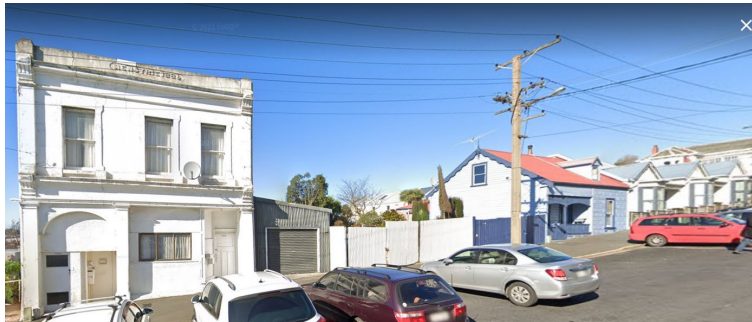


**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDINGS:
CAIRNS' BUILDINGS AT 139 CARROLL STREET, 141-147 CARROLL STREET, 155
CARROLL STREET AND 157 CARROLL STREET**



Google Streetview 2020

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX071i – 139 Carroll Street BX071ii – 141 Carroll Street BX071iii – 143 Carroll Street BX071iv – 145 Carroll Street BX071v – 147 Carroll Street BX071vi – 155 Carroll Street
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	BX071vii – 157 Carroll Street BX071viii – 157A Carroll Street BX071ix – 157B Carroll Street
Address:	139 Carroll Street 141-147 Carroll Street 155 Carroll Street 157 Carroll Street
Buildings Name:	Menstrie - 139 Carroll Street Cairns' Terrace – 141-147 Carroll Street Former shop - 155 Carroll Street Terrace -157 Carroll Street
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A (Associated with Gladstone Terraces, List No. 5231, Category 2 historic place)
Heritage Covenant:	No
Buildings Uses at Time of Record:	Residential
Condition of Property:	Not known to be at risk because of 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 buildings meet one or more of the significance criteria from Policy 2.4.2.1.b and are recommended for inclusion in Appendix A1.1 in the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	<p>139 Carroll Street – Entire building envelope excluding rear elevation.</p> <p>141 Carroll Street – Principal (northeast) elevation and roof form.</p> <p>143 Carroll Street - Principal (northeast) elevation and roof form.</p> <p>145 Carroll Street - Principal (northeast) elevation and roof form (rebuilt after a fire c. 2003)</p> <p>147 Carroll Street – Elevation to Carroll Street, principal (northeast) elevation, and roof form.</p> <p>155 Carroll Street – Facade to Carroll Street and side wall (north-east)</p> <p>157 Carroll Street – Facade to Carroll Street</p> <p>157A Carroll Street – Facade to Carroll Street</p> <p>157B Carroll Street – Facade to Carroll Street and Melville Street</p>
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
	Excluded elements	

STATEMENT OF SIGNIFICANCE

The concentrated group of dwellings on the corner of Carroll and Melville Streets have historic significance for their association with developer Alexander Cairns and his provision of inner-city working-class housing in the 1870s and 1880s. Cairns' buildings represent the history of Walker (later named Carroll) Street as an area noted for its densely built dwellings, many of which were demolished in 'slum clearances' between the 1950s-1970s. The extant buildings collectively demonstrate the development pattern of working-class housing that was known locally as the 'devil's half acre'. In conjunction with the Gladstone Terrace (scheduled heritage building B393), Cairn's buildings have significance as a concentrated group of representative nineteenth-century working-class terraced housing.

The buildings are comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Victorian Terraces/Single Bay Villas
Era/Date of Construction	c.1878-1886
Architect/Designer/Builder	Alexander Cairns – Builder/Developer
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Some masonry construction, some timber construction
Notable Architectural Characteristics	Ad-hoc development, terraced housing, Victorian period dwellings and commercial buildings.

Previous site development

The land on which these buildings sit (Sections 20, 21, and 22 Block V) was first granted to Marion Reynolds, mother of WH Reynolds, the Speaker of the Provincial Council. There was a dwelling house on this land in the late 1850s-early 1860s. Her estate was offered for sale in 1862.

The title was issued to Henry Wilson Cairns, Henderson Law, and Alexander Edmund Cairns in 1873. Law transferred his portion to the Cairns in 1874. Henry and Alexander were brothers, sons of Alexander Cairns. By the end of the 1870s, Alexander Cairns held the property as sole owner.

Design and construction

Cairns looks to have started building on the land around 1876-1877. He built dwellings designed to maximise the return on the site – three sets of terraces of different forms – single-storey, single-storey attached bay villas and a row of eight terraces while keeping an existing timber house. He also added a commercial building. The surviving buildings represent Cairns' investment in a nineteenth-century residential rental development as builder and owner.

In 1875-1876, there was a 'house' 'premises' and 'vacant land' worth £75 on sections 20 and 22, occupied by Alexander Cairns.

Former shop - 155 Carroll Street



Google Street View 2020

Peter Entwisle researched this site in 2016. He records that council's records begin in 1857 and that from 1857-1859 the vacant land was owned by Marion Reynolds (Pt Sec 21 Block V SO 14197). Entwisle considered the timber detail on the right side of the street elevation indicated an early construction date, and he believed that at least part of the current dwelling dated from this period. An 1863 photograph shows the building, supporting Entwisle's research.



Detail of an 1863 photograph showing the subject house (Dunedin from Bell Hill in 1863, Dunedin, by Muir & Moodie, William Meluish, Burton Brothers. Te Papa (C.014594))

Harnett's 1864 directory entry shows a Henry James, greengrocer, at what appears to be this location.¹

¹ Peter Entwisle, '155 Carroll Street: A Brief History'. Copy provided by the owner.

There was a shop and a house on Section 21, rated at £45, occupied by Gilmour Bros. JB and WT Gilmour established their grocery in September 1874. William Thomas Gilmour was married to Harriet, daughter of Thomas Cairns Burt in 1877.²

Entwisle provides a history of the occupants of the property. He writes that 1905 the house was occupied by baker Peter John Calder. Calder was replaced by baker John Gold in 1914. By 1905 Walker Street had been numbered and the numbering remained the same when the street was re-named. It was what it is today. Number 155 was occupied in 1905 by Peter John Calder, a baker. In 1910 he was recorded there again. By 1914 he had been replaced by another baker, John Gold. A John Carroll was living immediately below him at 153. In 1920 the now re-named 155 Carroll Street was occupied by Daniel James Gumpanze, a confectioner. John Carroll was still recorded at 153. In 1925 a Mrs Lindsay was listed at 155 while John Carroll continued at 153. In 1930 Arthur William Smith was recorded at 155 Carroll Street and John Carroll again at 153. By 1935 a Mrs Nellie Scott was listed at number 155 while John Carroll is shown again at 153. In 1939 'Bert' Smith, a horse cover manufacturer was recorded at 155 and John Carroll again at 153. By 1946 Bert Smith was still listed at number 155 and John Carroll at 153. In 1950 this was still the same except that Smith was then listed as a 'machinist'. 1954 was the last year of Stone's directory's publication. That edition shows Smith at number 155, our subject building but then a Mrs Lily Carroll at 153. No John Carroll is recorded there. In 1959 Wise's directory showed Bert Smith, a machinist, at 155 Carroll Street and Mrs Lillian I Carroll at 153. In 1965 Wise's showed just a Mrs Wilhelmina Smith at 155 while Mrs Carroll continued at 153. By 1971 a Mrs Mary Glover was recorded at 155 and a Miss Kath Carroll at 153. In 1975 Mrs Glover was still at 155 Miss Kath Carroll was still at 153 but the latter was now sharing with a Thomas J. Carroll.

The building presents one-and-a-half stories to the street with a recessed verandah at street level. Part of the street elevation is clad in what appears to be large-format rusticated/shiplap weatherboard with vertical grooves intended to imitate stone. It has double-hung sash windows and a roof dormer. There is some scalloped detailing on the bargeboard.

Cairns' Terrace – 141-147 Carroll Street



Google Street View 2020

² *Otago Daily Times*, 2 April 1877, Page 2.

The first terraced houses Cairns built were down what he called 'Menstrie Avenue.' This was a terrace of four single-storey residences. These are recorded in the 1877 valuation rolls, each valued at £30, let weekly. The houses are marked on a map of the 'Devil's Half Acre' (discussed later in notable themes) as the 'cottages where the bachelors lived.'³ The terraces are in two pairs that step down the slope from Carroll Street. Built of brick, with corrugated metal roofs, they have verandahs on the east elevation and appear to be arranged with a central door flanked by single double-hung sash windows.

Terrace -157 Carroll Street



Google Street View 2020

Cairns built a terrace of three single-bay villas on Section 22 at around the same time, each being valued at £45. A separate title was issued for the land on which the terrace of villas was issued in 1876. The matching villas present a faceted bay to the street with a veranda across the front. Their main decorative detail is dentils on the bay and decorative bargeboards on the gable end. The timber window joinery has been replaced with aluminium, although they retain the proportions of double-hung sash windows. Each front entrance has been extended to form an entrance porch, likely a later addition.

The villas back onto the Gladstone Terrace on Melville Street.

Gladstone Terrace - (2GP SHB B393/HNZPT List No. 5231)



³ Dunedin Public Libraries (5th Apr 2018). Map of Devil's Half Acre. In Website Dunedin Public Libraries. Retrieved 7th Aug 2024 12:02, from <https://dunedin.recollect.co.nz/nodes/view/199948>

Google Street View 2020

In 1880, Cairns built the Gladstone Terrace of seven two-storey residences. They are similarly plainly detailed as the earlier villa terraces that adjoin them. This terrace row is scheduled heritage B393, and listed with Heritage New Zealand, as a Category 2 historic place, List No. 5231).

Menstrie - 139 Carroll Street



Google Street View

In 1886, Cairns built Menstrie in front of the four single terraces. He offered it to let as business premises, in 1887. Menstrie presents two storeys to Carroll Street. It has some Italianate details including pilasters with a string course marking the ground and first floors, and a parapet with the name and date of construction in relief. The top floor has three double-hung sash windows. The ground floor has been altered but the surviving fabric suggests it was originally arranged as an entry door, potentially to an upper-level residence, a single shop front to the right-hand side of the façade. The interior has been altered, including the removal of the original woodstoves and the boarding up of the fireplaces. There is some cracking in the brick exterior walls.

Later history and development

Cairns' estate was sold in a mortgagee sale to John Carroll in April 1893. The sale notice records '12 brick dwellings, one of which has a shop attached, and 6 wooden buildings, one of which has a shop attached, on this property, bringing in a rental of about £540 per annum.' All were tenanted weekly. The notice continued that 'the property offers exceptional advantages to investors on account of its large rent roll, the substantial character of most of the buildings, and the choice situation, owing to which the buildings on the property are almost all continuously occupied.'⁴

Irish-born Carroll, followed gold to Otago finding success at Shotover and Bendigo. He settled in Dunedin running the Hibernian Hotel on The Octagon. He was a ward councillor and later mayor from 1878 until his death. He was involved in other civic matters, including the Harbour Board, and as a trustee for both the hospital and the Benevolent institution. In the 1890s, he was living in 'Gladstone Villa' at the top of Walker

⁴ *Evening Star*, 7 Mar 1893, p. 3.

Street. He regularly offered Walker Street houses for rent. Carroll died in 1903.⁵ Walker Street was renamed Carroll Street for him.

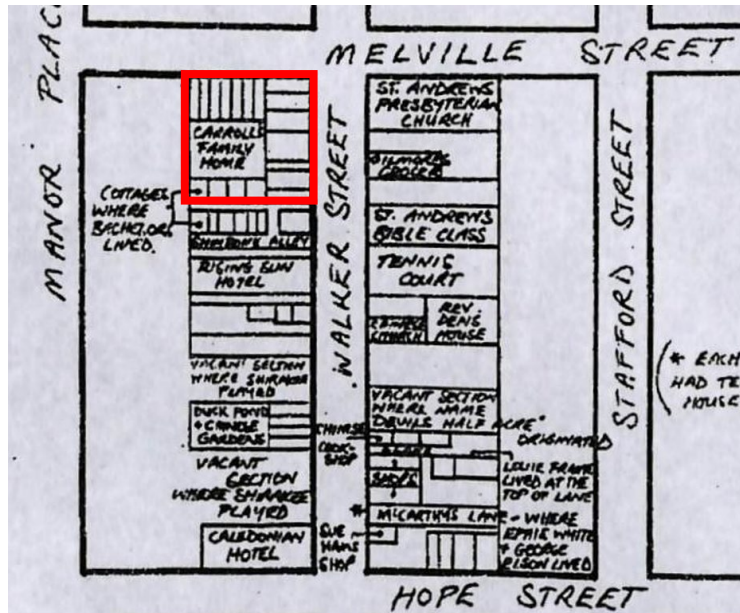
The land on which the terrace of bay villas sit remained in the Carroll family until the 1950s.⁶ The land on which the timber house stands remained in the Carroll family until the 1950s. The land on which Menstrie and the single-storey terrace are built remained in the Carroll family until the 1920s, after which they were owned by builder John Rhodes, remaining in the Rhodes family until the 1960s. In later years, the terraces have remained private rental housing.



*1942 aerial view showing the subject buildings outlined in red.
(Date taken: 15/10/1942, Retrolens, LINZ CC-BY 3.0)*

⁵ *Evening Star*, 11 Nov 1903, p. 4.

⁶ OT24/196, Land Information New Zealand.



Detail of a map of the 'Devil's Half Acre' showing the 'Carroll Family Home' and the 'Cottages where the Bachelors lived'; Dunedin Public Libraries (5th Apr 2018). Map of Devil's Half Acre. In Website Dunedin Public Libraries. Retrieved 7th Aug 2024 12:07, from <https://dunedin.recollect.co.nz/nodes/view/199948>

Notable people/Themes

History of the Fernhill area

The triangle of land from High Street, Maitland, Princes Street has a rich and varied social and cultural history, of importance to the development of Dunedin; It has a substantial number of Victorian and Edwardian residential buildings. Buildings from these eras include workers cottages, small villas, terraces, bungalows, and grand residences. They represent what has been successive rebuilding of an historic quarter of the city that once provided temporary (tents and shacks) and semi-permanent accommodation for people during the 1860s' gold rushes.⁷

Working Class Housing & Stafford/Walker Street

The Stafford/Walker (now Carroll) Street area was an area of working class and slum housing that developed in the goldrush years, characterised by 'overcrowded shanty housing'. The neighbourhood was characterised by small closely built residences – terraces, cottages, villas, and shanties built around lanes and alleys.

The Carroll (formerly Walker) Street area was dubbed the 'devil's half acre' and 'outcast Dunedin' in the nineteenth century.⁸ The nearby area around Palmyra was subject to 'slum clearances' in the 1960s and 1970s. The area surrounding the Cairn's Buildings has lost much of the small-scale nineteenth century

⁷ Manor Place SCA Assessment 2012 DRAFT

⁸ James Veitch and Dalia Tinawi, 'Middle Eastern peoples - Assimilation and recent arrivals', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/mi/document/2019/attack-in-walker-street> (accessed 7 August 2024)

housing that represented its early development in a particularly dense manner. Unusually, the area contains a number of substantial nineteenth and early twentieth century residences in close proximity to dense working-class housing.

Following widespread clearances of housing, there are few representative examples of this age and type of housing in such a dense and ad-hoc development pattern. Although the subject dwellings are more substantial (making use masonry more than timber construction) than much of the housing characteristic of that time. Cairns' buildings represent the nineteenth-century workers' housing that developed on Walker Street from the 1870s. Further research to determine why the subject buildings were not demolished in the 1960s would expand the understanding of the place.



Some 'substandard' housing identified on Melville Street in the 1950s (DCC Archives, <https://digitalnz.org/records/36157667/houses-in-melville-street-identified-as-substandard-in-1957>)



Demolition of dwellings in Perth Avenue during the clearance of substandard housing in 1969 (DCC Archives, <https://digitalnz.org/records/37969806/13-perth-avenue-from-palmyra-street-during-demolition-17-december-1969>)



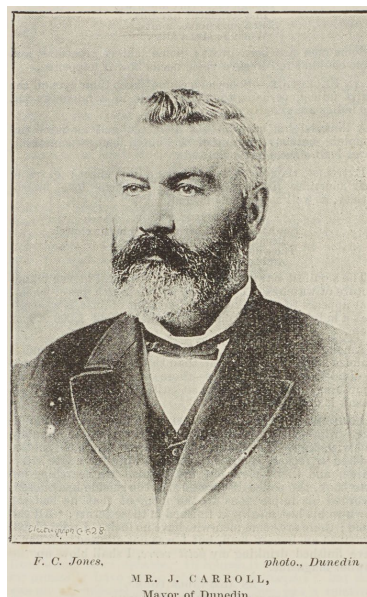
Aerial imagery from 1942 (left) and 1979 (right) demonstrating the clearance of substandard nineteenth century housing and subsequent redevelopment in the proximity of the subject site. The subject site is outlined; Retrolens; https://files.interpret.co.nz/Retrolens/Imagery/SN223/Crown_223_512_33/High.jpg; https://files.interpret.co.nz/Retrolens/Imagery/SN5392/Crown_5392_B_6/High.jpg

Alexander Cairns (1813-1891)

Alexander Cairns was born in Menstrie in Clackmannanshire, Scotland. He apprenticed as a stonemason before starting business as a brick and tile maker, and then as a bone grinder and manufacturer of superphosphates. In 1852, for health reasons, he immigrated to Melbourne where he went into business in the iron grade. In 1861 he moved to Dunedin, taking up ironmongery and produce dealing on Princes Street. He sold his business out to Briscoe & Co. Cairns set up as contractor, winning the contract for the wooden portion of the Rattray Street jetty. He then took up a position as general superintendent for public works about 1867, supervising important works, including the cutting of Maitland and Pitt Streets. Cairns traded in building materials and supplies from his Walker (now Carroll) Street depot. He was elected to the South Ward for a single term of Dunedin City Council in 1884. He was a strong advocate for temperance, standing for licensing committee elections.⁹

John Carroll (1836-1903) and Carroll family

John Carroll was a prominent Dunedin businessman and local body politician. From 1893 he lived as a gentleman at his villa at the top of Walker Street. Walker Street was renamed Carroll Street in his honour.



Portrait of John Carroll; Auckland Libraries Heritage Collections NZG-18911128-0624-01

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

This concentrated group of dwellings demonstrate heritage values within this criterion. Cairns' Buildings represent the history of residential development in Walker (now Carroll) Street in the nineteenth century. As a densely populated inner-city area close to the port and industry, Walker Street had a mix of 'slum'

⁹ *Evening Star*, 10 Dec 1891, p. 3.; Title OT22/224.

dwellings, working-class housing, and grand residences that gave the area particular character. Cairns' development is an example of a property development providing rental housing in the boom years following the goldrushes. The buildings have significance for their association with Cairns, as developer, and with John Carroll and the Carroll family, who were significant in Dunedin's political and business history.

SPIRITUAL/CULTURAL

The buildings do not demonstrate heritage values within this criterion.

DESIGN

This concentrated group of dwellings demonstrate heritage values within this criterion. Cairns' buildings have architectural and aesthetic significance as a group of nineteenth-century workers' dwellings and associated structures. They form a coherent group of authentic historic buildings that contribute to the streetscape. Although the buildings have undergone alterations, they largely retain their original form and detailing. Importantly they represent the scale, density, and development patterns of nineteenth century working-class housing that has largely been lost from the area that was known locally as the 'devil's half acre'. Cairns' buildings also provide context and a greater understanding of the Gladstone Terrace (scheduled heritage building B393) on Melville Street.

TECHNOLOGICAL/SCIENTIFIC

The buildings do not demonstrate heritage values within this criterion.

REFERENCES

Mr John Carroll, *The Cyclopedia of New Zealand [Otago and Southland]*, Cyclopedia Company Ltd, Christchurch, 1905, <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d9-d20.html>

John Carroll, <https://www.northerncemetery.org.nz/biography/?id=9505>
Walker/Carroll Street: <https://dunedin.recollect.co.nz/nodes/view/199784>

Date Assessment Completed	13 April 2023	Author	HB
Date Peer Reviewed	5 August 2024	Reviewer	MM
Date confirmed Complete	7 August 2024		
Date Revised (R1)	2 September 2024		
Date Revised (R2)	4 April 2025 Additional information in response to PC1 submission.		

Registered 10 October 1998

Registered Owner(s)
Address of the Body Corporate
PO Box 6213
DUNEDIN

I hereby certify that this plan was approved by the Dunedin City Council pursuant to section 223 of the Resource Management Act 1991 and no conditions have been imposed.

Principal Admin Officer: *[Signature]*

Pursuant to Section 223(1) of the Resource Management Act 1991, I hereby certify that the Dunedin City Council is satisfied on reasonable grounds that the proposed development is in the public interest and that the proposed development complies with the provisions of the Building Code specified in Section 46(1) of the Building Act 1991.

Dated this 3rd day of June 1998

Principal Administrative Officer: *[Signature]*

Pursuant to Section 5(1)(b) of the Unit Titles Act 1972, I (Chris Douglas) Section 5(1)(b) of the Unit Titles Act 1972, I hereby certify that every building when erected, has been erected, and all other development work has been completed, in accordance with the boundaries of every unit and common property shown on the plan to be physically measured.

Principal Administrative Officer: *[Signature]*

Date: 3.6.98

I, John Aides, Registered Valuer hereby certify that the area shown on this plan is in accordance with the Unit Titles Act 1972.

Signature: *[Signature]* Date: 5.6.98

Total Area: 1032sqm

Completed in: CT 23/106

I, Henry Gray Hubbard of Dunedin, Registered Surveyor and holder of a current practicing certificate, hereby certify that the area shown on this plan is in accordance with the Unit Titles Act 1972 and that the boundaries of every unit and common property shown on the plan to be physically measured are correct.

Dated at Dunedin this 23rd day of June 1998.

Signature: *[Signature]*

Reference Name: P. Inverleith

Examined: *[Signature]* Correct

Approved as to Survey: *[Signature]* Chief Surveyor

Deposited this 4th day of June 1998

For Register-Owner of Land: DP 26868

File No: 104,9725
Received: 14/7/98
In Duplicate: DP 26868

A980313

UNIT DESCRIPTION	APPROX. AREA (sq m)	ENTITLEMENT	UNIT ENTITLEMENT	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER	CT ISSUED
UNIT 1	99	182	182	10.00	91.00	182/17L
AU 1A	25	15	15	9.50	81.00	
AU 1B	23	15	15	9.50	81.00	
AU 1C	23	15	15	9.50	81.00	
AU 1D	15	9	9	9.50	81.00	
TOTAL UNIT 1 ENTITLEMENT	172	172	172	91.50	91.50	182/17L
UNIT 2	78	132	132	9.50	81.00	
AU 2A	15	15	15	9.50	81.00	
AU 2B	15	15	15	9.50	81.00	
AU 2C	15	15	15	9.50	81.00	
AU 2D	15	15	15	9.50	81.00	
AU 2E	15	15	15	9.50	81.00	
AU 2F	15	15	15	9.50	81.00	
AU 2G	15	15	15	9.50	81.00	
AU 2H	15	15	15	9.50	81.00	
AU 2I	15	15	15	9.50	81.00	
AU 2J	15	15	15	9.50	81.00	
AU 2K	15	15	15	9.50	81.00	
AU 2L	15	15	15	9.50	81.00	
AU 2M	15	15	15	9.50	81.00	
AU 2N	15	15	15	9.50	81.00	
AU 2O	15	15	15	9.50	81.00	
AU 2P	15	15	15	9.50	81.00	
AU 2Q	15	15	15	9.50	81.00	
AU 2R	15	15	15	9.50	81.00	
AU 2S	15	15	15	9.50	81.00	
AU 2T	15	15	15	9.50	81.00	
AU 2U	15	15	15	9.50	81.00	
AU 2V	15	15	15	9.50	81.00	
AU 2W	15	15	15	9.50	81.00	
AU 2X	15	15	15	9.50	81.00	
AU 2Y	15	15	15	9.50	81.00	
AU 2Z	15	15	15	9.50	81.00	
TOTAL UNIT 2 ENTITLEMENT	132	132	132	91.50	91.50	182/17L
UNIT 3	80	132	132	9.50	81.00	
AU 3A	15	15	15	9.50	81.00	
AU 3B	15	15	15	9.50	81.00	
AU 3C	15	15	15	9.50	81.00	
AU 3D	15	15	15	9.50	81.00	
AU 3E	15	15	15	9.50	81.00	
AU 3F	15	15	15	9.50	81.00	
AU 3G	15	15	15	9.50	81.00	
AU 3H	15	15	15	9.50	81.00	
AU 3I	15	15	15	9.50	81.00	
AU 3J	15	15	15	9.50	81.00	
AU 3K	15	15	15	9.50	81.00	
AU 3L	15	15	15	9.50	81.00	
AU 3M	15	15	15	9.50	81.00	
AU 3N	15	15	15	9.50	81.00	
AU 3O	15	15	15	9.50	81.00	
AU 3P	15	15	15	9.50	81.00	
AU 3Q	15	15	15	9.50	81.00	
AU 3R	15	15	15	9.50	81.00	
AU 3S	15	15	15	9.50	81.00	
AU 3T	15	15	15	9.50	81.00	
AU 3U	15	15	15	9.50	81.00	
AU 3V	15	15	15	9.50	81.00	
AU 3W	15	15	15	9.50	81.00	
AU 3X	15	15	15	9.50	81.00	
AU 3Y	15	15	15	9.50	81.00	
AU 3Z	15	15	15	9.50	81.00	
TOTAL UNIT 3 ENTITLEMENT	132	132	132	91.50	91.50	182/17L
UNIT 4	78	132	132	9.50	81.00	
AU 4A	15	15	15	9.50	81.00	
AU 4B	15	15	15	9.50	81.00	
AU 4C	15	15	15	9.50	81.00	
AU 4D	15	15	15	9.50	81.00	
AU 4E	15	15	15	9.50	81.00	
AU 4F	15	15	15	9.50	81.00	
AU 4G	15	15	15	9.50	81.00	
AU 4H	15	15	15	9.50	81.00	
AU 4I	15	15	15	9.50	81.00	
AU 4J	15	15	15	9.50	81.00	
AU 4K	15	15	15	9.50	81.00	
AU 4L	15	15	15	9.50	81.00	
AU 4M	15	15	15	9.50	81.00	
AU 4N	15	15	15	9.50	81.00	
AU 4O	15	15	15	9.50	81.00	
AU 4P	15	15	15	9.50	81.00	
AU 4Q	15	15	15	9.50	81.00	
AU 4R	15	15	15	9.50	81.00	
AU 4S	15	15	15	9.50	81.00	
AU 4T	15	15	15	9.50	81.00	
AU 4U	15	15	15	9.50	81.00	
AU 4V	15	15	15	9.50	81.00	
AU 4W	15	15	15	9.50	81.00	
AU 4X	15	15	15	9.50	81.00	
AU 4Y	15	15	15	9.50	81.00	
AU 4Z	15	15	15	9.50	81.00	
TOTAL UNIT 4 ENTITLEMENT	132	132	132	91.50	91.50	182/17L
UNIT 5	78	132	132	9.50	81.00	
AU 5A	15	15	15	9.50	81.00	
AU 5B	15	15	15	9.50	81.00	
AU 5C	15	15	15	9.50	81.00	
AU 5D	15	15	15	9.50	81.00	
AU 5E	15	15	15	9.50	81.00	
AU 5F	15	15	15	9.50	81.00	
AU 5G	15	15	15	9.50	81.00	
AU 5H	15	15	15	9.50	81.00	
AU 5I	15	15	15	9.50	81.00	
AU 5J	15	15	15	9.50	81.00	
AU 5K	15	15	15	9.50	81.00	
AU 5L	15	15	15	9.50	81.00	
AU 5M	15	15	15	9.50	81.00	
AU 5N	15	15	15	9.50	81.00	
AU 5O	15	15	15	9.50	81.00	
AU 5P	15	15	15	9.50	81.00	
AU 5Q	15	15	15	9.50	81.00	
AU 5R	15	15	15	9.50	81.00	
AU 5S	15	15	15	9.50	81.00	
AU 5T	15	15	15	9.50	81.00	
AU 5U	15	15	15	9.50	81.00	
AU 5V	15	15	15	9.50	81.00	
AU 5W	15	15	15	9.50	81.00	
AU 5X	15	15	15	9.50	81.00	
AU 5Y	15	15	15	9.50	81.00	
AU 5Z	15	15	15	9.50	81.00	
TOTAL UNIT 5 ENTITLEMENT	132	132	132	91.50	91.50	182/17L
TOTAL ENTITLEMENT	1000	1000	1000	180	180	180/17T

UNIT 1: Limits in terms of 26.24.9723. All areas shown as outlined in plan.

Diagram A (not to scale)

Diagram B (not to scale)

Scale 1 : 200 Date June 1998

UNITS ON SECTION 20

Land District OTAGO
Survey Blk & Dist. V, Town of Dn.
NZMS 261 SH 144 Record Map No SDI

Local Authority Dunedin City
Surveyed by Harford Surveys and Associates
Scale 1 : 200 Date June 1998

DEATH OF AN OLD COLONIST.—The funeral of the late Mrs Marion Reynolds, mother of Mr W. H. Reynolds, Speaker of the Provincial Council, and Mrs Macandrew, took place yesterday, and was largely attended. The deceased arrived in the Colony about nineteen years ago, and at the time of her death was eighty-five years of age. For some time past she has resided with the family of her son-in-law, the Superintendent, at Colinswood, N E Harbor. She has been ailing for a considerable time, but on Tuesday evening last, appeared much improved and in better spirits than she had been for weeks before. She retired to rest as usual, and had not been in her room more than ten minutes, when she summoned the members of her family to her side, and shortly afterwards passed away without pain.

► Evening Star ► 16 November 1869 ► Page 2

Granted to Marion Reynolds in June 1862. Sections 19, 20, 21, and 22 Block V Town of Dunedin.

		Hotel.	
3 1857	66 REYNOLDS Marion	SIBBALD John	£ 60/- /- Blk 6; Sect 19, 20, & Dwelling House & Shop.
2 1857	29 REYNOLDS Marion	Unoccupied	£ 9/- /- Blk 5; Sect 20, 21, 22.
18 1858	95 REYNOLDS Marion	SIBBALD John	£ 80/- /- Blk 6; Sect 19, 20; with Hotel Buildings & etc.
16 1858	49 REYNOLDS Marion Mrs	REYNOLDS H. Mrs	£ 12/- /- Blk 5; Sect 20-22.
37 1859	72 REYNOLDS Marion, Mrs	REYNOLDS H. Mrs	£ 52/10/- Blk 5; Sect 20-22, & Dwelling House.
71 1860	87 REYNOLDS Marion, Mrs	REYNOLDS Mrs	£ 54/- /- Blk 5; Sect 20-22; with Dwelling House.
116 1861	102 REYNOLDS Mr Thos.	Occupier	£ 90/- /- Blk 5; Sect 20-22; with Dwelling House.
118 1861	102 REYNOLDS Mrs Marion	REYNOLDS Mr Thos.	£ 90/- /- Blk 5; Sect 20-22; with Dwelling House.
118 1861	169 REYNOLDS Thomas		

Town Board Ratebooks

PREMISES

FOR SALE—That most desirable Property in Walker-street (opposite Mr. Cook's Store), consisting of Secs. 20, 21, 22, Block V.,—having a frontage of 198 feet to Walker-street, and 165 feet to Melville-street, together with 9-Roomed House thereon. Terms liberal.

Apply **RICHARDSON & REYNOLDS,**
Land and Estate Agents.

FOR Sale—The Lease of a splendidly situated

► Otago Daily Times ► 15 December 1862 ► Page 2 ►

ELECTORAL ROLL—CITY OF DUNEDIN.

LIST OF THE NAMES OF ALL THOSE PERSONS WHO, IN 1866, HAVE PREFERRED CLAIMS TO HAVE THEIR NAMES PLACED ON THE ELECTORAL ROLL FOR THE DISTRICT OF THE CITY OF DUNEDIN.

CHRISTIAN NAME AND SURNAME OF EACH ELECTOR.	PLACE WHERE BORN.	NATURE OF QUALIFICATION.	PLACE WHERE PROPERTY IS SITUATE, AND DESCRIPTION OF THE SAME.	NAME OF REGISTERED OWNER OR FRIEZHOLDER ATTESTING.
Anderson, Adam	Maikland	household	Dwelling house, Malthead street, Dunedin	William Davis
Anderson, George	Dunedin	household	See and house, George street, Dunedin	Thomas Redgrave
Anderson, James	do	household	House, Henry place	Edward Mathews
Andrew, David	Green Island	household	Section and house, Malthead street	James Morrison
Appley, Henry	Dunedin	household	Lease of section 43, High street, Dunedin for 14 years from 1845	John Sibbald
Armstrong, John Philip	do	household	Dwelling house, Cumberland street, Dunedin	James Gray
Baird, Hugh	do	household	Princes street, leasehold	G. E. Duncanson
Bailey, Robert Henry	do	household	Dwelling house, Bell Hill, Dunedin	George Boyles
Balfour, James Melville	do	do	Fin Row, house and store	J. S. Ward
Barr, Archibald	do	do	George street, Dunedin	A. J. Burns
Barnes, Alexander	do	do	See 1 and 12 B 18, Dunedin	John H. Burn
Barrago, Edgar	do	household	Sheep street, Dunedin	Peter Trevelder
Bell, Latham Othman	do	do	Ordnance hotel, Princes street, Dunedin	John Sibbald
Bell, Francis Edmon	do	do	Dwelling house, Cumberland street	Frederic Russell
Benson, Alexander Henry	do	household	House and land in George street	Geo McLean
Berrell, Nicholas	do	do	Allotment 29, B XII, cottage, Elm Row, Dunedin	D. F. Main
Bills, James	do	do	Dwelling house, Castle street, Dunedin	Robert Nimmo
Black, Andrew	do	do	Fin Row, do	Michael Dundas
Blackburn, Thomas	do	do	Malthead street, cottage	W. J. Haddingham
Blyth, George	do	do	Dwelling house, Frederick street, Dunedin	W. Johnson Ward
Bone, Alfred	do	do	Dwelling house, Great King street, Dunedin	Robert Morris
Boudreau, James Ben	do	household	See 27, B 18, Royal terrace	William Matthews
Boudreau, George Benjamin	do	household	Dwelling house, Battery street, Dunedin	Charles Craig
Brown, Alexander	Dunedin	household	Office, Battery street, Dunedin	Chas Logie
Brown, Charles	do	household	House and ground, Broad street, Dunedin	George Haig
Brown, George Joseph	Russell street	freehold	Dwelling house, Royal corner, See 17, E X, Dunedin	Hugh Walker
Brown, William Ferris	Dunedin	household	6-room cottage, George street, Dunedin	Geo Ferguson
Calra, Alexander	Walker street	freehold	See 21, 22 and 23, B 5	John Finlayson
Calra, Arthur	do	do	do	Joseph Sykes Webb

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NEW GROCERY ESTABLISHMENT!

WANTED, the Inhabitants of Dunedin and Suburbs to know that the undersigned have commenced business as GROCERS AND PROVISION MERCHANTS

(under the style of GILMOUR BROTHERS), in those Premises in Walker street, opposite St. Andrew's Church, and hope by keeping first-class Goods at the lowest possible prices, combined with strict attention to business, to merit a share of public patronage.

J. B. & W. T. GILMOUR.

» Evening Star » 14 September 1874 » Page 3 »

John Hall & Co. Auctioneers

CITY OF DUNEDIN, WARD					BLOCK N ASSESSMENT 1875.			
Number.	Date.	Owner or reputed owner.	Lease or reputed lease.	Occupier.	Particulars.	Section.	Assessment 1874.	Assessment 1875.
464		lands Trustees	W. C. Jenkins	Tenant	Wooden House	6.0.0	7.1.19	6.0.0
465		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
466		The same		Tenant	"	7.2.0	6.0.0	6.0.0
467		The same		Tenant	"	7.2.0	6.0.0	6.0.0
468		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
469		The same		Vacant	"	7.2.0	6.0.0	6.0.0
470		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
471		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
472		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
473		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
474		The same		Wm. Bowden	"	7.2.0	6.0.0	6.0.0
475		Thomas C. Hunt		J. C. Hunt	House premises	45.0.0	20.22	45.0.0
476		Abel Cairns		Abel Cairns	House premises	75.0.0	20.22	75.0.0
477		The same		Gilmour Bros	House premises	45.0.0	20.22	45.0.0
478		The same		Gilmour Bros	House premises	45.0.0	20.22	45.0.0
479		The same		Gilmour Bros	House premises	45.0.0	20.22	45.0.0
480		The same		Gilmour Bros	House premises	45.0.0	20.22	45.0.0

CITY VALUER'S							FIELD BOOK.					
City of Dunedin,							Block <input checked="" type="checkbox"/> Valuation under "The Rating Act, 1876."					
Number.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property.	Section.	If Let, for what term, and in what manner?	Last Assessment.		Rateable Value.
	Surname.	Christian Name.	Trade or Occupation.	Surname.	Christian Name.	Trade or Occupation.				Municipal.	Water.	
July 17/76 443	Redburn	Esther		Leard	Justice		House in front	19	West Bay	10	10	70
444	Cairns	Alex	Ship Wk	Cairns	Alex		" " " Alley	20		28	22	30
445	"	"	"	"	"		" 2	20		28	22	30
446	"	"	"	"	"		" 3	20		28	22	30
447	"	"	"	"	"		" 4	20		28	22	30
448	Bush	Thos C		Bush	J C		"	20	Shed	45	45	50
449	Cairns	Alex	Ship Wk	Cairns	Alex		"	20	Shed	65	65	60
470	Simons	Booth	Process	"	"		"	21	Shed	45	45	45
471	Cairns	Alex	Ship Wk	"	"		"	22		45	45	45
472	George	J W	Engineer	"	"		"	22		45	45	45
473	Greig	John	Merchant	"	"		"	22		45	45	45

1877

City Valuer's Field Book.							Valuation under "The Rating Act, 1876."					
Date July 1876												
Number.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property Block.	Section.	If Let, for what term, and in what manner?	Municipal Assessment.		Remarks.
	Surname.	Christian Name.	Trade or Occupation.	Surname.	Christian Name.	Trade or Occupation.				1878.	1879.	
	Escock	Thomas		Escock	Thomas		House in front	19	White	6	178	Shed
	Redburn	Esther		Leard	Justice		"	19		6	6	
							in rear (Bridg)	19		9	9	
							front	19		10	10	
359							"	19	S. House	10	10	44
360	Cairns	Alex	Ship Wk	Cairns	Alex		" " " Alley	20	wood shed for of	26	25	
361							" 2	20	wood	26	25	
362							" 3	20	wood	26	25	
363							" 4	20	wood	26	25	
364	Bush	Thos C	Law Miller	Bush	Thos C		Shed	20	500 wood shed	50	50	
365	Cairns	Alex	Ship Wk	Cairns	Alex		"	20	2500 wood shed	60	60	
366	Simons	Booth	Process	"	"		Store	21	wood shed	45	45	Shed Cairns

Date *July 1876*

City Valuer's Field Book.

Valuation under "The Rating Act, 1876."

Number.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property Block.	Section.	If Let, for what term, and in what manner.	Municipal Assessment.		Remarks.
	Surname.	Christian Name.	Trade or Occupation.	Surname.	Christian Name.	Trade or Occupation.				1870.	1880.	
366	Carvins	Alex.	Shop of Work	Carvins	Alex.	Shop of Work	House 4 th down p. 1 st	20		25	24	
367	Burt	Thos. C.	Saw Miller	Burt	Thos. C.	Saw Miller		20		50	50	
368	Carvins	Alex.	Shop of Work	Carvins	Alex.	Shop of Work		20-22		60	60	
369	Gilmour	Wm. Thos.	Copper				shops	21		25	46	
370	Carvins	Alex.	Shop of Work					22		40	40	
371	"	"	"	"	"	"		22		40	40	
372	"	"	"	"	"	"		22		40	40	
373	St. Andrew's Church per. G. H. B.						Church	23		75	176	
374							House on rear	23		20	20	
375	Thompson	Alex.	Shoe Maker	Reynolds	Wm.	Trusty p. Hy Cook		24		22	22	
376	Gilmour	Alex.	Copper	"	"	"	Shop Cottage	24		22	22	
377	Blythe	George	"	Blythe	George	"	5 th	24-25		25	40	

Date *Aug 2nd 1876*

City Valuer's Field Book.

Valuation under "The Rating Act, 1876."

Number.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property Block.	Section.	If Let, for what term, and in what manner.	No. of Rooms.	Brick.	Wood.	Municipal Assessment.		Remarks.	
	Surname.	Christian Name.	Trade or Occupation.	Surname.	Christian Name.	Trade or Occupation.							1880.	1881.		
424	Spote	Richard	Dealer	Spote	Richard	Dealer	Shops	19	Woolly				2	36	36	
425	Carvins	Alex.	Shop of Work	Carvins	Alex.	Shop of Work	House 1 st down R. H. B.	20					1	24	24	
426	"	"	"	"	"	"	2	20					1	24	24	
427	"	"	"	"	"	"	3	20					1	24	24	
428	"	"	"	"	"	"	4	20					1	24	24	
429	Burt	Thos. C.	Saw Miller	Burt	Thos. C.	Saw Miller		20	Church				1	50	50	
430	Carvins	Alex.	Shop of Work	Carvins	Alex.	Shop of Work		22-20					1	60	60	
431	Gilmour	Wm. Thos.	Copper				shops	21	Church				1	46	46	
432	Carvins	Alex.	Shop of Work					22	Church				1	40	40	
433	"	"	"	"	"	"		22					1	40	40	
434	"	"	"	"	"	"		22	all 32 nd m				1	40	40	
435	St. Andrew's Church per. G. H. B.						Church	23	Church					176	176	
436							House on rear	23						20	20	

WANTED, Two Masons, Builders, for two or three weeks. Apply **Mr Cairns**, Walker street.

TWO LET, 5-roomed (Gladstone terrace) and 4-roomed Double Verandah Cottage (**Menstrie** avenue). Apply **Mr Cairns**.

TWO LET (furnished or unfurnished), Four-roomed Houses, South Dunedin. Apply **Mr Cairns**.

FOUR, Five, Seven, and Eight-roomed Houses in Gladstone terrace and **Menstrie** avenue; healthy locality.—**Cairns**. 21f

SEVERAL Houses, Gladstone terrace, **Menstrie** avenue; cheap rents; fine neighborhood; no trams; home dinner. **Cairns**.

plying expenses. **Winnam O'Rourke, Otago**

TWO LET, Business Premises, with four apartments; also, Five and Seven-roomed Dwellings. **Mr Cairns**, Walker street.

HENRY The Cutting Drapers for Tan Kid Gloves,

> Evening Star > 1 December 1886 > Page 3 > T

TWO LET.—Six and Seven-roomed HOUSES; SHOP, Cellar and Dwelling-house attached.—**Mr Cairns**, Walker street. 19ja