

**TO:** Emma Christmas, Policy Planner

**FROM:** Dr Andrea Farminer, Heritage Advisor

**DATE:** 7<sup>th</sup> November 2019

**SUBJECT:** **Heritage assessment: B101 92 Filleul Street, B102 94 Filleul Street**

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Dear Emma

## **B101 92 Filleul Street**

In the Dunedin City District Plan (2006), 92 Filleul Street was entered on Scheduled 25.1 Townscape and Heritage Buildings and Structures as B101. Under 'Protection Required', an incomplete entry was provided as follows: 'Including bluestone wall'. This situation was transferred into Schedule A1.1 of the 2GP. Records held by DCC from the 2002 schedule review indicate that the contributing values attached to the two-storey, c.1902 double-bay, weatherboard villa were as follows:

- In general, positive scale; bulk and location; relationship to neighbours; and visual interest;
- Specifically, skyline features; designed ornamentation; vertical emphasis of the façade and symmetrical fenestration.

The villa is supported with a retaining wall constructed of roughly coursed bluestone blocks, surmounted by a decorative wrought iron fence typical of the late Victorian era.

Although the extent of protection only refers to the bluestone retaining wall, it was clearly the intent of the scheduling to protect the façade of the villa building itself, but this appears to have been omitted due to a transcription error in the early district plan. Therefore, it is recommended that Schedule A1.1 is amended in regard to the protection required for the villa as follows:

- Façade and bulk form to Filleul Street including bluestone wall.

## **B102 94 Filleul Street**

In the Dunedin City District Plan (2006), 94 Filleul Street was entered on Scheduled 25.1 Townscape and Heritage Buildings and Structures as B101. Under 'Protection Required', an incomplete entry was provided as follows: 'Including bluestone wall'. This situation was transferred into Schedule A1.1 of the 2GP. Records held by DCC from the 2002 schedule review indicate that the contributing values attached to the two-storey, c.1902 double-bay, roughcast over weatherboard villa were as follows:

- In general, positive scale; bulk and location; relationship to neighbours; and visual interest;
- Specifically, bluestone wall contributes to the character of the street.

The villa is supported with a retaining wall constructed of roughly coursed bluestone blocks, surmounted by a decorative wrought iron fence typical of the late Victorian era.

Although the extent of protection only refers to the bluestone retaining wall, it was clearly the intent of the scheduling to protect the façades of the villa building itself, but this appears to have been omitted due to a transcription error in the early district plan. Therefore, it is recommended that Schedule A1.1 is amended in regard to the protection required for the villa as follows:

- Façades and bulk form to Filleul Street and London Street including bluestone wall.

Kind regards,

Dr Andrea Farminer

**Heritage Advisor**

City Development