

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: CLYDE STREET TERRACE AT 14-20 CLYDE STREET



Google Street View (2023)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX122i – 14 Clyde Street BX122ii – 16 Clyde Street BX122iii – 18 Clyde Street BX122iv – 20 Clyde Street
Address	14 - 20 Clyde Street, Dunedin
Other Building Name	N/A
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
Related Assessments	B121i, B121ii, B121iii, B121iv, B121v, B121vi at 22-32 Clyde Street

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	14 Clyde Street – Façade to Clyde Street 16 Clyde Street – Façade to Clyde Street 18 Clyde Street – Façade to Clyde Street 20 Clyde Street – Façade to Clyde Street
	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 c1900 terrace row at 14-20 Clyde Street demonstrates heritage significance as examples of terraced inner-city residential development in Dunedin at the turn of the twentieth century. The plaster detailing on the street elevation retains a good degree of architectural integrity and demonstrates the quality of the subject building design. In comparison to other examples of terraced housing in Dunedin, and in particular the North Dunedin area, the dwellings have design significance as good representative examples of terraced inner-city housing. As a continuation of the adjoining terrace at 22-32 Clyde Street, the overall terrace row forms an aesthetically unified block.

The dwellings 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) Edwardian (1902-1914)
Style	Italianate Terraced Houses
Era/Date of Construction	c.1900
Architect/Designer/Builder	Not known
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Plastered masonry (aluminium window joinery)
Notable Architectural Characteristics	Terrace housing, projecting end terraces, typical Italianate architectural detailing including dentil and cornice, window hoods, corbels.

Previous site development

Clyde Street Terrace are built on Part Section 52 (14-16 Clyde Street) and Part Section 53 (18 and 20 Clyde Street) Block XXVII, Town of Dunedin.

From 1855 – 1877 Sections 52 and 53 had a succession of owners, with the Crown Grant issued to Bellairs in 1862. In 1877 Sections 47, 50, and 52 were owned by Joseph Young, described in his will as a plasterer. Young died in 1898.¹ Part of Section 52 bounding Section 53 Young left to his son, draper James Young. Part of Section 53, bounding Section 52, he left to his daughter Susan Taylor, wife of James Frederick Taylor.² Included in each inheritance were the buildings on each section. There were likely structures on these sections prior to the subject terraces.

Design and construction

The houses look to have been built for James Young and Frederick Taylor c.1900. The first reference to one of these addresses is to a J W Butler giving his address as 14 Clyde Street, and JW Balsille giving his address as 18 Clyde Street in February 1901. 16 Clyde Street first appears in February 1902. Rates records indicate 3 houses by 1903-1904 rating period.

The four terraces are arranged behind a flat façade with the outer two projecting slightly forward of the inner section. The whole block is symmetrical about its mid-point, with its regular fenestration pattern broken only by the four entry doors on the lower level. The use of Italianate detailing elevates the aesthetic appeal of the two storey terrace row, with pedimented window hoods of the end dwellings contrasting with the simpler mouldings of the inner dwellings. The dentilled cornice defines the parapet which has likely had earlier detailing removed.

The roof is not visible from Clyde Street. The road setback is minimal. Allowing only a small green space at the front of each dwelling. Adjoining terrace blocks to the north and south (timber construction) mean that only the street elevation is visible from Clyde Street. Combined with the adjoining row, the overall terrace forms a defined and cohesive edge to Clyde Street.



Albany Street in 1923, with terraces on Clyde Street visible to the right rear (Detail from Alexander Turnbull Library (Tiaki Reference Number: 1/1-008293-G; PA-Group-00103: The Press (Newspaper): Negatives, 1923))

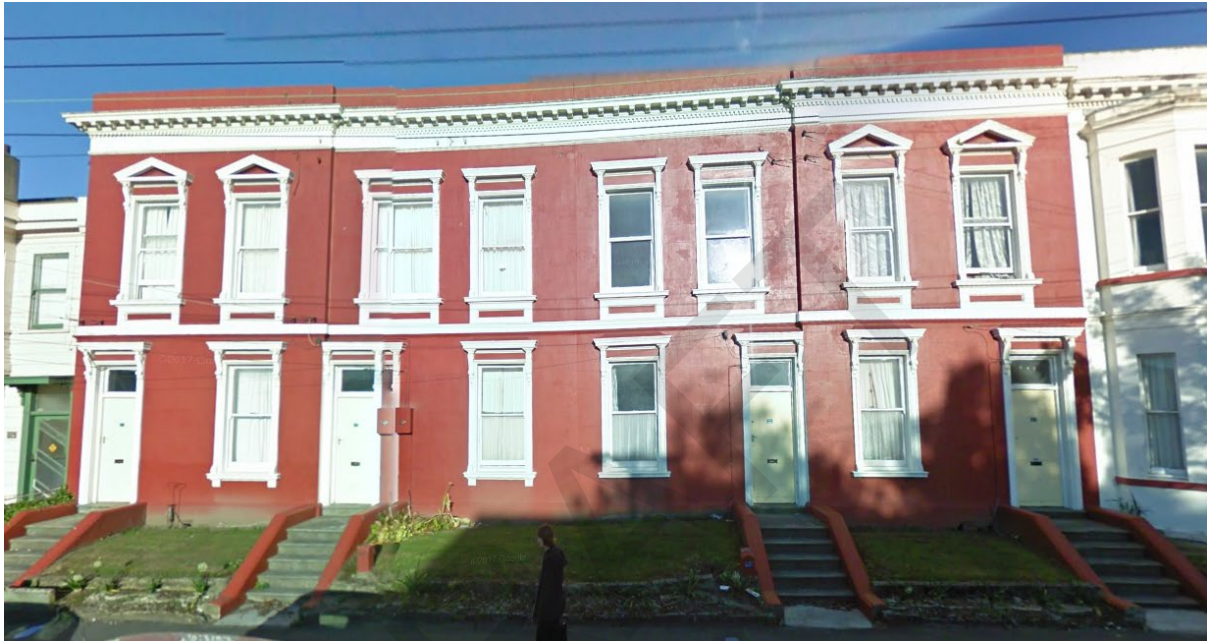
¹ Deed Index P725, Deed Index P851

² YOUNG Joseph - Dunedin – Plasterer; Item Code: R22045559

14 and 16 Clyde Street were offered for sale in 1913 – described as ‘2 Double-story Brick Houses (6 rooms and 5 rooms).’^{3 4}

Later history and development

The overall form and presentation of the terrace row remains intact. The timber double hung sash windows were replaced with aluminium between 2010-2019. The front doors have also been replaced with contemporary replacements. However, most of the period decoration appears intact. The dwellings remain private residences.



Google Streetview showing the terrace row in 2010 before the timber double hung sash windows were replaced with aluminium.

Notable people/Themes

The research undertaken has not identified any associations with notable people, however, this can be expected given the market for which these dwellings were developed. They are good representative examples of terrace housing, although slightly higher quality than others in the North Dunedin area.

Terrace Housing

Built in Dunedin 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

³ *Evening Star*, 28 November 1919, Page 6

⁴ *Otago Daily Times*, 18 October 1913, p. 16

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.’⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The terrace row demonstrates heritage values within this criterion. The dwellings have historic significance for their association with the dense urban development of the late nineteenth century/early twentieth century. 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.

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 design significance as representative examples of nineteenth/early twentieth century housing in the inner city. The dwellings are designed and built to make maximum use of their small city sections, reflecting the density of development during this period. Despite the loss of their original door and window joinery, the overall form and presentation of the terrace row remains intact. The quality of the plaster detailing, which remains largely intact on the street elevation, indicates a better quality of terrace housing when compared to other examples in the North Dunedin area. As a continuation of the adjoining terrace at 22-32 Clyde Street, the terrace row forms a unified block and has aesthetic significance.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Deed Index P725, Deed Index P851

YOUNG Joseph - Dunedin – Plasterer; Item Code: R22045559

Evening Star, 28 November 1919, Page 6

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

Otago Daily Times, 18 October 1913, p. 16

⁵ <https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 17 November 2023.

Date Assessment Completed	11 July 2024	Author	HB
Date Peer Reviewed	1 August 2024	Reviewer	MM
Date Confirmed Complete	1 August 2024		
Date Revised	5 September 2024. Revised schedule numbering		

APPENDIX



Streetscape context