

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
19 WALLACE STREET – ‘HARPTREE’**



Google Streetview, September 2019

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX082
Address:	19 Wallace Street, Dunedin
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

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 excluding the rear extension
	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 rear extension constructed 2016

STATEMENT OF SIGNIFICANCE

19 Wallace Street, originally known as 'Harpree' has special historic and design significance as a c1909 Arts and Crafts residence designed by notable Dunedin architect Basil Hooper as his private residence. It also has historic significance for its association as the long-time residence of Sir Charles Hercus, a significant figure in the history of public health in New Zealand.

Harpree 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	Edwardian (1902-1914)
Style	Arts and Crafts
Era/Date of Construction	1909
Architect/Designer/Builder	Basil Hooper (architect) W Henderson (contractor)
Historic Use & Cultural Associations	Former Hooper residence
Primary Construction Materials	Plastered masonry, face brick, slate roofing, timber window joinery, leadlight glazing
Notable Architectural Characteristics	Period detailing including masonry plinth, dormer windows, bell cast eaves, eaves brackets

Previous site development

The land on which Hooper built his house was part of a 7-acre block owned by Wellington furniture manufacturer Arthur Scouler. This was the site of Cranmore House, built in 1862 for Otago's first resident magistrate Alfred Chetham Strode. It was the home of Frances Hodgkin's family in the late nineteenth century. Cranmore was demolished in the 1950s.

The 1894 survey (DP 1146) does not show any structures on Lot 3. In 1894, the estate was subdivided. Allotment 3 was transferred to George Brown in 1897, and to Hooper in 1908.

Design and construction

Hooper designed the house for himself and his family in 1909. They lived in the house until they relocated to Auckland in 1923. It is named after the village and house of his father's birth that Hooper had visited in 1901 when he studied in England.

Architectural historian Ian Lochhead writes of Hooper that in Harptree 'following Arts and Crafts movement ideals he sought to realise in this building 'simplicity of detail, with picturesqueness of grouping', and aimed at 'a quiet, restful solidity.' A 1910 article in *Progress* describes the design as an attempt 'to study simplicity of detail, with picturesqueness of grouping. No useless wood mouldings to deteriorate by the weather have been allowed, and a quiet restful solidity has been aimed at. The house is of brick throughout, the exterior from the plinth upwards being roughcast white. Bands of chipped clinker bricks have been introduced in the plinth, which give a variety in tone. The roof is covered with green slates, with lead ridging.' The house had seven rooms, excluding offices.

Lochhead continues that 'the influence of the English architect C. F. A. Voysey, already apparent in this house, is increasingly evident in the imposing house for George Ritchie at 26 Heriot Row (1911–13), and becomes overt in the Scoular house, 319 York Place (1916). In his best houses Hooper reassembled Voysey's trademarks of rough-plastered walls, sloping buttresses, curved gutter brackets and sweeping roofs into designs that are distinctively his own and which respond to Dunedin's topography. Interiors are plain but meticulously crafted, enriched with finely detailed woodwork and often embellished with subtly coloured leadlight windows in art nouveau style.'



["Harptree" Roslyn, Dunedin. / Hooper's World \(hoopersworld.org\)](http://hoopersworld.org)

Later history and development

Hooper sold the house to Charles Hercus and wife Isabella in 1923.

A garage was erected in 1953. Later owners extended the sunroom, erecting a new deck and stair. A new garage, wall and gate were in 1991 to a McCoy and Wixon design that referenced Hooper's design elements in its form and materials.

An extension to the rear was constructed 2016, again designed McCoy and Wixon.

Notable people/Themes

Basil Bramston Hooper (1876-1960)

Hooper's biography from Hooper's World is reproduced below:

Basil Bramston Hooper was born in Lahore, India in 1876, the youngest of eight boys and one girl in the family of William and Elizabeth (nee Bramston). In 1885 his parents sent Basil and his brothers to live in New Zealand under the care of their Aunt Bessy. Hooper finished school at the North Island town of Cambridge at the age of 16 and began work with a builder named White. Hooper then decided to make a career of architecture and went to Auckland at the age of 19 to complete his secondary education. Hooper gained a place as an articled pupil with James (Louis) Salmond in Dunedin but saw limited opportunity in the architectural classes offered in Dunedin and so left New Zealand in 1901 to study in England.

During his time in England Hooper worked in the architectural offices of Professor Arthur Beresford Pite and E. P. Warren, and the London City Council's Architects' Department Housing Branch. Pite was an original and theoretically advanced architect who also taught at the Royal College of Art. Hooper worked for the City Council for 15 months, while working towards the intermediate Royal Institute of British Architects (RIBA) examinations. During 1903, Hooper studied for and in 1904 passed the last of the RIBA examinations. He returned to Dunedin in late 1904 at the age of 28 and set up his own architectural office. In 1909 Hooper married Edith Jessie Seldon and they had three children together, Aston, Joan and Sylvia. From 1916 to 1921 Hooper taught at the Dunedin School of Art's Department of Architectural History and Design, and held several offices in the New Zealand Institute of Architects.

The Hooper family moved to Auckland in 1923 where Hooper set up a partnership with J. W. Rough as Rough and Hooper. Invercargill born Rough began his architectural career in the Manawatu in 1906. He opened an office in Invercargill in 1911 and travelled to England to continue his training in 1914. His studies were halted by the war, and he served as an engineer with a field company in Flanders. Promoted to Captain in the Royal Engineers, Rough visited Paris after the war before returning to New Zealand in 1920. He re-established his practice in Eltham where he specialised in concrete construction, designing dairy factories and commercial buildings. Rough and Hooper had offices in Auckland and Onehunga from where they ran a varied practice ranging from large factories and warehouses to suburban houses. A keen golfer and sportsman, Rough was careless in business and was made bankrupt. He left again for England in 1929 and the partnership was dissolved amid acrimony over the firm's debts.

After a series of unfortunate business decisions and the dearth of work during the depression, Hooper went on to work as a freelance assistant before his retirement in 1949. Nevertheless, Hooper undertook a number of important commercial buildings in the city as well as the domestic projects he is better known for. These included modern warehouses and offices in the Anzac Avenue area. Upon retirement Hooper was awarded life membership of the NZIA and this, along with his glowing obituary upon his death in 1960, demonstrated his high status amongst his peers.

Hooper's biography is available at Te Ara.

Charles Hercus and family

Hercus (1888-1971) was born in Dunedin and educated in Christchurch. He returned to Dunedin in 1908 enrolling in the first class of the University of Otago's Dental School, graduating in 1911. He then studied for his medical degree, graduating in 1914. He served in the New Zealand Medical Corps during World War One. He was awarded the DSO in 1917 and made an OBE in 1919. He was appointed Professor of Public Health at the University of Otago in 1921, and elected dean of the Medical School in 1937. He was active in many areas of public health through his long career. He was knighted in 1947. He retired in 1958. He died in 1971. The house remained in the Hercus family until 1979.¹

Hercus' biography is available at Te Ara.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. Harptree has historic significance for its association with Basil Bramston Hooper and the Arts and Crafts movement in Dunedin. Hooper was a key architect in the local expression of this movement. Harptree also has historic significance as the long-time residence of the Hercus family, and particularly of Sir Charles Hercus, a former dean of the Medical School and a significant figure in the history of public health in New Zealand.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The dwelling demonstrates heritage values within this criterion. Harptree has design significance as an example of an Arts and Crafts design by pre-eminent Arts and Crafts architect Basil Hooper. Designed as his own residence, Harptree exemplifies Hooper's approach.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

["Harptree" Roslyn, Dunedin. | Hooper's World \(hoopersworld.org\)](#)

Ian J. Lochhead. 'Hooper, Basil Bramston', Dictionary of New Zealand Biography, first published in 1996, updated September, 2017. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/3h34/hooper-basil-bramston> (accessed 16 January 2023)

¹ Derek A. Dow. 'Hercus, Charles Ernest', Dictionary of New Zealand Biography, first published in 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4h28/hercus-charles-ernest> (accessed 16 January 2023)

Date Assessment Completed	16 January 2023	Author	HB
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Minor Corrections	20 August 2024		

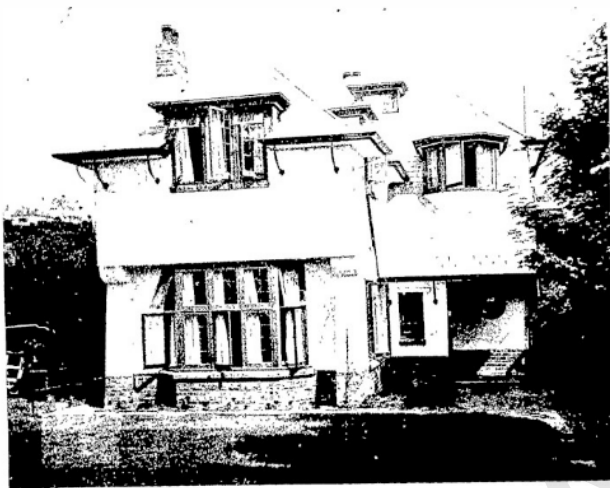
APPENDIX



Site location

Residence in Roslyn, Dunedin.

This has been erected by the architect, Basil B. Hooper, A.R.I.B.A., for himself, and in the design an attempt has been made to study simplicity of detail, with picturesqueness of grouping. No useless wood mouldings to deteriorate by the weather have been allowed, and a quiet restful solidity has been aimed at. The house is of brick throughout, the exterior from the plinth upwards being roughcast white. Bands of chipped clinker bricks have been introduced in the plinth, which give a variety in tone. The roof is covered with green slates, with lead ridging. The accommodation consists of seven rooms, exclusive of offices. The general contractor was Mr. W. Henderson.



RESIDENCE, ROSLYN. B. B. Hooper, A.R.I.B.A., Architect.

RESIDENCE, EOSLIN. B. B.

Hooper, A.R.I.B.A., Architect.

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