

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: TERRACE HOUSES AT 107-111 YORK PLACE



Google Streetview, August 2019

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No.:	BX094i – 107 York Place BX094ii – 109 York Place BX094iii – 111 York Place
Address:	107-111 York Place
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use 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 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	107 York Place - Entire external building envelope excluding the rear elevation. Stone walling to York Place boundary. 109 York Place – Facade to York Place. Stone walling to York Place boundary. 111 York Place - Entire external building envelope excluding the rear elevation. Stone walling to York Place boundary.
✓	External/ancillary elements	Stone wall along York Place boundary.
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection.
✓	Excluded elements	Rear elevation.

STATEMENT OF SIGNIFICANCE

The Terrace Houses at 107-111 York Place have historic and design significance as 1870s terraced housing designed by notable Dunedin architect David Ross. The terraces represent a historical building type that responded to the dense inner-city development resulting from the rapid population growth following the goldrushes of the 1860s. The terrace row has lost some original architectural detailing, however, has retained a fair degree of architectural integrity and remains a good example of this housing typology. When compared to other examples of terrace housing in Dunedin, the subject terrace demonstrates an early example of this typology.

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

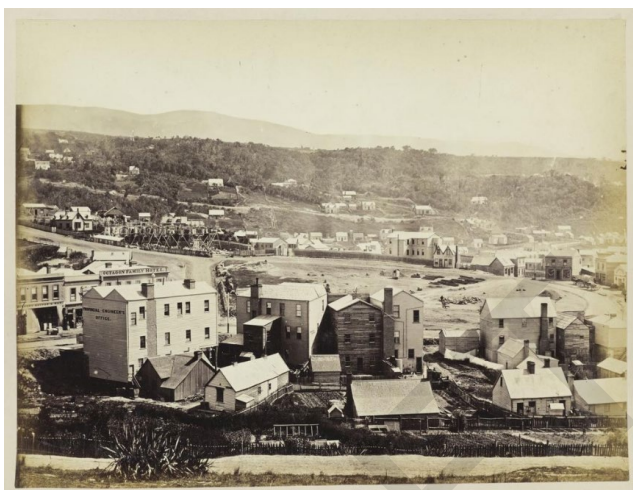
HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Victorian terrace
Era/Date of Construction	1876
Architect/Designer/Builder	David Ross
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Masonry, timber door and window joinery, stone walling, corrugated metal roofing.
Notable Architectural Characteristics	Two storey terrace row with balcony at upper level, the doors to the verandah comprise double hung

	sash windows with hinged panels below, hipped roofs, chimneys, bay windows.
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Previous site development

The Crown grant was issued to Chapman in 1860. Chapman owned the land until he sold it to Moss in 1876.¹ As an inner-city area, there was building in this area in the 1860s. Photographs show mainly small residences, with larger houses appearing in the 1870s.



Looking towards York Place from The Octagon in 1862 (Meluish, William, 1822/23-1888, Octagon, Dunedin (1862). Hocken Digital Collections, accessed 15/02/2024, <https://hocken.recollect.co.nz/nodes/view/59222>)

Design and construction

David Ross invited tenders for a 'TERRACE of Two-storey Brick Houses' in York Place for Dr Murphy in November 1876.²

The three dwellings are elevated and set back with small front gardens to York Place. They are plainly detailed, with verandahs and balconies to the street. The end terraces have faceted bay windows on the side elevation. On the first floor double hung sash windows with small hinged panel doors at the base open onto the balconies. The balconies have metal balustrades. Double-hung sash windows largely remain on the ground floor. Some original front doors remain; others have been replaced when the terraces were converted to flats. Stone retaining walls front York Place – the capping and quoins rendered, the walls themselves are shaped stone brought to course (earlier photos of the terrace shows these fences rendered).

¹ Deed Index C422.

² *Otago Daily Times*, 13 November 1876, Page 3.



Part 6 of 10 Moray Place & York Place looking up Roslyn (1880/81). Hocken Digital Collections, accessed 13/11/2023, <https://hocken.recollect.co.nz/nodes/view/39236>



Terrace, York Place, Dunedin, built for Dr Michael Murphy. DCC Archives ref: Photo 264/11 David Ross FRIBA, architect | Built in Dunedin

Notable people/Themes

Dr Michael Dominic Murphy (1848-1900)

Murphy was an Irish-born physician who arrived in Dunedin in 1875, where he set up practice. He had dual medical licences from Faculty of Physicians and Surgeons of Glasgow and the Royal College of Physicians of Edinburgh. He had been resident in Doctor Stevens Hospital in Dublin and The Coombe Hospital. He practiced in Melbourne in the 1880s and in San Francisco, later returning to New Zealand where he practiced in Riversdale before returning to Dunedin.³ Early medical practice in Otago describes Murphy a 'big, handsome, black-haired Irishman, with a "silver tongue"' who had 'a brief reign in York Place, near Smith Street.'⁴ Murphy is of minor significance as a historical Dunedin figure.

David Ross⁵

Built in Dunedin provides a detailed biography of David Ross. The following is abridged from the biography.

David Ross was one of the most significant architects to have worked in Dunedin. Born in Huntly, Aberdeenshire, he was articled to the firm of McKenzie & Matthews of Elgin and Aberdeen. He later worked with Lewis Hornblower of Liverpool and John Hornblower of Birmingham before migrating to Victoria, Australia in 1853. He set up a practice with Dowden, before setting up on his own. The family moved to Dunedin in May 1862. After working for a short time in partnership with William Mason, Ross set up his own practice, taking on public and commercial commissions. He was a member of the first Dunedin City Council. Significant surviving early works include Fernhill, built for John Jones, and the Moray Place Congregational Church. Public buildings include the first wing of the Otago Museum, and the Athenaeum in The Octagon. Significant commercial commissions included large clothing factory building for Bendix Hallenstein, hotels for Maurice Joel. He was a pioneer in the early use of concrete. He was admitted a Fellow of the Royal Institute of British Architects, an honour that no other Dunedin architect received. In 1884 Ross and his nephew Burwell were the only architects in New Zealand to hold this distinction.

Terrace Housing

Built in Dunedin also details the development of terrace housing in Dunedin.

*'Terraces were not typical of New Zealand housing, but they were relatively numerous in the urbanised environment of central Dunedin. More than twenty historic examples stand in the city today. The earliest dates from the 1870s and the latest from about 1914, by which time public transport and private cars were providing easier access to the suburbs, and blocks of flats were beginning to find favour. Usually built as investment properties or speculative builds, the grandest terraces were handsomely finished for a market that included working professionals and the genteel. At the other end of the spectrum were rough wooden tenements rented to the poor.'*⁶

³ Gerry Murphy, John Francis 1875-1955: Boss Murphy The Music Collector, <https://gerrymurphy.com/wp-content/uploads/2020/08/BossMurphy-TheMusicCollector-MedRes.pdf> , accessed 16 November 2023.

⁴ *Otago Witness* 7 December 1920 Page 53

⁵ [David Ross FRIBA, architect | Built in Dunedin](#), accessed 16 November 2023

⁶ <https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 17 November 2023.

David Ross completed these terraces, going on to design Chapman Terrace (1881) around the corner on Stuart Street (then Albert Street).⁷ Terraced housing is a notable theme in Dunedin's nineteenth-century architecture.

Later history and development

The Terrace was offered for sale in 1882 – described as brick, 'cemented over, with verandahs and balconies, and are well and completely fitted throughout, with water and gas laid on.' The houses were all let, bringing in £289 annually.⁸ Murphy sold the property Albert Dornwell in 1882. Albert Dornwell was a Dunedin butcher with a side of investment properties.⁹ Dornwell sold the property in 1889, having got into financial difficulties. The property had multiple owners in the nineteenth and twentieth centuries, the houses being let as rental properties. They have been further divided into more flats.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The terrace row demonstrates heritage values within this criterion. The dwellings have historical significance representing the early residential development of inner-city Dunedin. Uncommon in New Zealand when compared to Australia, terrace housing was usually built as investment properties or speculative builds, and the subject dwellings provide an insight into the housing of this period.

They also have historical significance as designs by prominent Dunedin architect David Ross predating his more up-market Chapman Terraces on Stuart Street (1881), contrasting working class and middle-class row housing.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The terrace row demonstrates heritage values within this criterion. The dwellings have heritage value as early row housing recalling the dense residential development of the inner city in the 1870s. They also have significance as a design by prominent Dunedin architect David Ross. Despite the loss of some original architectural detailing, the overall form and presentation of the terrace row remains a good representative example of this typology. The simple form of the terrace row demonstrates both its age and position in the market when compared to other examples of terrace housing in Dunedin.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

⁷ <https://builtindunedin.com/2015/10/28/chapmans-terrace/> accessed 17 November 2023.

⁸ *Evening Star*, 3 July 1882, Page 3

⁹ *Evening Star*, 20 October 1882, Page 3

REFERENCES

Dr Michael Dominic Murphy <https://www.rootschat.com/forum/index.php?topic=625551.0>

Gerry Murphy, John Francis 1875-1955: Boss Murphy The Music Collector, <https://gerrymurphy.com/wp-content/uploads/2020/08/BossMurphy-TheMusicCollector-MedRes.pdf> , accessed 16 November 2023.

[David Ross FRIBA, architect | Built in Dunedin](#), accessed 16 November 2023

<https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 17 November 2023

<https://builtindunedin.com/2015/10/28/chapmans-terrace/> accessed 17 November 2023

Evening Star, 3 July 1882, Page 3

Otago Witness 7 December 1920 Page 53

Date Assessment Completed	15 February 2024	Author	HB
Date Peer Reviewed	1 August 2024	Reviewer	MM
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