

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER P HAYMAN & CO WAREHOUSE**



Google Street View (September 2019)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX099
Address	180 Rattray Street, Dunedin
Other Building Names	Laidlaw and Gray; Calder Mackay Showroom
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Vacant
Condition of Property:	Vacant, shopfront boarded up.

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	Entire external building envelope
	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 building at 180 Rattray Street, dating from c1873, has historic significance for its association with the company P Hayman & Co, a significant general importing and warehousing concern. Its subsequent occupation by Laidlaw and Gray, and Calder Mackay reflect the changes in retailing and warehousing in the nineteen and twentieth centuries. The oldest parts of the building were designed by David Ross, one of Dunedin's significant early architects. Although its Victorian façade has been remodelled, the overall form and scale of the former warehousing building has been retained; the building demonstrates the transition from warehousing to showrooms in the mid twentieth century.

The building 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) – original construction Interwar (1914-1939) - Alterations Post War (1945-1955) – Alterations
Style	Warehousing, Street elevation remodelled in a 'stripped classical' style
Era/Date of Construction	c.1873
Architect/Designer/Builder	David Ross (original building)
Historic Use & Cultural Associations	P Hayman and Co Warehouse; Laidlaw and Gray Premises; Calder, Mackay Furniture Store
Primary Construction Materials	Masonry (stone and brick) corrugated metal roof; steel-framed windows, timber window joinery
Notable Architectural Features	Three interconnected buildings built in four stages. Stripped classical façade with parapet concealing roofs

Previous site development

Section 36 Block IX was part of a larger block of land owned the Otago Presbyterian Church Board of Property. It was leased to Hayman in the 1870s.¹ Newspapers indicate that P Hayman and Co were importers and general merchants.



The site prior to the construction of the Hayman & Co. Warehouse. Cropped from Dunedin - early view over Rattray Street, Maclaggan Street, and Otago Harbour (1860s). Hocken Digital Collections, accessed 05/06/2024, <https://hocken.recollect.co.nz/nodes/view/43853>

Design and construction

David Ross invited tenders for the erection of two brick warehouses on the subject site for P Hayman & Co on Rattray Street next to the Shamrock Hotel in April 1872.² The warehouses were described as having a frontage of 42 feet with a depth of 100 feet, built of brick on stone foundations, two storeys in height, with a slate roof. At the back of the site another warehouse was constructed 66ft by 40ft, with the longer dimension parallel to the rear boundary of the site³. There was a covered walkway between the buildings and precautions were taken to provide a suitable warehousing space free from damp and “floating particles known as ‘blacks’”⁴



Hayman & Co's Showrooms with the second warehouse perpendicular to the rear (1873) (Auckland Libraries Collection)

¹ Deed Index C210, O95, Archives New Zealand.

² *Otago Daily Times*, 1 April 1872, Page 3

³ *Otago Daily Times* 9 May 1872 Page 6

⁴ *Otago Witness* 27 April 1872 page 15

PUBLIC NOTICES.

P. HAYMAN AND CO.,
WHOLESALE JEWELLERS,
Importers of
BRITISH, CONTINENTAL, AND
AMERICAN MERCHANDISE,
RATTRAY STREET,
Dunedin,
Have much pleasure in notifying their
Customers that they have
REMOVED
INTO THEIR NEW WAREHOUSES,
RATTRAY STREET,

Where, from the increased Accommodation,
they are enabled to open out a much more
Extensive Assortment of their Goods than
heretofore, owing to the limited space their
late premises afforded.

P. H. and Co. specially invite the atten-
tion of
WHOLESALE BUYERS

To the following leading lines, in which their
Stock will be found the most complete in
the Colonies:—

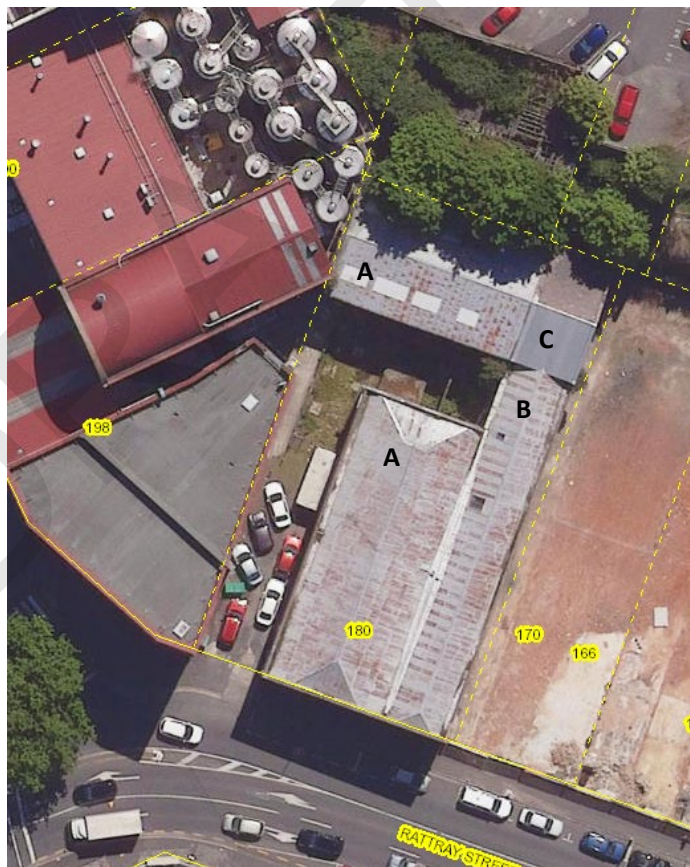
WATCHES, CLOCKS, JEWELLERY,
CUTLERY,
ELECTRO-PLATE, NICKEL SILVER,
and BRITANNIA METAL GOODS,
SADDLERY,
LEATHER GOODS, HARDWARE,
IRONMONGERY,
TOBACCONISTS' SUNDRIES,
WAX VESTAS, CIGARS,
PATENT MEDICINES, PERFUMERY
COMBS, BRUSHWARE,
BOOKS,
STATIONERY, BERLIN WOOLS, &c.
BASKETWARE,
OPTICAL INSTRUMENTS,
LOOKING-GLASSES, TOYS, GAMES,
MUSICAL INSTRUMENTS,
CABINETWARE, and
FANCY GOODS of Every Description.

P. HAYMAN AND CO.,
WHOLESALE JEWELLERS
AND
GENERAL IMPORTERS,

Later history and development

Ross designed an extension to the premises in February 1875, the front to be 'in keeping with that of their present building'. The addition had a 22ft frontage and a depth of 120 ft, replacing a blacksmith's shop adjacent to the existing warehouses. The extension contained offices and a strong room. Half of the ground floor and the whole of the upper floor was to be used as a private bond. It was intended that the addition be extended to the rear of the section – 165ft.⁵

The *Cyclopedia* details the extent of the operation at the P Hayman & Co premises. It also records that there were two entrances from Rattray Street, both with folding doors, the right accessing general offices, the left, the warehouse. Part of the first floor was a bonded store. The floorage space was over 25,000 square feet.⁶



An aerial image of the building in 2023-2024 showing the three stages of development. The two 1873 warehouses (A), the 1875 addition (B), and the extension of the 1875 addition (C).

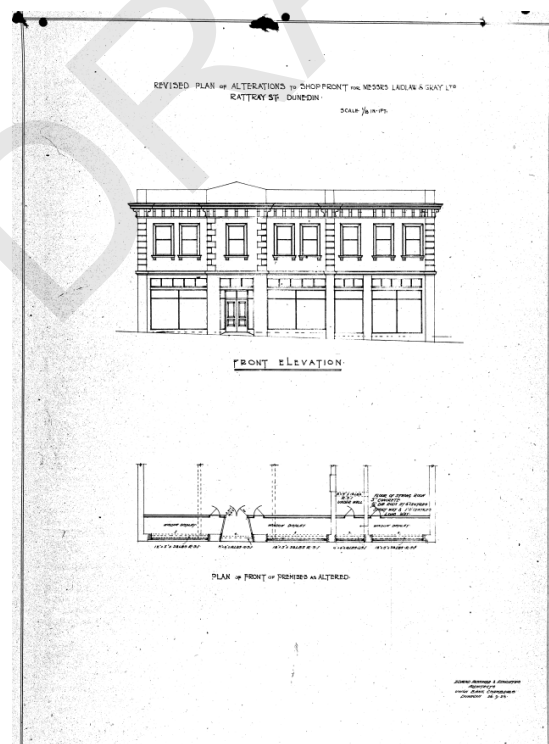
⁵ *Otago Daily Times* 15 February 1875 Page 3

⁶ *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*, Cyclopedia Company Ltd, Christchurch, 1905, <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d40-d13.html>



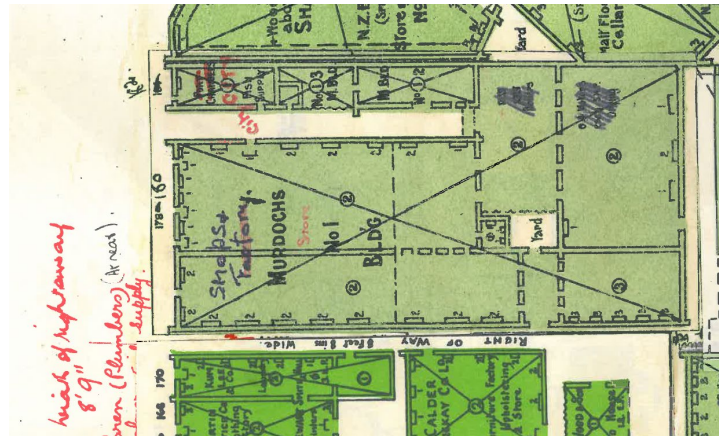
Rattray Street looking towards the Speights corner c.1910 (1910 Tanner Bros Ltd (Firm), Rattray Street, Dunedin, N.Z. (1910s). Hocken Digital Collections, accessed 05/06/2024, <https://hocken.recollect.co.nz/nodes/view/62002>)

In 1910, ironmongers Laidlaw and Gray took over 180 Rattray Street when P Hayman & Co moved to their new premises.⁷ They operated their wholesale and building departments from these premises. They made additions to the warehouse space and altered the shopfront to Rattray Street

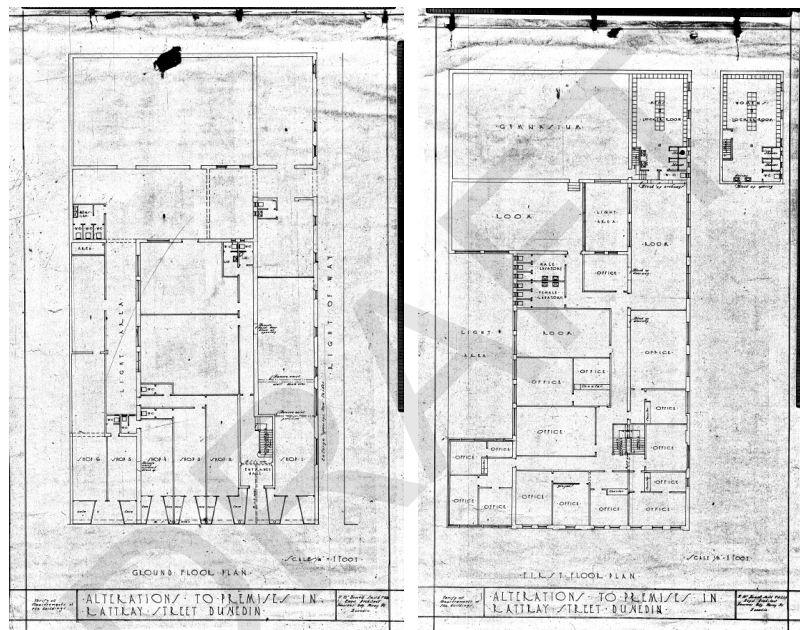


1923 Alteration to shopfront

⁷ *Otago Daily Times*, 6 September 1910, Page 7



1927 Fire Insurance Block Plan

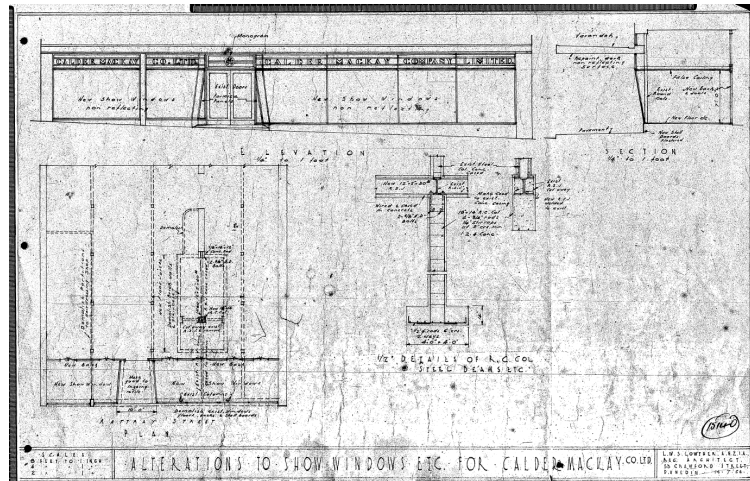


Shops and offices 1929 – ground floor/first floor (Dunedin City Council Plans)

A verandah was added in 1929.

Calder Mackay were a furniture store operating from Rattray Street from the 1930s to the 1980s.⁸ The shopfront and façade were altered in the c.1950s, with steel framed windows inserted into the west elevation.

⁸ Otago Daily Times, 17 January 2011, accessed 5 June 2024.



1953 Shopfront alteration (Dunedin City Council Plans)



Calder Mackay Premises in 1963, <https://builtin.dunedin.com/tag/calder-mackay/> accessed 5 June 2024

Calder Mackay was acquired by Farmers Trading Company in 1970.⁹ In later years, the building was occupied by Furniture Court.

It is one of a few nineteenth century buildings in this section of Rattray Street that used to represent the commercial history of this area but that were demolished in 2023.¹⁰

⁹ <https://www.stuff.co.nz/timaru-herald/features/2934925/Friendly-store-serves-out-a-century-1/6> accessed 5 June 2024.

¹⁰ <https://www.copeman.nz/video/>



Google Streetview September 2019, prior to demolition

Notable people/Themes

Importers, merchants & warehousemen¹¹

The public purchased their goods through retailers who had obtained their stock from 'middle men' – either importers who sold direct to retail customers, or warehousemen who made their stock available to retailers. Dunedin had several significant warehousemen, including Bing Harris & Company, Sargood, Son & Ewen, and P Hayman & Co. After World War 2, with the change to international trade, including the elimination of the 'middleman', large scale warehousing was no longer required.

P Hayman & Co.¹²

P Hayman & Co were a London and Melbourne based warehousing and importing firm. Established in Birmingham as Hayman and Co, and in Melbourne in 1850 as P Hayman and Co. They first established a branch in Dunedin in 1861, at the height of the goldrush. Their first premises were on Rattray Street, then on High Street. They transferred back to Rattray Street in their new premises in 1872. The company employed thirty people at their Dunedin headquarters, establishing branches around the country, including Christchurch, Wellington, and Auckland. Their New Zealand manager, based in Dunedin, was Max Hayman, who took over from his brother Lachmann Hayman when the latter left New Zealand in 1874. In 1910, having outgrown their Rattray Street premises, P Hayman & Co built a 5-storey building on Lower Stuart Street next to A & T Burt.¹³

Laidlaw and Gray¹⁴

Laidlaw and Gray were Dunedin based wholesale and retail ironmongers. The firm had its origins with T G Johnston, who established the business. Robert Laidlaw and J Gray expanded the business and their premises, turning over over £45,000 per annum.

¹¹'Importers, merchants & warehousemen,' Business Series 3s *Welcome to the Hocken Friends of the Hocken Collections*, Bulletin 55 : November 2006, [Bull 55 Importers.pdf \(otago.ac.nz\)](https://www.otago.ac.nz/bull/55/Importers.pdf)

¹² *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]*, Cyclopedia Company Ltd, Christchurch, 1905, <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d40-d13.html>

¹³ *Otago Daily Times*, 8 September 1910, Page 5

¹⁴ Laidlaw and Gray, *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]* <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d36-d9.html>

Calder, Mackay

Calder Mackay were a Dunedin furniture retailer that traded from 1930s until the 1980s. They were taken over by Farmers Trading Company.

David Ross¹⁵

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.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former P Hayman & Co Warehouse has historic significance for its association with P Hayman & Co, a significant firm of general importers with its New Zealand origins in Dunedin. P Hayman & Co came to Dunedin with the goldrushes, establishing a significant warehousing and importing business that reflected the nature of retailing in the nineteenth century. In its form, the building reflects the need for warehousing, providing 25,000 square feet of storage space. The building retains historic fabric and an external appearance in its side and rear elevations that reflect its function. The oldest parts of the building were designed by David Ross, one of Dunedin's significant early architects, although its Victorian façade has been replaced by a stripped classical face.

In its history and association with later occupants Laidlaw and Gray, and Calder, Mackay, the building reflects the move away from warehousing to providing showrooms, with the façade of the building remodelled to reflect that change. Its history reflects the importance of Rattray Street as the centre of business and commerce in the nineteenth and twentieth centuries.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

¹⁵ [David Ross FRIBA, architect | Built in Dunedin](#), accessed 16 November 2023

DESIGN

The building demonstrates heritage values, to a lesser degree, within this criterion. The early phases of this building are associated with notable Dunedin architect David Ross. Behind its street façade, the form and materiality of the building reflect its early function as warehousing. However, the remodelled street elevation of the building, in a 'stripped classical' architectural style, demonstrates the transitions from warehousing towards showrooms of the 1950s.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

The Cyclopedia of New Zealand [Otago & Southland Provincial Districts], Cyclopedia Company Ltd, Christchurch, 1905, <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d40-d13.html>

Otago Daily Times 15 February 1875 Page 3; 8 September 1910, Page 5

Laidlaw and Gray, *The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]* <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d36-d9.html>

Not sighted but held at Hocken Collections:

Calder MacKay Limited, plan of alterations to premises, Rattray Street (n.d.) MS-1161/219. Calder MacKay Limited, plan of alterations to premises, Rattray Street in MacFie, Owen Ernest : Papers in MS-1161

No. 479. Calder Mackay Company Limited, file for valuation of buildings, 176-182 Rattray Street, Dunedin (1969-1981); MS-3821/0640. No. 479. Calder Mackay Company Limited, file for valuation of buildings, 176-182 Rattray Street, Dunedin in Salmond Anderson Architects: Records in ARC-0757

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Date Peer Reviewed	2 August 2024	Reviewer	MM
Date Confirmed Complete	2 August 2024		