

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER JULIER/SHARPE HOUSE



PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No.:	BX024
Address:	130 Aramoana Road, Deborah Bay, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Private residential
Condition of Property:	Building not known to be at risk due to condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	External building envelope of the 1881 and c1895 components of the dwelling excluding the c2005 addition.
	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	The c2005 additions to east, north, and west of the 1881 cottage (the 2005 additions are shown hatched in appendix one).

STATEMENT OF SIGNIFICANCE

The former Julier/Sharpe house has overall heritage significance to Dunedin, in particular Deborah Bay. Built in 1881 for William and Mary Ann Julier, and extended in c.1895 by Edith and Deane Sharpe, the house has historic and architectural significance as the former home of two notable Deborah Bay settler families and as a late Victorian double-bay villa.

The former Julier/Sharpe house is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, it meets the threshold to be included on the District Plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Double-bay villa
Era/Date of Construction	1881 & c.1895
Architect/Designer/Builder	Unknown
Historic Use & Cultural Associations	Home of William and Mary Ann Julier and Edith and Deane Sharpe
Primary Construction Materials	Timber, cast-iron lacework, corrugated sheet metal.
Notable Architectural Characteristics	Typical Victorian villa detailing

Previous site development

The first title for this property was issued to the Presbyterian Church Board of Property in 1933. Previously the property was recorded in the Deeds Index, which show that from 1871 it was leased by the board to various parties, commencing, it would appear, with William Julier.

House design and construction

The house is a single storey building with an irregularly shaped footprint and multiple hipped and gabled roof forms. The principal elevation faces southeast (east); a central entry is approached via timber steps and flanked by faceted bay windows set into cross-gabled bays. Cast-iron lacework ornaments the entrance porch and there are finials in the gable ends. The c.1881 section of the dwelling remains at the centre with the c.1895 section positioned in front of the earlier section. Early 20th century additions to the north, west and south of the house have been undertaken in an irregular fashion, however, they are sympathetic to the original form and construction of the building.

Later history and development

The lease for the property was transferred by DC Sharpe's estate to Jessie Smith in 1939; she transferred it to Arthur and Jessie Little in 1944. Between 1952 and 1971 the property was leased to other parties; it then became freehold land and was subdivided to its current extent in 1994.

The house was enlarged to the north and south and the deck extended at the rear (west elevation) in c.2006 (CG Sargeant, architectural designer).

Notable people/Themes

William and Mary Ann Julier

William and Mary Ann Julier were resident in Deborah Bay by 1866; the couple had five children. In mid-August 1881 their seven-room house burnt down; William Julier (c.1833-1913) called tenders for its replacement in the middle of September of the same year. Julier was a seaman and also farmed in Deborah Bay. By 1892 the Juliers were living in Port Chalmers, which is where Mary Ann (nee Paice) died in 1907.

Edith and Deane Sharpe

According to Norman Ledgerwood's history of Deborah Bay, Edith (nee Wyon, 1853-99) and Deane Sharpe purchased the house from William Julier in 1895. They then added the two front rooms to the dwelling, which they called 'Te Whare'. Deane Sharpe (1860-1938) was a seaman who was appointed to the Deborah Bay Torpedo Corps in 1889; with this role he was given the honorary title 'Captain'. The Sharpes had five children. Edith was a signatory to the suffrage petition in 1893. The family was wealthy enough to employ servants. Deane Sharpe remained in the house after Edith's death from cancer in 1899.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The house has historic significance as the former home of William and Mary Ann Julier and Edith and Deane Sharpe and for its association with the contribution both families made to Deborah Bay. The house also has some historic interest for its connection,

through Deane Sharpe, with the Deborah Bay Torpedo Station, which was established in 1884 in response to the 'Russian scare' and the consequent development of New Zealand's coastal defences.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. No architect or builder has been identified for this dwelling to date, but it is an interesting example of a two-stage late Victorian house that has been sympathetically extended at the rear.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Julier & Sharpe families:

Evening Star 23 May 1892, p. 2; 5 March 1920, p. 4.

Otago Daily Times 9 September 1881, p. 5; 2 August 1899, p. 1; 25 July 1913, p. 4; 25 August 1924, p. 11.

Grey River Argus 16 August 1881, p. 2.

Otago Witness 9 January 1907, p. 47.

<https://nzhistory.govt.nz/suffragist/adeline-julier>

<https://nzhistory.govt.nz/suffragist/edith-m-sharpe>

N Ledgerwood *Deborah Bay – The People and Events of a Lower Otago Harbour Community* Dunedin, 2006

Initial Assessment Completed	10 November 2022	Author	AM
Date Peer Reviewed	HB	Reviewer	6 January 2023
Date Peer Reviewed	MM	Reviewer	7 March 2024
Date Confirmed Complete	19 July 2024		

PHOTOGRAPHS





DRAFT

Portion of the dwelling excluded from protection shown hatched

