



HERITAGE NEW ZEALAND
POUHERE TAONGA

4 July 2019

File ref: 12013-391

Dr Sue Bidrose
Chief Executive
Dunedin City Council
PO Box 5045
DUNEDIN 9058

Dear Dr Bidrose

We've varied the New Zealand Heritage List entry for Clifton Villa (Former)

We are writing to let you know that recently our Board carefully considered the review application to raise Clifton Villa (Former), 17 Graham Street, Dunedin (List no. 4804) place from a Category 2 to a Category 1 on Heritage New Zealand Pouhere Taonga's List/Rārangī Kōrero. After carefully considering the review report, the Board has decided to vary this List entry. The significant values were sufficiently outstanding to warrant Clifton Villa (Former) becoming a Category 1 historic place.

The change to the List entry will take effect on 18 July 2019. We've enclosed a printout of the List entry and the final report for your information.

We didn't seek public submissions about this property

We reviewed this List entry in agreement with the owners of the property. Because they've given their written approval, the law doesn't require us to seek submissions from the public.

We'll place a public notice about the Board's decision in the *Otago Daily Times* on 13 July 2019 and on our website, www.heritage.org.nz.

You must note this List entry on building consents, PIMS, and LIMs

Once the List entry takes effect, on 18th July 2019, you must note it on all:

- building consents
- Project Information Memorandums
- Land Information Memorandums.

These notifications are required by law (see section 14 of the Building Amendment Act 2009 and section 44A of the Local Government Official Information and Meetings Act 1987).



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Contact us for more information

If you have any questions about our decision, please contact Susan Irvine, Heritage Advisor, 477-9871 or sirvine@heritage.org.nz. Please also contact us if you plan to sell or alter your property, as we can advise you on heritage matters for no cost.

Yours sincerely

Denise Anderson
Area Manager Otago/Southland
Attachments: List entry record
cc. Manager Heritage Listing, Heritage New Zealand

List Entry Record

List Number: 4804

Site Reference: P5634



HERITAGE NEW ZEALAND
POUHERE TAONGA

Name: Clifton Villa (Former)

Other Names:	Name	Year From	Year To
	Ebbin Cottage		
	House		

Location: 17 Graham Street, DUNEDIN

List Entry Legal Description: Lot 8 DP 1786 (RT OT148/22), Otago Land District

Local Authority: Dunedin City

Summary: Hidden away from the street and sandwiched between larger houses, Clifton Villa (Former) is one of Dunedin's earliest existing houses. Owned and expanded by one of Dunedin's foremost architects and builders, Henry F. Hardy (1831-1904), it has been a family home, boarding establishment and private school. Aesthetically and historically significant as one of Dunedin's earliest remaining buildings, it is also architecturally significant as Hardy's earliest extant building and design. Clifton Villa is the earliest surviving example of Hardy's architectural design style which spans from the early years of settlement in the 1850s, through the gold rush period, and to Dunedin's rapid expansion by the turn of the century. Clifton Villa is also socially significant as a testament to the nature of early private lodgings, boarding houses and private schools.

Born in England in 1831, Henry Frederick Hardy immigrated to New Zealand in 1853. In October 1854 Hardy married Isabella (c. 1831-1871), nee Calder, widow of the late John Boyle Todd. Isabella's address was Ebbin Cottage, Dunedin. Enthusiasm, rather than experience, saw Hardy enter the building trade in late 1855. In 1858 he used his new found skills to add a large addition to Ebbin Cottage, more than doubling its size. The early 1850s Cottage remained as one wing of the house. No longer a cottage, Hardy renamed the residence 'Clifton Villa'.

From 1858 to c. 1867, Clifton Villa also accommodated boarders. From 1862 it was run as a private boarding establishment by Mrs Jenkins. Around 1867 Hardy's sister Elizabeth, her husband Samuel Collinson and their six children immigrated to New Zealand. They took up residence at Clifton Villa. In the early 1890s, the Miss Collinsons opened a private school using Clifton Villa as the schoolhouse. Within its walls they taught a school for boys, a school for girls and also took music pupils.

After 1928 the property passed through various hands and by the 1970s the property was in a state of extreme disrepair. In the 1990s the house was extensively repaired. Most recently it has been tenanted, returning full circle to Hardy's original intentions.

List Entry Status: Listed

List Entry Type: Historic Place Category 1

List Number: 4804

Date Entered: 29 November 1985

Extent of List Entry: Extent includes the land described as Lot 8 DP 1786 (RT OT148/22), Otago Land District and the building known as Clifton Villa (Former) thereon. (Refer to map in Appendix 1 for further information).

Chattels

List Entry Record

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Site Reference: P5634



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District Plan Listing:

District Plan

Listed Dunedin City Council District Plan Schedule 25.1
Townscape and Heritage, B241 House 17 Graham Street
(protection extends to the entire external building
envelope). Operational 3 July 2006

Maori Interest:

No Significant Association Identified

Heritage NZ Office:

Otago/Southland Office

Other Information:

A fully referenced New Zealand Heritage List report is available on request from the Otago/Southland Office of Heritage New Zealand. DisclaimerPlease note that entry on the New Zealand Heritage List/Rārangī Kōrero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions. Archaeological sites are protected by the Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether they are entered on the New Zealand Heritage List/Rārangī Kōrero or not. Archaeological sites include 'places associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand'. This List entry report should not be read as a statement on whether or not the archaeological provisions of the Act apply to the property (s) concerned. Please contact your local Heritage New Zealand office for archaeological advice.

General Nature of Wahi Tapu:

Section 66(1) & 66(3) Assessment:

Section 23(1)	Aesthetic
Section 23(1)	Architectural
Section 23(1)	Historical
Section 23(2)	a
Section 23(2)	b
Section 23(2)	c
Section 23(2)	j

Section 66(1) Detail:

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Historical Significance or Value

Clifton Villa is historically important as one of the earliest existing residences and as an example of colonial entrepreneurship. Hardy was not only beginning his business as a builder, which may have been unsuccessful given his relative lack of expertise, but was also shrewdly also offering boarding accommodation. Indeed the house was more than doubled in size to specifically cater for boarders. Henry Frederick Hardy is also an important historical figure in the early history of Dunedin. Not only as builder and architect who helped form Dunedin's architectural landscape, Hardy was a larger than life character, participant in social concerns and a local politician

Teaching was one of the few respectable occupations open to educated women. As a private school, Clifton Villa was the place where a number of young people were educated. Most private schools were founded 'For the Education of Young Ladies'. Private schools emphasised the creative and artistic skills, such as music, which were not part of the public school system. Unusually the Collinson sisters offered classes for boys as well. Many of their pupils were likely from the homes of wealthy doctors, whose residences and practices lined the neighbouring High Street. The places these private schools were held in have largely disappeared from the landscape, but Clifton Villa remains as an example of the way in which private schools were accommodated within private homes.

It is also historically significant for its time as a boarding establishment. Running boarding houses was one of the few businesses available, and socially acceptable, for women. Interestingly Clifton Villa has come full circle and is once again an accommodation house.

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Aesthetic Significance or Value

Clifton Villa is aesthetically significant. Sandwiched between two larger Hardy builds, the villa is a hidden surprise materialising on the walkway between MacLaggan and Graham Streets. Its narrow dimensions, the uneven height of the steeply pitched rooflines, and the multi-paned windows give the immediate effect of age. The vertical line of the wallboards is an unusual feature to the modern eye and gives a somewhat transient air. Yet the aesthetic value of the house is enhanced by the originality of these features. Repairs and interior changes have not disrupted the original intentions and appeal. The residence is seemingly made up two sections, sewn together in a somewhat slapdash manner. Yet the overall effect is charming.

Architectural Significance or Value

Clifton Villa is architecturally significant as one part of the house dates to the early 1850s and the second part to 1857 to 1858. Of particular interest is the way in which the two different parts of the house can still be distinguished. Also of architectural interest is the way in which one half of the home was used for business purposes – first for boarding accommodation then as a private school.

It is significant as one of Dunedin's earliest surviving residences. Ferntree Lodge (List No. 368, Category 1 historic place) dates to 1849 but there appears to be nothing still extant between 1849 and Ebbin Cottage, built in the early to mid-1850s. Clifton Villa, then given a rare insight into early building techniques in Dunedin.

Given that Hardy later called himself an architect, the 1857 to 1858 portion of the residence was one of Hardy's first architectural designs. It provides a starting point from which to track his evolution as an architect from the mid-1850s, through the gold rush period, and to Dunedin's rapid expansion by the turn of the century. Few architects would have spanned such a long period of time including such massive social, economic and architectural change. When the gold rush hit, Hardy was 'the only master builder left in Dunedin, and was at the time employing sixty men.' He became a well-known ecclesiastical architect, while also designing a number of commercial, school, 'private houses, doctors' residences, and shops too numerous to mention'.

Section 66(3) Detail:

List Entry Record

List Number: 4804

Site Reference: P5634



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(a) The extent to which the place reflects important or representative aspects of New Zealand history

Clifton Villa (Former) is a rare surviving example of an 1850s residential dwelling, which remains relatively original in intent and function. It is further significant as a boarding establishment, one of the few respectable business opportunities for single women; and as a private school run by the musical Miss Collinsons.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

The house is primarily associated with noted Dunedin architect, Henry Frederick Hardy. One of Dunedin's earliest colonial entrepreneurs, he traded his boyhood interest in carpentry for a builder-developer empire during the Otago gold rush. Elevating himself to the position of architect, Hardy's designs became ubiquitous. Yet it is his residential designs that best show the particular character and haphazard charm of Hardy's designs. Clifton Villa was not only Hardy's home, but one of his first designs.

(c) The potential of the place to provide knowledge of New Zealand history
Private education has a long history in New Zealand, despite the provision of free and secular public schools from 1877. Māori schools, church school and private schools also held a place in the education system. The place of private schooling in New Zealand during the early part of the twentieth century has not been fully investigated. Examples of private schools then, like Kaituna, are important place markers for this neglected historical theme.

Clifton Villa also adds to the history of boarding-houses in New Zealand. The boarding house was a transitory step between family life and independence; between rural and urban; between Home and the colony. While there has been some research into the phenomenon of boarding houses, the history of Clifton Villa provides insight into the more genteel letting of rooms with a private family as well as the potentially less respectable boarding house full of strangers.

(j) The importance of identifying rare types of historic places
Ebbin Cottage, the earliest part of Clifton Villa (former), likely dates to the early 1850s. It was certainly built by the time the owner died there in May 1854. This early construction is still readable and clearly delineated from Hardy's later addition. Ebbin Cottage appears to be second only to Ferntree Cottage in the list of Dunedin's oldest surviving residential buildings. It is also one of New Zealand's earliest residential structures still extant.

Clifton Villa is also rare in that it appears to be the only extant family home/boarding establishment, dating from the 1850s, to appear on the List.

Summary of Significance or Values

Clifton Villa (former) is perhaps Dunedin's second oldest extant residence and is a rare example of a 1850s colonial building. Owned and expanded by one of Dunedin's foremost architects and early builders, this residence was one of Hardy's first designs and the earliest surviving example of his early building style. Outstanding historical and social significance is also attributable given its later functions as a boarding establishment, run by single businesswomen, and then as a private school. Both these important historical themes appear underrepresented in New Zealand literature.

Statement of Wahi Tapu: