

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER HAYNES HOUSE AT 284 STUART STREET**



Photo: DCC

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX026
Address	284 Stuart Street, Dunedin
Other Building Name	Myers' Residence
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant	No
Building Use at Time of Record	Commercial
Condition of Property	N/A - Property owner has obtained resource consent for redevelopment of the subject site.

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
✓	External/ancillary elements	Brick and timber boundary fencing on Stuart Street frontage.
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
	Excluded elements	

STATEMENT OF SIGNIFICANCE

The former Haynes house has overall heritage significance to Dunedin. Built in 1919 for Olivia and Alex Haynes, the house has historic and architectural significance as the former home of a Dunedin businessman and his family and as an interwar English Domestic Revival style house designed by noted architect Edmund Anscombe and retaining a high level of exterior authenticity and integrity. It also has an association with the prominent Myers family.

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

HISTORICAL SUMMARY

Architectural Period	Interwar (1914-1939)
Style	English Domestic Revival
Era/Date of Construction	1919
Architect/Designer/Builder	Edmund Anscombe, architect
Historic Use & Cultural Associations	Home of Olivia & Alex Haynes and family; Maurice and Alison Myers family home
Primary Construction Materials	Brick, plaster, timber, clay tile
Notable Architectural Characteristics	Brick and plaster cladding, Dutch gable and bracketed entrance porch, external chimney, and tile roof. Casement type fenestration and exposed rafters; oriel window on north elevation and bow window on west.

Previous site development

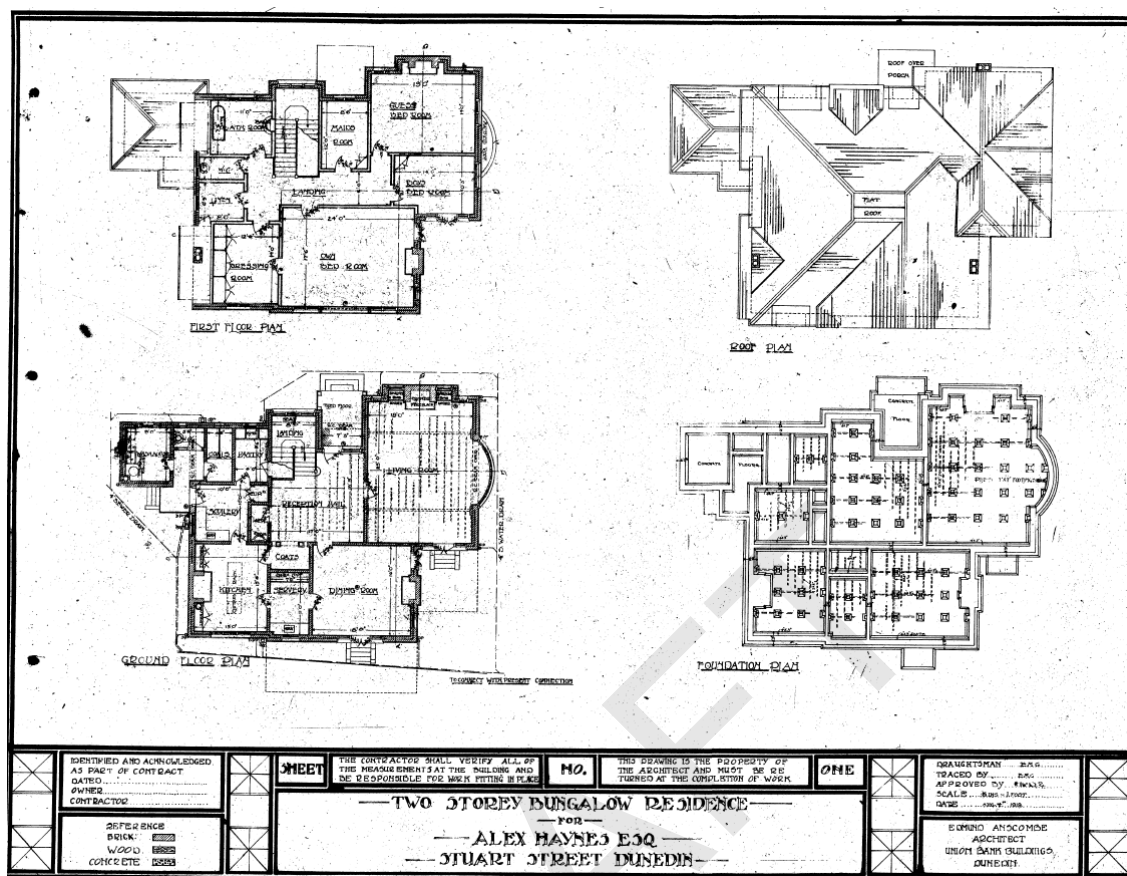
The transaction history of this site dates to the late 1850s. The property was transferred to [Daniel?] Haynes in 1885; there is no evidence to hand that there was any development on the site until the late 1910s.

House design and construction

The house was designed by Edmund Anscombe for local accountant Alex Haynes in August 1919. The building was described on the plans by Anscombe as a 'bungalow residence'. The exterior comprises architectural components arranged in an informal fashion, demonstrating what is referred to as the English Domestic Revival style of the interwar period. The exterior materiality comprises face brick at the lower level, stucco has been applied to the upper level, chimneys and gables, and a Marseille terracotta tile used for the roof. The dwelling is located on a prominent corner site, with the entry porch on the south elevation between the broad chimney breast and Flemish gable (that frames a tall stained-glass leadlight window). Steel window joinery used and leadlight glazing features. A bow window with lead-lighting presents to the intersection of Stuart Street and York Place.

The plans show that the two-storey dwelling had a reception hall providing access to a living room, dining room and stair landing on the ground floor, in addition to the necessary service rooms, with three bedrooms, a maid's room and bathroom on the first floor. The primary bedroom had an adjoining dressing room, which could also be accessed from the stair landing.





DCC Property File

Later history and development

A survey plan drawn in 1929 shows James Tait as the owner of the property – Tait was an executor in the will of Daniel Haynes.¹ The garage at the east end of the Stuart Street frontage was added in c.1931, Maurice Salom Myers having acquired the property from Tait a year earlier. Maurice and wife Alison (nee Halsted) moved to Dunedin c. 1930 from Wellington. Myers was then associated with Hallenstein Brothers (who ran The Drapery and General Importing Company of New Zealand (later the D.I.C)).² Alison was the daughter of Percy Halsted, one of Dunedin's most important businessmen, and a member of the extended Hallensteins family.³

¹ *Otago Witness*, Issue 3652, 11 March 1924, Page 8

² *Otago Daily Times*, Issue 21096, 5 August 1930, PAGE 6; <https://www.nzfashionmuseum.org.nz/the-dic/>

³ <https://www.findagrave.com/memorial/221444445/percy-lewis-halsted> accessed 6 July 2023. Percy Hallenstein changed his surname to Halsted in 1919 in the wake of World War One anti-German sentiment. *Otago Settlers News*, Autumn 2017, Issue 132, p. 2.



Mr Maurice Myers, 27 August 1936, Wellington, by Spencer Digby Studios. Spencer Digby / Ronald D Woolf Collection. Gift of Ronald Woolf, 1975. Te Papa (B.048768)

The building remained in Myers' family ownership until 1965.

The property passed through several hands before it was taken for 'buildings of the General Government' in 1974. A new title was issued to Her Majesty the Queen in May 1992, in which year the property once again entered private ownership. In 1999 the building was converted to commercial use; this involved some minor alterations to the internal layout of the building.

Notable people

Alexander Haynes

Alexander Haynes (1878-1925) was the second son of Daniel Haynes of Herbert, Haynes & Co. (later DIC). In 1905 Haynes junior married Olivia Larnach, who was the granddaughter of William Larnach of Larnach's Castle fame; the couple had one son. The Haynes's had previously lived in Tweed Street, Littlebourne. Alex Haynes collapsed and died in London in May 1925 and the house was subsequently sold by his widow.

Maurice and Alison Myers

Maurice Myers (1901-1986) was son of one of New Zealand's greatest lawyers and chief justices, Michael Myers.⁴ Maurice Myers was prominent in Dunedin business, civic, and political circles. Among the roles he held was general manager and director of the D.I.C, director of the Dunedin Development Council, and chair of the Otago Regional Planning Council. He reached the rank of Lieutenant Colonel in the New Zealand Expeditionary Force and received the American decoration of Legion of Merit for exceptionally meritorious

⁴ Peter Spiller. 'Myers, Michael', Dictionary of New Zealand Biography, first published in 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4m74/myers-michael> (accessed 6 July 2023)

conduct in the South Pacific. He was active in the Red Cross and the RSA. He served as president of the Chamber of Commerce, both of Dunedin and of the national Associated Chambers of Commerce.⁵

Alison Myers (nee Halsted) was daughter of Percy Lewis Hallenstein Halstead, nephew of Bendix Hallenstein. Halstead was one of Dunedin's most important businessmen.⁶ Formerly Percy Hallenstein, he changed his surname to Halsted in 1919, in the wake of anti-German sentiment.

Edmund Anscombe

Edmund Anscombe (1874-1948) was born in Sussex and came to New Zealand as a child. He began work as a builder's apprentice in Dunedin and in 1901 went to the USA to study architecture. He returned to Dunedin in 1907 and soon after secured the position of architect to the University of Otago. Five of the main University buildings were designed by Anscombe, as well as Otago Girls' High School and several of Dunedin's noted commercial buildings, including the Herbert Haynes building (c.1914) and the Lindo Ferguson Building (1927). Anscombe also designed the buildings of the Dunedin and South Seas Exhibition (1924-25).

Anscombe moved to Wellington about 1928 and was known there for designing the Centennial Exhibition (1939-1940). The practice of Edmund Anscombe and Associates had offices in Dunedin, Wellington, and Hawkes Bay, and Anscombe's notable Wellington buildings include the Vocational Centre for Disabled Servicemen, Wellington (1943) and several blocks of flats, including Anscombe Flats in Oriental Parade (1937) and Franconia on The Terrace (1938). A versatile architect who designed in a range of styles, Anscombe was also keenly interested in housing supply and using industrial processes to aid the economic recovery after World War I.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The house has historic and social significance as the former home of Olivia and Alex Haynes and for its association with the contribution they, and later owners, made to Dunedin's commercial and civic life. Maurice Myers was a significant Dunedin businessman and civic leader; his wife Alison, a member of the prominent Hallenstein family. The house demonstrates the wealth and social standing achieved by notable local families and, more generally, the interwar development of Dunedin Central.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The house was designed by noted architect Edmund Anscombe who practised throughout New Zealand, was recognised as a specialist in exhibition

⁵ EVENING POST, VOLUME CXL, ISSUE 88, 11 OCTOBER 1945, PAGE 8; EVENING STAR, ISSUE 25321, 1 NOVEMBER 1944, PAGE 8; TIMARU HERALD, VOLUME CXLVII, ISSUE 21505, 18 NOVEMBER 1939, PAGE 6; OTAGO DAILY TIMES, ISSUE 23649, 5 NOVEMBER 1938, PAGE 10

⁶ <https://www.findagrave.com/memorial/221444445/percy-lewis-halsted> accessed 6 July 2023.

design, and held the position of architect to the University of Otago for 22 years. the house retains a high level of external authenticity and integrity and is a local landmark at the corner of Stuart Street and York Place.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Haynes family:

Evening Star 7 June 1910, p. 5; 15 July 1910, p. 4; 4 June 1925, p. 5.

Myers family:

Peter Spiller. 'Myers, Michael', Dictionary of New Zealand Biography, first published in 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4m74/myers-michael> (accessed 6 July 2023); *Evening Post*, Volume Cxl, Issue 88, 11 October 1945, Page 8; *Evening Star*, Issue 25321, 1 November 1944, Page 8; *Timaru Herald*, Volume Cxlvii, Issue 21505, 18 November 1939, Page 6; *Otago Daily Times*, Issue 23649, 5 November 1938, Page 10

Edmund Anscombe:

<https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>

<https://www.heritage.org.nz/the-list/details/5181>

<https://www.heritage.org.nz/the-list/details/7405>

Date Assessment Completed	10 December 2022	Author	AM
Date Peer Reviewed + Revised	6 July 2023	Reviewer	HB
Date Peer Reviewed + Revised	14 August 2024	Reviewer	MM
Date confirmed Complete	14 August 2024		

Photograph: 2019.



'The residence of the late Mr Alex Haynes at the corner of Stuart Street and York – Homes of Dunedin: The City of the Exhibition' Otago Witness 18 August 1925, p. 45.