

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER S & F BOWMAN HOUSE



DCC Photograph

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX030
Address:	10 Claremont Street, Māori Hill, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Private residential
Condition of Property:	Building not known to be at risk due to 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 the later garage and deck addition (c.2003). Including the Claremont Street boundary wall and entrance gates.
✓	External/ancillary elements	Boundary wall and entrance gates
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
✓	Excluded elements	The later garage and deck addition (c.2003).

STATEMENT OF SIGNIFICANCE

The former Bowman house has heritage significance to Dunedin. Built in 1919 for Samuel and Fanny Bowman, the house has historic significance as the former home of the Bowman family and reflects their business success and social standing. It is also associated with the Anglican Bishop of Dunedin, and Peter Chin, a former mayor of the city. The dwelling has architectural significance as one of the Arts and Crafts houses for which noted architect Basil Hooper is best known. Recent alterations and additions have been concentrated at the rear of the dwelling, it otherwise retains a high degree of architectural integrity and authenticity.

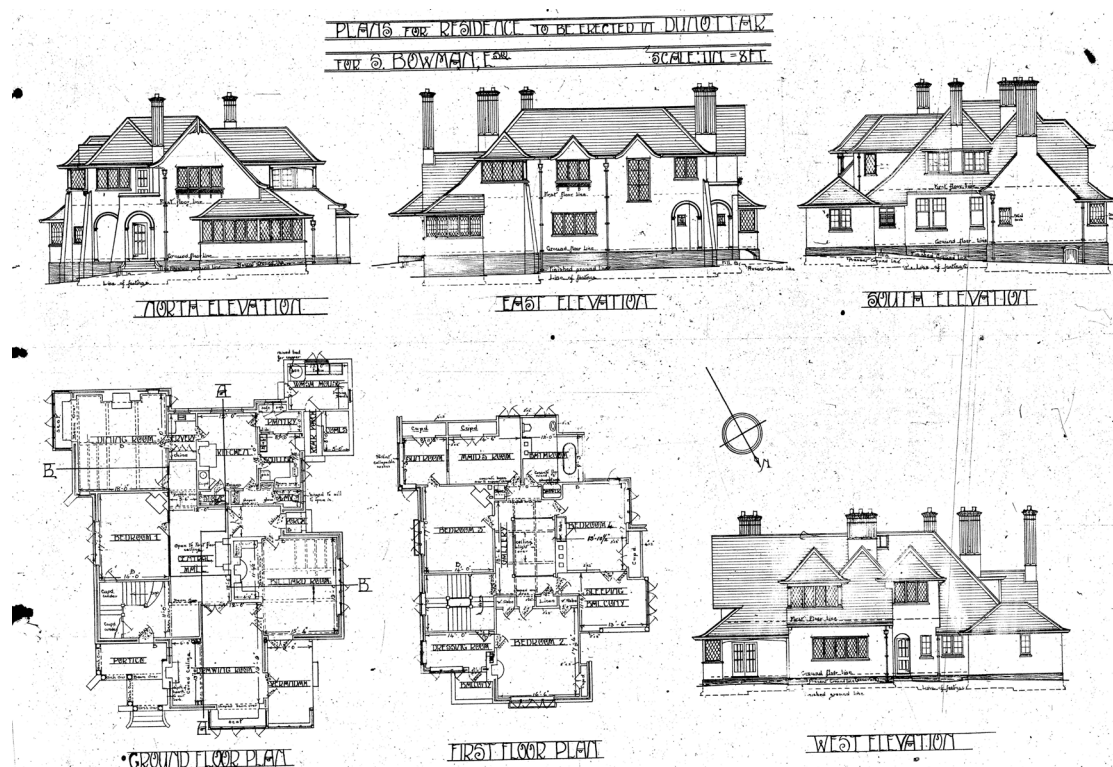
The former Bowman house is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Interwar (1914-1939)
Style	Arts & Crafts
Era/Date of Construction	1919
Architect/Designer/Builder	Basil Hooper, architect
Historic Use & Cultural Associations	Home of Samuel and Fanny Bowman
Primary Construction Materials	Brick, plaster, timber, slate.
Notable Architectural Characteristics	Arts and Crafts detailing and materials.

Previous site development

The property was previously part of a large parcel of land acquired by Robert Chapman in 1855 or 1860. The 'Dunottar Township' subdivision was undertaken by Chapman's estate in 1911 and the subject property was initially acquired by Agnes Allan in 1915; Mrs Allan transferred it to Samuel Bowman in July 1919. Until 1988 the property encompassed the lot, which remains part of the property, at 4 Maheno Street.



Source: DCC Property File

House design and construction

The house was built for Samuel and Fanny Bowman, to the design of Basil Hooper, in 1919. In August 1925 it was one of several Dunedin houses showcased in the *Otago Witness* at the time of the NZ & South Seas Exhibition.

The Bowman house is a two-storey residence with an irregular rectangular footprint and multiple hipped roof forms. The principal, north-facing elevation has a cross-gabled bay that is flanked by a glazed veranda and arched entrance portico. Drawings submitted by the architect indicate that the entrance portico opens into a hall providing access to a drawing room, billiard room, and dining room, in addition to a bedroom and kitchen wing. On the first floor three bedrooms, a sleeping balcony, maid's room, and bathroom are arranged around a gallery open to the floor below. The boundary wall, entrance gates and integrated garage are contemporary with the house.

Later history and development

Samuel Bowman sold the property to Sinclair Sutherland in 1931. Nine years later (1940) Sutherland transferred the title to the Anglican Dunedin Diocesan Trust Board and the house consequently became the home of the Bishop of Dunedin. In January 1960 plans were submitted on behalf of Bishop AH Johnston, to remodel the kitchen and scullery into a dining room and kitchen respectively (Mason & Wales, architects). A carport plan was submitted in December 1988 on behalf of Bishop Peter Mann and further internal alterations to the kitchen (1992) were undertaken after the house had been acquired by Peter and Noleen Chin in 1990. In c.2003 a garage addition was erected at the south-east corner of the house with vehicle access via Maheno Street.



THE RESIDENCE OF MR S. BOWMAN, CLAREMONT STREET, ROSLYN.

Otago Witness 25 August 1925, p. 45. PapersPast.

Basil Hooper

Basil Hooper (1876-1960) trained with JL Salmond in Dunedin and worked in London in the early 1900s before establishing his own practice in Dunedin in 1904. He specialised in residential buildings but also undertook commercial and ecclesiastical commissions. There are several other Hooper-designed houses in the 'Dunottar Township' subdivision, including those at 4 (Napier house, 1919) and 8 (Throp house, 1920) Lynwood Avenue. Hooper's own house (1909) stands at 19 Wallace Street. In 1921 Hooper left the city to practice in Auckland.

Peter Chin

Peter Chin (born 1941) trained as a lawyer and served as Dunedin's mayor between 2004 and 2010. He has been involved in identifying and promoting New Zealand's Chinese heritage for many years. Chin and his wife owned the property from 1990-2002.

Anglican Bishop of Dunedin

The property was owned Anglican Dunedin Diocesan Trust Board from 1940-1990. The dwelling served as the home for the Anglican Bishop of Dunedin for presumably all of this time.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The house has historic significance as the former home of Samuel and Fanny Bowman and their family and reflects their business success and social standing. It is also associated the Anglican Bishop of Dunedin, and Peter Chin a former Mayor of Dunedin. The house also illustrates the early 20th century 'Dunottar Township' subdivision within the wider residential history of Māori Hill.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. Basil Hooper is one of New Zealand's most acclaimed Arts and Crafts architects and the former Bowman house, along with others Hooper designed in the area, contribute to an understanding of his work. Alterations have been concentrated at the rear of the dwelling and it retains a high degree of architectural integrity and authenticity.

The house is located within a suburban setting that features many early 20th century houses, which together illustrate the styles and construction methods and materials popular at the time.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Bowman family:

Evening Star 4 September 1933, p. 11; 16 April 1938, p. 12; 6 January 1940, p. 12.

Otago Witness 25 August 1925, p. 45.

Evening Post 6 January 1940, p. 13.

Evening Star 14 December 1939, p. 4.

<https://teara.govt.nz/en/photograph/4106/peter-chin>

https://en.wikipedia.org/wiki/Peter_Chin

Basil Hooper:

<https://www.heritage.org.nz/the-list/details/9273>

R Allen *Motif and Beauty – The New Zealand Arts and Crafts Architecture of Basil Hooper* Dunedin, 2000.

Date Initial Assessment Completed	11 November 2022	Author	AM
Date Peer Reviewed	13 April 2024	Reviewer	HB
Date Peer Reviewed	22 July 2024 - Updated to add information.	Reviewer	MM
Date Confirmed Complete	24 July 2024		
Date Revised (R1)	17 April 2025		