

## **All Saints' Church**

Corner of Abbott and Kenya Streets, Ngaio



Images: *Charles Collins, 2015*

### ***Statement of heritage significance***

- All Saints' is a representative example of the style of revivalist architecture that was typical of New Zealand Anglican church buildings in the early twentieth century. The building was designed to resemble an English rural parish church, and is particularly notable for the simplicity of its form, and for the use of facing brick as a building material.
- The building was designed by Clere and Clere, a well known local architectural practice that specialised in ecclesiastical buildings.
- The church bell tower is a local landmark within the local suburban landscape and is visible from the major transport routes through Ngaio. It is also a feature of the WCC Northern Suburbs Heritage Trail.
- The building was a place of worship from 1929 - 2011 and has been associated with the key events in the life of members of the congregation, as well as the focus of community and social events.

District Plan:	Map 21, Symbol 378
Legal Description:	Lot 7 DP 1029
Heritage Area:	None (2012)
HPT Listed:	Not registered in 2012
Archaeological Site:	Risk Unknown
Other Names:	
Key physical dates:	Constructed 1928/1929
Architect / Builder:	Architect: Clere and Clere. Contractor: W. Husband
Former uses:	Church
Current uses:	Church
Earthquake Prone Status	Not yet assessed by WCC (May 2012)

Extent: Cityview GIS 2012



## 1.0 Outline History

### 1.1 History

The Anglican worshipping community in Ngaio has a comparatively recent history. A house on the corner of Abbot Street and Imlay Crescent was rented by the parish in 1906. Interior partitions were removed and a small mission church was established.

The mission was part of the Diocese of Wellington that was constituted in 1858 and included all the settlements from Wellington to the Hutt Valley, and further north along the west coast to Whanganui. The township of Ngaio was originally named "Crofton" (1860) after William Fox built a house of the same name at what is now 21 Kenya Street,<sup>1</sup> but the town was renamed Ngaio in 1908.

Crofton/Ngaio was a small farming settlement that experienced ongoing urban expansion in the years after the Wellington to Manawatu railway opened in 1885.<sup>2</sup> By 1891 many denominations held church services in a private hall near the Simla Crescent railway crossing. An Anglican church was built at Boxhill in Khandallah in 1900, and by 1905 Khandallah, Crofton, Kaiwharawhara and Ngauranga formed a separate parochial district.

The first All Saints' church was constructed in 1907 when land was purchased at the back of the railway station, and the church was used as the town's first school room.<sup>3</sup> The noise of the passing steam trains soon made it difficult to teach or preach and the site was sold in 1911.<sup>4</sup> A new temporary church was built on the present site in 1912 by T. Page of Khandallah at a cost of £219. The local Anglican congregation soon outgrew this small church building, particularly after the construction of a large railway housing settlement at nearby Tarikaka Street in the 1920s (now a WCC listed Heritage Area).<sup>5</sup>

Diocesan architect, Frederick de Jersey Clere, was asked to prepare plans for a new concrete church in 1921, but the project was delayed due to a lack of funds. Clere and Clere prepared further plans in 1927 and these were modelled on a small brick South Down's Church from Sussex in England. Clere noted in a letter to the church vestry that 'the simplicity of the plan would be as popular in Ngaio as it was in Sussex, not only for the aesthetic appeal, but also because "it is more than likely that the Down's-folk suffered from a want of funds very much as the Ngaio-hill folk are suffering now."<sup>6</sup> The church was designed to be increased in size as funding became available and featured a temporary timber chancel or sanctuary (still in use) and removable panels of brickwork to the nave to allow for the construction of the side aisles (that were later installed in c.1963).

The church was completed in January 1929 at a cost of £2,564 by W. Husband, a building contractor who had recently completed the similarly styled All Saints Church in Hataitai. It was dedicated to Bishop Sprott on the 8 February 1929, who noted that this "is the most prominent building in the suburb." The 1912 church was thereafter used as the church hall.

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<sup>1</sup> Ngaio Progressive Association website accessed 1 June 2012 <http://ngaio.org.nz/about-ngaio>

<sup>2</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>

<sup>3</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 9

<sup>4</sup> Dick Barber, *All Saints' Church, Ngaio: Parish Jubilee 1906 - 1956*, (All Saints' Church, Ngaio 1956)

<sup>5</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>

<sup>6</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 5

The new church became central to community celebration, memorials and remembrance. This often took the form of 'memorial gifts' including a scroll that lists the names of all Ngaio men who served in WWI, and the church bell, pulpit, clergy stall, prayer desk, communion rail, vestry cabinet, pipe organ, church lounge, reredos and narthex entrance doors. <sup>7</sup> The church bells, donated in memory of Susan Ethel Brandt, are known to have been rung on VE Day to celebrate the end of the war in Europe.

Suburban expansion of Ngaio increased in 1938 when the main trunk route was altered to bypass Johnsonville and the Johnsonville railway was electrified to provide commuter transport. <sup>8</sup> The mortgage debt on the church was repaid in 1939 and the church was consecrated in 1941. The church was altered in c.1963 to designs by Porter and Martin Architects that increased the seating capacity from 180 people to 310 people with the construction of side aisles to the nave, all as foreseen by Clere in the original designs. The contractor was Unit Construction Ltd and the total cost of the project was £10,289 including architect's fees. A new vicarage was constructed on an adjacent site in 1968 that was designed by Maurice Patience and constructed by J Broekes for the sum of \$17, 094. The Parochial District of Ngaio was debt free in 1969 and was confirmed as a separate parish in that year. In 1973-76 work was carried out to upgrade the church hall (the original 1912 church building) and construct a 'link' building between the church and the church hall, all designed by Maurice Patience and built by Demic Construction for the sum of \$20,640.

The church congregation has reduced in size over the past forty years and All Saints amalgamated with St Barnabas Church in Khandallah in 2006 with combined services held at the Khandallah church. A Final Eucharist service was held at All Saints' Ngaio on the 20 March 2011 after the church's structural engineer deemed the building to be earthquake prone. The church was closed, but the timber church lounge and church hall (original 1912 church) remained in use. Church spokesman Richard MacLean noted that 'a resource consent would be needed to demolish the church,' but did not go on to state whether the church was at risk of demolition.<sup>9</sup>

Note: This history is an updated version of the WCC Heritage Inventory 2001 with information added from Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978) and Dick Barber, *All Saints' Church, Ngaio: Parish Jubilee 1906 - 1956*, (All Saints' Church, Ngaio 1956)

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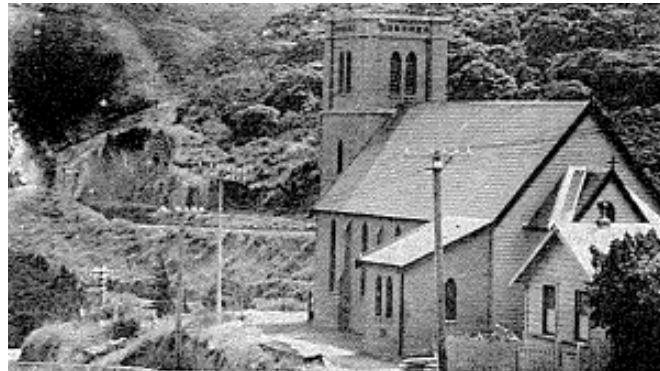
<sup>7</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978)

<sup>8</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>

<sup>9</sup> Bronwyn Torrie, *Earthquake Fear the 'final straw' for Ngaio Church*. Dominion Post 31/03/2011



Early concept design for All Saints', Ngaio. "An ambitious concept! Early 1920's. Somewhat similar in design to All Saints"<sup>10</sup>, Hataitai. Image: Barber (1978)



"All Saints' Church early 1930's. Note smoke on left from up-coming locomotive."<sup>11</sup> This photograph also shows that the rear (south-east) elevation of the building was originally clad in weatherboards, and that there was an early lean-to addition to the south-east corner (probably constructed to provide a vestry). Image: Barber (1978)

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<sup>10</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 25

<sup>11</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 25



All Saints' Church in 1968 after the addition of side aisles.  
Image: Duncan Winder held by Alexander Turnbull Library ID: DW-3171-F



All Saints' Church interior in 1968 after the addition of the side aisles.  
Image: Duncan Winder held by Alexander Turnbull Library ID: DW-3174-F



Hataitai All Saints' Church (Anglican and Methodist) also by Frederick de Jersey Clere 1927-28 and constructed by W. Husband. NZHPT Category II.

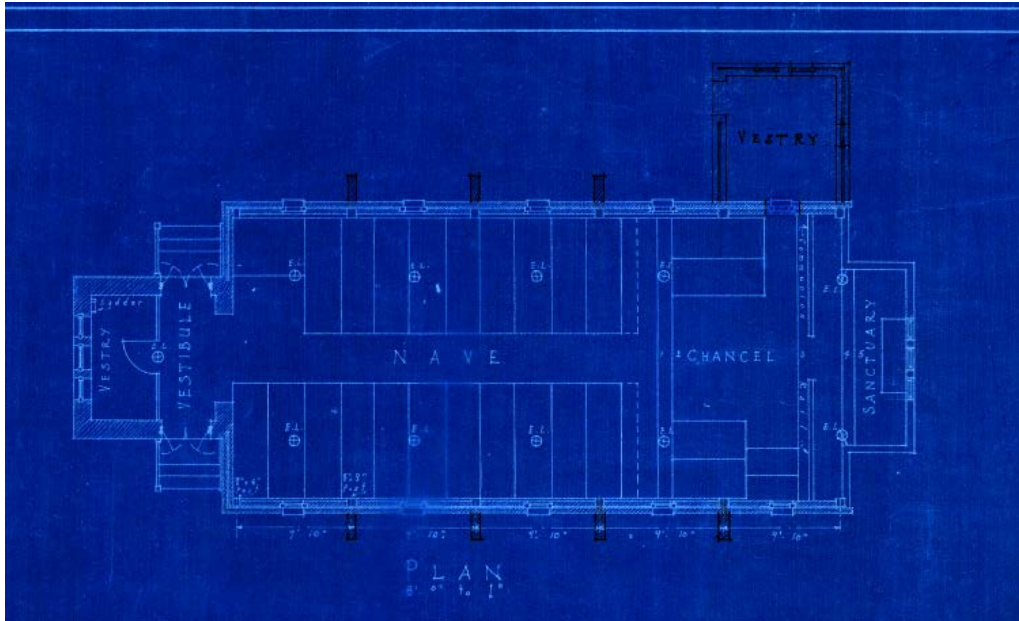
Image: Copyright NZ Historic Places Trust.



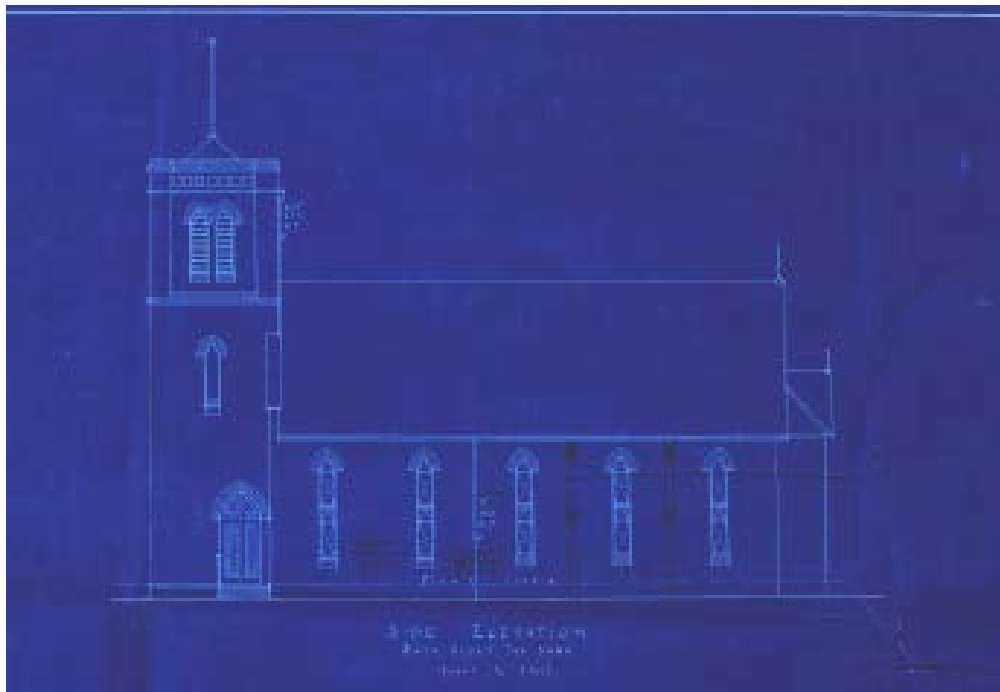
St Matthias Makara (1921), by F de J Clere.

Image: NZ history.net<sup>12</sup>

<sup>12</sup> Ministry of Culture and Heritage website "NZ History.net" last updated 23-Jun-2011  
<http://www.nzhistory.net.nz/media/photo/makara-church-window-war-memorial>



Enlarged details of the plan showing the addition of the vestry and buttresses to the north and south. Note that jarrah columns were built into the aisle walls to allow the brick walls to be removed when or if the church required to build aisles to the north and south. The vestry appears to have been built on the south east rather than the north east corner and the original specification / tender documents call for a separate price to build the vestry.<sup>13</sup>



Enlarged detail of side elevation showing original buttresses

<sup>13</sup> Original plans and specifications WCC archives reference B5812

## 1.2 Timeline

1912	Church hall constructed (original church on this site)
1929	Church constructed
1963	North and south side aisles added – note there is no record of a building consent application for this work
1968	New vicarage constructed on an adjacent site
1973-76	Church hall altered, and a new 'link' building constructed between hall and church
2011	All Saints' was closed after the church's structural engineer deemed the building to be earthquake prone.

## 1.3 Architect

CLERE, Frederick de Jersey, 1856-1952

Frederick Jersey de Clere was born in Lancashire, the son of an Anglican clergyman, and spent his youth in Tickenham, Somersetshire. He was taught drawing by M.R. Hagreen, head architectural drawing master at South Kensington. Clere was articled to Edmund Scott, an ecclesiastical architect of Brighton. While with Scott he would almost certainly have observed at close hand the architect's early use of concrete in the construction of two Brighton churches, St Bartholomew's and St James'. Once articled he joined Robert Jewell Withers, a London architect and a follower of the Ecclesiologists, and Clere became his chief assistant and joined the Architectural Association in London.

Clere arrived in New Zealand in 1877, practising first in Feilding and then in Wanganui. He later came to Wellington and practised there for 58 years. He was elected an associate of the Royal Institute of British Architects in 1882 and a Fellow in 1886. He held office for 50 years as one of five honorary secretaries in the Empire. In 1883 he was appointed Diocesan Architect of the Anglican Church, a position he held for most of his professional life.

Clere was also a member of the Concrete Institute of London and an enthusiastic advocate of its building properties. He was a pioneer in reinforced concrete construction in New Zealand but it took him some time after his arrival in the country to put his ideas into practice. His first ferro-concrete ecclesiastical design was the Anglican Church of St Mary of the Virgin, Karori (1911). He followed this with St Matthew's Anglican Church, Hastings (1913), the first Gothic church built in concrete. St Mary of the Angels (1922) is the most outstanding example of this oeuvre and certainly his best known church. Another fine design is the brick All Saints Church, Palmerston North (1911). Arguably Clere's best church design was a large Gothic reinforced concrete Anglican cathedral for Wellington city (1917), but it never left the drawing board.

As well as being pre-eminent in church design, Clere was responsible for many domestic and commercial buildings among the best known of which are the Harbour Board and Bond Store, Wellington (1891), the Wellington Harbour Board Buildings and, in association with his son, the Renaissance-styled AMP head office (1928). Clere was also involved in the design of large woolsheds in Hawkes Bay and Wairarapa.

Clere was active in the formation of the New Zealand Institute of Architects and served on their council for many years. He was a member of the Wellington Anglican



Diocesan Synod and the General Synod. He was also a member of the New Zealand Academy of Fine Arts. Clere practised on his own and in association with other architects, including his son.

Note: From the WCC Heritage Building Inventory 2001 ref Appendix III<sup>14</sup>

## **2.0 Physical description**

### **2.1 Architecture**

All Saints' (1929) is a simple rectangular brick church with chancel and recessed sanctuary at the east end, a central nave with pews, and a vestry and vestibule at the west end under the bell tower. There are later (c.1963<sup>15</sup>) side aisles to the north and south and these are partly clad in timber weatherboards, and partly constructed in brick masonry. There is a later addition (1976) that links the timber church hall (1912) with the later brick church (1929). There are three stained glass windows on the East side behind the altar dedicated by Bishop E J Rich on the 31<sup>st</sup> July 1955

The bell tower is the church's most distinctive feature and consists of an entrance porch on the ground floor, bell ringing chamber on the first and belfry at the second. The tower is capped by a pediment with a brick string course at second floor level. There are shallow brick piers at each corner of the upper level of the tower, and the belfry openings are louvered, with arched label moulds above them. On the south side of the tower (now enclosed in porch) is a corbel or bracket that holds a stone found by Rev. McConnel at St Ninian's Cave, an early Christian site near Whithorn in Scotland.

The church is designed in a simple perpendicular Gothic style, modelled on a South Downs church from Sussex, England. There are five lancet windows on either side of the nave, each with an arched label mould.<sup>16</sup> And there are stylistic links with other Clere and Clere churches – All Saints in Hataitai and St Matthias at Makara.

The choice of an English Gothic style for a New Zealand Church was part of a deliberate attempt to transform the physical (and spiritual) landscape of New Zealand into something that was recognizably English, and F de Jersey Clere was one of a number of English architects who 'helped impose English building conventions and design influences upon the New Zealand town and cityscape.'<sup>17</sup>

### **2.2 Materials**

WCC Archives 1928 specification and building application form

- Brick masonry wall (except nave and sanctuary walls to the south east?) 'Gasco pressed bricks'. The walls are to be built as cavity walls with a damp-course at 6" above ground level.
- Concrete foundations
- Jarrah - roof framing, jarrah was the general specification for timber within the church building including the main entrance doors.

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<sup>14</sup> Sources: N.Z. Building Progress; July, Dec. 1913; Aug., Sept., Oct., 1917; April 1922, NZHPT Glossary

<sup>15</sup> Dick Barber, *The Church on the Hill* (1978), note further research is required to establish the building consent / SR number for the 1963 works to add the north and south aisles.

<sup>16</sup> Wellington City Council Heritage Building Inventory 2001 ABBO1

<sup>17</sup> Terry Hearn. 'English - Transforming the landscape', *Te Ara - the Encyclopedia of New Zealand*, updated 4-Mar-09 URL: <http://www.TeAra.govt.nz/en/english/9>

- The flooring is noted separately as jarrah, matai or red pine (presumably rimu)
- Welsh (Portmadoc) slate roof cladding
- Tower roof – 6” Reinforced concrete
- Gutters and flashings – copper
- Cedar – weatherboards
- Internal ceiling lining nave – fibrous plaster sheets installed between the timber purlins of the main roof
- Internal ceiling linings – vestry and vestibule plaster on concrete
- Internal timber framed walls to be panelled
- Nave & vestry windows – designed to revolve on “Revolux” hinges. Glazed with “English Cathedral Glass” with ½” leaded canes
- The bell dates from a bequest in 1936 by Mrs Susan Ethel Brandt and was cast in 1937 by Messrs Gillet and Johnson, Croydon. The bell is 36 ½” and weighs approx 9cwt. 7lbs, harmonically tuned to the note A, at a total cost £115.0.0d sterling nett.

### 2.3 Setting



View towards All Saint's Church from Abbott Street. Google Maps - ©2012 Google

The church is sited on a prominent elevated corner site and the siting makes the church a “valued landmark in Ngaio”<sup>18</sup> as the distinctive brick church tower is visible from the main transport routes in the Ngaio area particularly the route north to Johnsonville and south to Wadestown and Wilton. The church tower can be seen from the nearby (former) Ngaio Town Hall (1925) also listed on the WCC heritage inventory (map 21/393). There is a nearby Arts and Craft style (1941) listed house on Abbott Street and a “Queen Anne” style listed house (1938) on nearby Imlay Crescent. There are two listed houses nearby on Kenya Street, Crofton (1857-8) and Donisthorpe (1906).

All Saints is also noted as feature No.11 on the WCC Northern Suburbs Heritage Trail.<sup>19</sup>

<sup>18</sup> Wellington City Council Heritage Building Inventory 2001 ABBO1

<sup>19</sup> Wellington City Council Heritage Trail – Northern Suburbs 01.

<http://www.wellington.govt.nz/services/heritage/pdfs/northernsuburbs01.pdf>

### 3.0 Sources

- Dick Barber, All Saints' Church, Ngaio: Parish Jubilee 1906 - 1956, (All Saints' Church, Ngaio 1956)
- Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 9
- NZHPT Glossary
- Peter Shaw, A History of New Zealand Architecture, (Auckland: Hodder Moe Beckett, 2003), 109
- WCC 1995 Heritage Buildings Inventory reference 1.23 (1994).
- WCC Heritage Building Inventory 2001 ABBO1

#### Images

- Googlemaps
- WCC archives reference B5812
- NZ Historic Places Trust.
- Duncan Winder, "All Saints' Church, 1968," held by Alexander Turnbull Library ID: DW-3171-F
- Duncan Winder, "All Saints' Church interior in 1968," held by Alexander Turnbull Library ID: DW-3174-F

#### Newspapers and periodicals

- Bronwyn Torrie, "Earthquake Fear the 'final straw' for Ngaio Church." *Dominion Post* 31/03/2011
- N.Z. Building Progress; July, Dec. 1913; Aug., Sept., Oct., 1917; April 1922,

#### Websites

- Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>
- Ministry of Culture and Heritage website "NZ History.net" last updated 23-Jun-2011 <http://www.nzhistory.net.nz/media/photo/makara-church-window-war-memorial>
- Ngaio Progressive Association website accessed 1 June 2012 <http://ngaio.org.nz/about-ngaio>
- Terry Hearn. 'English - Transforming the landscape', Te Ara - the Encyclopedia of New Zealand, updated 4-Mar-09 URL: <http://www.TeAra.govt.nz/en/english/9>
- WCC website "Wellington City Council Heritage Trail – Northern Suburbs 01." Accessed May 2010 <http://www.wellington.govt.nz/services/heritage/pdfs/northernsuburbs01.pdf>

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## Criteria for assessing cultural heritage significance

### ***Cultural heritage values***

#### **Aesthetic Value:**

***Architectural:*** Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

All Saints' is a representative example of the style of revivalist architecture that was typical of New Zealand Anglican church buildings in the early twentieth century. The building was designed to resemble an English rural parish church, and is particularly notable for the simplicity of its form, and for the use of facing brick as a building material

***Townscape:*** Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The church bell tower is a local landmark and is visible from major transport routes through Ngaio

***Group:*** Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The church is located in a within group of heritage buildings that include the nearby listed 1940s houses on Abbott Street and Imlay Crescent, and the (former) Ngaio Town Hall; all of which are listed on the WCC heritage inventory. There are also two listed houses on nearby Kenya Street including the oldest building in the suburb, Crofton (1857-8) and Donisthorpe (1906).

The church is part of a significant group of ecclesiastical buildings designed by Frederick de Jersey Clere that range from the grand St Mary of the Angels (NZHPT Category I) on Boulcott Street, to the simple St Matthias Church (NZHPT Category II) Makara.

#### **Historic Value:**

***Association:*** Is the item associated with an important person, group, or organisation?

The building has a historic association with Clere and Clere, a significant and well known local architectural practice

The building is associated with the New Zealand Anglican Church

***Association:*** Is the item associated with an important historic event, theme, pattern, phase, or activity?

The church is associated with the development of Ngaio from a town that serviced the adjacent railway into a large and thriving suburb

#### **Scientific Value:**

***Archaeological:*** Does the item have archaeological value for its ability to provide scientific information about past human activity?

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

The building is held in high public esteem both as a local landmark and for the church communities which it served

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

The building holds a memorial scroll that lists the men of Ngaio who served in WW1

The church bell has been used as part of public celebrations, particularly to celebrate the end of WWII

Many of the church fittings (and furniture) were donated/ dedicated in memory of clergy, parishioners and local people.

The building has significant spiritual cultural value for the church communities that used the building until 2011. Use of the building has ceased due to concerns as to the earthquake prone status of the church.

**Identity/Sense of place/Continuity:**  
*Is the item a focus of community, regional, or national identity?  
Does the item contribute to sense of place or continuity?*

The building is based on a traditional Gothic church from rural England and the style was chosen as part of the movement to 'Anglicise' the physical and spiritual landscape of New Zealand in the 19<sup>th</sup> and early 20<sup>th</sup> Century. It illustrates a desire for a continued connection to the European cultural heritage of the settler community – something that has different cultural connotations for many New Zealanders today.

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

The building was a place of worship from 1929 - 2011 and has been associated with the key events in the life of members of the congregation including the births, marriages, deaths of individuals, their friends and their family. The church was also the focus of community and social events for the congregation.

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

The building is a good representative example of an early 20<sup>th</sup> Century Church

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The building nave and tower retain most of the early significant building fabric. There are later additions of side aisles (1963) and a link building (1976) to an earlier (1912) church building on the site. The early (1912) church building is now used as a church hall.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

## 4.0 Appendix

### Checklist – desktop research

Source	Y/N	Comments
1995 Heritage Inventory		2012
2001 Non-Residential heritage Inventory		2012
WCC Records – building file		2012
WCC Records – grant files (earthquake strengthening, enhancement of heritage values)		
Research notes from 2001 Non-Residential heritage Inventory		2012
Plan change?		
Heritage Area Report		
Heritage Area Spreadsheet		
Heritage items folder (electronic)		2012
HPT website		None 2012
HPT files		None 2012
Conservation Plan		
Searched Heritage Library (CAB 2)		

### Timeline

1858	The Wellington Anglican Diocese was constituted with CH Abraham as bishop. The diocese included the area from Wellington to the Hutt Valley and further north to Whanganui (excluding the Wairarapa).
1860	William Fox (later Sir William Fox) built a house called 'Crofton' (now 21 Kenya Street <sup>20</sup> ) in the area that later became known as Ngaio.
1863	'Crofton' housed an Anglican Church collegiate school for boys
1865	Rev H Woodford St Hill was the headmaster of the school, and due to a lack of clergy in the local Porirua Parochial district, Hill also lead services at the nearby St John's church in Johnsonville.
1883	Frederick de Jersey Clere appointed as Wellington Diocesan Architect <sup>21</sup>
1885	Wellington – Manawatu railway opened <sup>22</sup>
1891	Church services for Khandallah and Crofton were held in a local private hall near the Simla Crescent railway crossing. The hall was used by all local denominations.
1900	An Anglican church was built at Boxhill in Khandallah
1905	Khandallah, Crofton, Kaiwharawhara and Ngauranga form a separate parochial district.
1906	A house on the corner of Abbott Street and Imlay Crescent was converted to a 'little mission church.'
1907	A new church named 'All Saints' was built behind the nearby railway station at a cost of £235. This was part financed by the Rev EWJ McConnel. The name

<sup>20</sup> Ngaio Progressive Association website accessed 1 June 2012 <http://ngaio.org.nz/about-ngaio>

<sup>21</sup> Peter Shaw, A History of New Zealand Architecture, (Auckland: Hodder Moa Beckett, 2003), 109

<sup>22</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>

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	'All Saints' was chosen because of a connection with All Saints' Church in Eltham (presumably nr London, UK) where McConnel was the first vicar, Mr Paget the first lay reader and Mr Buckeridge the first treasurer. These men all moved to Crofton and were instrumental in the formation of the new church; all held the same roles at the formation of All Saints', Crofton. McConnel also built and carved the altar (panel <sup>23</sup> ) for the 1907 church and part financed the establishment of the new church (he was later repaid via fundraising).
1908	Crofton was renamed as 'Ngaio'
1908 – 1911	Ngaio church hall was used as the town's first school room. <sup>24</sup>
1911	The location of the church (and school) next to the railway lines was considered too noisy, and the church purchased a new site on the corner of Abbott and Kenya Streets for £235 of which McConnel advanced £225.
1911	McConnel retired to the UK
1912	A small church was built on the Abbott Street site for the sum of £219, with the intention of building a larger church on the site as the size of the congregation increased and fundraising permitted.
1912	The vestry for All Saints' was held at Khandallah.
1918	The debt on the purchase of the land was extinguished, due in part to the actions of the Ladies' Social Club which fundraised to repay the debt, purchase a piano, an organ, and the church-room furniture
1918	The congregation out-grew the church
1921	The church was enlarged and was later used as a church hall when the new church of All Saints' was constructed in 1929.
1920s	NZ Railways Department built a housing settlement in nearby Tarikaka Street to service the Wellington – Manawatu railway. <sup>25</sup> Tarikaka Street is now a WCC listed Heritage Area.
1921	Mr Clere (Snr) was asked to prepare plans for a new (concrete) church, but there was a lack of funds available to complete the project
1923	Further plans were prepared to build a new church
1927	Clere was instructed to design a new brick church. Clere noted in a letter to the church that he had taken as a model a small South-Down's church from Sussex in England as 'the simplicity of the plan would be as popular in Ngaio as it was in Sussex, not only for the aesthetic appeal, but also because "it is more than likely that the Down's-folk suffered from a want of funds very much as the Ngaio-hill folk are suffering now." <sup>26</sup>
1928	Tenders were received by the church, the lowest was £2333 by Mr W Husband of Behrampore. Total costs of £2564 included foundations, drainage, buttresses and seats. The bishop suggested a change of name for the new church as there was another All Saints' in the diocese (presumably All Saints' in Hataitai) but the parish disagreed.
August 1928	Work began on site
October 1928	The foundation stone was laid by Bishop TH Sprott
8 February 1929	The church was dedicated by Bishop Sprott who noted that this "is the most prominent building in the suburb."
1931	Ngaio became a sub-district with its own vestry
1930s	During the depression the church found it was difficult to pay the mortgage payments
1936	Bequest from Mrs Susan Ethel Brandt for the installation of a bell
1937	Bell installed in the bell-tower
1938	Main Trunk railway route altered to bypass Johnsonville. Johnsonville railway was electrified to provide commuter transport. <sup>27</sup>

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<sup>23</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 8

<sup>24</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 9

<sup>25</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>

<sup>26</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978), 5

<sup>27</sup> Chris Maclean. 'Wellington places - Northern suburbs', Te Ara - the Encyclopedia of New Zealand, updated 3-Mar-09 URL: <http://www.TeAra.govt.nz/en/wellington-places/5>



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1939	The mortgage debt was repaid
1940s – 1970s	Ngaio suburb increased in size and housing density intensified <sup>28</sup>
1 June 1941	The church was consecrated
1943	A bequest by Mrs Ellen Hand provided the property at 5 Crofton Road as a residence for the curate Rev A J Stewart.
1945	The church bells rang out for VE Day (and presumably VJ Day) to celebrate the end of the war in Europe (and with Japan).
1946	Ngaio became a separate parochial district
1951	The property on Crofton Road was sold and the new vicarage purchased or built at Trelissick Crescent

From Dick Barber, *The Church on the Hill* (1978)

1955	Stained glass windows dedicated by Bishop E J Rich
1963	Plans to enlarge the church prepared by Porter and Martin Architects. Seating capacity would increase from 180 people to 310 people. The contractor was Unit Construction Ltd and the total cost of the project was £10,289 including architect's fees.
1964	The vicarage at Trelissick Crescent was considered to be placed at an inconvenient distance from the Abbott Street church and the church purchased an adjacent property to All Saints' with the intention of building a new vicarage.
1968	New vicarage designed by Maurice Patience and constructed by J Broekes for the sum of \$17, 094. The Trelissick Crescent vicarage was sold.
1969	The Parochial District of Ngaio was debt free and so was confirmed as a parish
1973- 1976	Work to upgrade the church hall (the original 1912 church building) and construct a 'link' building between the church and the church hall was designed by Maurice Patience and built by Demic Construction for the sum of \$20,640.

Bronwyn Torrie, *Earthquake Fear the 'final straw' for Ngaio Church*. Dominion Post 31/03/2011

2006	All Saints amalgamated with St Barnabas Church in Khandallah and combined services for both congregations are now held at St Barnabas.
Unknown date	Church / Owner's engineers deem the building to be an earthquake risk
20 March 2011	Final Eucharist service held at All Saints, Ngaio. The church was closed, but the timber church lounge and church hall (original 1912 church) remain in use. Church spokesman Richard MacLean notes that 'A resource consent would be needed to demolish the church.'

### **NOTABLE CLERGY<sup>29</sup>**

Rev. W J Hands (1920 – 1924)

Rev Hands was appointed as Archdeacon in Fiji in 1924

Rev Edgar William Hancock (1946 – 1950).

Rev. Hancock was ordained in 1933 and served as a vicar in Te Kuiti, army chaplain with the 2nd NZEF in the Middle East, returned to NZ in 1943 and was appointed as assistant curate to the Parochial District of Khandallah and Ngaio and later as the first vicar of Ngaio when Ngaio became a separate Parochial District.

Edward Ingham-Holt (1964-1970)

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<sup>28</sup> Ngaio Progressive Association website accessed 1 June 2012 <http://ngaio.org.nz/about-ngaio>

<sup>29</sup> Dick Barber, *The Church on the Hill* (All Saint's Church, Ngaio: 1978)

Rev. Ingham-Holt trained as an Architect/Surveyor but later was ordained in York Minster in 1939, he moved in NZ in 1953 after an appeal for clergy by Bishop Owen. Rev. Ingham-Holt was involved with the design and construction of the new vicarage and with the additions to the church in the 1960s.

### **MEMORIAL GIFTS<sup>30</sup>**

A notable feature of All Saints' are the 'memorial gifts' and many of these are fixtures and fittings that were donated by parishioners in memory of loved ones and these include<sup>31</sup>: -

- WW1 – memorial scroll including the names of Ngaio men who served in WW1 (dedicated in memory of Melville A.White RFC) and a lectern donated in memory of Sergeant Julian Vernon Radcliffe killed in action in France 1916.
- The bell – dedicated in memory of Susan Ethel Brandt
- The pulpit – donated by parishioners and dedicated in memory of all those who worked for and worshipped in the church. Dedicated 1 December 1945
- Clergy Stall – in memory of Henry Bingham Jacobs (1947)
- Prayer Desk in the sanctuary – in memory of Lawrence Phillips killed on active service, Italy 1944
- Vestry cabinet – in memory of Miriam Bailey 1912 – 1963
- Communion rails to the Lady Chapel – in memory of David Barrons Hegan 1962 – 1965
- Pipe organ – in memory of Heather Mary Scott – 1930 - 1973
- Wooden cabinet for the storage of service books – in memory of Peter Brydone Ward, Churchwarden and Synodsmen (1933 – 1977)
- Church Lounge – in memory of Mildred Clancy 1926 – 1974 with gifts from friends, family and parishioners incorporated into the lounge
- Linen storage cupboard – in memory of Miss Lucy Solomon 1972
- Clergy stall – in memory of Susan Tutton and Flora Thomas (donated 1958)
- Reredos (ornamental screen on the wall behind the altar) – from the original Edith Spratt House, Messines Road, Karori (donated in 1966)
- Lomas entrance doors (that separate the nave from the narthex) donated by the Ngaio RSA to celebrate the Golden Wedding of Thomas and Florence Lomas in 1972.

Also noteworthy is the Union Jack Flag “used for Chaplain’s work in the Libyan Campaign, 1941 – 1943. Presented to All Saints’ by the first Vicar of Ngaio, formerly Chaplain to the forces.”<sup>32</sup> This was, presumably, presented by Rev Edgar William Hancock.

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<sup>30</sup> Dick Barber, *The Church on the Hill* (All Saint’s Church, Ngaio: 1978)

<sup>31</sup> Dick Barber, *The Church on the Hill* (All Saint’s Church, Ngaio: 1978)

<sup>32</sup> Dick Barber, *The Church on the Hill* (All Saint’s Church, Ngaio: 1978) page 55



“The Church by the Station and the site of the Present Church. The first church may be seen just below Ngaio Station. The site of the present Church is the vacant land to right of picture seen below [the] railway line. Right foreground is the house (now 5 Crofton Road), left to the Parish by Mrs Hands and used as the first Vicarage in the early 1940’s. The solid looking house (mid photograph) built for Mr J H Jerram, Church Trustee, [is] now 5 Makererua Street. Goods train near station. C.1910. Photo Miss Gardner...”<sup>33</sup> Image: Alexander Turnbull Library ID: 1/2-008036-F

The first church can be seen just below the engine of the locomotive passing on the nearby railway line. The railway was the main trunk line from Wellington to the north and the trains that passed by the church and schoolroom would have included long distance goods and passenger services.



<sup>33</sup> Dick Barber, *The Church on the Hill* (All Saint’s Church, Ngaio: 1978), 23

All Saints', Ngaio, date unknown but taken prior to addition of the north and south aisles in 1963. Image: Sir George Grey Special Collections, Auckland Libraries, 4-6465



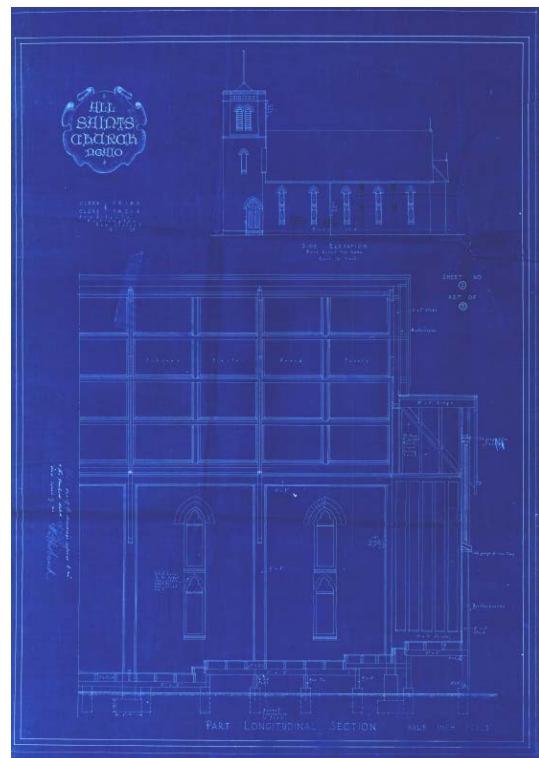
KENT BLECHYNDEN/ The Dominion Post

A newspaper article chronicles the decision to close All Saints' Church due to the risk of collapse during an earthquake. Image: Kent Blechynden /Dominion Post 31/03/2011.

Bronwyn Torrie, *Earthquake Fear the 'final straw' for Ngaio Church*. Dominion Post 31/03/2011

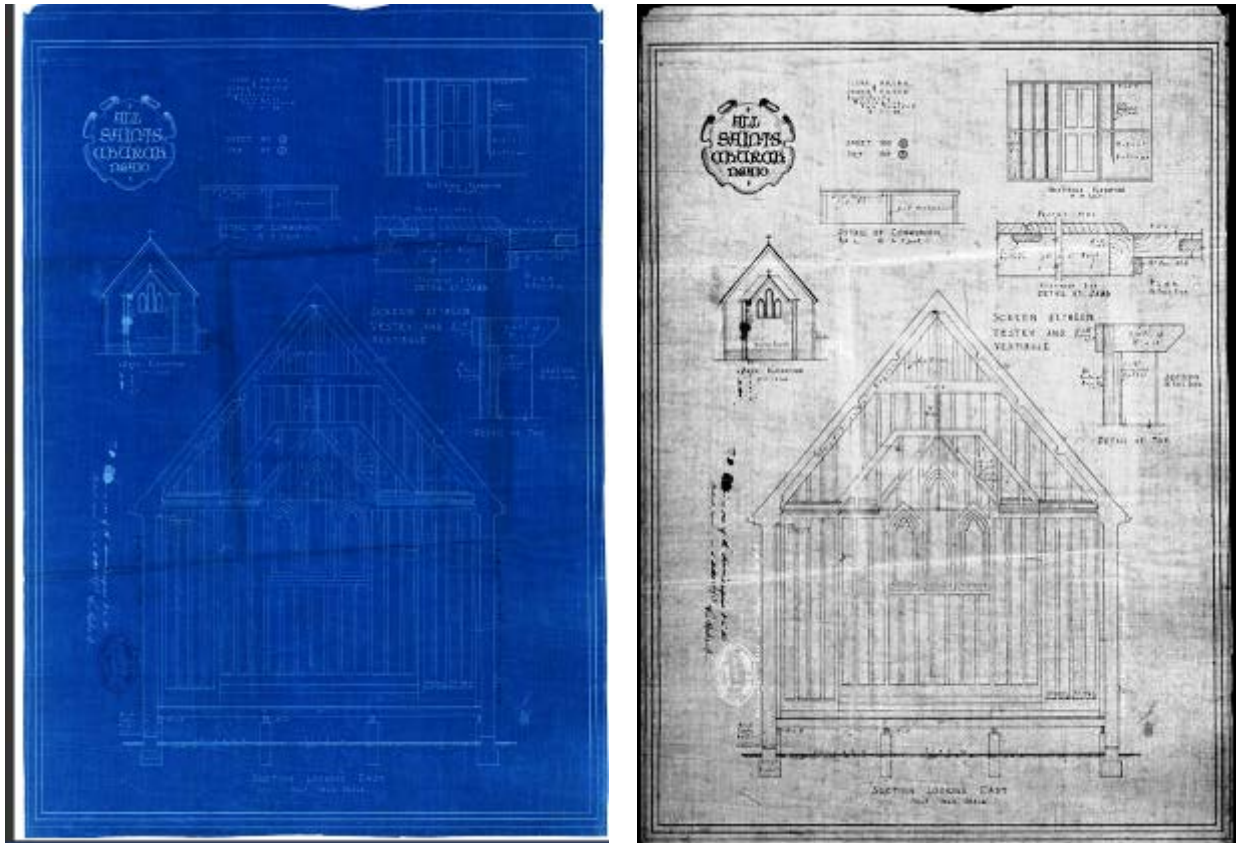


1928 Plan and section including first and second floor plans to the bell-tower and a detail of the connection between the brick nave walls and the timber cladding to the end sanctuary wall. All images: WCC archives



Elevation and part section

reference B5812



Section, elevation and details

**WCC permits and consents**

SR number	Archives reference				
9036474	00058:12: C588	1 Abbott Street, alterations to hall	Legal description: Lot 7 DP 1029. Owner: All Saints Anglican Church. Builder: T C Tomas. Application value £90	Building Permit/ Consent	04 Feb 1957
9040542	00058:16 4: C7665	1 Abbott Street, church hall addition	Owner: All Saints Anglican Church. Builder: H A Marriott. Legal description: Lot 7 DP 1029. Application value £600.	Building Permit/ Consent	23 Nov 1960
	00058:61 6: C28782	1 Abbott Street, crib wall	Legal description: Lot 7 DP 1030. Owner: All Saints Church. Builder: K M Dunning. Application value \$1020	Building Permit/ Consent	16 Apr 1969
9056102	00058:721 : C32746	1 Abbott Street, carport	Legal description: Lot 7 DP 1029. Owner: All Saints Church.	Building Permit/ Consent	06 Oct 1971

			Builder: W S Flavell. Application value \$300		
9063785	00058:10 38: C45224	1 Abbott Street, additions	Owner: Anglican Church. Builder: Anglican Church. Legal description: Lot 7 DP 1029. Application value \$21,100. Floor area: 100 square metres.	Building Permit/ Consent	02 Jun 1976
9603772	00078:75 8: 25478	1 Abbott Street, antenna	Land Use, Cellular network site, Addr: 1 ABBOTT STREET	RC - a Res.Con	1996
25478		Bldg Cons<500 K	oka	Completed	7/03/2002
121910		RC - Compl Cert	2. Establish, operate and maintain a omni- directional antenna.	Issued	10/12/2004
122870		RC - a Res.Con	1: establishment of a cell site	Completed	7/06/2005