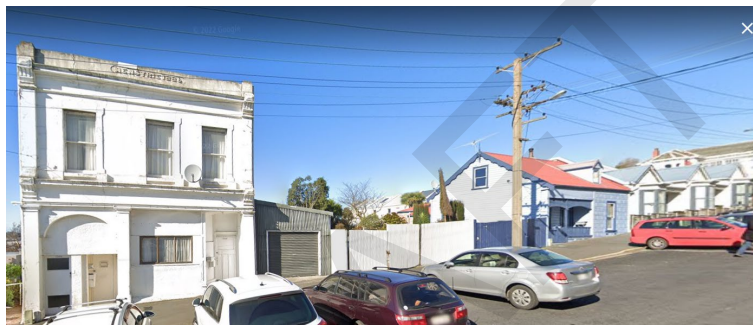


**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDINGS:  
CAIRNS' BUILDINGS AT 139 CARROLL STREET, 141-147 CARROLL STREET, 155  
CARROLL STREET AND 157 CARROLL STREET**



*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

	BX071vii – 157 Carroll Street BX071viii – 157A Carroll Street BX071ix – 157B Carroll Street
<b>Address:</b>	139 Carroll Street 141-147 Carroll Street 155 Carroll Street 157 Carroll Street
<b>Buildings Name:</b>	Menstrie - 139 Carroll Street Cairns' Terrace – 141-147 Carroll Street Former shop - 155 Carroll Street Terrace -157 Carroll Street
<b>Located within a Heritage Precinct:</b>	No
<b>HNZPT List Reference &amp; Description:</b>	N/A (Associated with Gladstone Terraces, List No. 5231, Category 2 historic place)
<b>Heritage Covenant:</b>	No
<b>Buildings Uses 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 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
✓	<b>Building envelope</b>	<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.</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>
	<b>External/ancillary elements</b>	
	<b>Internal elements and/or rooms</b>	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
	<b>Excluded elements</b>	

## 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, much of which was demolished in 'slum clearances' between the 1950s-1970s. The extant buildings collectively demonstrate the development pattern of working-class housing that as 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

<b>Architectural Period</b>	Victorian (1838-1901)
<b>Style</b>	Victorian Terraces/Single Bay Villas
<b>Era/Date of Construction</b>	c.1878-1886
<b>Architect/Designer/Builder</b>	Alexander Cairns – Builder/Developer
<b>Historic Use &amp; Cultural Associations</b>	Residential
<b>Primary Construction Materials</b>	Some masonry construction, some timber construction
<b>Notable Architectural Characteristics</b>	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*

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.<sup>1</sup> 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*

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.'<sup>2</sup> 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.

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<sup>1</sup> Otago Daily Times, 2 April 1877, Page 2.

<sup>2</sup> 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>

*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)*



*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 right hand side of the façade.

### 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.'<sup>3</sup>

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 Street. He regularly offered Walker Street houses for rent. Carroll died in 1903.<sup>4</sup> 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.<sup>5</sup> 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.

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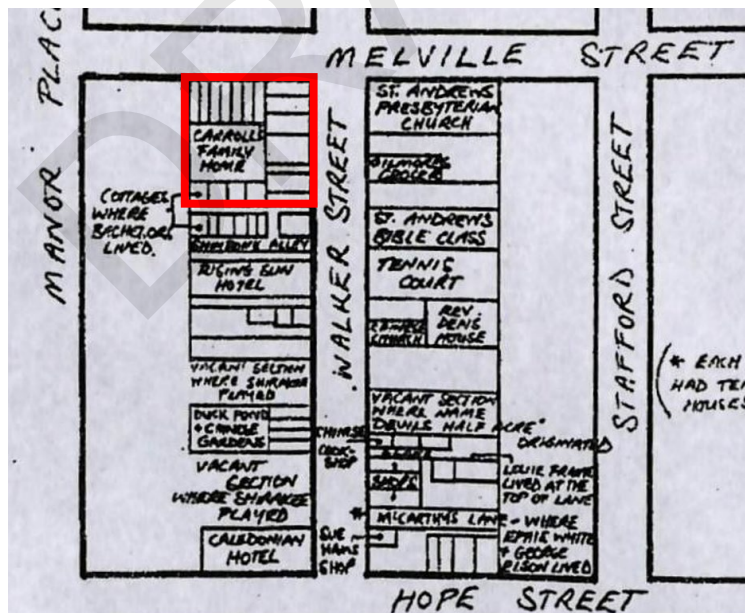
<sup>3</sup> *Evening Star*, 7 Mar 1893, p. 3.

<sup>4</sup> *Evening Star*, 11 Nov 1903, p. 4.

<sup>5</sup> OT24/196, Land Information New Zealand.



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



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.<sup>6</sup>

### **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.<sup>7</sup> The nearby area around Palmyra was subject to 'slum clearances' in the 1960s and 1970s. The area surrounding the Cairns' Buildings has lost much of the small-scale nineteenth century 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.

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<sup>6</sup> Manor Place SCA Assessment 2012 DRAFT

<sup>7</sup> 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)



*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/SN223/Crown_223_512_33/High.jpg); [https://files.interpret.co.nz/Retrolens/Imagery/SN5392/Crown\\_5392\\_B\\_6/High.jpg](https://files.interpret.co.nz/Retrolens/Imagery/SN5392/Crown_5392_B_6/High.jpg)*

#### Alexander Cairns (1813-1891)

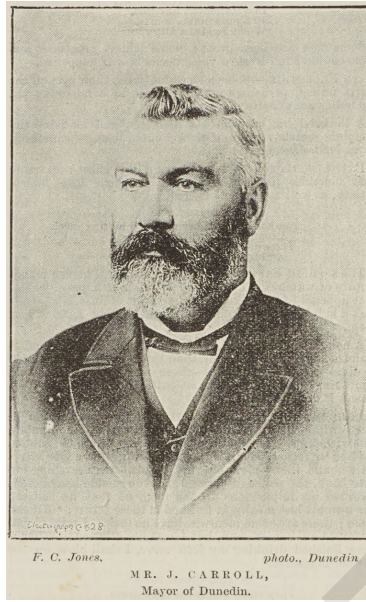
Alexander Cairns was born in Menstrie in Clackmannanshire, Scotland. He apprenticed as a stonemason before starting business as a brick and tile maker, and then as a bone grinder and manufacturer of superphosphates. In 1852, for health reasons, he immigrated to Melbourne where he went into business in 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.<sup>8</sup>

#### 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.

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<sup>8</sup> *Evening Star*, 10 Dec 1891, p. 3.; Title OT22/224.



*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' 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>

<b>Date Assessment Completed</b>	13 April 2023	<b>Author</b>	HB
<b>Date Peer Reviewed</b>	5 August 2024	<b>Reviewer</b>	MM
<b>Date confirmed Complete</b>	7 August 2024		





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.

3 1857 64 REYNOLDS Marion	SIBBALD John	Hotel.
2 1857 29 REYNOLDS Marion	Unoccupied	£ 60/- /- Blk 6; Sect 19, 20, & Dwelling House & Shop.
18 1858 95 REYNOLDS Marion	SIBBALD John	£ 9/- /- Blk 5; Sect 20, 21, 22.
16 1858 49 REYNOLDS Marion Hrs	REYNOLDS H. Hrs	£ 80/- /- Blk 6; Sect 19, 20, with Hotel Buildings & etc.
37 1859 72 REYNOLDS Marion, Hrs	REYNOLDS H. Hrs	£ 12/- /- Blk 5; Sect 20-22.
71 1860 87 REYNOLDS Marion, Hrs	REYNOLDS Hrs	£ 52/10/- Blk 5; Sect 20-22, & Dwelling House.
116 1861 102 REYNOLDS Mr Thos.	Occupier	£ 54/- /- Blk 5; Sect 20-22, with Dwelling House.
116 1861 102 REYNOLDS Mrs Harin	REYNOLDS Mr Thos.	£ 95/- /- Blk 5; Sect 20-22, with Dwelling House.
118 1861 169 REYNOLDS Thomas	FABRY Henry	£ 90/- /- Blk 5; Sect 20-22, with Dwelling House.

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 OF ABODE.	NATURE OF QUALIFICATION.	PLACE WHERE PROPERTY IS SITUATE, AND DESCRIPTION OF THE SAME.	NAME OF HOUSEHOLDER OR FREEHOLDER ATTENDING.
Anderson, Adam	Maitland st	household	Dwelling house, Maitland street, Dunedin	William Davies
Anderson, George	Dunedin	household	See and houses, George street, Dunedin	Thos Redgrave
Anderson, James	do	household	House, Henry place	Edward Mathews
Andrew, David	Great Island	household	Section and house, Maitland street	James Morrison
Appleby, Henry	Dunedin	household	Lease of section 43, High street, Dunedin for 14 years from 1849	John Sibbald
Armstrong, John Philip	do	household	Dwelling house, Cumberland street, Dunedin	James Gray
Baird, Hugh	do	household	Princes street, household	G. E. Dunbar
Baily, Robert Henry	do	household	Dwelling house, Bell Hill, Dunedin	George Boyles
Balfour, James Melville	do	do	See Balfour, house and store	J. S. Ward
Barr, Archibald	do	do	George street, Dunedin	A. J. Burns
Barnes, Alexander	do	do	See 11 and 12 B 18, Dunedin	John H. Barr
Bastings, Edgar	do	household	Shop street, Dunedin	Peter Trevelder
Beal, Latham Othman	do	do	Oriental hotel, Pyramus street, Dunedin	John Sibbald
Bell, Francis Edith	do	do	Dwelling house, Cumberland street	Frederic Russell
Benson, Alexander Henry	do	household	House and land to George street	Geo Wilson
Berrell, Nicholas	do	do	Albion street 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	Fillis street, do	Michael Dunlop
Blackmore, Thomas	do	do	Maitland street, cottage	W. J. Cunningham
Blyth, George	do	do	Dwelling house, Frederick street, Dunedin	W. Johnson Ward
Boss, Alfred	do	do	Dwelling house, Great King street, Dunedin	Robert McMen
Boudreau, James Ben	do	do	See 17, B 18, Royal terrace	William Matthews
Boudreau, George Benjamin	do	household	Dwelling house, Battery street, Dunedin	Charles Crisp
Brown, Alexander	Dunedin	household	Office, Battery street, Dunedin	Chas Logan
Brown, Charles	Caversham	household	House and ground, Broad street, Dunedin	Joseph Haig
Brown, George Joseph	Russell street	household	Dwelling house, Royal terrace, Sec 17, B X, Dunedin	Hugh Walker
Brown, William Perrie	Dunedin	household	6-room cottage, George street, Dunedin	Geo Ferguson
Calder, Alexander	Walker street	household	2-room cottage, George street, Dunedin	John Finlayson
Caldie, Arthur	do	household	See 21, 22 and 23, B 5	Joseph Sykes Webb

## 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

CITY OF DUNEDIN, WARD.				BLOCK N ASSESSMENT 1875.			
Number.	Date.	Owner or reputed owner.	Lease or reputed lease.	Occupier.	Particulars.	Section.	Assessment 1873.
464		lands Trustee	G. C. J. J. J.	Tenant	Wooden House	19	6.0.0
465		The same		Tenant	"	19	6.0.0
466		The same		Tenant	"	19	6.0.0
467		The same		Tenant	"	19	6.0.0
468		The same		Tenant	"	19	6.0.0
469		The same		Tenant	"	19	6.0.0
470		The same		Tenant	"	19	6.0.0
471		The same		Tenant	"	19	6.0.0
472		The same		Tenant	"	19	6.0.0
473		The same		Tenant	"	19	6.0.0
474		The same		Tenant	"	19	6.0.0
475		The same		Tenant	"	19	6.0.0
476		The same		Tenant	"	19	6.0.0
477		The same		Tenant	"	19	6.0.0
478		The same		Tenant	"	19	6.0.0
479		The same		Tenant	"	19	6.0.0
480		The same		Tenant	"	19	6.0.0

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 1876 443	Redburn	Gustave		Lund	Industries		House in front	19	Weekday	10	10	70
444	Cairns	Alex	Ship Work	Cairns	Alex		" 1st Ave. Alley	20		28	28	30
445	"	"	"	"	"		" 2	20		28	28	30
446	"	"	"	"	"		" 3	20		28	28	30
447	"	"	"	"	"		" 4	20		28	28	30
448	Beath	Thos. C.		Beath	J. C.		"	20	Weekday	45	45	50
449	Cairns	Alex	Ship Work	Cairns	Alex		"	20	Weekday	65	65	60
450	Gilmour	Booth	Process	"	"		"	21	Weekday	45	45	45
451	Cairns	Alex		"	"		"	20		45	45	45
452	Beath	Thos. C.	Immun	"	"		"	22		45	45	45
453	Gifford	John	Industries	"	"		"	22		45	45	45

1877

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.				1878.	1879.	
359	Escott	Thomas		Escott	Thomas		House in front	19	Weekday	6	6	178
360	Redburn	Gustave	Industries	Redburn	Gustave		"	19		6	6	
361	"	"	"	"	"		"	19		9	9	
362	"	"	"	"	"		"	19		10	10	
363	"	"	"	"	"		"	19		10	10	
364	Cairns	Alex	Ship Work	Cairns	Alex		" 1st Ave. Alley	20	Weekday	28	28	586
365	"	"	"	"	"		" 2	20		28	28	
366	"	"	"	"	"		" 3	20		28	28	
367	"	"	"	"	"		" 4	20		28	28	
368	Beath	Thos. C.	Immun	Beath	Thos. C.		"	22		45	45	
369	Cairns	Alex	Ship Work	Cairns	Alex		"	22		45	45	
370	Gilmour	Booth	Process	"	"		"	21		45	45	

Date <i>July 16</i>							Valuation under "The Rating Act, 1876."					
City Valuer's Field Book.												
Num- ber.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property Block. <i>V</i>	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	Carins	Alex.	Imp of Wks	Carins	Alex.	Imp of Wks	House 4 <sup>th</sup> down p. 1 <sup>st</sup>	20		25	24	
367	Burt	Thos. C.	Law Writer	Burt	Thos. C.	Law Writer	"	20		50	50	
368	Carins	Alex.	Imp of Wks	Carins	Alex.	Imp of Wks	"	20-22		60	60	
369	Gilmour	Wm. Thos.	Cooper	"	"	"	shops	21		25	46	
370	Carins	Alex.	Imp of Wks	"	"	"	"	22		40	40	
371	"	"	"	"	"	"	"	22		40	40	
372	"	"	"	"	"	"	"	22		40	40	
373	St. Andrew's Church per. R. R.						Church	23		75	176	
374	"	"	"	"	"	"	House in rear	23		20	20	
375	Thompson	Alex.	End Maker	Reynolds	Wm.	Trusty p. Hy Cook	"	24		22	22	
376	Gilmour	Alex.	Cooper	"	"	"	Shy Cottage	24		22	22	
377	Blyth	George	"	Blyth	George	"	"	24-25		25	40	

Date <i>Aug 2<sup>nd</sup></i>						Valuation under "The Rating Act, 1876."									
City Valuer's Field Book.															
Num- ber.	OCCUPIER.			OWNER.			Description and Situation of Rateable Property Block. <i>V</i>	Section.	If Let for what term, and in what manner.	No. of Rooms	Brick.	Wood.	Municipal Assessment.		
	Surname.	Christian Name.	Trade or Occupation.	Surname.	Christian Name.	Trade or Occupation.							1880.	1881.	
424	<i>Spole</i>	<i>Rickard</i>	<i>Doctor</i>	<i>Spole</i>	<i>Rickard</i>	<i>Doc.</i>	<i>8 Houses.</i>	<i>19</i>	<i>Wholly</i>				<i>2</i>	<i>36</i>	<i>36</i>
425	<i>Carins</i>	<i>Alex<sup>r</sup></i>	<i>Imp of Wks</i>	<i>Carins</i>	<i>Alex<sup>r</sup></i>	<i>Imp of Wks</i>	<i>House 1<sup>st</sup> and 2<sup>nd</sup> floor</i>	<i>20</i>						<i>24</i>	<i>24</i>
426							<i>2</i>	<i>20</i>						<i>24</i>	<i>24</i>
427							<i>3</i>	<i>20</i>						<i>24</i>	<i>24</i>
428							<i>4</i>	<i>20</i>						<i>24</i>	<i>24</i>
429	<i>Burt</i>	<i>Thos C.</i>	<i>Law Writer</i>	<i>Burt</i>	<i>Thos C.</i>	<i>Law Writer</i>		<i>20</i>	<i>Wholly</i>					<i>50</i>	<i>50</i>
430	<i>Carins</i>	<i>Alex<sup>r</sup></i>	<i>Imp of Wks</i>	<i>Carins</i>	<i>Alex<sup>r</sup></i>	<i>Imp of Wks</i>		<i>22-20</i>						<i>60</i>	<i>60</i>
431	<i>Gilmour</i>	<i>Wm Thos</i>	<i>Cooper</i>				<i>Shops</i>	<i>21</i>	<i>Wholly</i>					<i>46</i>	<i>46</i>
432	<i>Carins</i>	<i>Alex<sup>r</sup></i>	<i>Imp of Wks</i>					<i>22</i>	<i>Wholly</i>					<i>40</i>	<i>40</i>
433								<i>22</i>						<i>40</i>	<i>40</i>
434								<i>22</i>						<i>40</i>	<i>40</i>
435							<i>4 Houses, some brick some wood</i>	<i>22</i>	<i>all c 32 m</i>					<i>40</i>	<i>32</i>
436							<i>Church</i>	<i>23</i>	<i>Wholly</i>					<i>176 20</i>	<i>176 20</i>
437	<i>St. Andrews</i>	<i>Church</i>	<i>St. Andrews</i>	<i>St. Andrews</i>	<i>Church</i>	<i>St. Andrews</i>	<i>House and land</i>	<i>23</i>						<i>20</i>	<i>20</i>
438														<i>20</i>	<i>20</i>
439														<i>20</i>	<i>20</i>
440														<i>20</i>	<i>20</i>

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

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

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

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

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

paying expenses. **William Cairns, 100 Cassin**

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

**M**RY The Cutting Drapers for Tan Kid Gloves,

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