

## HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: ISLINGTON AT 218 BUSH ROAD



218 Bush Road in 2021 (Otago Daily Times, 9 April 2021, <https://www.odt.co.nz/lifestyle/home-garden/historic-home-gets-new-lease-life> )

### PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX115
Address:	218 Bush Road, Mosgiel
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Residential
Condition of Property:	Not known to be at risk because of condition

### SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet 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 excluding conservatory extension
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
✓	Excluded elements	Conservatory extension to the north of the 1912 component

## STATEMENT OF SIGNIFICANCE

Islington at 218 Bush Road, built in 1912 for prominent Taieri farmer William Cuthbert Todd has historical and design significance. Historically, the house is associated with the Todd family, including two notable residents of the Taieri District: Alexander Todd, who was an early pioneer of Otago, and established Islington farm; and William Cuthbert Todd, who was for many years a member of the Taieri County Council, and a deacon of the East Taieri Presbyterian Church. It has design significance as a substantial Queen Anne-style residence designed by prominent Dunedin architect Edmund Anscombe that appears to retain a good level of authenticity and integrity.

Islington is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, Islington meets the threshold to be included on the district plan heritage schedule.

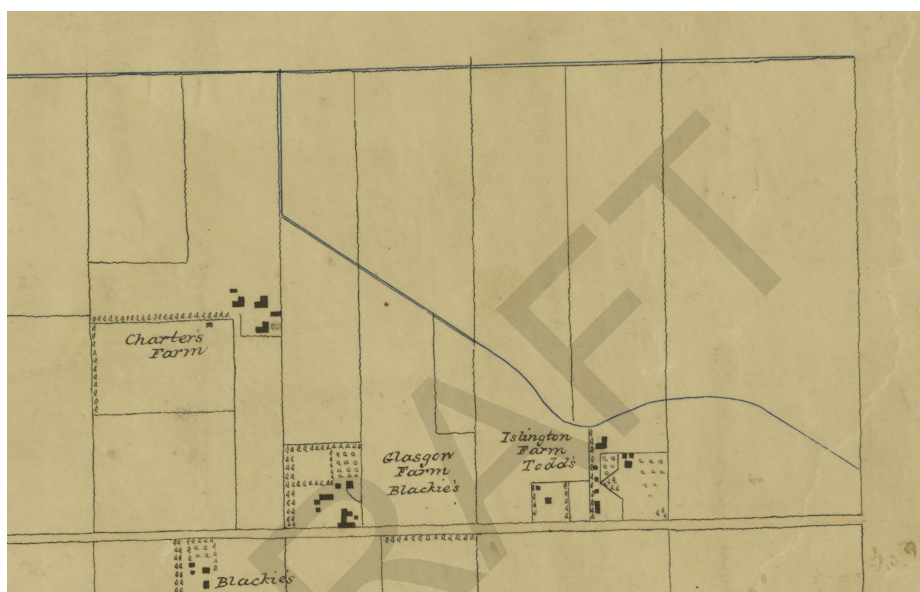
## HISTORICAL SUMMARY

<b>Architectural Period</b>	Edwardian (1902-1914)
<b>Style</b>	Edwardian Queen Anne
<b>Era/Date of Construction</b>	1912
<b>Architect/Designer/Builder</b>	Edmund Anscombe (architect) William McLellan Ltd (builders)
<b>Historic Use &amp; Cultural Associations</b>	Todd family home
<b>Primary Construction Materials</b>	Face brick, render, timber shingles, timber joinery and detailing, [standing seam metal roof as a replacement for Marseille tile roof ].
<b>Notable Architectural Characteristics</b>	Typical period detailing including the irregular roof form, broken-pitched roofs, false gables, turret, bay windows, arched window heads, leadlight windows, exposed rafters tails.

### Previous site development

Section 2, Block VIII, East Taieri District, was created by the subdivision of the District of Taieri in 1846.<sup>1</sup> Alexander Todd purchased the property in 1859 and established a farm, naming 'Islington' after his father-in-law's home in South Carolina.<sup>2</sup> The property passed to his sons following Alexander's death in 1886.<sup>3</sup> William Cuthbert Todd, the youngest son, later became the sole owner of the property following the death of his brothers.<sup>4</sup> Under his ownership, the land was subdivided to form the present section (Part Section 2, Block VIII, East Taieri District).<sup>5</sup>

Multiple buildings had been constructed on the site by 1901. By 1911, the buildings included a nine-room timber dwelling and a six-stall stable. These were demolished in August 1911, just before the construction of 'Islington'.<sup>6</sup>



*Islington Farm (Section 2, Block VIII) in 1901. Buildings are shown in black (Archives NZ, R22756748, cropped.)*

### Design and construction

Prominent Dunedin architect Edmund Anscombe designed this Queen Anne style residence in 1910.<sup>7</sup> The quantities and estimates for Todd's residence are included in the records of William McLellan Ltd, so it assumed that that company were the contractors for the residence. The residence was built in 1912 for

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<sup>1</sup> Premise, SO 61.

<sup>2</sup> Shaw, M. S. and Farrant, E. D. 1949. *The Taieri Plain: Tales of the Years that are Gone*. Dunedin: Whitcombe & Tombs LTD.

<sup>3</sup> *Otago Daily Times*, 16 April 1886, Page 2.

<sup>4</sup> Cyclopedia Company Limited, 1905. *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*, 'East Taieri.' <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d5-d50-d2.html#name-429339-mention>

<sup>5</sup> Archives NZ, R21088986; OT262/248.

<sup>6</sup> *Otago Daily Times*, 3 August 1911, Page 12.

<sup>7</sup> Quantities and estimate for proposed new residence at Bush Rd, Mosgiel, for W.C. Todd, E. Anscombe architect (1910); Reference No: MS-3500/007

William Cuthbert Todd, who had occupied and run the farm for several years before retiring c. 1905.<sup>8</sup> Its design incorporates several features of the Queen Anne style, including an irregular steeply pitched roof form with broken-pitched roofs and false gables, circular turret, bay windows, and a high level of ornamentation, including decorative finials and brick arched window heads.



*Islington, soon after it was constructed in 1912 (Otago Witness, 7 August 1912, Page 43.)*

#### Later history and development

The Islington property remained within the Todd family until 1951, when W. C. Todd's niece, Margaret McCaw, sold the home. Since then, the house has had just four different owners.<sup>9</sup> The current owners restored the home in 2019 and added a conservatory extension to the rear (north) elevation. As part of the restoration, weatherproofing, and bracing of the house, the original Marseille tile roof was replaced with a double-locked, standing-seam zinc roof; parts of the exterior were re-painted; and windows were replaced, including the addition of new stained-glass windows. However, the original form, layout, and ornamentation of the external elevations has largely been retained.<sup>10</sup>

#### Notable people/Themes

##### Alexander Todd (1803 – 1886)

Alexander Todd was born in 1803 in Glasgow Scotland, where he worked as an accountant. He travelled to New Zealand on the 'Mooltan,' which arrived at Port Chalmers in 1849.

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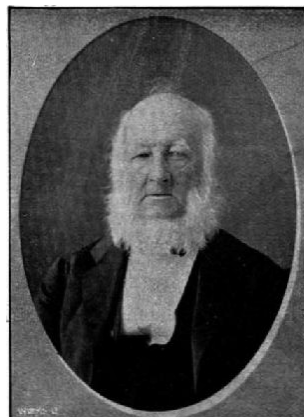
<sup>8</sup> Cyclopedia Company Limited, 1905. *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*, 'East Taieri.' <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d5-d50-d2.html#name-429339-mention>

<sup>9</sup> OT262/248; *Otago Daily Times*, 9 April 2021. <https://www.odt.co.nz/lifestyle/home-garden/historic-home-gets-new-lease-life>

<sup>10</sup> *Otago Daily Times*, 9 April 2021.

The following description of Alexander Todd was published soon after his death in 1886:

*Mr. Alexander Todd, sometime of Islington, East Taieri, was one of the pioneers of Otago. ...He came out with the determination of carrying on farming in the new country, and brought cut [sic] a married couple as servants, an Ayrshire cow, and numerous farm implements. At first the family resided in Anderson's Bay, but in 1859 they removed to Islington, in the Taieri, then, as a district, practically a swamp in its virgin state, without roads, and the only mode of conveyance was by bullock drays. Mr. Todd never mixed in public affairs, except in regard to the church, in which he took a great interest. He died at his residence, Islington, in 1886, aged eighty-three years, leaving a surviving family of five sons and two daughters. Mrs Todd had predeceased him in 1860.*<sup>11</sup>



*Alexander Todd (Cyclopedia Company Limited, 1905)*

William Cuthbert Todd (c. 1847 – 1937)

William Todd was born in Glasgow c. 1847 and was the youngest son of Alexander Todd. He travelled from Glasgow to New Zealand with his family in 1849 and lived at Islington for much of his life before succeeding to the property after his father's death, and later building the present house. He married Helen Muirhead, the daughter of another Taieri settler, in 1894 and the couple had no children. He was an active member of the local community; in addition to sitting on the Taieri County Council for twelve years and being an office-bearer of the East Taieri Church for over fifty years, Todd was also in the Otago Hussars earlier in his life.<sup>12</sup>

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<sup>11</sup> Cyclopedia Company Limited, 1905. *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*, 'East Taieri.' <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d5-d50-d2.html#name-429339-mention>

<sup>12</sup> *Evening Star*, 23 July 1937, Page 9; Cyclopedia Company Limited, 1905.





W. C. Todd (Cyclopedia Company Limited, 1905)

#### Edmund Anscombe (1874-1948)

Born in England, Anscombe's family emigrated to New Zealand when he was an infant. He served an apprenticeship as a carpenter. In 1901 he left New Zealand to study architecture in the United States. It is believed he studied by correspondence and supported himself as a builder. He returned to Dunedin in 1907 and in January 1908 won a design competition for the School of Mines building at the University of Otago. His success led to his appointment as the architect to the University of Otago, a position he held until 1929. He gained commissions for several major Dunedin buildings including Otago Girls' High School, and Palmerston Town Hall. He went into partnership with LD Coombs in 1913, and with H McDowell Smith in 1914. He completed commissions in areas as far afield as Invercargill and Palmerston North. He advanced theories of industrial construction including, in 1920, the development of cellular concrete blocks. The blocks were used in the government housing scheme at Miramar in Wellington. He was the official architect for Dunedin's 1925-1926 New Zealand and South Seas International Exhibition. He left Dunedin in 1929 and established a practice in Wellington. His most important work was the New Zealand Centennial Exhibition of 1939-40.<sup>13</sup>

#### William McLellan Limited

Hocken Collections record that:

*In 1910, the three McLellan Brothers, William, James and Duncan, together with Louis Joel formed a business partnership. William McLellan became Managing Director and Louis Joel Accountant/Secretary. Their first major building contract was the King Edward Technical College completed in 1913. Many contracts followed including St Paul's Cathedral, the Otago Medical School, Sargood Wing of the Art Gallery, Mosgiel Knitwear Factory, Waipiata Sanatorium and the Rakaia Bridge. Other buildings were modernised such as the Octagon Theatre and the Empire Theatre (later the St James). In 1933, the firm obtained the contract to build the Kew Hospital and it was at this point that the Invercargill branch was opened. In addition, a great deal of maintenance work was undertaken. The last major contract was the State Fire Office on the corner of Rattray and Princes Streets. None of the family members had been trained for the*

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<sup>13</sup> Greg Bowron. 'Anscombe, Edmund', Dictionary of New Zealand Biography, first published in 1998, updated July, 2013. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund> (accessed 16 January 2023)

*building trade, and shortly after the death of William McLellan, the last surviving member of the partnership, the company went into voluntary liquidation.<sup>14</sup>*

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The dwelling demonstrates heritage values within this criterion. Islington has historic significance for its association with the Todd family. The Todd family lived in the Taieri district from 1859, with Islington one of the early farms there. Alexander Todd and his son William Todd were prominent in the history of the Taieri district. William was active in the local politics as a Taieri County Councillor for 12 years and was an office bearer in the East Taieri Presbyterian Church for over fifty years. Islington also has significance for its association with construction firm William McLellan Limited, one of the company's early projects.

### **SPIRITUAL/CULTURAL**

The building does not demonstrate heritage values within this criterion.

### **DESIGN**

The dwelling demonstrates heritage values within this criterion. Islington has design significance as a substantial residence designed by prominent Dunedin architect Edmund Anscombe. Designed in 1910, soon after Anscombe's return to Dunedin in 1907, Islington is one of Anscombe's larger residential commissions. The Queen Anne-style dwelling appears to retain much of its original form, layout, and decorative detail.

### **TECHNOLOGICAL/SCIENTIFIC**

The building does not demonstrate heritage values within this criterion.

## **REFERENCES**

### Publications

Cyclopedia Company Limited, 1905. *The Cyclopedica of New Zealand [Otago & Southland Provincial Districts]*,

'East Taieri.' <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d5-d50-d2.html#name-429339->

Shaw, M. S. and Farrant, E. D. 1949. *The Taieri Plain: Tales of the Years that are Gone*, Dunedin: Whitcombe & Tombs Ltd.

### Newspapers

- Accessed via PapersPast (<https://paperspast.natlib.govt.nz/>) and the ODT website (<https://www.odt.co.nz/>)

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<sup>14</sup> Reference Guide Architecture and Building Sources at the Hocken Collections, [https://www.otago.ac.nz/\\_data/assets/pdf\\_file/0013/304042/Architecture\\_and\\_Building\\_Sources\\_Guide.pdf](https://www.otago.ac.nz/_data/assets/pdf_file/0013/304042/Architecture_and_Building_Sources_Guide.pdf)

*Otago Daily Times*

*Otago Witness*

*Evening Star*

Archival Sources

Hocken Collections, 'Quantities and estimate for proposed new residence at Bush Rd, Mosgiel, for W.C. Todd, E. Anscombe architect (1910)', Reference No:MS-3500/007

Archives NZ

DCC Archives

Premise (<https://premise.co.nz>).

Retrolens (<https://retrolens.co.nz/>).

<b>Date Initial Assessment Completed</b>	July 2024	<b>Author</b>	Origin Consultants
<b>Date Peer Reviewed and Assessment Completed</b>	2 August 2024	<b>Reviewer</b>	HB
<b>Date Peer Reviewed</b>	7 August 2024	<b>Review</b>	MM
<b>Date Confirmed Complete</b>	7 August 2024		