

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER HOLY CROSS COLLEGE AT 93 CHURCH STREET, MOSGIEL**



DCC July 2024

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX120
Address	93 Church Street, Mosgiel
Other Building Names	Former Arthur Burns Residence; Mosgiel House
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Various
Condition of Property:	Not known to be at risk due to condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Meets criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external building envelope of Burns Residence and associated residential wings, c1901 chapel, dining room, and auditorium; Verdon Chapel; dormitory.
	External/ancillary elements	
✓	Internal elements and/or rooms	Interior of the c1901 and Verdon Chapels
	Excluded elements	

STATEMENT OF SIGNIFICANCE

The former Holy Cross College has historic significance for its association with Arthur Burns, the founder of the Mosgiel Woollen Company, for whom the 1876 residence was built, and for its nearly 100-year history as New Zealand's national Catholic seminary for secular clergy. It also has cultural and spiritual significance for its long religious use, retaining two chapels associated with the seminary. The complex of buildings has design significance for its complex of buildings centred around Arthur Burns 1876 residence; Buildings within the complex were designed by notable Dunedin's architects or architectural practices including: HF Hardy, FW Petre, Mandeno and Fraser, and Ted McCoy. The buildings retain a good level of authenticity and integrity and collectively demonstrates changes in architectural styles and practices through the nineteenth and twentieth centuries.

When the complex, and individual buildings, are compared with other scheduled buildings in Dunedin of similar periods, it meets the threshold to be included on the district plan heritage schedule. The former Holy Cross College is complex of buildings that was developed specifically to house the former national Catholic seminary for secular clergy; this aspect makes it uncommon and enhances its heritage significance.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901) – Burns' Residence/Chapel Edwardian (1902-1914) – 1906 additions; Wright Wing Interwar (1914-1939) – Mandeno and Fraser additions; Dining Room (date to be confirmed) Moderne (1955-1975) – Verdon Chapel; Dormitory; Auditorium
Style	Italianate Villa Georgian Revival Moderne
Era/Date of Construction	Generally 1876 – 1963/1970s as described below.
Architect/Designer/Builder	1876: Burns' House – H F Hardy 1901: Chapel – FW Petre

	1930s wing: Mandeno and Fraser (architects); Geo. Lawrence and Sons, contractors 1960s: Dormitory (Date/Architect to be confirmed) 1963: Verdon Chapel, Ted McCoy (architect) c.1970s: Auditorium, Ted McCoy (architect) (date to be confirmed)
Historic Use & Cultural Associations	Catholic Seminary
Primary Construction Materials	Weatherboard, corrugated metal roofing, timber door and window joinery. Face brick, rendered masonry, tile roofing, timber door and window joinery. Concrete.
Notable Architectural Characteristics	Two storey square plan villa, two storey masonry wings extending from the rear of the villa. Triple bay arrangement comprising the two wings and central villa. Gabled chapel. Flat roofed modernist structures.

Previous site development

Section 6 Block II East Taieri District was a 10-acre rural block. The Crown grant map does not show any earlier structures.

Design and construction

Arthur Burns Residence

The first building on the site was Arthur Burns' residence, built in 1876. This large two-storey timber villa was built in 1876 for Arthur Burns, founder of the Mosgiel Woollen Company. Burns founded the company in 1871, naming the town for Mossgiel, Robert Burns' Ayrshire farm. H F Hardy, the architect for Burns' homestead, invited tenders for 'extensive buildings' on the Taieri in April 1876.¹

¹ *Evening Star* 31 March 1876 Page 3; *Otago Daily Times* 17 April 1878 Page 4; *Otago Witness* 22 March 1932 Page 60.



Burns' Residence (Norris, HCCA Archives)

Burns' residence was a large two-storeyed timber villa. The main house was square in plan and contained the principal rooms. A projecting wing at the rear housed the secondary service rooms. The house was simple in design, with a portico topped with a balcony marked the main entrance, marked also by a small projecting gable and a round-headed window. The ground floor featured double-hung sash windows with triangular pediments (bay windows on the west elevation), providing the main decorative detail along with dentils at the eaves.

Burns offered the house for sale in 1878. The real estate advertisement described the house as a 'large and substantial family residence' with 'stabling, and other out-buildings.' The house's ground floor included a dining room, drawing room, study, nursery, storeroom, butler's pantry, kitchen, washhouse, and laundry. The upper floor had eight large bedrooms. John Hyde Harris purchased the property.

THURSDAY, 18th APRIL,
At 8 o'clock.

FAMILY RESIDENCE AND LAND,
At Mosgiel, East Tairāhī.

GILLIES, STREET, AND HISLOP
have received instructions from A. J. Burns, Esq., to offer for sale by public auction, at their Rooms, Bond street, Dunedin, on Thursday, 18th April, at 3 o'clock,

All that piece of land in the East Tairāhī district, containing 10 acres or thereabout, being portion of section 6, block II, on the map of the said district;

Together with
The large and substantial family residence, stabling, and other out-buildings erected thereon, and now occupied by Mr Burns.

On the ground-floor of the house there are dining-room 34 x 20, drawing-room 25 x 20, study, nursery, store-room, butler's pantry, kitchen, wash-house, and laundry, all plastered throughout; and on the upper floor there are eight large bedrooms, bath-room, and linen closet, having plastered walls and boarded ceilings. The house is well and faithfully built, is fitted up with every convenience, and is in every way suited for a family residence. It is situated about two or three minutes' walk from the Post Office, Telegraph Office, and Mosgiel Railway Station, on the Dunedin and Otago Railway, where trains may be had for the city five or six times a day, while for those who prefer riding or driving there is a good metalled road from the door to Dunedin.

The household furniture, which is of a very superior description, carriage and harness, horses, &c., may be taken at valuation.

Arrangements can be made whereby any purchaser can obtain altogether about 160 acres of the best land in the Tairāhī Plain adjoining, if he desires a greater acreage.

For further particulars, plans of land and buildings, and conditions of sale, apply to
GILLIES, STREET, and HISLOP,
4ap Bond street.

Hyde Harris (1826-1886) emigrated to Dunedin in 1850, practising as a lawyer. He married one of Captain Cargill's daughters. Harris was elected to the Provincial Council in 1853 and was a member of the first Dunedin Town Board. He was elected Otago Superintendent in 1863. He became Mayor of Dunedin in 1867 and a member of the Legislative Council and the Solicitor General. During Hyde Harris' ownership, the house was known as Mosgiel House. Hyde Harris was a major investor in land but lost heavily and had to declare bankruptcy.

In 1883, amid financial difficulties, Harris offered the property to let with or without the right to purchase.² The house contained more than 20 rooms, had three bathrooms, as well as electric call bells. Outbuildings included a stable, coach house, washhouse, and laundry. The landscaped grounds included an orchard of 1000 trees and a kitchen garden.³ Harris died in 1886.

In September 1886, Harris's wife offered the property for sale through Reid Bros and Finch solicitors.⁴ When Section 6 was subdivided in 1895, the applicants were Donald Reid the younger and Alfred Abner Finch.⁵ The house looks to have been tenanted for some years in the late 1880s and early 1890s. The house was offered for sale again in the early 1890s as part of "The Grange" estate.⁶

The new owners were John and William Swan.⁷ The Swans sold the land to Bishop Michael Verdon as the country's national seminary for training Catholic priests.⁸

² *Evening Star* 1 April 1884 Page 3

³ *Otago Daily Times* 15 March 1883 Page 1; <https://www.toituosm.com/collections/smith-gallery/wall-2/john-hyde-harris> accessed 24 July 224.

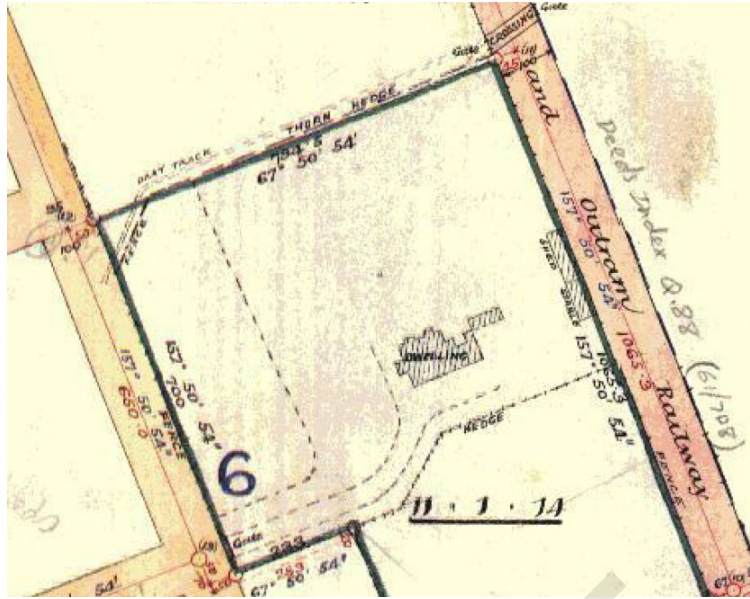
⁴ *Evening Star* 25 September 1886 Page 3.

⁵ DP 1173, Land Information New Zealand.

⁶ *Otago Daily Times* 17 March 1894 Page 3.

⁷ *Otago Witness* 22 March 1932 Page 60.

⁸ Record of title OT101/250. Land Information New Zealand.



Burns' Homestead in 1895 (Detail of DP 1173 Land Information New Zealand)

Holy Cross College – 1900-1997

In 1838 French Catholic missionaries arrived in New Zealand, proselytising with Māori in Northland. By 1870, the church was mainly an Irish Catholic settler church. In 1870-71, bishops Patrick Moran and Thomas Croke arrived in New Zealand to lead the Dunedin and Auckland dioceses, although Croke soon returned to Ireland. Moran's 24-year term as bishop shaped New Zealand Catholicism. Bishop Redwood was appointed bishop of Wellington in 1874. He was appointed metropolitan (archbishop) in 1887, an appointment that recognised New Zealand Catholicism was developing its own identity, making New Zealand an ecclesiastical province. In 1899, Rome ordered the first provincial council of New Zealand to be held.⁹

In 1899, the New Zealand Bishops at the First Provincial Council decided to establish a Provincial (national) Seminary for New Zealand. Holy Cross College provided training for secular clergy (ministers who did not belong to a religious order). Dunedin's Bishop Michael Verdon offered to take 'full personal responsibility' for the venture.

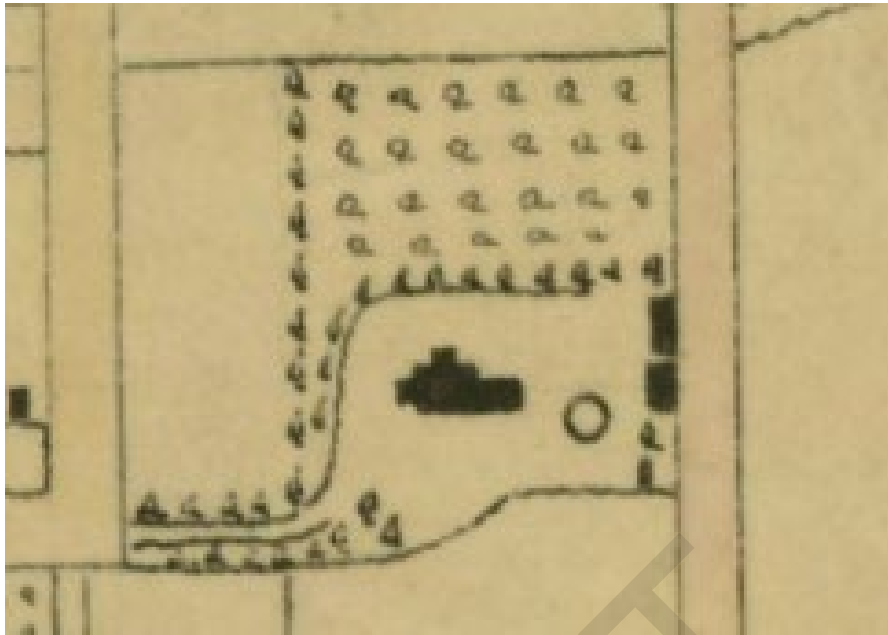
In 1899, Verdon bought what had been Arthur Burns' Mosgiel residence, known as 'Mosgiel House.'¹⁰ The seminary opened with 11 students on 3 May 1900, the feast of the Holy Cross, with Bishop Verdon as the first Rector.¹¹ A new chapel was opened in 1901, likely designed by FW Petre. The brick chapel, designed in the "Roman style" was around 50 ft by 25ft not including the sacristy and a private room.¹²

⁹ Rory Sweetman, 'Catholic Church', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/catholic-church> (accessed 25 July 2024)

¹⁰ Rory Sweetman, 'Catholic Church - Building a national Catholic Church', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/catholic-church/page-3> (accessed 25 July 2024)

¹¹ Peter Norris, *Southernmost Seminary: The story of Holy Cross College, Mosgiel (1900-97)*, Holy Cross Seminary, Auckland, p. 15.

¹² https://en.wikipedia.org/wiki/List_of_buildings_by_Francis_Petre. No reference was given for attributing the chapel to Petre. Wynn William's thesis on Petre's work does not discuss Holy Cross Chapel, but nor does he attribute to Petre the Holy Cross College buildings Petre is known to have designed. See *New Zealand Tablet* 23 August 1900 Page 18.



The chapel site in 1901 (Detail of WT Neil's Military Topographical Plan – Portion of Taieri and Dunedin and East Taieri Districts Item, Sheet 27: Archives New Zealand Code: R23188992, Series Code: 23774)



Holy Cross College (undated image, Te Papa MA 1023624)



Early group of staff and students, 1900 (HCCA archives, reproduced in Norris)

The Holy Cross College facilities developed throughout the twentieth century – the original chapel was built in 1901, a new kitchen and refectory and servant's quarters designed by FW Petre were built in 1902.¹³ In 1906, as student numbers expanded, a new accommodation wing and library were built (understood to be the Wright wing to the south of the original residence; this wing is understood to have been extended in the 1930s).¹⁴



Holy Cross staff in 1920 (HCCA archives, reproduced in Norris)

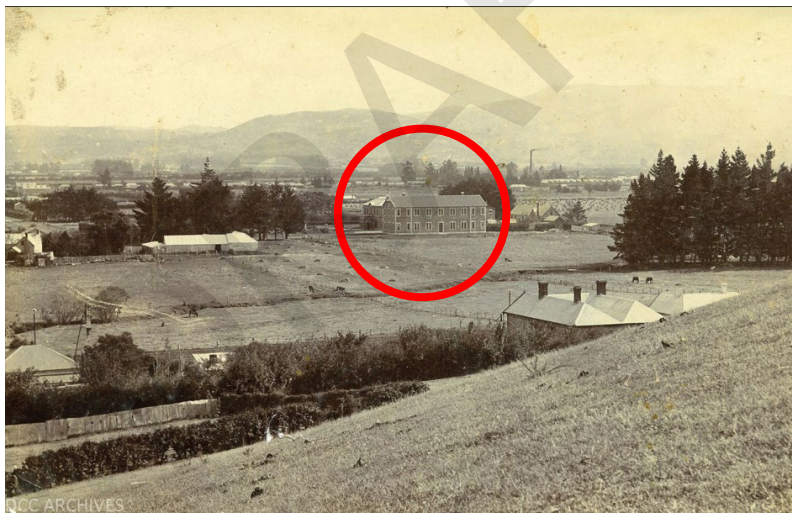
¹³ *New Zealand Tablet* 2 April 1903 Page 20.

¹⁴ Norris, p. 20.



Holy Cross and gardens in 1925 (HCCA Archives, reproduced in Norris)

In the 1930s, under Rector Cecil Morkane's direction, a new accommodation wing was built (presumably the Morkane wing to the north of the original residence). A team of priests canvassed for donations throughout the country, raising the profile of the college in the process. The foundation stone was laid in May 1932. Mandeno and Fraser designed the new wing.¹⁵ Geo. Lawrence and Sons were the contractors.¹⁶ The building went ahead despite The Great Depression, the Bishop being aware that the project provided work for the unemployed.¹⁷ Buildings, such as the old gymnasium and the library, were demolished to make way for the new facilities.



Undated photograph showing the subject building circled, DCC Archives

¹⁵ *Evening Star* 22 December 1931 Page 2.

¹⁶ *Evening Star* 20 September 1932 Page 2.

¹⁷ Norris, p. 26.



Undated aerial view (HCCA Archives, reproduced in Norris)



An aerial view of Holy Cross College (Retrolens, 15/10/1942, Survey Number: SN223, Copyright: Crown)



Verdon Chapel (opened in 1963, HCCA archives, reproduced in Norris)

Additions continued in the 1960s and 1970s. In 1963, Ted McCoy designed the Verdon Chapel for Holy Cross; a dormitory and auditorium were also added. Julia Gatley and Andrew Barrie write:

Built at what was originally New Zealand's national Catholic seminary, this chapel picked up the brick-and-tile material palette of the existing buildings. Internally, the sides of the nave were originally lined with rows of small chapels enclosed by free-standing walls of Oamaru stone – these were required to provide spaces for the many priests-in-training to say mass each day. The seminary moved to Auckland in 1998 and the chapels have now been removed, but the original pews and colourful stained glass remain. The proportions of the gabled interior, unvarnished timber ceiling, and strong use of colour are strongly reminiscent of the ambiance of a Māori meeting house, which comes as a surprise given the thoroughly suburban exterior.¹⁸



Chapel in its garden setting with the other Holy Cross buildings to the rear and left (HCCA archives, reproduced in Norris)

Notable people/Themes

Arthur Burns (1830-1901) and Mosgiel Woollen Co.

Ayrshire born Burns came to Otago with father Reverend Thomas Burns aboard the *Philip Laing* in 1848. In the late 1850s, Burns built his first homestead was on what is now the corner of Bruce and Duke Streets – his farm known as Mossgiel or Mosgiel Farm.¹⁹

¹⁸ Julia Gatley and Andrew Barrie, "McCoy & Wixon: Public Bldgs in the South," Itinerary No. 26, Block: The Broadsheet of the Auckland Branch of the New Zealand Institute of Architects, Nos. 9 and 10, 2009. They refer to an article in the NZIA Journal Dec. 1967.

¹⁹ WR Kirk, *Pulse of the Plain: A History of Mosgiel*, Mosgiel Borough Council, Mosgiel, 1985, p.24.



Burns' first homestead. (This work is licensed under a Creative Commons Attribution-Noncommercial-No Derivative Works 3.0 New Zealand License)

He was a member of the Provincial Council for Central, Taieri, and on its executive. He was also a member of Parliament for Bruce, Caversham, and Roslyn during the 1860s and 1870s. Arthur was son of Reverend Thomas Burns and grandnephew of poet Robert Burns. He was manager of the Westport Coal Co. for many years, supervising the development works for 4-5 years before returning to Dunedin. He was a justice of the peace from 1850. He died in September 1901.²⁰ WR Kirk's history of Mosgiel asserts that Burns 'more than any other single man set in force events that [were] to lead to the growth of the future town of Mosgiel.'²¹

He established the Mosgiel Woollen Co. in response to the Otago Provincial Council's offer of a bonus of £1,500 for the first 5,000 yards of woollen cloth manufactured in the province. Burns travelled to Britain to raise money for the project, taking on John Smail as a partner in the new company A.J. Burns and Co.²² Work was underway on the new factory by early 1871, with demand meaning the factory soon expanded. The company became the Mosgiel Woollen Factory Company Ltd in 1873, bringing in many of Dunedin's leading business and professional men as directors.

Bishop Michael Verdon (1838-1918)

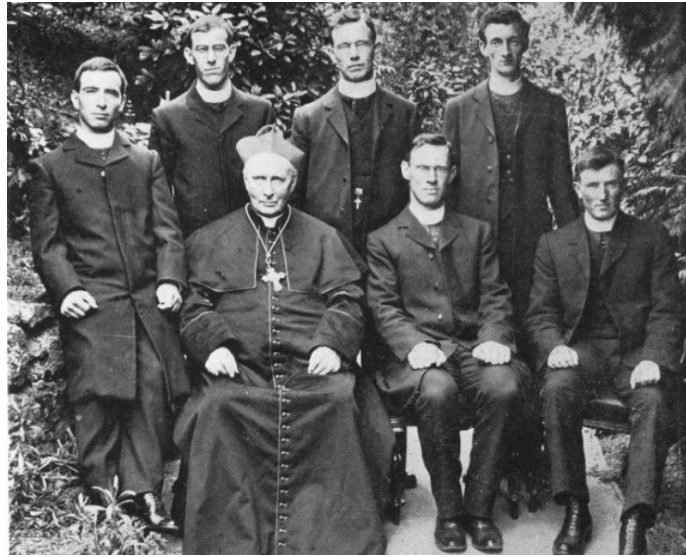
Verdon was born in Dublin, into a religious family – his uncle was Archbishop of Dublin and his cousin Cardinal Patrick Moran, became Archbishop of Sydney. He was ordained in 1861, becoming president of Dublin's seminary before taking charge of St Patrick's seminary in Sydney. He was appointed bishop of Dunedin in 1895. Alongside overseeing the building of several churches, catholic schools, the St Vincent de Paul orphanage, and directing the national Catholic newspaper *The Tablet*, he was responsible for establishing Holy Cross College.²³ He remained Bishop until his death in November 1918.

²⁰ Schofield, biography, pp. 121-122.

²¹ Kirk, p. 30.

²² Kirk, p. 55.

²³ <https://www.odt.co.nz/news/dunedin/gentle-soul-full-kindly-feeling-brought-down-ill-timed-venture-north> accessed 23 July 2024; *Otago Daily Times* 25 November 1918 Page 6.



Roman Catholic Bishop of Dunedin Michael Verdon in 1909, with graduates of Holy Cross College in Mosgiel. Photo: Otago Witness

Religious Institutions: Holy Cross College – New Zealand’s national seminary

Holy Cross was a seminary founded for the training of Catholic diocesan clergy under the control of the bishops of an ecclesiastical province. Seminaries are under the direction of the Consistorial Congregation in Rome but are controlled locally by the bishop who appoints and removes professors and determines the regulations and administration.²⁴ Holy Cross was the country’s national seminary.

The college provided courses to prepare young men for ordination, in both knowledge and personal habits.²⁵ In the early years of Holy Cross, the students' lives focused on their religious calling, the institution being inwardly focused and playing little part in the local community. It was a largely Pākehā institution – reflecting the country’s Irish Catholic population. The first Māori student enrolled in 1959 – Henare Arekatera Tate, nephew of Whina Cooper (later Dame). From that date, there was a gradually more diverse mix of students, including an increasing number of Pasifika students.²⁶ By 1950, the college’s golden jubilee year, it had 80 students and had produced 200 priests and 3 bishops. The 1970s saw a decline in numbers. College life became more closely linked to the community and the university and less inwardly focused and monastic than the institution’s earlier years. The seminary closed in Mosgiel in 1997, relocating to Auckland.

H F Hardy

Henry Frederick Hardy (1831-1904) was born in Derbyshire, emigrating to Dunedin in 1853. He was a significant builder and architect, and active in many aspects of community life. Hardy was apprenticed as a cabinetmaker soon after his arrival. In 1855 he entered the building trade, entering into a partnership with Mr Winchester around 1857, under the style of Hardy and Winchester. A few years later the partnership was dissolved, and Hardy continued on his own account. In 1861 he was employing 60 men. He learnt is drafting schools from Augustus Peopell. Hardy went on to design many Dunedin buildings, including the Mosgiel Woollen mills, Mosgiel House, Reid and Gray’s warehouse and workshops, offices

²⁴ <https://www.newadvent.org/cathen/13694a.htm> accessed 24 July 2024.

²⁵ <https://www.newadvent.org/cathen/13694a.htm> accessed 24 July 2024.

²⁶ Norris, p. 88.; p.60.

of the New Zealand Shipping Company, the *Otago Daily Times and Witness Company's* building, as well as several churches. He was the secretary and architect of the Public Schools Committee, supervising the construction of many schools in Otago. He designed many houses, was a director and original shareholder of the Mosgiel Woollen Company and was a committee member of the 1890 NZ and South Seas Exhibition. He was heavily involved in the Anglican Church, being a member of the Diocesan Synod and of the Diocesan Trust Board.²⁷

FW Petre

Francis William Petre (1847-1918) was the first New Zealand-born architect to rise to national prominence. Born in Petone, his parents were among England's oldest and most influential Catholic families. Francis's faith played a 'a major role' in his career. He was articled to shipbuilder and engineer Joseph Samuda in London, before working for architect and engineer Daniel Cubitt Nicholls, giving him a thorough understanding of engineering, including the use of concrete. In 1872, he was employed by John Brogden and Sons as a railway engineer, settling in Dunedin. He established his private engineering and architectural practice in 1875. He married Margaret Cargill in 1881, daughter of Dorothy and Edward Cargill, prominent Presbyterians. His first important commission was St Dominic's Prior in Dunedin begun in 1877. He received many major commissions for the Catholic church from the 1880s.²⁸

Mandeno and Fraser

Mandeno & Fraser were leading Dunedin architects whose most notable commissions were the Dunedin Town Hall (1927-30) and the Central Fire Station (1930-31). Henry Mandeno (1879-1973) and Roy Fraser (1895-1972) formed their partnership in 1921; the firm was still operating in the 1950s. In addition to major commercial, civic, and institutional buildings, Mandeno & Fraser designed residences in the Arts and Crafts style in the early 1920s, developing a more formal stripped classical architectural language in the late 1920s and 1930s.

Ted McCoy

Edward John McCoy (known as Ted, 1925-2018) was born and raised in Dunedin and studied architecture at the University of Auckland, graduating in 1949. Nola and Ted McCoy had a family of thirteen children, of whom four became architects.

In 1957 McCoy was awarded two medals by the NZIA, a bronze for the Nees house and a gold medal for Aquinas Hall at the University of Otago. This was reportedly the first time that two medals had been won by the same architect in the same year. McCoy also designed the family's holiday house at Wanaka (1971). His later partnership with Peter Wixon was continued by the two partners' sons.

Over his career McCoy received eight National Awards of the New Zealand Institute of Architects, 20 Otago regional NZIA awards, and in 2002, the Gold Medal of the NZIA recognising his lifetime achievement in architecture. He was made an Officer of the New Zealand Order of Merit in 2004 for services to architecture and heritage.²⁹ McCoy was a strong supporter of heritage, being a chair of the

²⁷ *Otago Daily Times* 15 February 1904 Page 5

²⁸ Ian J. Lochhead. 'Petre, Francis William', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2p13/petre-francis-william> (accessed 26 July 2024)

²⁹ Ted McCoy, *A Southern Architecture: The Work of Ted McCoy*, Otago University Press, Dunedin, 2007.

New Zealand Historic Places Trust Regional Committee and a member of the New Zealand Historic Places Trust Board in 1990. He was active in the New Zealand Institute of Architects both locally and nationally.

In *Exquisite Apart: 100 Years of Architecture in New Zealand* Tony Van Raat, writing on modern architecture in the South Island, places McCoy alongside Miles Warren, Peter Beavan, and Paul Pascoe as the major architects in the 1950s and 1960s – creating a ‘distinctive body of work that draws upon a highly-developed consciousness of history and context.’ Van Raat writes that McCoy ‘gained a national reputation with a number of projects including a series of very fine houses’ – including his own residence, the Blackman residence, and the Nees residence as exemplars.³⁰ In 2007 McCoy published *A Southern Architecture – the Work of EJ McCoy* (Otago University Press).

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The former Holy Cross College demonstrates heritage values within this criterion.

The Victorian dwelling at the centre of the former Holy Cross College has historic significance for its association with Arthur Burns, the founder of the Mosgiel Woollen Company and who was key to Mosgiel’s development. The former Holy Cross College that developed around Burns’ Victorian dwelling has historic significance as the national seminary for secular clergy of the Catholic Church for close to 100 years.

SPIRITUAL/CULTURAL

The former Holy Cross College demonstrates heritage values within this criterion.

Holy Cross College was the centre of spiritual practice and worship as the national seminary for the Catholic Church. Although it no longer provides training for clergy, the complex retains two chapels. The complex illustrates the culture of the religious life in seminary.

DESIGN

The former Holy Cross College demonstrates heritage values within this criterion.

The former Holy Cross College is an extensive complex of buildings that was developed between 1876 – 1963. The complex includes buildings designed by at least four significant Dunedin architects – HF Hardy, FW Petre, Mandeno and Fraser, and Ted McCoy. In their diversity, the buildings show changes in architectural styles and practices through the nineteenth and twentieth centuries.

TECHNOLOGICAL/SCIENTIFIC

The former Holy Cross College does not demonstrate heritage values within this criterion.

³⁰ Charles Walker, (ed), *Exquisite Apart: 100 Years of Architecture in New Zealand*, Balasoglou Books, Auckland, 2005, pp.60-61, p.54.

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Otago Daily Times 17 April 1878 Page 4; 15 February 1904 Page 5

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Date Assessment Completed	26 July 2024	Author	HB
Date Peer Reviewed	7 August 2024	Reviewer	MM
Date Confirmed Complete	7 August 2024		
Date Revised	6 September 2024. Clarification of Historical Summary and Recommended Protection.		