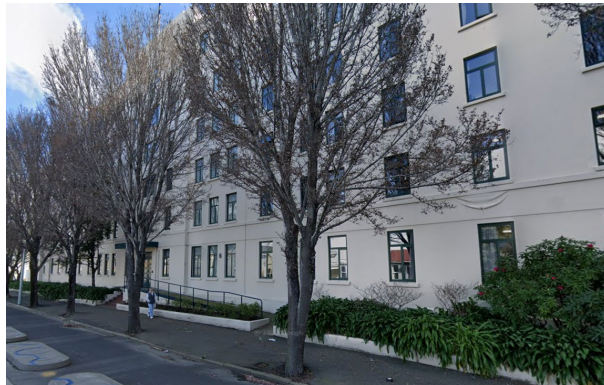


**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER DUNEDIN HOSPITAL NURSES' HOME**



Cumberland Street - Google Streetview September 2020.



Castle Street - Google Streetview September 2023.

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX060
Address:	490 Cumberland Street, Central Dunedin, Dunedin
Building Name:	Former Dunedin Hospital Nurses' Home / Cumberland College
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant	No
Building Use at Time of Record	University student accommodation
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.
✓	External/ancillary elements	Cumberland Street boundary wall.
	Internal elements and/or rooms	No
✓	Excluded elements	Roof plant, external fire escape, steel framed windows on the rear (west/north-west) elevation of the c1948 component, pressed metal roof tiles (allowing for replacement with a corrugated metal roofing), and masonry chimneys.
Proposed Wording for Heritage Schedule Entry: Entire external building envelope excluding roof plant, external fire escape, steel framed windows on the rear (west/north-west) elevation of the c.1948 component, pressed metal roof tiles (allowing for replacement with a corrugated metal roofing), and masonry chimneys. Including the Cumberland Street boundary wall.		



STATEMENT OF SIGNIFICANCE

The former Dunedin Hospital Nurses' Home has heritage significance to Dunedin. The building was erected in stages across the full width of a city block to the design of local firm Mason & Wales. The former Dunedin Hospital Nurses' Home has historic, social, and cultural significance for its association with the way of life of Dunedin's nurses through much of the 20th century and, more recently, with Cumberland College. The former Dunedin Hospital Nurses' Home has design significance as a composite Arts and Crafts and Stripped Classical style building that retains a high overall level of exterior authenticity and integrity.

The place is comparable to scheduled heritage buildings within Dunedin of a similar type. 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) Post War (1945-1955)
Style	Arts and Crafts & Stripped Classical
Era/Date of Construction	1915-16 & 1925-26; 1941 & 1947-49
Architect/Designer/Builder	Mason & Wales, architects; Messrs Fletcher Bros, (1915-16); R Mitchell & Sons (1941); Love Construction Company (1947-49), contractors
Historic Use & Cultural Associations	Healthcare workers' accommodation
Primary Construction Materials	Cumberland street component: Brick, plaster, pressed metal roof tiles, timber framed window joinery [some aluminium joinery] Castle Street Component: Reinforced concrete, painted plaster, steel-framed windows [some aluminium joinery].
Notable Architectural Features	Cumberland street component: 'U' shaped footprint, verandah on the north elevation, hipped roof, gables, boundary fence, Castle Street Component: Stripped classical detailing, symmetrical façade with central entry, roof concealed by parapet, imposing appearance.

Previous site development

Historic survey plans show that there were several residential buildings on the subject site before the Nurses' Home and Queen Mary Maternity Hospital were erected. Immediately to the north of the subject building was the Dunedin Bowling Club (est. 1872).

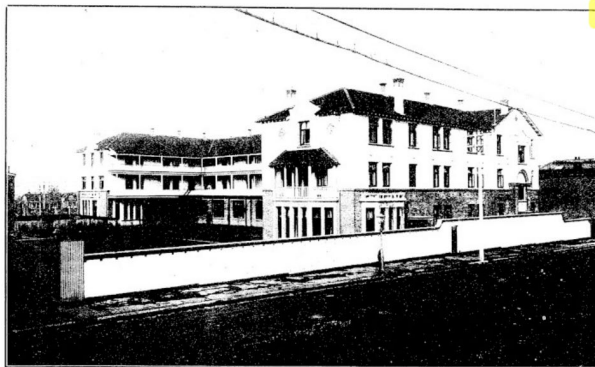
Plans for a nurses' home in Dunedin were first submitted to the Dunedin Hospital Board in July 1887. After several years of delays, caused in part by funding, Masons & Wales called tenders for the home in April 1891. Erected at the south-west corner of Frederick and Cumberland Streets (across the road from the subject site), the two-storey brick building (since demolished) provided 26 bedrooms and was complete by April 1892.



First Dunedin Nurses' Home (Dunedin Hospital, Nurses' Home, circa 1880, Dunedin, by Burton Brothers. Te Papa (C.011916))

Building design and construction

Consideration was given to adding another floor to the Frederick Street Nurses' Home in the early 1910s but by late 1913 it had been decided to erect a new building on the other side of Cumberland Street. The new home, built initially with a U-shaped footprint that was open to the northern aspect, was erected in 1915-16 to the design of Mason & Wales, who were architects to the hospital board. Fletcher Bros. won the contract with a tender price of £15,957.



Nurses' Home, Dunedin Hospital, built by Fletcher Bros., Ltd.

PROGRESS, Volume XIII, Issue 1, 1 September 1917, p. 17.

The first stage of the Nurses' Home was officially opened by the Hon GW Russell on 17 June 1916; at the same time a memorial tablet was unveiled in memory of Edith Cavell (1865-1915), a British nurse who was executed by a German firing squad for helping Allied soldiers and civilians escape Belgium in 1915. Upon repatriation of her remains, Nurse Cavell was given a state funeral in England in May 1919; she was memorialised in the UK, other parts of New Zealand and other countries within what is now the Commonwealth.

The home had some 140 rooms, including bedrooms 'of a sufficient size and healthy and comfortably furnished for each nurse, a large dining room, a sitting room for the nurses in training, for the sisters and for the Home sister, a lecture room and library, kitchen, and rooms for the maids. The matron's rooms had their own entrance.

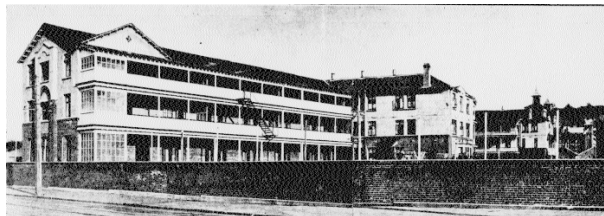


The Nurses' Homes in the 1920s. Hocken Collections, University of Otago, Dunedin.

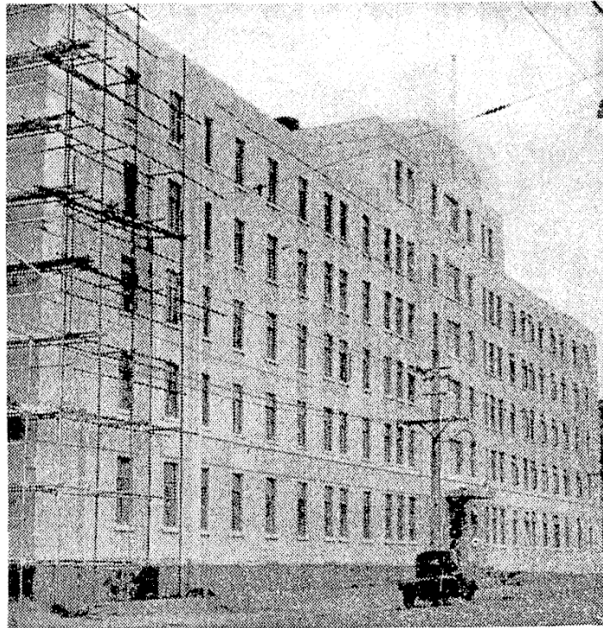
Later history and development

At the end of 1920, two memorial tablets in the vestibule of the Nurses' Home were unveiled. One in memory of the late Sister Margaret James (night sister for the hospital for over 20 years), the other in memory of nurses who died on active service and during the influenza epidemic.

The Nurses' Home was extended to the east in 1925-26 and then another wing, built in two stages, was added along the Castle Street frontage in the early and late 1940s. With the completion of the Castle Street block, part of the original building was converted into a staff cafeteria, sitting rooms, a new laundry, and linen rooms.



The new wing at left in 1926. Otago Witness 25 May 1926, p. 47. PapersPast.



*The Castle Street frontage upon completion of the south wing.
Otago Daily Times 5 April 1949, p. 4. PapersPast.*



The block bounded by Castle, Frederick and Cumberland Streets in c.1970 with Queen Mary Maternity Hospital in the centre foreground and the former Nurses' Home at centre. The Frederick Street nurses' home can be seen at the centre right edge of the image. Hocken Collections, University of Otago, Dunedin.

Plans for the conversion of the ground floor of the north wing on Castle Street into a childcare centre, which were lodged with the Dunedin City Council in April 1988, show that the Nurses' Home was then being used as a staff hostel. Following closure of the Nurses' Home, Cumberland College opened in the building in February 1989; the building was earthquake strengthened in the summer of 2011-12.

Notable people/Themes

Nurses' Homes

As hospitals developed, so did the nursing profession. The nursing reform movement was led by Florence Nightingale in the 1860s, transforming hospitals and nursing. Nursing was feminised – women replacing the traditional male warders who moved into work in mental hospitals. Nurses' Homes provided live-in

accommodation for hospital nurses and trainees. They were usually located close to or within hospital grounds. Nurses' homes were supervised by a matron who monitored nurses' behaviour.¹

Historian Patricia Sargison writes that 'the provision of nurses' homes was central to the development of trained female nursing.'² In the nineteenth century, providing special accommodation for probationer nurses was considered essential to guarantee their 'moral probity.' Sargison writes that such accommodation was seen as 'pivotal for the employment of young women from the middle classes, who, furthermore, required moral disciplining and supervision away from tempting proximity to men.' The closed female worlds echoed religious nursing orders, with matrons ensuring middle-class parents that daughters were safe and protected. The long hours mean it was sensible for nurses to live on site. Nursing was a 'newly respectable profession', the 'moral standing' of which was to be protected. Discipline was strict in nurses' homes, with matrons seen as protecting the standing of the profession by controlling the lives of the nurses. Nurses' homes were to provide comfortable but not luxury accommodation. Discontent with poor conditions surged before the outbreak of the First World War, with several hospitals providing better accommodation in the 1910s, including Dunedin Hospital.

The Social Security Act 1938, passed by the first Labour Government, provided for maternity and free hospital service benefits. This led to an increased demand for hospital beds and more nurses. The increase in the number of nurses led to authorities encouraging already trained nurses to 'live out'. Student nurses were required to 'live in', where the nurses' home sister could maintain standards of behaviour.³

By the late 1970s and early 1980s polytechnics and universities began offering degrees in nursing. The move away from hospital-based training led to the demolition or re-purposing of many hospital-based nurses' homes.⁴

Mason & Wales

Mason & Wales Architects is New Zealand's oldest architectural practice. The firm was established in 1863 by William Mason after a brief partnership with David Ross, which commenced in September 1862 and was dissolved in February 1863. Known as Mason & Clayton from 1864 and Mason & Wales since 1871, the firm has designed the full gamut of architectural commissions, from churches and commercial buildings to private houses and industrial structures and garnered numerous architectural awards.

James Fletcher

James Fletcher (1886-1974) founded one of New Zealand's most notable and successful construction companies in Dunedin when he set up his own building firm in 1909. Fletcher was the son of a Scottish

¹ Linda Bryder, 'Hospitals - The transformation of hospitals', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/hospitals/page-2> (accessed 18 September 2023)

² Patricia Sargison, ' "Essentially a Woman's Work": A History of General Nursing in New Zealand, 1830-1930', A thesis submitted for the degree of Doctor of Philosophy at the University of Otago, Dunedin, New Zealand, March 2001. Pp. 58, 203, 206, 258.

³ Pamela Wood, *New Zealand Nurses: Caring for our people 1880-1950*, Otago University Press, Dunedin, 2022, pp.43-44.

⁴ <https://whf.org.nz/2019/03/15/farewell-to-the-old-nurses-home/#:~:text=In%201883%2C%20Wellington%20Hospital%20established,young%20women%20to%20the%20profession>. Accessed 18 September 2023.

builder, his brothers joining him in the business. Early jobs included the construction of the Tepid Baths in Moray Place (1913) Knox College Chapel (1912-1913), Oliver Wing at the University of Otago (1914). The Dunedin Hospital Nurses' Home was among the first of their big early contracts. In 1915, Fletcher Bros. Ltd was established. By 1919, renamed Fletcher Construction Company Ltd, the firm was also operating in Auckland and Wellington; in 1940 it became a publicly listed company, Fletcher Holdings.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Dunedin Hospital Nurses' Home has significance under this criterion for its association with the provision of nursing services in the city through the 20th century and, more recently, as a demonstration of the relationship between the hospital and university which gave rise to the building's use as a residential college. The building is important as a demonstration of the way of life of nurses during a period in which they lived, worked and were trained on the hospital campus.

SPIRITUAL/CULTURAL

The building demonstrates heritage values within this criterion. The Nurses' Home represents the culture and way of life for generations of nurses and trainees who were required to live-in. Overseen by a matron, nurses' homes had particular routines and rituals associated with the profession.

DESIGN

The building demonstrates heritage values within this criterion. The two parts of this building were both designed by leading Dunedin practice Mason & Wales. The exterior of the building expresses the evolving aesthetic approach of the firm between the mid-1910s and late 1940s and retains a good level of authenticity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

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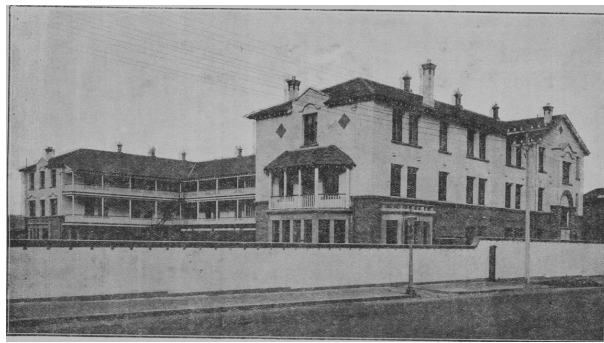
Date Initial Assessment Completed	8 February 2023	Author	AM
Additional Research and Assessment Completed	18 September 2023	Reviewer	HB
Date Peer Reviewed	17 July 2024	Reviewer	MM
Date Confirmed Complete	31 July 2034		
Revised ‘Recommended Protection’ and minor revisions (R1)	26 August 2024, 4 September 2024		
Date Revised (R2)	15 April 2025, following submissions for Plan Change 1 to clarify the recommended protection.		



Photographs: Google Street View September 2020.



Source: <https://www.otago.ac.nz/cumberland/about>



Soon after completion (Kai Tiaki : The Journal of The Nurses of New Zealand, Volume IX, Issue 4, 1 October 1916, p. 213)