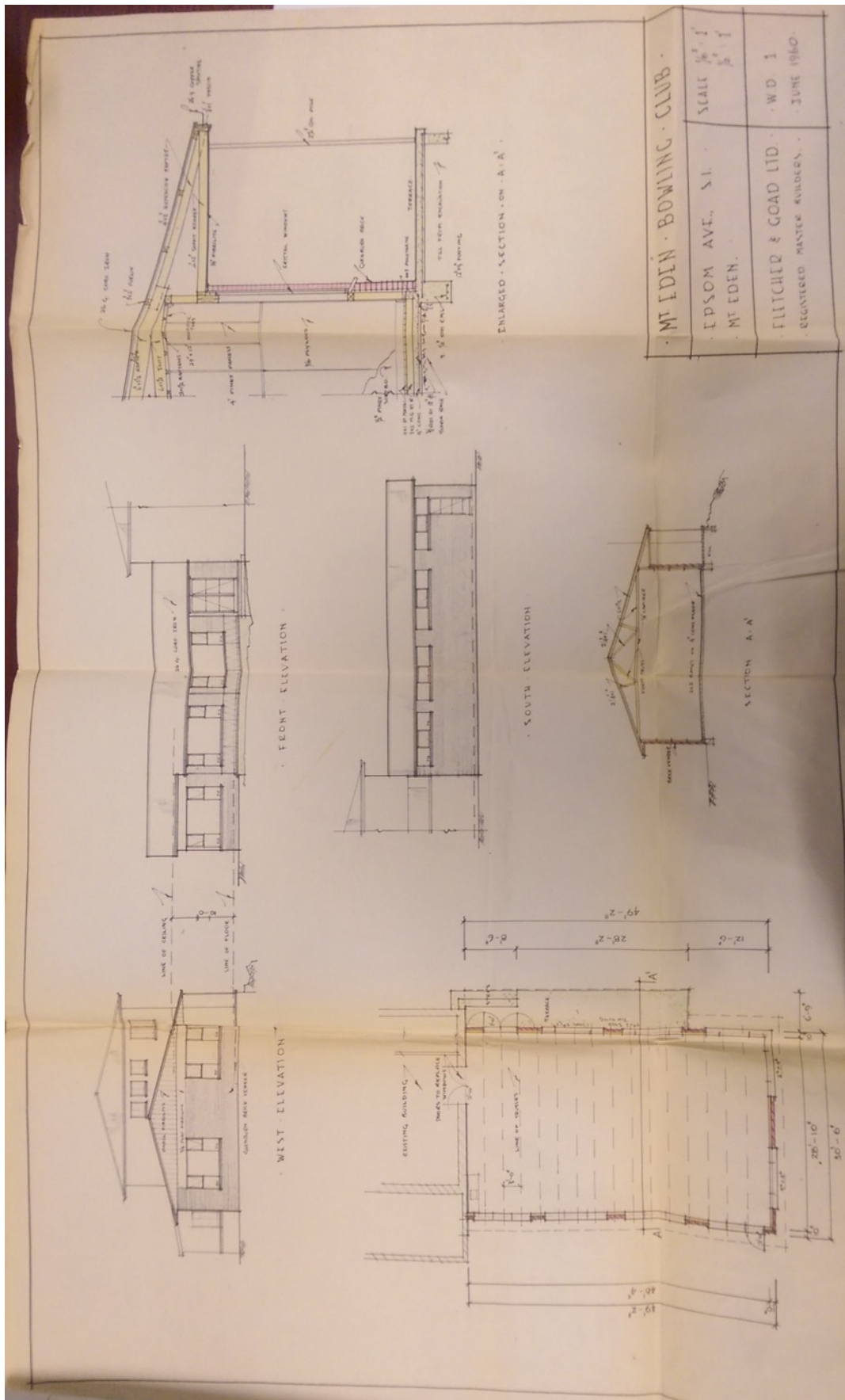


Figure 60: Architectural drawings for the proposed addition to the Croquet Club Pavilion, designed by architect, A. Sinclair O'Connor in 1928.

Works Nicholson Park, AKC 307 Recreation and Community Services Ex Area Office Files 1926-2004, 1926-1983, Item no. 95c, Record no. R-615-15-009, Auckland Council Archives.



**Figure 61:** Architectural drawings for the single-storey brick addition, by registered master builders, Fletcher and Goad Ltd., 1960.

Mount Eden Bowling Club, MEB 106 Subject Files 1913-1995, Record no. 131, Auckland Council Archives.

## APPENDIX 4

### Photographic record

The Heritage Studio Ltd. took the following photographs on 24 January 2017.

#### Setting







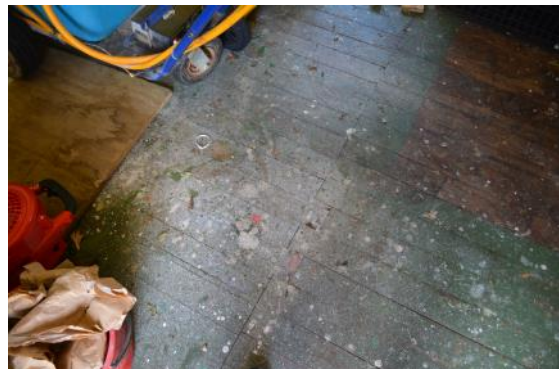


### Mount Eden Croquet Club Pavilion











### Mount Eden Bowling Club Pavilion

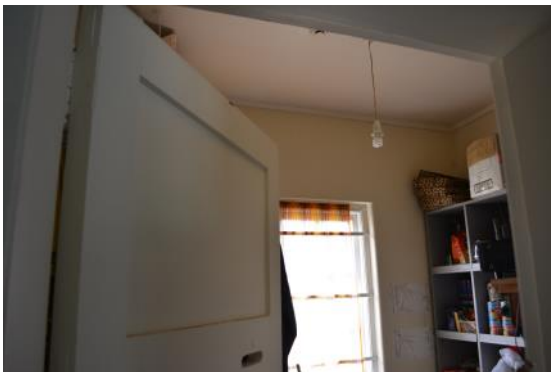




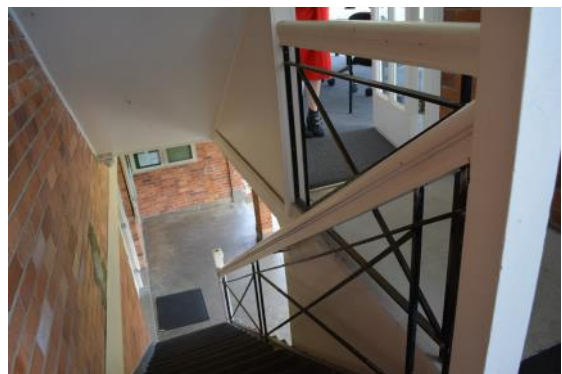












## APPENDIX 5

### 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 places, by way of their building type and as the work of the same architect (refer to **Appendix 3**). A brief narrative has been included to provide historical context where necessary. The comparisons made are based on *known* places within the locality and region, and the level of research possible within the project timeframes. It is therefore acknowledged that more targeted research leading to a more comprehensive comparison with other heritage places may yield further information.

### Building type: Croquet and bowling pavilions

The following tables list examples of *known* croquet club and bowling club pavilions. Examples predominantly focus on those located within the Auckland isthmus, but also include those in the region that are scheduled as significant historic heritage places in the AUP. For ease of research, the clubs that have been included are still in operation, however, given the number of amalgamations between clubs over the years, it is likely that other pavilions may exist that no longer function as a clubroom.

#### Croquet pavilions

There are approximately five pavilions (including Mount Eden) in the isthmus used exclusively by croquet clubs. One example located on the North Shore has also been included as the only croquet pavilion scheduled in the AUP. Not all examples were purpose-built: Two clubs utilised buildings that were relocated onto their respective sites. One being a former workman's cottage or tack room and the other a building that came from the American Forces Hospital built in Cornwall Park during the Second World War.

	<p><b>Carlton Croquet Club Pavilion (1926)</b> 333 Manukau Road, Epsom</p> <p>Established in 1909, the Carlton Croquet Club initially leased lawns from the Carlton Bowling Club. Their present grounds, formerly a tennis club site, were purchased sometime late, and new lawns officially opened in 1925. A year later, a pavilion was opened. Additions and alterations were carried out to the building in 2011. Carlton Croquet Club is one of a small number of croquet clubs in the country to own their own site.<sup>69</sup></p>
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<http://www.aucklandcroquet.org/clubdetails.html>  
(accessed 21.02.2017).

<sup>69</sup> Graham Bush, *The History of Epsom*, 339-40; Carlton Croquet Club 'Club History', <http://www.sporty.co.nz/carltoncroquet/Club-History/Club-History> (accessed 21.02.2017).

 <p data-bbox="389 629 611 658">Google Maps, 2017.</p>	<p data-bbox="807 181 1362 241"><b>Mount Albert Croquet Club Pavilion (before 1940)</b></p> <p data-bbox="900 244 1270 273">50 Lloyd Avenue, Mount Albert</p> <p data-bbox="804 306 1366 577">Following growth in membership, the Mount Albert Croquet Club separated from the Bowling Club. They acquired a new site, which officially opened in 1925.<sup>70</sup> A building on the site, possibly the pavilion was in place in 1940, but it is unclear when it was built. Newspaper articles during the 1920s and 1930s refer to the club using the Bowling Club pavilion for functions and events.</p>
 <p data-bbox="261 1263 738 1292">Courtesy of Auckland Council, n.d. (c.2012).</p>	<p data-bbox="807 719 1362 779"><b>North Shore Croquet Club Pavilion (original date unknown, 1932 on site)</b></p> <p data-bbox="924 781 1246 810">5 Wairoa Road, Devonport</p> <p data-bbox="807 844 1366 1178">The Devonport Bowling Croquet Club was established in 1905, having formerly been associated with the Devonport Bowling Club since the late nineteenth century. In 1930, the present land at Wairoa Road Reserve was made available. A year later, the club changed their name to the North Shore Croquet Club. Grounds were laid out in 1932 and a pavilion established – utilising a workman’s cottage (or tack room). In 2005, the Club celebrated its centenary.<sup>71</sup></p> <p data-bbox="904 1211 1262 1240">Scheduled (AUP): Category B</p>
 <p data-bbox="236 1749 762 1803"><a href="http://www.sporty.co.nz/epsomremcroquet/Home">http://www.sporty.co.nz/epsomremcroquet/Home</a> (accessed 21.02.2017).</p>	<p data-bbox="836 1350 1331 1411"><b>Epsom Remuera Croquet Club Pavilion (original date unknown, 1960s on site)</b></p> <p data-bbox="920 1413 1246 1442">259 Gillies Avenue, Epsom</p> <p data-bbox="810 1476 1362 1933">The Epsom Bowling and Croquet Club was formed in 1906. By 1930, consideration was being given to relocating the croquet members to Melville Park, which was being cleared and levelled as part of a relief scheme. A lease was obtained and three lawns established. In the 1950s, Rocky Nook Croquet Club amalgamated with Epsom, so too did the Mount Hobson Club during the 1980s. The clubhouse was destroyed by fire in 1960 and replaced by a building that came from the American Forces Hospital built in Cornwall Park during the Second World War. Remuera Croquet Club merged with the Epsom club in 1995.<sup>72</sup></p>

<sup>70</sup> Auckland City Council. *Owairaka-Mount Albert Heritage Walks*.

<sup>71</sup> Auckland Council Property Records: 5 Wairoa Road, Devonport.


<sup>72</sup> Graham Bush, *The History of Epsom*, 338-9.

	<p><b>St Heliers Bay Croquet Club Pavilion (1970s)</b> 20 The Parade, St Heliers</p> <p>The St Heliers Bay Croquet Club was established in 1916.<sup>73</sup> The present pavilion was constructed in the 1970s on the site of an earlier (albeit smaller) building, which was likely the early pavilion.<sup>74</sup></p>
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<http://www.aucklandcroquet.org/clubdetails.html>  
(accessed 21.02.2017).

### Bowling pavilions

There are approximately ten pavilions (including Mount Eden) in the isthmus used as clubrooms for bowling clubs. One example located on the North Shore has also been included as the only bowling pavilion scheduled in the AUP. Whilst the majority of the pavilions were purpose-built, one was originally built as an early twentieth century homestead (Point Chevalier). It is clear that all of the pavilions have undergone change over time to accommodate expanding membership and upgrading facilities.

	<p><b>Remuera Bowling Club Pavilion (1906)</b> 6 Market Road, Remuera</p> <p>The Remuera Bowling (and Lawn Tennis) Club was established in 1895 on land in Market Road, Remuera. The two-storey timber Pavilion opened in 1906 and has since undergone numerous alterations. In 2000, women were admitted as full members.<sup>75</sup></p>
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<http://www.remuerabowls.co.nz/> (accessed 21.02.2017).

<sup>73</sup> Auckland Croquet Association, 'St Heliers Bay Croquet Club', <http://www.sportsground.co.nz/shcroquet> (accessed 21.02.2017).

<sup>74</sup> Pers. Comm., St Heliers Croquet Club, February 2017.

<sup>75</sup> Remuera Bowling Club 'History', <http://www.remuerabowls.co.nz/history/> (accessed 21.02.2017).

 <p>Courtesy of Auckland Council, n.d. (c.2012).</p>	<p><b>Stanley Bay Bowling Club Pavilion (c.1908-10)</b> 20 Stanley Point Road, Devonport</p> <p>The Stanley Bay Bowling Club acquired the property in 1908. A single-storey pavilion was erected in the bungalow style.<sup>76</sup></p> <p>Scheduled (AUP): Category B</p>
 <p><a href="http://www.epsombowls.co.nz/">http://www.epsombowls.co.nz/</a> (accessed 21.02.2017).</p>	<p><b>Epsom Bowling Club Pavilion (1924)</b> 77 The Drive, Epsom</p> <p>The Epsom Bowling and Croquet Club was founded in 1906. A year later, the club's facilities, including a pavilion and greens, opened. In 1918, the pavilion was moved on the site.<sup>77</sup> A new pavilion was opened in 1924, which has been subject to numerous alterations.<sup>78</sup> Women members were first accepted in 1984.<sup>79</sup></p>
 <p><a href="http://www.mabowls.co.nz/about-us/history/">http://www.mabowls.co.nz/about-us/history/</a> (accessed 21.02.2017).</p>	<p><b>Mount Albert Bowling Club Pavilion (1925)</b> 10 Allendale Road, Mount Albert</p> <p>The Mount Albert Bowling Club was established in 1897. The present site was purchased in 1907 and the first pavilion erected a year later. The current clubhouse was built in 1925, but has undergone numerous alterations over the years. The first women members were accepted in 1998.<sup>80</sup></p>

<sup>76</sup> Auckland Council Property Records: 20 Stanley Bay Point, Devonport.

<sup>77</sup> Graham Bush, ed., *The History of Epsom* (Auckland: Epsom & Eden District Historical Society. Inc., 2006), 330.

<sup>78</sup> Bowling, *New Zealand Herald*, Volume LXI, Issue 18843, 18 October 1924, 14, [Papers Past](#) (accessed 21.02.2017).

<sup>79</sup> Pers Comm. Epsom Bowling Club, February 2017.

<sup>80</sup> Auckland City Council, *Owairaka-Mount Albert Heritage Walks*; Mount Albert Bowling Club 'History', <http://www.mabowls.co.nz/about-us/history/> (accessed 21.02.2017).

 <p><a href="http://www.stheliersbowlingclub.co.nz/about-us">http://www.stheliersbowlingclub.co.nz/about-us</a> (accessed 21.02.2017).</p>	<p><b>St Heliers Bowling Club Pavilion (1920s)</b> 26 The Parade, St Heliers</p> <p>The St Heliers Bay Bowling Club formed c.1912 and the first green opened in 1914 on Vellenoweth Green. In the early 1920s, they entered into an agreement road board to build a clubhouse. The two-storey bungalow-style building has undergone a number of alterations and additions since its original construction.<sup>81</sup></p>
 <p><a href="http://www.aucklandcroquet.org/clubdetails.html">http://www.aucklandcroquet.org/clubdetails.html</a> (accessed 21.02.2017).</p>	<p><b>Point Chevalier Bowling Club Pavilion (late 1920s in use as pavilion)</b> 23 Dignan Street, Point Chevalier</p> <p>The Point Chevalier Bowling Club was established during the late 1920s on land which became known as the Hallyburton Johnstone Sports Club. The early twentieth century homestead located on the site, built for the Dignan family, was used as clubrooms. A bowling, croquet and tennis club used the facilities, and continue to do so.<sup>82</sup></p>
 <p><a href="https://www.ellersliebowls.co.nz/">https://www.ellersliebowls.co.nz/</a> (accessed 21.02.2017).</p>	<p><b>Ellerslie Bowling Club Pavilion (before 1940)</b> 20 Kalmia Street, Ellerslie</p> <p>Ellerslie Bowling Club was established in 1910.<sup>83</sup> It is unclear when their pavilion was constructed, but a building stood on the present site in 1940. If the pavilion pre-dates 1940, it is likely that it has undergone alterations and additions.</p>
 <p>Courtesy of David Bade, Auckland Council, September 2013.</p>	<p><b>Onehunga RSA Bowling Club Pavilion (1953)</b> 59 and 53A Princes Street, Onehunga</p> <p>The Onehunga RSA Bowling Club was established in c.1938 and the present bowling site was leased the same year. Parts of the stone boundary wall were established by 1940 and a temporary building in place during the early 1940s. The current pavilion was built in 1953, and additions and alterations undertaken during the 1960s and 70s.<sup>84</sup></p> <p>Scheduled (AUP): Category B.</p>



<sup>81</sup> Auckland Council Property Records: 353-359 Tamaki Drive, St Heliers; St Heliers Bowling Club 'About us', <http://www.stheliersbowlingclub.co.nz/about-us> (accessed 21.02.2017).

<sup>82</sup> Point Chevalier Bowling Club, 'About us', <http://ptchevbowls.co.nz/about-us/> (accessed 21.02.2017).

<sup>83</sup> Ellerslie Bowling Club, 'About us', <https://www.ellersliebowls.co.nz/> (accessed 21.02.2017).


<sup>84</sup> Auckland Council, Heritage Assessment: Onehunga RSA Bowling Club, September 2013 (final version).



 <p>Google Street View, April 2014</p>	<p><b>Balmoral Bowling Club Pavilion (1958)</b> 14 Mont Le Grand Road, Balmoral</p> <p>Formed in 1908 as the Dominion Road Bowling Club, the club's first greens were opened a year later. The name changed to the Balmoral Bowling Club in 1931. A two-storey pavilion, designed by Mr Cassels-Brown, opened in 1958, and the original was removed from the site in the 1970s.<sup>85</sup></p>
 <p>Google Street View, November 2009</p>	<p><b>Auckland Bowling Club</b> 100 Stanley Street, Auckland</p> <p>Established in 1861, the Auckland Bowling Club can boast having the oldest bowling green in the Southern Hemisphere, which was built a year later. The present-day brick pavilion replaced an earlier timber structure, but has some similarities in plan.<sup>86</sup></p>

**Other sports pavilions: scheduled examples**

Whilst the focus of this comparison is croquet and bowling club pavilions, a number of buildings and structures associated with other sports exist throughout Auckland and New Zealand. The following table identifies structures that are currently scheduled as significant historic heritage places in the AUP and also reflect the city's recreational history.

 <p>Auckland Council, 2012</p>	<p><b>Domain Cricket Grandstand (1898)</b> Domain Drive, Auckland Domain, Parnell</p> <p>Scheduled (AUP): Category A Listed HNZPT: Category 2</p>
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<sup>85</sup> Faye M. Angelo, 1989, 52; Balmoral Bowling Club 'History', <http://www.balmoralbowls.co.nz/history> (accessed 21.02.2017).

<sup>86</sup> Auckland Bowling Club 'History', <http://www.aucklandbowlingclub.com/the-oldest-bowling-green-in-the-southern-hemisphere/> (accessed 21.02.2017).

 <p>Auckland Council, 2012</p>	<p><b>Masonic Cricket Club (late 19<sup>th</sup> century)</b> Devonport Domain, 28 Vauxhall Road, Devonport</p> <p>Scheduled (AUP): Category B</p>
 <p>Auckland Council, 2012</p>	<p><b>Ngataringa Tennis Club Clubhouse (1929)</b> Stanley Bay Park, 166 Calliope Road, Stanley Point</p> <p>Scheduled (AUP): Category B</p>
 <p>Auckland Council, 2012</p>	<p><b>North Shore Bridge Club (1978)</b> R39 Killarney Street, Killarney Park, Takapuna</p> <p>Scheduled (AUP): Category B</p>
 <p>Auckland Council, n.d.</p>	<p><b>Mount Victoria Tennis Courts (n.d.)</b> Mount Victoria Reserve, Kerr Street, Devonport</p> <p>Scheduled (AUP): Category B</p>

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