

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
MOSGIEL HOTEL AT 160 GORDON ROAD



Google Street View (Image Capture August 2023)

PROPERTY INFORMATION

Temporary 2GP Heritage Schedule Site Number:	BX119
Address:	160 Gordon Road
Other Building Names:	Crofters Arms; Barrel Brothers at Crofters
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Restaurant and Bar
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	Two storey component of façades to Gordon Road and Bush Road.
	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 Mosgiel Hotel, located on a prominent corner site is a significant Victorian building in the commercial area of Mosgiel. The hotel has historic and social heritage values: it is a local institution operating from the same site for almost 160 years, functioning as a focal point for the community. The current hotel building has been occupied since 1884. It has significance as a design by notable Dunedin architectural practice Mason and Wales. It is a fine example of an Italian Renaissance Revival building and retains a good level of authenticity and integrity.

The Mosgiel Hotel is comparable to scheduled heritage buildings within Dunedin of a similar type. When compared with other scheduled buildings, the hotel building meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Italian Renaissance Revival
Era/Date of Construction	c. 1883-1884
Architect/Designer/Builder	Mason and Wales
Historic Use & Cultural Associations	Hotel/Bar
Primary Construction Materials	Brick, timber [and metal] window joinery, render detailing, corrugated metal roof.
Notable Architectural Characteristics	Two storey form located on a corner site, regular fenestration pattern, Italian Renaissance Revival detailing incorporating pilasters, dentilled cornice, and mouldings.

Previous site development

A hotel has sat on this site for almost 160 years, with the first liquor licence applied for by Robert Donnelly in 1868 and a hotel opened the following year.¹ The Mosgiel Hotel sat at the crossroads that marked the core of the small 1860s village that would develop into the Mosgiel township. Before the existing building, the Mosgiel Hotel occupied a timber structure. By the late 1870s-early 1880s this appears to have been a two-story timber building² containing: “20 bedrooms, commercial room,³ dining-room, billiard-room, kitchen, &c.; With 8-stalled stable and five loose boxes.”⁴ The same advertisement also noted that: “The above Hotel is so well known that the Auctioneers feel it would be superfluous to point out the advantages it presents as a lucrative investment.” In May 1883, the hotel was destroyed by a fire in which one patron lost their life.⁵

Design and construction

Plans for a new hotel were swiftly put into action, suggesting it was a well-patronised and profitable establishment. In July 1883, the architectural partnership Mason and Wales invited tenders for “Re-building the Mosgiel Hotel”.⁶ This building – the current Mosgiel Hotel – had been constructed by the following year and was noted in a local newspaper as “an ornament to the town.”⁷

Its exact appearance and layout when the hotel opened are unclear, but later sources give some information about its early details. A licencing application report from the 1890s notes that: “The building was of brick, and 17 of its rooms were for use of the public. Stabling and yard were attached, and the place was regularly used by farmers and others. Sample rooms were also provided. At present there were no permanent boarders. In summer time she had families from Dunedin and elsewhere staying at the hotel.”⁸

Photographs are available from the early 20th century. These show a painted brick building constructed in an Italian Renaissance Revival with characteristic moulded render detailing. Notable decorative features include finials, a flagpole, moulded chimney tops, a parapet (inc. decorative arch and scroll details above the street corner), a cornice corner with corbels, segmented arch windows topped with enlarged keystone mouldings, string courses (inc. decorative modillions on ground-floor south elevation), engaged pilasters, and a substantial lantern above the corner door. A slate roof is visible, windows are sliding sashes, and at least two double-door entranceways are evident: one on the corner and one on the south elevation. In the Mosgiel context, the hotel building is a monumental and visually striking example of historic architecture and has a landmark quality sitting on the corner of a major intersection.

¹ *Otago Witness*, 6 December 1867, Page 2; Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council. Page 44.

² Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council. Page 71.

³ This is understood to be a room for exhibiting trade samples, such as crop seeds for sale; *Otago Daily Times*, 14 April 1868, Page 8.

⁴ *Otago Daily Times*, 30 July 1877, Page 8.

⁵ *Evening Star*, 30 May 1883, Page 2; *Otago Daily Times*, 1 June 1883, Page 4.

⁶ *Evening Star*, 19 July 1883, Page 19.

⁷ Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council. Page 71.

⁸ *Otago Witness*, 21 June 1894, Page 19.



Detail of a 1905 image showing the north and east elevations of the Mosgiel Hotel, looking south from Gordon Road (Te Papa, C.014128)



Detail of a 1905 photograph Detail of a 1905 image showing the east and south elevations of the Mosgiel Hotel, looking west along Factory Road (Te Papa, C.014132)



Photograph from c. 1900 showing the southern elevation of the Mosgiel Hotel, looking north from Factory Road (Presbyterian Research Centre, P-A124.16-46)

Later history and development

Historical newspaper advertisements record the coming and going of numerous licence holders throughout its existence (both in the current building and beforehand)⁹ and the progressive refurbishment of the building,¹⁰ presumably to replace worn interiors and satisfy changing tastes. By the late 1930s, it was offering off-licence sales.¹¹ Latterly, the premises was known as the Crofters Arms and currently trades as Barrel Brothers at Crofters. The Mosgiel Hotel continues to function as a bar and restaurant to this day.

Much of the original building envelope and architectural detailing remains intact, but some alterations are evident, including:

- The removal/replacement of chimneys
- Removal of the slate roof and roofing with corrugate
- Removal of finials and flagpole
- Addition of fire escapes
- Addition of verandah on the east elevation and awnings over ground floor windows
- Replacement of corner and south elevation doors with windows.
- Major alteration of east elevation at the ground floor.
- Ground floor additions around the north and east elevations.

Notable people/Themes

Historic Hotels

In his history of Dunedin hotels, Frank Tod notes:

While the primary function of our hotels might have been the provision of bed, board and social activities, they were so much part of the early settlement that there was

⁹ E.g., *Otago Daily Times*, 17 March 1874, Page 3; *Evening Star*, 9 March 1927, Page 6.

¹⁰ E.g., *Otago Daily Times*, 25 July 1923, Page 12; *Evening Star*, 1 March 1946, Page 1.

¹¹ *Otago Daily Times*, 14 April 1938, Page 13.

hardly an aspect of community life which did not have some association with the hotels.¹²

This is certainly true for the Mosgiel Hotel, which after almost 160 years can be described as a Mosgiel institution. It was the site of meetings for the local racing club,¹³ the start/end point for cycle races/excursions,¹⁴ and the place where visiting dignitaries were entertained,¹⁵ auctions held,¹⁶ business undertaken,¹⁷ and coronial inquests were held.¹⁸ It was a community focal point, serving both as a known location to direct people towards¹⁹ and as a physical landmark that provided a reference when giving directions.²⁰

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. Historically, the Mosgiel Hotel is a local institution that has traded at the same site for almost 160 years. It has occupied the current building since 1884. Socially, the hotel has long been a gathering place and a community focal point.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The Mosgiel Hotel is an Italian Renaissance Revival building designed by Mason and Wales in 1884. The hotel is located on a prominent corner giving it a significant street presence. Much of the original building envelope and architectural detailing remains intact.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Publications and Reports

Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council.

Tod, F. 1984. *Pubs Galore: History of Dunedin Hotels, 1848-1984*. Dunedin: Historical Publications.

¹² Tod, F. 1984. *Pubs Galore: History of Dunedin Hotels, 1848-1984*. Dunedin: Historical Publications. Page 5.

¹³ *Otago Daily Times*, 15 March 1902, Page 1.

¹⁴ *Evening Star*, 28 January 1897, Page 2.

¹⁵ *Evening Star*, 8 March 1898, Page 3.

¹⁶ *Evening Star*, 27 June 1894, Page 3.

¹⁷ *Otago Daily Times*, 14 April 1868, Page 8.

¹⁸ *Otago Daily Times*, 12 October 1893, Page 3.

¹⁹ *Evening Star*, 26 July 1897, Page 3.

²⁰ Tod, F. 1984. *Pubs Galore: History of Dunedin Hotels, 1848-1984*. Dunedin: Historical Publications. Page 5.

Newspapers

- Accessed via PapersPast (<https://paperspast.natlib.govt.nz/>)

Evening Star

Otago Daily Times

Otago Witness

Date Assessment Completed	27 June 2024	Author	Origin Consultants
Date Peer Reviewed	2 August 2024	Reviewer	HB
Date Peer Reviewed	7 August 2024	Reviewer	MM
Date Confirmed Complete	7 August 2024		

DRAFT