

TO: Emma Christmas, Policy Planner

FROM: Dr Andrea Farminer, Heritage Advisor

DATE: 7th November 2019

SUBJECT: **Heritage assessment: B097 11 Elder Street, B103 95 Filleul Street**

Dear Emma,

B097 11 Elder Street

In the Dunedin City District Plan (2006), 11 Elder Street was entered on Scheduled 25.1 Townscape and Heritage Buildings and Structures as B097. Under 'Protection Required', no protection was identified. This situation was transferred into Schedule A1.1 of the 2GP. Records held by DCC from the 2002 schedule review indicate that the values attached to the c.1880 cottage (identified as a possible former school by Heritage New Zealand Pouhere Taonga at the time of the review) were as follows:

- Early cottage style with rusticated weatherboards and corrugated iron roof;
- Architectural interest provided by timber quoins at the front corners, decorative barge boards and double-hung sash windows.

The records note that the interior had been considerably modified since its construction. The cottage is set back from Elder Street (identified in 2002 as one of its precinct values) with restricted views.

In line with comparable early cottages with exterior fabric and architectural interest, it is recommended that Schedule A1.1 is amended in regard to the protection required for the cottage as follows:

- Entire external **building** envelope

B103 95 Filleul Street

Assessment Statement

In the Dunedin City District Plan (2006), 95 Filleul Street was entered on Scheduled 25.1 Townscape and Heritage Buildings and Structures as B103. Under 'Protection Required', no protection was identified. This situation was transferred into Schedule A1.1 of the 2GP. Records held by DCC from the 2002 schedule review indicate that the values attached to the c.1895 two-storey, bay villa (a former residence) were as follows:

- Typical late 19th C construction with rusticated weatherboards, iron roof, window bay and double-hung sash windows (note the north elevation is brick);
- Precinct contribution from its scale, bulk and location on Filleul Street, and of visual interest.

The exterior appears to have been little altered from its original construction and there is particularly attractive lead-light glazing to the lights around the entry door within a recessed porch.

In line with other similar, substantial two-bay villas surviving in the central city area, it is recommended that Schedule A1.1 is amended in regard to the protection required for the villa as follows:

- Entire external building envelope

Kind regards,

Dr Andrea Farminer

Heritage Advisor

City Development