

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER SMITH BUILDING



Photograph: DCC, October 2022.

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX019
Address	220 King Edward Street, South Dunedin, Dunedin
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	Building not known to be at risk due to 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 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 former Smith building has heritage significance to Dunedin. The building has historic and social significance as an early 20th century commercial building that represents the development of South Dunedin, particularly after the widening of King Edward Street, and design significance as an example of the commercial work of noted architect Basil Hooper.

The former Smith 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	Edwardian (1902-1914)
Style	Queen Anne
Era/Date of Construction	1910-11 + 1961 addition
Architect/Designer/Builder	Basil Hooper, architect (1910-11); Mason & Wales, architects (1961 addition)
Historic Use & Cultural Associations	Commercial building
Primary Construction Materials	Brick, Oamaru stone, Marseilles tiles; concrete block.
Notable Architectural Characteristics	Typical Queen Anne Detailing

Previous site development

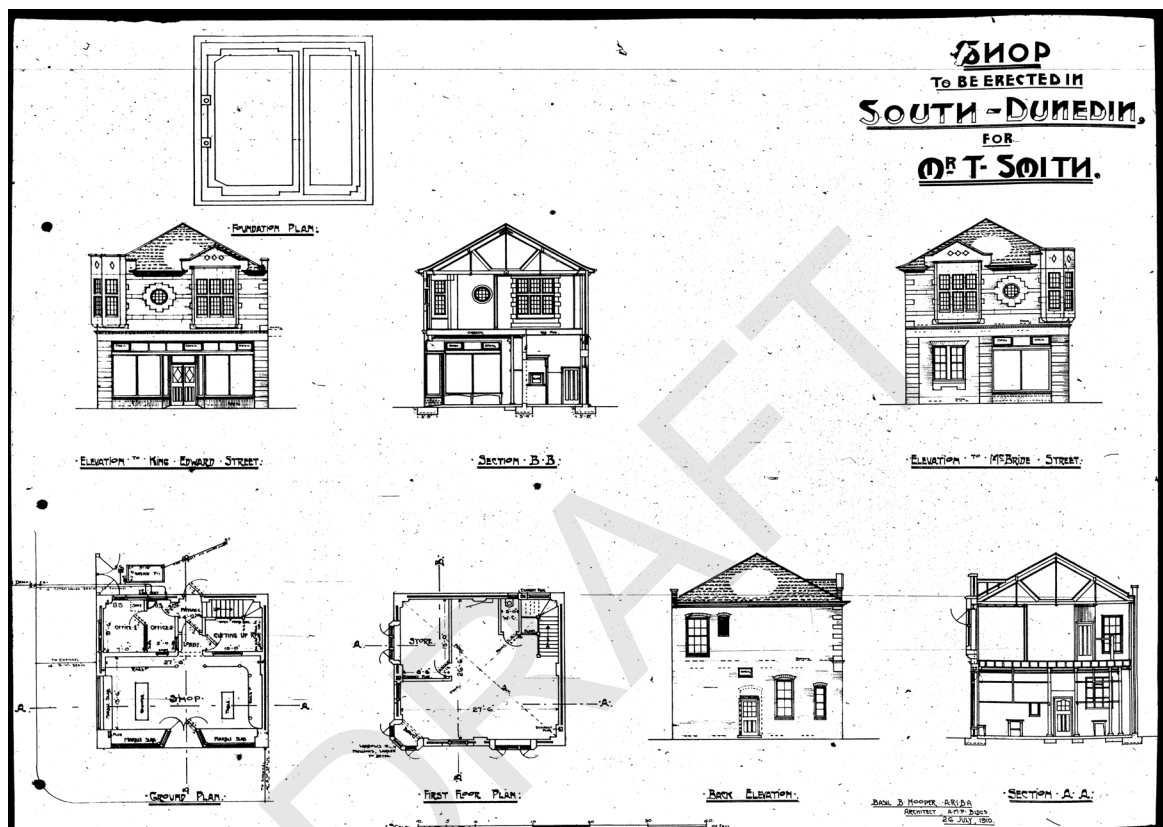
The land on which this building stands is part of Section 6 of Block VII Town of Dunedin that was subdivided by Dunedin City Council in 1882; McBride Street was named after the mayor of the day. The subject site was occupied by Thomas Smith in 1890 and in 1893 he bought the lease for it and four other lots in the area. Smith took the Council to court in June 1910 claiming compensation for the loss of income with the removal of his butcher's shop from the subject site due to the widening of King Edward Street. Thereafter he built new premises on the lot.

Building design and construction

The building was erected for Thomas Smith, lessee of the Council-owned land, to the design of architect Basil Hooper. Hooper called tenders for shifting Smith's original butcher's shop in August 1909. Following

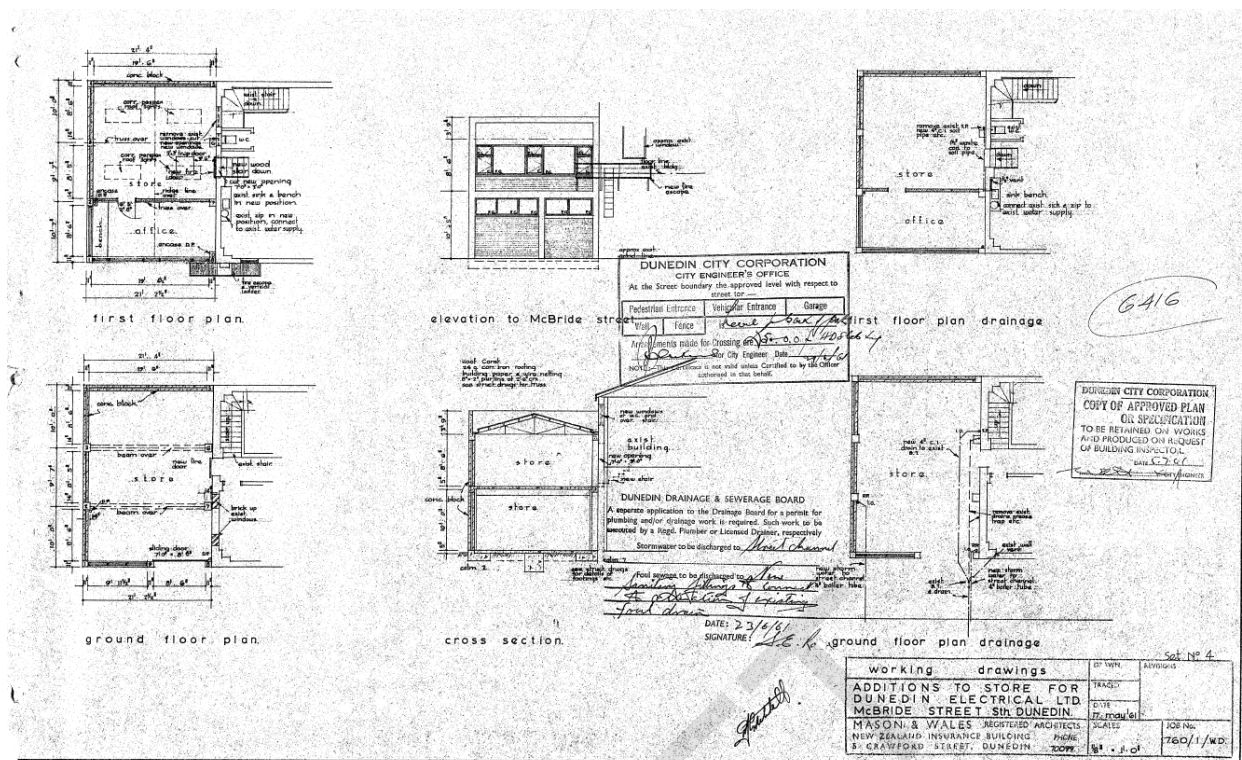
the court case Smith noted above, new premises were built to Hooper's design on the corner of McBride and King Edward Streets; these had been completed by May 1911.

The double-brick building has been painted for many years but originally was most likely an example of constructional polychromy with exposed brick and contrast stone detailing. The Queen Anne style was popular for commercial and civic buildings at the turn of the 20th century and is typical of the ornamental classicism of Edwardian architecture. Smith's new butcher's shop was hailed as a symbol of the 'progress of South Dunedin' when it was completed in early 1911 (*Otago Daily Times* 19 May 1911, p. 7).



Later history and development

The building remained in use as a butchery for several decades. Butcher James McAuley was in occupation from c.1921 until 1931, when the building was taken over by the South Dunedin Butchery, which was run by the Jensen brothers. In 1948 Frank Bohm took over Leo Marlow's furniture factory and shop in the building; at that time the first floor was not in residential use. The building was extended on the McBride Street frontage in 1961 for Dunedin Electrical.



In c.2005 a new external door was installed in the McBride Street frontage of the addition for fire egress purposes.

Notable people/Themes

Thomas Smith

Thomas Smith (died 1949) was an English-born butcher who served a term as a city councillor in the mid-1900s and was an advocate for Dunedin South, particularly regarding education and youth. Smith was also a representative lawn bowler.

Basil Hooper

Basil Hooper (1876-1960) trained with JL Salmond in Dunedin and worked in London in the early 1900s before establishing his own practice in Dunedin in 1904. He specialised in residential buildings but also undertook commercial and ecclesiastical commissions. Hooper also designed a stable/shed for Thomas Smith (c.1910), possibly at the rear of his King Edward Street premises, and a commercial building at 300 George Street in 1910; the latter is still extant. In 1921 Hooper left Dunedin to practice in Auckland.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Smith building has significance as an Edwardian commercial building that represents the urban renewal that took place after the road widening of King Edward Street as well as the commercial fortunes of South Dunedin from the 1910s to the present day.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. As a commercial building designed by noted Arts and Crafts architect Basil Hooper, the former Smith building expands current knowledge and appreciation of the architect's work in Dunedin. The building demonstrates Hooper's allegiance to the English architectural tradition in its Queen Anne styling and enlivens the streetscape with its architectural forms and detailing.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Otago Daily Times 28 August 1909, p. 11; 19 May 1911, p. 7; 5 November 1932, p. 20; 30 March 1933, p. 2; 29 May 1948, p. 10; 13 November 1948, p. 1; 31 December 1949, p. 8.

Evening Star 18 June 1910, p. 12; 25 February 1921, p. 5; 6 September 1924, p. 8; 4 February 1931, p. 10; 21 May 1946, p. 10.

Press 5 March 1966, p. 27.

<https://hoopersworld.org/posts/>

<https://builtindunedin.com/2014/01/18/crawfords-store/>

<https://teara.govt.nz/en/biographies/3h34/hooper-basil-bramston>

R Allen *Motif and Beauty – The New Zealand Arts and Crafts Architecture of Basil Hooper* Dunedin, 2000.

Initial Assessment Completed	12 December 2022	Author	AM
Peer reviewed + revisions	5 June 2024	Reviewer	HB
Peer reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	19 July 2024		



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