

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:  
HUDSON/PETHERBRIDGE HOUSE AT 9 ALTON AVENUE**



*DCC, September 2024*

**PROPERTY INFORMATION**

<b>Temporary 2GP Scheduled Heritage Building Reference No:</b>	BX112
<b>Address</b>	9 Alton Avenue, Musselburgh
<b>Other Building Name</b>	Miramar
<b>Located within a Heritage Precinct</b>	No
<b>HNZPT List Reference &amp; Description</b>	N/A
<b>Heritage Covenant:</b>	No
<b>Building Use at Time of Record</b>	Residential
<b>Condition of Property:</b>	Not known to be at risk because of condition

**SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT**

<b>Historic/Social</b>	Meets criteria
<b>Spiritual/Cultural</b>	Does not meet criteria
<b>Design</b>	Meets criteria
<b>Technological/Scientific</b>	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
✓	<b>Building envelope</b>	Entire external building envelope allowing for the roof to be replaced with either a membrane or corrugated steel (that matches the corrugated profile of the existing roofing material).
✓	<b>External/ancillary elements</b>	Freestanding garage, iron gates and posts at the entry, and the garden fountain.
✓	<b>Internal elements and/or rooms</b>	Entire interior.
✓	<b>Excluded elements</b>	Recent fireplace insert in the breakfast room, the later bathroom fittings to the upstairs ensuite, the former maid's flat (identified on the original plans adjacent to the kitchen).
<p><b>Proposed Wording for Heritage Schedule Entry:</b></p> <p>Entire external building envelope and interior excluding the recent fireplace insert in the breakfast room, the later bathroom fittings to the upstairs ensuite, the former maid's flat (identified on the original plans adjacent to the kitchen), and allowing for the roof to be replaced with either a membrane or corrugated steel (that matches the corrugated profile of the existing roofing material). The protection also includes the freestanding garage, iron gates and posts at the entry, and the garden fountain.</p>		

## STATEMENT OF SIGNIFICANCE

The Hudson/Petherbridge House has historical and design significance as a fine example of a Modernist dwelling. No. 9 Alton Avenue was the long-time home of Dunedin theatre doyenne Louise Petherbridge, granddaughter of the prominent Dunedin businessman Arthur Durant Hudson of R. Hudson and Co. Commissioned by the Hudson family to replace their earlier home on the subject site, the c1937 dwelling was designed by notable Dunedin architectural practice Mandeno & Fraser. The exterior, interior, and setting of the dwelling retains a high level of authenticity and integrity.

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

## HISTORICAL SUMMARY

<b>Architectural Period</b>	Interwar (1914-1939)
<b>Style</b>	Modernist
<b>Era/Date of Construction</b>	c. 1937
<b>Architect/Designer/Builder</b>	Mandeno and Fraser
<b>Historic Use &amp; Cultural Associations</b>	Hudson family, Arthur D. Hudson, Petherbridge Residence

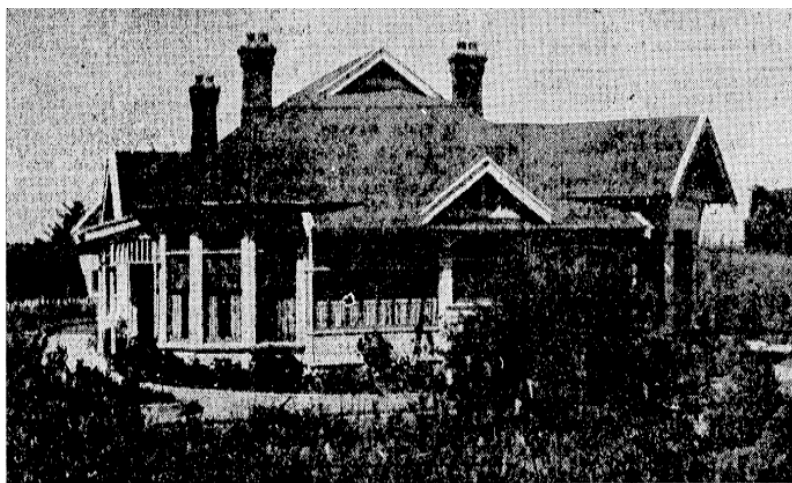
<b>Primary Construction Materials</b>	Face brick, rendered masonry, concrete, steel framed joinery, lead lighting
<b>Notable Architectural Characteristic</b>	Two-storey form with parapet concealing roof. Porch with triple arch opening, projecting bow windows

Previous site development

Andersons Bay/Musselburgh, a suburb of Dunedin, was initially developed as a farming settlement built around the connection between the harbour and Upper Portobello focused on the inlet. The distance from the city limited suburban growth – there was a short-lived train service in the 1870s and a short-lived ferry service in the 1890s. As transport improved, the area was opened up and Andersons Bay and Musselburgh saw more residential development.<sup>1</sup>

The sun and views saw the construction of some fine residences, particularly in the Sunshine area, including Belmont Lane and Alton Avenue.<sup>2</sup>

Arthur Hudson previously occupied a large timber residence on the site, which was dismantled May 1937 in preparation for the construction of the present house.<sup>3</sup>



**SUBSTANTIAL HOME DEMOLISHED.**—The well-built and substantial home of Mr Arthur Hudson, in Alton Avenue, Sunshine, which has just been demolished to make way for a new dwelling, planned and appointed in the modern style. Mr Hudson's new home will comprise two stories in double brick, the design providing a flat-roof appearance. Ten rooms, two of which will be for maids, are provided in the plans, and the appointments throughout will represent the latest and most efficient procurable. The contract for the erection of the home has been secured by D. O'Connell and Co.

*Hudson's previous house, 9 Alton Avenue (Evening Star, 4 May 1937, Page 2)*

Location, design and construction

Like the earlier house, the c1937 dwelling sits at the end of a steep promontory that was created by the quarrying in the area. The landform provides the house with a prominent and elevated setting.

<sup>1</sup> AR Tyrrell, *Andersons Bay including Musselburgh Sunshine Tainui Bayfield Waverley Ocean Grove: a history with an emphasis on streets and buildings*, Andersons Bay Press, Dunedin, 2000, Pages 14-19.

<sup>2</sup> Tyrrell, Page 25-26; Pages 36-38.

<sup>3</sup> *Evening Star*, 4 May 1937, Page 2; *Evening Star*, 6 March 1937, Page 20.

Mandeno & Fraser designed the residence in a contemporary style for Arthur D Hudson and his wife Eleanor. The contractors were D. O'Connell and Co. The new home was to 'comprise two storeys in double brick, the design providing a flat-roof appearance. Ten rooms, two of which will be for maids, are provided in the plans, and the appointments throughout will represent the latest and most efficient procurable.'<sup>4</sup>

Architectural historian Michael Findlay describes the Hudson House as one of the significant Modernist houses in Dunedin, describing it also as having 'Spanish Mission' influences (as seen in the arches at the entrance).<sup>5</sup> The owner's understanding of the arches at the entranceway is that they were a reference to Linden, the Hudson family house at 22 Royal Terrace. Mandeno and Fraser also used the arches as a design element in other interwar designs, such as Dr Murray's English/Georgian Revival style residence at 9 Forbury Road (1927). The owner also notes that Mandeno and Fraser had also presented a design using a more traditional English revival style residence for the project.<sup>6</sup>



*Linden (Category 1 historic place, 22 Royal Terrace, Dunedin, Heritage New Zealand)*

Mandeno and Fraser were among the Dunedin architects who adopted the Art Deco/Moderne style in the mid-1930s. Architectural historian Michael Findlay writes that 'streamlining' was the 'New Zealand response to the influences of avant-garde Europeans and the glamour of Hollywood. Other contemporary examples include Frank Sturmer's Greenslade House at 65 Glendevon Place (1936), and the Sidey House at 16 Tolcarne Ave (1934), designed by Arthur Salmond, shortly after he returned from Europe. Miller and White designed three houses on Park Street in similar form.<sup>7</sup>

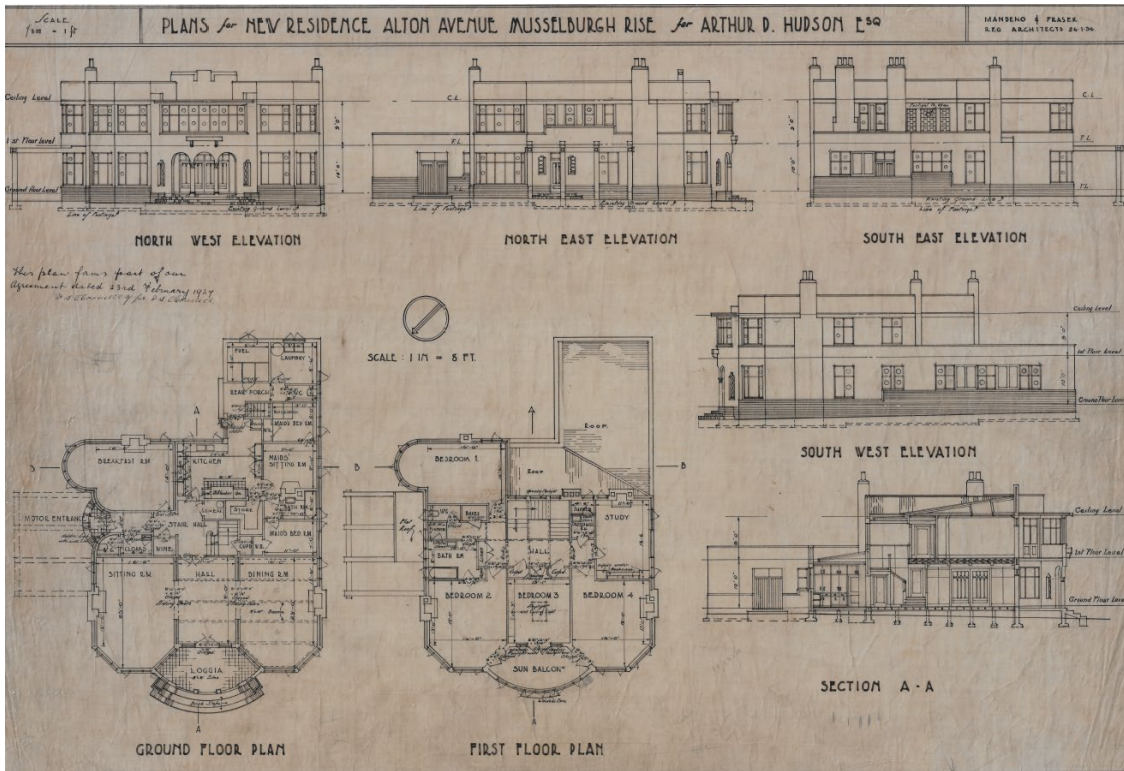
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<sup>4</sup> *Evening Star*, 4 May 1937, Page 2.

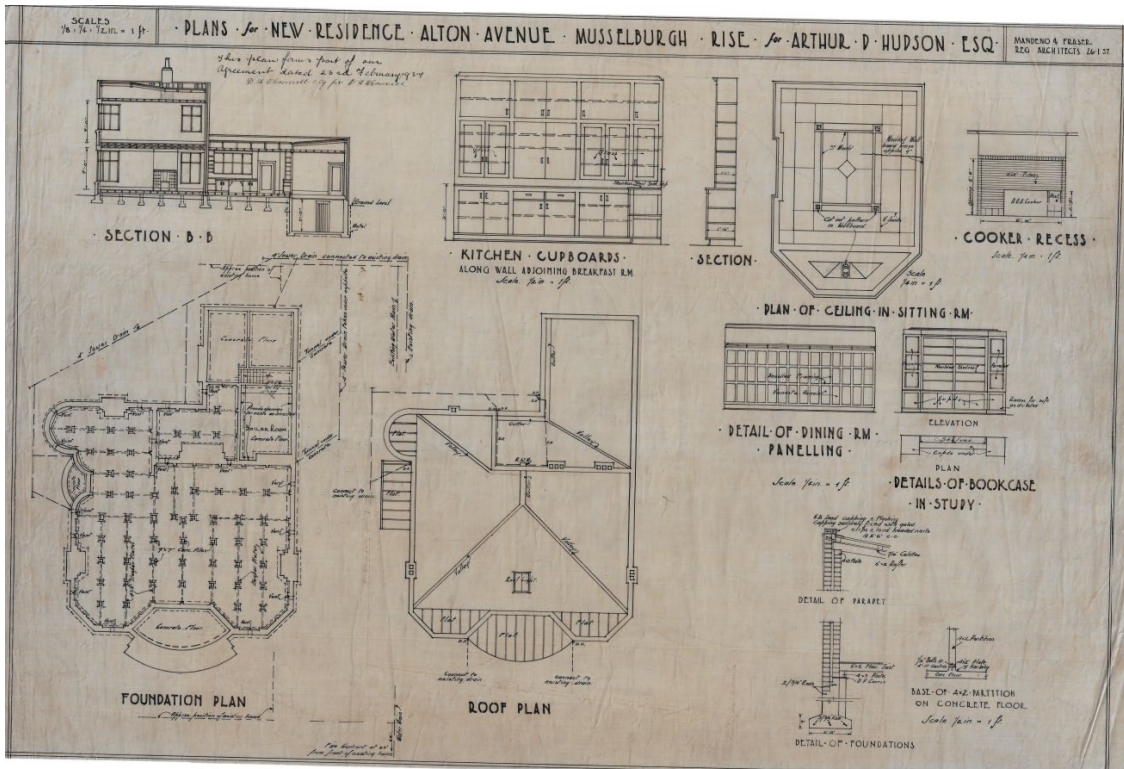
<sup>5</sup> *Otago Daily Times*, 28 March 2009. <https://www.odt.co.nz/lifestyle/home-garden/dunedin-modernist-times>

<sup>6</sup> David Petherbridge, pers comm. 27 August 2024. 9 Forbury Road was designed for Dr Murray in 1927 (DCC Property files).

<sup>7</sup> <https://www.odt.co.nz/opinion/art-architecture-out-step-while> accessed 7 August 2024.



Plan for the residence at 9 Alton Avenue, 1937 (Mandeno and Fraser Collection)



Plan for the residence at 9 Alton Avenue, 1937 (Mandeno and Fraser Collection)

## Physical Description

### Setting of the Dwelling

The house sits on an elevated clifftop site surrounded by mature gardens including a large macrocarpa hedge. The site overlooks the south coast and has views over the city to the north. The driveway entrance, at the top on Alton Ave (a private way), is defined by substantial iron gates, typical of the Victorian/Edwardian period. It is assumed the entrance gates date from the previous dwelling on the site.

A drive circles the house and there is a garden fountain in front of the house (towards the entry gates). At the rear of the house is a freestanding garage, constructed in a manner typical of earlier twentieth century timber construction architecture, again assumed to date from the previous dwelling on the site. A glasshouse is located at the south edge of the site. The garden, now with mature planting, overlooks suburbs on the flat and was used to host garden parties, fundraisers, and society events.



**GARDEN PARTY AT "MIRAMAR."**—Guests at the garden party given by Mrs Arthur Hudson at her residence, Alton avenue, yesterday to women who had assisted her in the work of the Musselburgh and Tainui branch of the Lady Galway Guild.

*A garden party at 'Miramar' in 1941 (Otago Daily Times, 1 February 1941, Page 14)*



*9 Alton Avenue in 1962 (Whites Aviation Collection, Alexander Turnbull Library)*



*Entrance gateway, comprising three posts and a pedestrian gate at the left of the paired gates define the entry of the site from Alton Avenue*



*The front elevation of the freestanding garage, and the rear of the house showing the relationship with the house.*



*The garden fountain with a figure of a woman bathing*

### Exterior of the Dwelling

The approach, along the entry drive, showcases both the northwest and northeast elevations. The principal northwest elevation is symmetrical, comprising a pair of faceted bays that frame a loggia at the lower level and a shallow bow window (sunroom) at the upper level. In contrast, the northeast elevation is asymmetrical and comprises a semicircular bow window, pergola structure, recessed entry, and chimney breast. The northeast elevation is bolder in its expression of the Art Deco/Modernist style; however, the northwest elevation retains the architectural arrangement of earlier architectural styles (i.e., 22 Royal Terrace).

The materiality of the two-storey dwelling comprises a base of face brick, painted plaster in alternating smooth and rough finishes (forming horizontal recessed bands), and large steel framed windows. According to the Hudson family, Mrs Hudson asked for 'lots of light and windows'. The roof is concealed by a parapet and terracotta chimney pots top each chimney. External light fittings remain extant. The service rooms at the rear are single storey.

The triple arched loggia (with two Doric columns) forms the principal entry and leads to the central hall. A secondary 'motor entrance' is below a pergola structure on the northeast elevation. The service rooms and kitchen are accessed from the rear. The owner also understands that a steel band is concealed within the structure as an earthquake-strengthening element.<sup>8</sup>

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<sup>8</sup> David Petherbridge, pers comm, 27 August 2024.



*The principal northwest elevation*



*Northwest and northeast elevations, viewed from the approach along the entry drive.*



*Southeast elevation showing the motor entrance at the right of the image.*



*Southwest elevation showing the single storey component at the rear*



*Part of the northwest elevation at the left of the image. Southwest elevation to the right of the image.*



*The main entry at the loggia on the northwest elevation.*



*The secondary motor entrance on the northeast elevation.*



*The secondary motor entrance with a typical exterior light fitting.*

### Interior of the Dwelling

The interior of the residence is also largely unaltered. It largely retains the original layout and detailing. The interior has two distinct sensibilities – traditional panelling and ceiling beams provide the hall and the dining room with an almost Tudor feel (Tudor architecture enjoyed a short renaissance in the early twentieth century, referred to as Stockbroker's Tudor); this contrasts with the Moderne/Art Deco elements used on the exterior and the remainder of the interior spaces.

Significant features of the primary rooms (sitting room, hall, and dining room) include the bevelled glass entrance doors with curved glazing bars and associated side and top lights; similarly detailed cavity sliders separate the hall from the dining and sitting rooms. Hinged doors separate the main hall from the stair hall, allowing the stairs (and those using them) to be viewed from the entry.

The stair and the hall are finished with flush veneer, the newel post topped with a female figure holding a torch aloft (a chair lift has been fitted to the stair). The dining room features panelled veneer on walls. The stained-glass window on the hall stair landing illustrates the Arthur and Eleanor's hobbies, including horse racing and gardening.

The design of the house incorporates several features characteristic of the Modernist style, including: exposed beams, tiled interior windowsills, geometric ceiling decoration, and interior glazing.<sup>9</sup> With the exception of the fire in the breakfast room (which has a modern insert fire), the original fireplaces survive. The original light fittings survive in most rooms. Some of the contemporary furniture also survives. The annunciator (the call bell system for summoning servants) remains in place but is no longer connected. Other surviving features include the original coke-fired central heating system.

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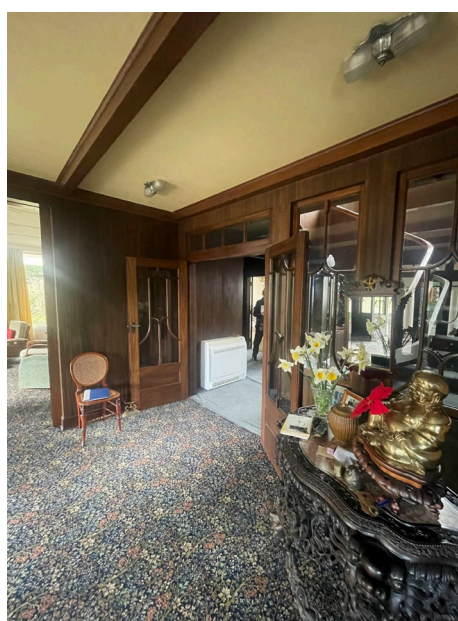
<sup>9</sup> *Otago Daily Times*, 28 March 2009. <https://www.odt.co.nz/lifestyle/home-garden/dunedin-modernist-times>



*The dining room with the beam ceiling and timber wall panelling.*



*The sitting room with a plaster ceiling and tiled fireplace.*



*The central hall looking through to the stair hall. A timber veneer is used on the walls but matches the beam ceiling of the dining room.*



*The main stair with timber veneer wall linings. The window over the stair demonstrates interests of the Hudson family.*



*The breakfast room, finished in a similar style to the sitting room.*



*The kitchen showing the Aga oven and timber joinery. The freestanding garage is visible out the kitchen window.*

#### Later history and development

The house remained occupied by the Hudson/Harris family; it was most recently occupied by Louise Petherbridge (nee Harris; 1931-2024), who was a grandchild of Arthur Hudson and lived in the house both as a child and in later life.<sup>10</sup> The appearance of the dwelling (from afar) remains broadly the same as the construction plans above.

There have been only minor changes to the exterior, namely where aluminium windows have been installed in three locations (rooms referred to as identified on the original plans):

- Both windows in bedrooms two and four.
- The window to the fuel store at the rear.

Internally, changes have been limited and are generally either cosmetic or functional. The kitchen is original, including the Aga stove (a later stove has been installed alongside the Aga). The bathrooms are largely original, with the exception of the spa bath and vanity in the bathroom adjoining Bedroom two. A chair lift has been installed. The fireplace in the breakfast room has had a new insert installed.

#### **Notable people/Themes**

##### Hudson and Co. – Arthur Durant Hudson (c. 1875–1945)

Arthur Durant Hudson was the third son of Richard Hudson, the founder of Hudson and Co.

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<sup>10</sup> *Otago Daily Times*, 9 March 2024. <https://www.odt.co.nz/news/dunedin/obituary-inspiring-force-local-theatre>

Hudson and Co. were one of Dunedin's most significant businesses. Arthur was a managing director of the firm. R. Hudson and Co. was established in 1868 by Richard Hudson.<sup>11</sup> Hudson landed in Christchurch from Britain at the age of twenty-four. He worked in the goldfields for a time before getting a job with the baker John Griffin, who later established Griffin & Sons Ltd. In 1868, Hudson married Mary Ann Riley and moved to Dunedin; within a few months, he had set up a small biscuit and confectionary business. He began manufacturing chocolate and cocoa in 1884. R. Hudson and Co. was possibly the first chocolate factory in the southern hemisphere. The company later merged with Cadbury Brothers and J S Fry to become Cadbury Fry Hudson Ltd. The company became Cadbury Schweppes Hudson Ltd in 1973.<sup>12</sup> The Dunedin Cadbury chocolate factory continued to operate until 2018.<sup>13</sup>

After the death of Richard Hudson in 1903, Arthur became a director of the business along with his brothers. Arthur was put in control of biscuit production and continued to manage the biscuit department after the company merged with Cadbury in 1930. He retired in 1933, four years before the construction of the house. Hudson lived in the house until he died in 1945.<sup>14</sup>

### Mandeno & Fraser

Henry Mandeno and Roy Fraser were prominent architects in Dunedin, forming their partnership in the 1920s. They had a reputation for well-designed houses and carefully detailed buildings; projects completed by the firm include the Dunedin Town Hall, Central Fire Station, Speight's Brewery, and many private residences.<sup>15</sup> Architectural historian Michael Findlay records that Henry Mandeno and Roy Fraser 'ran a large and successful practice in Otago, undertaking domestic, civic, and commercial projects. Emerging in the late Edwardian Arts and Crafts period and continuing through monumental classicism in the 1920s into early modernism, their work was characterised by both formal inventiveness and respect for proportion and materials.'<sup>16</sup>

### Louise Petherbridge

Louise Petherbridge (nee Harris, 1931-2024) was born at the Alton Avenue property – in the old villa that was replaced by the subject residence. She was Arthur and his wife's granddaughter. From a young age, she was involved in drama at school and university. She was awarded a New Zealand government drama bursary in 1953, which enabled her to travel to the United Kingdom to study. She married fellow actor and writer Edward Petherbridge. She worked professionally in theatre and broadcasting in the UK for 20 years. After separating from her husband in 1974, she returned with her son to Dunedin where she was a

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<sup>11</sup> McDonald, K. C. *City of Dunedin: A Century of Civic Enterprise*. Dunedin: Dunedin City Corporation.

<sup>12</sup> <https://natlib.govt.nz/records/31978725> accessed 6 August 2024.

<sup>13</sup> Barringer, E. 2000. *Sweet Success: The Story of Cadbury & Hudson in New Zealand*. Dunedin: Cadbury Confectionery Ltd; Otago Daily Times, 29 March 2018. <https://www.odt.co.nz/news/dunedin/cadbury-shutting-shop-eve-easter-weekend>

<sup>14</sup> Barringer, E. 2000. *Sweet Success: The Story of Cadbury & Hudson in New Zealand*. Dunedin: Cadbury Confectionery Ltd.

<sup>15</sup> Findlay, M. 2009. *Dunedin Contextual Thematic History*.

<https://www.dunedin.govt.nz/services/dunedin-heritage/thematic-study/dunedin-contextual-thematic-history>; Gilmore, H. n.d. *Mandeno, Harry*. Historic Cemeteries Conservation Trust of New Zealand.

<https://web.archive.org/web/20200925103432/http://cemeteries.org.nz/stories/mandenoharry131209.pdf>

<sup>16</sup> Julia Gatley (ed), *Long Live the Modern: New Zealand's New Architecture 1904-1984*, Auckland University Press, Auckland, Page 17.

key figure in Dunedin's theatre community. She acted in and directed many plays, receiving the New Zealand Theatre Industry award for 100-plus professional productions. She lectured in drama at Otago University. Louise Petherbridge has received several awards for her exceptional contribution to theatre, including the New Zealand 1990 Commemoration Medal, and the Queen's Service Order (QSO) in the 2000 New Year's Honours.<sup>17</sup> She passed away at her home on Alton Avenue in 2024.

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The building demonstrates heritage values within this criterion. The 1937 Hudson House, designed by Mandeno and Fraser in a Modernist style, has historic significance for its association with three generations of the prominent Hudson family. Built for Arthur and Eleanor Hudson (to replace their earlier home on the subject site), the house also represents the development of the Sunshine/ Musselburgh area which saw a cluster of high-quality residences owned by prominent families associated with business and academia. It was the long-time home of Dunedin theatre doyenne Louise Petherbridge, granddaughter of Arthur Hudson until she died in 2024.

### **SPIRITUAL/CULTURAL**

The building does not demonstrate heritage values within this criterion.

### **DESIGN**

The building demonstrates heritage values within this criterion. The Hudson House has design significance as a Modernist style dwelling designed by the prominent architectural partnership Mandeno and Fraser. It is an example of these local architects' adoption of this modern style that became popular in the 1930s. The exterior, interior, and setting of the dwelling retains a high level of authenticity and integrity.

### **TECHNOLOGICAL/SCIENTIFIC**

The building does not demonstrate heritage values within this criterion.

## **REFERENCES**

### Publications

Barringer, E. 2000. *Sweet Success: The Story of Cadbury & Hudson in New Zealand*. Dunedin: Cadbury Confectionery Ltd.

Findlay, M. 2009. *Dunedin Contextual Thematic History*.

<https://www.dunedin.govt.nz/services/dunedinheritage/thematic-study/dunedin-contextual-thematic-history>

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<sup>17</sup> <https://www.odt.co.nz/news/dunedin/obituary-inspiring-force-local-theatre>

Gatley, J. 2008. *Long Live the Modern: New Zealand's New Architecture 1904-1984*. Auckland: Auckland University Press.

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McDonald, K. C. *City of Dunedin: A Century of Civic Enterprise*. Dunedin: Dunedin City Corporation.

#### Newspapers

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

*Otago Daily Times*, 26 March 2009. <https://www.odt.co.nz/slideshow-section/general/modernist-buildings-dunedin>

<b>Date Assessment Completed</b>	27 June 2024	<b>Author</b>	Origin Consultants
<b>Date Peer Reviewed and information added</b>	7 August 2024	<b>Reviewer</b>	HB
<b>Date Peer Reviewed</b>	7 August 2024	<b>Reviewer</b>	MM
<b>Date Confirmed Complete</b>	7 August 2024		
<b>Date Revised (R1)</b>	9 September 2024		
<b>Date Revised (R2)</b>	4 April 2025 following submissions for Plan Change 1 to amend 'protection required'		