

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER CALEDONIAN HOTEL AT 19 CARROLL STREET**



Google Street View (image capture Sep 2020)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX083
Address	19 Carroll Street, Dunedin
Other Building Names	Rugby Hotel; Masonic Hotel
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Commercial
Condition of Property:	Included on the Earthquake Prone Building Register No.566

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

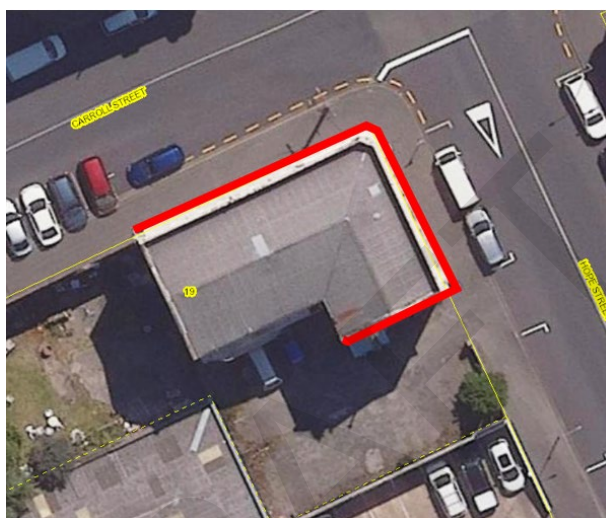
Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

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	Façade to Hope and Carroll Streets, side wall to Hope Street, excluding roofing – Refer diagram below.
	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	Roof cladding, rear elevation.



Red line indicates elevations proposed for protection

STATEMENT OF SIGNIFICANCE

The former Caledonian Hotel (later the Rugby Hotel) has historical and social significance as a Victorian hotel. It was licensed in 1862 and provided a gathering place for c.150 years. The hotel was associated with well-known brewer Maurice Joel. As a result of alterations, much of the Victorian-era architectural detailing has been removed, however, the building retains its overall scale and presentation to the corner. The building has design significance as a representative example of nineteenth-century hotel located on a key corner site.

The hotel is comparable to scheduled heritage buildings within Dunedin of a similar period and function. 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	Victorian commercial
Era/Date of Construction	c.1880

Architect/Designer/Builder	Not confirmed. Architects Robert Forrest and David Ross have links with Maurice Joel who owned the hotel rebuilt after a fire.
Historic Use & Cultural Associations	Hotel with links to the goldrush period
Primary Construction Materials	Rendered masonry, stone, render, timber window joinery.
Notable Architectural Characteristics	Corner site with rounded corner presenting to the intersection, stringcourses, pilasters, regular rhythm of fenestration, large arched opening.

Previous site development

Before the current building was constructed in 1880 the first Caledonian Hotel occupied the site. The first hotel was a timber structure: three storeys to Hope Street and two storeys to Carroll Street (then Walker Street).¹

The land was owned by [James?] Kilgour in the 1860s and then by [George?] Ross. William Christie applied for a license in April 1862. The application noted the house had four public rooms, nine bedrooms, and a kitchen. It had been recently licensed as a wine and beer house. William Christie and Alexander Ledingham opened the Caledonian Hotel by March 1862. In April 1862, the hotel was granted a ten o'clock license.² The partnership was dissolved in March 1863 with Christie carrying on on his own account.³ William Fraser took over from Christie, holding the licence until 1873. James Hutton held the licence for the remainder of the 1870s.

Design and construction

The 1905 *Cyclopedia of New Zealand* records that the Caledonian Hotel was one Dunedin's oldest and that it was 'destroyed' by fire in 1874.⁴ Contemporary newspapers indicate the fire was in November 1879. The *Evening Star* recorded that the fire broke out in the Walker Street wing, 'completely gutting' the building. The building itself was owned by Mr Ross of [McLandress, Hepburn and Co?].⁵

EDUCATION OFFICE,
Dunedin, June 7, 1880.

TENDERS Wanted for Building **Caledonian Hotel**, Walker and Hope streets, for Mr Maurice Joel.
Plans and specifications at Thos. Fogo's painter, Frederick street.

TENDERS Wanted for making 100 White Pine Oaks. For particulars apply to
Evening Star 8 June 1880 Page 1

Maurice Joel purchased the land in 1880. Maurice Joel had the hotel rebuilt, with tenders invited in June 1880. The architect has not been confirmed but at that time architect Robert Forrest was working alongside Joel designing an addition to Red Lion Brewery. Forrest also used painter Thomas Fogo's

¹ <https://builtindunedin.com/tag/maurice-joel/>; *Evening Star* 18 August 1881 Page 1

² *Otago Daily Times* 16 April 1862 Page 3

³ *Otago Daily Times* 19 March 1863 Page 8

⁴ *The Cyclopedia of New Zealand [Otago and Southland Provincial Districts]*, Cyclopedia Company Ltd, 1905, Christchurch.

⁵ *Evening Star*, 15 Nov 1879, p. 2.

premises for viewing plans for other projects at that time. Forrest is a possible choice for the architect. Another possibility is David Ross who also designed buildings for Joel, including brewery buildings and the Captain Cook Hotel.

Historic photographs show an Italianate design. The ground floor to Carroll (Walker) Street included arched openings for shops, which have since been altered. The first floor featured round-headed double-hung sash windows with decorative mouldings and keystones, separated by pilasters, and with a parapet where the name of the hotel was displayed. Much of the architectural detail has been removed. The basement floor to Hope Street was rendered and scribed to resemble stone. The corner of the building to Carroll and Hope Streets is curved to match the street corner.



Caledonian Hotel (undated – after it was rebuilt)

(Cropped from Gill, Henry John, c.1853-1932, Dunedin. Showing Ocean Beach and St Clair. Hocken Digital Collections, accessed 13/12/2023, <https://hocken.recollect.co.nz/nodes/view/52800>)



Toitu 85_25-1 (c.1910-1913 when John Roughan was the licensee)

Notable people/Themes

Maurice Joel (1829-1907)

Born in England, Joel emigrated to Melbourne in 1853, carrying on in business there until he moved to Ballarat, where he was a gold buyer. Joel came to Dunedin in 1861. He was a founder of the Dunedin Jewish congregation, a president of the same. He was active in philanthropic and civic concerns, including

being a member of the Otago Harbour Board, the Westport Coal Company. He was the proprietor of the well-known Red Lion Brewery until his death.⁶

Hotels

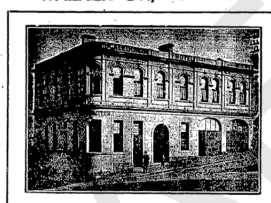
Hotels are a theme in Dunedin's Contextual Thematic History (Section 8.2). Hotels boomed in the early 1860s with the influx of gold miners to the city – they went from 5 in 1861 to eighty in 1865. The Caledonian Hotel in its various guises links back to this goldmining era, albeit in an earlier building. Goldrush era timber hotels did not generally survive fire and deterioration. The golden era of hotels in Dunedin was the 1880s, with fewer being built in the late nineteenth and twentieth centuries because of changes in licensing laws.

Later history and development

The Caledonian Hotel had many licence holders in the 1880s, most notably Maurice Joel, who also owned the land and the building from 1880-1905.⁷ W H Skitch bought the property in 1905, selling it to John Simpson in 1907.

Caledonian Hotel,

WALKER ST., DUNEDIN.



W. H. SKITCH having purchased the above commodious Hotel, which has recently been renovated, is now prepared to make provision for Country Travellers. . . .

HOT AND COLD SHOWERS. Terms—4/6 per DAY; 20/- per WEEK.

Caledonian in 1905 (Otago Witness, 31 August 1904, Page 2)

When the hotel was offered for sale in 1906, it was described as comprising of 'substantial and commodious Brick and Cement Three-storey Buildings, containing 22 rooms,' also with two large shops fronting Walker Street.⁸

The building was refurbished in 1911. The *Otago Witness* reported that the hotel 'has recently undergone a complete metamorphosis' – the outside having been painted, picking out the architectural detailing, while the interior was renovated. The article noted that accommodation was an important element of the hotel's trade, no longer 'subordinated to the bar trade', with married or single visitors able to obtain accommodation.⁹ A fire escape was added in 1945.¹⁰

⁶ <https://oa.anu.edu.au/obituary/joel-maurice-20114>; <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d30-d8.html>

⁷ Deed Index D168.

⁸ *Otago Daily Times*, 13 Jul 1906, p. 8.

⁹ *Otago Witness*, 22 mar 1911, p. 65.

¹⁰ Building Plan 1945 2588 Fire Escape.

In 1923, the name was changed to the Rugby Hotel.¹¹ Between 1957 and 1982, it was known as the Masonic Hotel, before reverting again to the Rugby Hotel.¹² The Rugby Hotel was still trading in the 2010s.¹³ In recent years, the former hotel has served as base for renowned musician and 2006 Arts Foundation of New Zealand laureate Alistair Galbraith.¹⁴

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Caledonian Hotel has historic and social significance as a former hotel that has an association going back to the goldrush period of Dunedin's history. Originally licensed in 1863, and in this building since 1880, the hotel provided a social meeting and gathering place until into the 2000s. The former hotel also has historic significance for its association with Maurice Joel, owner from 1880-1907, who was a notable Dunedin brewer and businessman.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The former hotel has design significance as a representative Victorian 1880s hotel building, built to provide both accommodation and bar facilities. Located on a prominent corner site, although it has lost much of its architectural detailing, it has retained its overall presentation to the street. Further research is required to confirm if either Robert Forrest or David Ross designed the building.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

<https://builtindunedin.com/tag/maurice-joel/>;

The Cyclopedia of New Zealand [Otago and Southland Provincial Districts], Cyclopedia Company Ltd, 1905, Christchurch

Evening Star 18 August 1881 Page 1; 15 Nov 1879, p. 2.

¹¹ *Evening Star* 11 June 1923, p. 8

¹² Frank Tod, *Pubs Galore: A history of Dunedin hotels, 1848-1984*, Dunedin, Historical Publications, 1984.

¹³ <https://www.nzherald.co.nz/nz/flood-of-false-ids-in-dunedin-bars/5QUMGZDX5SBIM6APP2KSHYBY3M/> ; <https://www.pressreader.com/new-zealand/otago-daily-times/20180407/282750587303572>

¹⁴ <https://www.thearts.co.nz/artists/alastair-galbraith>

Frank Tod, *Pubs Galore: A history of Dunedin hotels, 1848-1984*, Dunedin, Historical Publications, 1984.

<https://www.pressreader.com/new-zealand/otago-daily-times/20180407/282750587303572>

<https://www.thearts.co.nz/artists/alastair-galbraith>

Date Assessment Completed	15 December 2023	Author	HB
Date Peer Reviewed	26 June 2024	Reviewer	MM
Date Confirmed Complete	5 August 2024		

APPENDIX



South elevation

CALEDONIAN HOTEL
 South-west corner Hope and Carroll streets. Site of the present Rugby Hotel.
 1863-68—William Christie.
 1869-73—William Fraser.
 1874-79—James Hutton.
 1880—Griffiths Roberts.
 1881-82—Bonifacio Zurbaro.
 1883-84—John Infield.
 1885—Emmanuel Martiney.
 1886—M. Joel.
 1887-89—G. Nelson.
 1890-92—J. D. Hutton.
 1893—R. MacKenzie.
 1894-96—John Augustus Goldring.
 1897-98—Annie Walsh.
 1899—John Fansy.
 1900-03—John Barlow.
 1904-07—William H. Skitch.
 1908-09—William Andrew Woods.
 1910-13—John J. Roughan.
 1914-20—James Barclay.
 1921-24—P. V. Stephens.
 [After 1924, see under the Rugby Hotel.]

SALES BY AUCTION.

TUESDAY.
FRIDAY, 10th JULY.
At 11 o'clock.
'At Home, House street.
VALUABLE HOTEL PROPERTY.
At the corner of Walker street and Hope street, known as THE CALEDONIAN.
PARK, REYNOLDS & CO.
have received instructions from Mr W. H. Skitch to offer for sale by auction, at the above time and place,
The well-known CALEDONIAN HOTEL.
The Property consists of Part of Freehold Section 15 Block 1, at the corner of Walker street and Hope street, Dunedin, together with the adjacent and surrounding brick and cement three-storey buildings, containing 32 rooms, all in first-class order, and specially adapted for the purpose of a hotel. Also, Two large shops fronting Walker street.
The convenient Property is within close proximity to Friar Street South, and the situation, under the way of Hope street, or Walker street, makes it perfectly suitable as a hotel for visitors and business on account of its central position.
Furniture and stock to be taken at valuation in small lots. The proprietor (Mr Skitch) will show intending purchasers over the premises and give all particulars as to business and finances.
Sign
THOS. REYNOLDS

Page 8 Advertisements Column 1
 OTAGO DAILY TIMES, ISSUE 13644, 13 JULY 1906, PAGE 8

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Hotels in Dunedin, 1861–65 – Restaurants and food outlets – Te Ara Encyclopedia of New Zealand

THE CYCLOPEDIA OF NEW ZEALAND [OTAGO & SOUTHLAND PROVINCIAL DISTRICTS]

CALEDONIAN HOTEL

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CALEDONIAN HOTEL (William Henry Skitch, proprietor), corner of Walker and Hope Streets, Dunedin. Bankers, Bank of New Zealand. The original hotel of the same name, on the same site, was one of the oldest hostleries in Dunedin. It was destroyed by fire in 1874, when the present stone building was erected. The house has a two-storey frontage on Walker street and three stories on Hope Street, and is the freehold property of the proprietor. It contains thirty rooms, including dining and sitting rooms. Standing on an elevated site, it commands a view of the city and harbour, and is within easy distance of the Post Office and the central business premises of the city. The Caledonian Hotel is a family and commercial house, and receives a large patronage from country visitors. It was taken over by the present proprietor in August, 1903, when it was thoroughly renovated and improved.

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