

## HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER ROSLYN WORSTED & WOOLLEN MILLS



*Google Streetview 2023*

### PROPERTY INFORMATION

|                                                                |                                                                                                                    |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Temporary 2GP Scheduled Heritage Building Reference No:</b> | BX095i – 229-233 Kaikorai Valley Road<br>BX095ii – 237 Kaikorai Valley Road<br>BX095iii - 293 Kaikorai Valley Road |
| <b>Address</b>                                                 | 229-293 Kaikorai Valley Road & 72 Stone Street, Dunedin                                                            |
| <b>Other Building Names:</b>                                   | N/A                                                                                                                |
| <b>Located within a Heritage Precinct</b>                      | No                                                                                                                 |
| <b>HNZPT List Reference &amp; Description</b>                  | N/A                                                                                                                |
| <b>Heritage Covenant</b>                                       | No                                                                                                                 |
| <b>Building Use at Time of Record</b>                          | Commercial/industrial                                                                                              |
| <b>Condition of Property</b>                                   | Building not known to be at risk due to condition                                                                  |

### SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

|                                 |                        |
|---------------------------------|------------------------|
| <b>Historic/Social</b>          | Meets criteria         |
| <b>Spiritual/Cultural</b>       | Does not meet criteria |
| <b>Design</b>                   | Meets criteria         |
| <b>Technological/Scientific</b> | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓      | <b>Building envelope</b>              | <p>229-233 Kaikorai Valley Road – All buildings and structures</p> <p>237 Kaikorai Valley Road – All buildings and structures</p> <p>293 Kaikorai Valley Road/72 Stone Street – Facades of the marked in dashed green line on diagram below.</p>                                                                                                                                                                                                                                                                                |
|        | <b>External/ancillary elements</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|        | <b>Internal elements and/or rooms</b> | Not considered as part of this desktop assessment. Owner may nominate interior elements for protection                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ✓      | <b>Excluded elements</b>              | <p>229-233, 237 Kaikorai Valley Road – Cladding materials that contains asbestos may be replaced with a visually similar material without resource consent. For clarity:</p> <ul style="list-style-type: none"> <li>• Corrugated fibre cement cladding can be replaced with prefinished corrugated profile steel cladding.</li> <li>• Flat fibre cement sheet cladding can be replaced with new fibre cement sheet cladding.</li> </ul> <p>293 Kaikorai Valley Road/72 Stone Street – Single storey extension to the north.</p> |

*Note: Following correspondence with the owner's representative, this assessment has been revised to include the entire building envelope of all buildings and structures at 229-233 and 237 Kaikorai Valley Road, however, it may be refined to a lesser extent of buildings that are deemed sufficient to adequately represent the history of the place.*



*Image: Geocortex*

## **STATEMENT OF SIGNIFICANCE**

The former Roslyn Worsted and Woollen Mills demonstrate heritage significance to Dunedin. The factory complex has notable historic significance for its association with a major secondary industry that was known throughout New Zealand and its development in response to the growth and success of Dunedin company Ross and Glendining. The former Roslyn Worsted and Woollen Mills has design significance as an example of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial architecture that was built to be fit for purpose and unified by the use of brick construction.

The former Roslyn Worsted and Woollen Mills is comparable to scheduled heritage buildings within Dunedin of a similar type and history. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

## HISTORICAL SUMMARY

|                                                 |                                                                                                                                             |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Architectural Period</b>                     | Victorian (1838-1901)<br>Edwardian (1902-1914)<br>Interwar (1914-1939)<br>Post War (1945-1955)                                              |
| <b>Style</b>                                    | Industrial vernacular                                                                                                                       |
| <b>Era/Date of Construction</b>                 | 1879 +                                                                                                                                      |
| <b>Architect/Designer/Builder</b>               | Various [see below]                                                                                                                         |
| <b>Historic Use &amp; Cultural Associations</b> | Former woollen mills                                                                                                                        |
| <b>Primary Construction Materials</b>           | Brick, rendered brick, timber framed window joinery, corrugated metal roofing, fibre cement roofing                                         |
| <b>Notable Architectural Characteristics</b>    | Gabled and sawtooth roof forms and exposed brick exterior walls. Central block designed in the 'daylight factory' style. Multipane windows. |

### Previous site development

'Kaikarae, now mistakenly known as Kaikorai, was a well-known freshwater stream and lagoon used by local Kāi Tahu as a traditional mahinga kai, particularly for tuna (eel) and pātiki (flounder). Kaikarae was dug by the Waitaha explorer Rākaihautū with his kō (Polynesian digging stick) named Tūwhakaroria. Upon arriving at Whakatū (Nelson) in the Uruao waka, Rākaihautū divided his people into two groups. His son, Rakihouia, took one party to explore the coastline, and Rākaihautū led the other party through the interior of Te Waipounamu and down to Murihiku (Southland), using his kō to dig out most of the freshwater lakes of Te Waipounamu. While travelling back up the island, Rākaihautū and his party stopped at the mouth of a stream to eat, and their food was a recently-killed seabird known as karae. This particular location and stream was named Kaikarae.'<sup>1</sup>

Colonial settlers were present in the Kaikorai Valley by the early 1850s and the area was being promoted for suburban residential development by the early to mid-1860s. From c.1865 there were industrial concerns in the valley processing sheep skins and wool. The land on which the Roslyn Worsted and Woollen Mills was developed from the late 1870s was the site of Charles Flexman's Tannery (est. c.1865) before it was acquired by Messrs Ross and Glendining.

### Building design and construction of the Former Woollen Mills

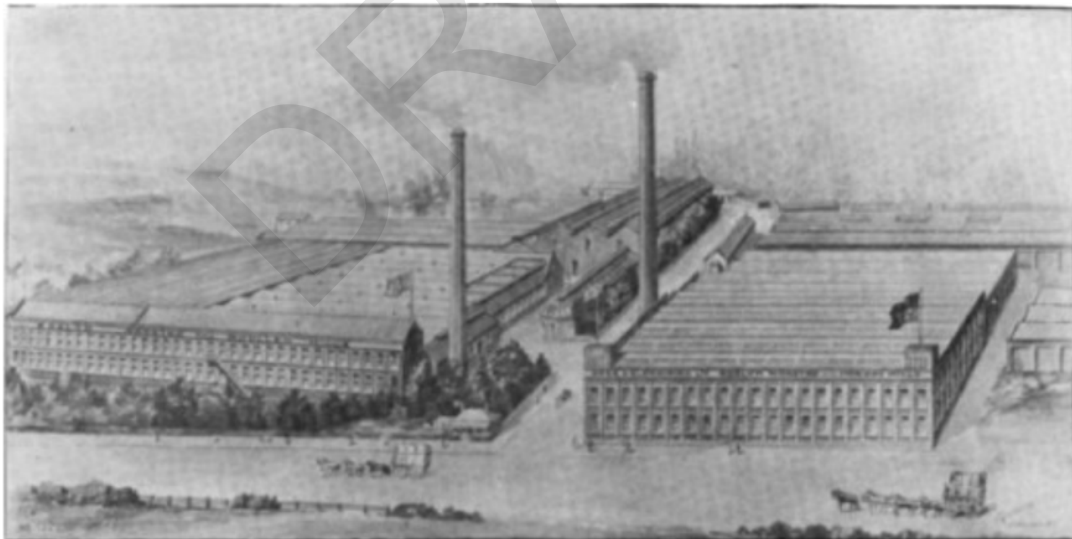
The first stage of the former woollen mills was erected in 1878-79 to the design of Richard Murray, a Glaswegian mill engineer; construction was overseen by a Mr Wales, possibly Dunedin contractor and architect NYA Wales the elder. In October 1881 Ross and Glendining called tenders for the supply of 250,000 bricks to be delivered to the mill site. The bricks were likely used to enlarge the north block of the complex, which is the oldest on the site; they may also have been used in the construction of a wool

<sup>1</sup> 'Kaikarae': <https://www.kahurumanu.co.nz/atlas>

store, which was destroyed by fire on 31 January 1883. A new building to the south of the original mill was completed in 1902 and housed the worsted and hosiery departments; it can be seen at the right in the image below. Cast-iron columns for the new building were supplied by A & T Burt of Dunedin. Worsted is a type of wool yarn that is typically used to produce fabric for tailored clothing, as opposed to woollen knitting yarn.



*Undated nineteenth century image of the mills (Toitū 58-19-1)*



*MESSRS ROSS AND GLENDINING'S ROSLYN WORSTED AND WOOLLEN MILLS.*

***MESSRS ROSS AND GLENDINING'S ROSLYN WORSTED AND WOOLLEN MILLS.***

*The mills in the early 20<sup>th</sup> century when c.500 people worked on site. Cyclopaedia of New Zealand. NZETC.*

## Later history and development<sup>2</sup>



*Undated image of the mills from Stone Street (Toitū 58\_14-1)*

Although Ross and Glendining commissioned architects to design their premises in Stafford and High Streets, it appears that the Kaikorai Valley mills complex was largely designed in-house, after the initial work by Murray, with contractors G Simpson and Stevenson & Williams each undertaking multiple projects. Engineer JRG Hanlon was responsible for the design of some of the later additions and architect Henry McDowell Smith was engaged to design the new wool store building in the early 1940s. The factory complex was altered and enlarged over the years. In the late 1910s a dye house was built (G Simpson & Co., builders) and an addition made along the east elevation of the northern mill building. The next major expansion period occurred in the 1940s and 1950s, during which time a workforce peak of c.2500 people was reached. A contract was let to Messrs Mitchell Bros, builders in late 1943 to extend the plant to the design of Dunedin architect H McDowell-Smith; this work included the new building at the south end of the site and the remodelling of the wool store on Stone Street.

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<sup>2</sup> As this is an extensive complex of industrial buildings, a site visit will be required to confirm which buildings from which period survive and retain their architectural significance.



*The mills site in 1942. Whites Aviation Collection, ATL, Wellington.*

In 1958 & 1959 building permits were lodged by Stevenson and Williams Ltd, contractors, for minor alterations to the open way between the finishing and folding and packing rooms and to add a floor and alter the roof of the dye house. The same firm erected a new toilet block in the scoured wool store in c.1961 and all these projects were certified completed in June 1963. In 1964, Stevenson & Williams lodged a permit to build new offices for the hosiery department. In 1966, a new dye house was erected in place of several brick buildings in the loop formed by the Kaikorai Stream to the design of JRG Hanlon, structural engineer. Previously Hanlon had designed a new roof and floor for the dye house (1959) and the addition and new roof of the worsted white spinning room building on Stone Street (1960). An application for a new bridge and turning area was lodged in 1977 by Davies & Harris, contractors; Duffill, Watts and King were the engineers.

Despite its age and long-standing success, the company was restructured in the early 1960s and sold to United Empire Box (UEB) in 1966. The Roslyn mill was purchased from UEB by Mosgiel Woollens Ltd (est. 1871) and then closed in 1980 after Mosgiel after went into receivership. Consent was granted by DCC for use of part of the central building as an indoor cricket venue in 1983. The receivers applied to demolish a two-storey building on the site in 1985. By 2002, the central buildings were in use as self-storage units. In 2021-22 the northern part of the former wool store building located at the intersection of Kaikorai Valley Road and Stone Street was demolished and a new structure erected in its place as part of a redevelopment plan for the two southern buildings on the site.

### **Notable People/Themes**

#### **New Zealand's Woollen Industry**

Heritage New Zealand's report on the Oamaru Woollen Mills provides background on the significance of the woollen industry. An edited extract is included below:

Making woollen fabric and other woollen products was an industry that developed in the 1870s. New Zealand's population grew through the 1860s and 1870s and more people needed clothing they could afford. During these years, the wool clip (annual crop of wool) also increased. These two factors enabled New Zealand to develop its own woollen industry. Through the 1870s, 1880s and 1890s woollen mills opened in many New Zealand towns, providing a local market for the wool clip. The Joint Committee on Colonial Industry proposed that a temporary duty be imposed on importing tweed, cloth, and other woollen goods, to foster local industry. Where such mills opened, they were an economic hub for their community.

Mills opened in the bigger towns or cities, spurred on by political enthusiasm. In the late 1860s, for example, the Otago Provincial Government offered a bonus to the first mill to produce 5,000 yards (4572m) of woollen cloth. Arthur Burns, proprietor of the Mosgiel Woollen Factory (Category 1 Register No. 351), won the prize. The success of Burns' mill encouraged other investors. Williamson, Ure and Booth, backed by warehousemen Ross and Glendining, opened the Kaikorai Mill in Dunedin in 1874. Ross and Glendining opened their own mill in 1879 (the Roslyn Mill, also in Kaikorai Valley). The Bruce Manufactory Company built a woollen mill at Milton in 1897.

#### Ross and Glendining and the Roslyn Worsted and Woollen Mills

John Ross and Robert Glendining established their drapery business in August 1862. What began as a retail concern soon developed into a major import and manufacturing company that owned one of the biggest woollen mills in New Zealand by the turn of the 20<sup>th</sup> century. Ross was based in London between 1870 and 1905, whilst Glendining was responsible for local operations.

In 1875 Ross and Glendining acquired an interest in the Kaikorai Woollen Mills. At their peak, they employed more than 1,000 workers.

Five years later the Ross and Glendining built their own mill on the banks of the Kaikorai Stream: . The Roslyn Worsted and Woollen Mills, which produced yarn, blankets, clothing fabric, hosiery, and, later, knitwear, was the first in the Southern Hemisphere to produced worsted in 1886 under the initial supervision of UK master spinner Jabez Hird. Ross and Glendining's head office was in High Street; the company having developed an enclave of buildings and warehouses in High and Stafford Streets by the turn of the 20<sup>th</sup> century; a clothing factory erected in 1883 was supplied by the Roslyn mills. The company also owned sheep stations on which the raw material for the mills was produced and had factories in Invercargill, Christchurch, Auckland, and Whangarei. The Roslyn Woollen Mills feature in Gavin McLean's 'History of New Zealand in 100 Places List.'<sup>3</sup>

#### John Ross

Scottish-born John Ross (1834-1927) was a draper who arrived in Dunedin in 1861 and established his business with the stock he brought with him. Ross, who visited New Zealand numerous times during his 35-year tenure in London, was knighted in 1922 and endowed the Presbyterian church's Knox College and the Ross Home for 'the aged and destitute'. Three of his sons were running the company at the time of Sir John's death.

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<sup>3</sup> 'Roslyn Woollen Mill', URL: <https://nzhistory.govt.nz/media/photo/roslyn-woollen-mill> , (Ministry for Culture and Heritage), updated 3-Sep-2013

### Robert Glendining

Robert Glendining (1841-1917) was born in Scotland, where he served a drapery apprenticeship, and immigrated to New Zealand in 1862. In addition to his role as co-founder of Ross and Glendining, Glendining was a company director for several other concerns and a Presbyterian church elder. Family members, including two of his sons, also worked in the company.

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

This complex of buildings demonstrates heritage values within this criterion. The former Roslyn Worsteds and Woollen Mills complex has considerable historic significance as it once housed the largest factory in New Zealand and is associated with the industrial development of the region, the city and of the Kaikorai Valley. The former woollen mills featured in Gavin McLean's *100 Historic Places in New Zealand* (2002) and represents the development of one of colonial New Zealand's major secondary industries. In 1880 it was reported that there were then four woollen mills in New Zealand, which is indicative of the importance of Dunedin's woollen milling industry, notably the Ross and Glendining factory, in the later 19<sup>th</sup> century.

### **SPIRITUAL/CULTURAL**

The building does not demonstrate heritage values within this criterion.

### **DESIGN**

The former Roslyn Worsteds and Woollen Mills demonstrate heritage values within this criterion. As a multi-part industrial complex, the former woollen mills demonstrate contemporary industrial architectural design principals and stylistic elements from the late 1870s until the mid-20<sup>th</sup> century. The buildings represent the specific functional requirements of an industry based upon multiple processes that required both a large work force and modern machinery. Electric lighting was introduced to the complex in c.1882, reportedly the first mills in the country to be so lit, and at the same time Ross and Glendining was said to be the first company to apply for a business telephone line to connect their mills to town centre premises. The mill was powered by electricity from 1908 and automatic sprinklers were installed in the early 1930s.

### **TECHNOLOGICAL/SCIENTIFIC**

The building does not demonstrate heritage values within this criterion.

## **REFERENCES**

*Evening Star* 24 July 1878, p. 3; 13 December 1879, p. 3; 1 October 1881, p. 1; 23 June 1917, p. 9.  
*Otago Daily Times* 11 January 1877, p. 4; 3 September 1881, p. 4; 14 July 1882, p. 1; 23 February 1883, p. 1; 3 February 1894, p. 5 (supplement); 20 November 1919, p. 9 (supplement); 6 January 1927, pp. 8 & 9;

18 May 1932, p. 18; 16 November 1936, p. 28; 7 August 1937, p. 12; 12 November 1938, p. 21; 9 August 2022 (available online).

*Otago Witness* 2 January 1869, p. 15; 13 February 1875, p. 9; 12 November 1886, p. 13; 8 February 1894, p. 35; 22 March 1900, p. 35; 1 July 1903, pp. 20 & 49; 16 December 1903, p. 42; 22 June 1904, p. 45.

*Press* 22 November 1943, p. 4; 10 February 1979, p. 54.

*Observer* 15 August 1908, p. 33.

*Oamaru Mail* 24 February 1879, p. 2.

*Lyttelton Times* 20 November 1879, p. 3.

*Auckland Star* 9 December 1912, p. 12; 7 August 1937, p. 10.

*Hawke's Bay Herald* 8 October 1880, p. 2.

*Gisborne Times* 23 May 1911, p. 2.

*Evening Post* 4 July 1911, p. 2.

*Southland Times* 20 February 1889, p. 2.

G McLean *100 Historic Places in New Zealand* Auckland, 2002.

<https://nzfashionmuseum.org.nz/ross-glendining/>

<https://builtindunedin.com/2015/11/26/ross-glendining/>

<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d39-d3.html>

<https://teara.govt.nz/en/photograph/25946/ross-and-glendining-1879>

[https://eh.net/book\\_reviews/doing-well-and-doing-good-ross-glendining-scottish-enterprise-in-new-zealand/](https://eh.net/book_reviews/doing-well-and-doing-good-ross-glendining-scottish-enterprise-in-new-zealand/)

<https://nzhistory.govt.nz/media/photo/roslyn-woollen-mill>

See also S.R.H. Jones *Doing well and doing good: Ross & Glendinning, Scottish enterprise in New Zealand* Otago University Press, Dunedin, 2010 & Peter J. Stewart *Patterns on the plain: a centennial history of Mosgiel Woollens Ltd* Mosgiel Woollens Ltd, Dunedin, 1975.

|                                                             |                  |                 |    |
|-------------------------------------------------------------|------------------|-----------------|----|
| <b>Date Assessment Completed</b>                            | 8 January 2023   | <b>Author</b>   | AM |
| <b>Date Peer Reviewed + Information Added</b>               | 13 April 2023    | <b>Reviewer</b> | HB |
| <b>Date Peer Reviewed</b>                                   | 5 July 2024      | <b>Reviewer</b> | MM |
| <b>Date Confirmed Complete</b>                              | 8 August 2024    |                 |    |
| <b>Revised 'Recommended Protection' and minor revisions</b> | 4 September 2024 |                 |    |

**Photographs: Google Streetview, image capture July 2023**



*Stone Street Elevations (Google Street View, image capture July 2023, accessed 7 May 2024)*



*Corner Stone Street and Kaikorai Valley Road (Google Street View, image capture July 2023, accessed 7 May 2024)*



*Kaikorai Valley Road (Google Street View, image capture July 2023, accessed 7 May 2024)*



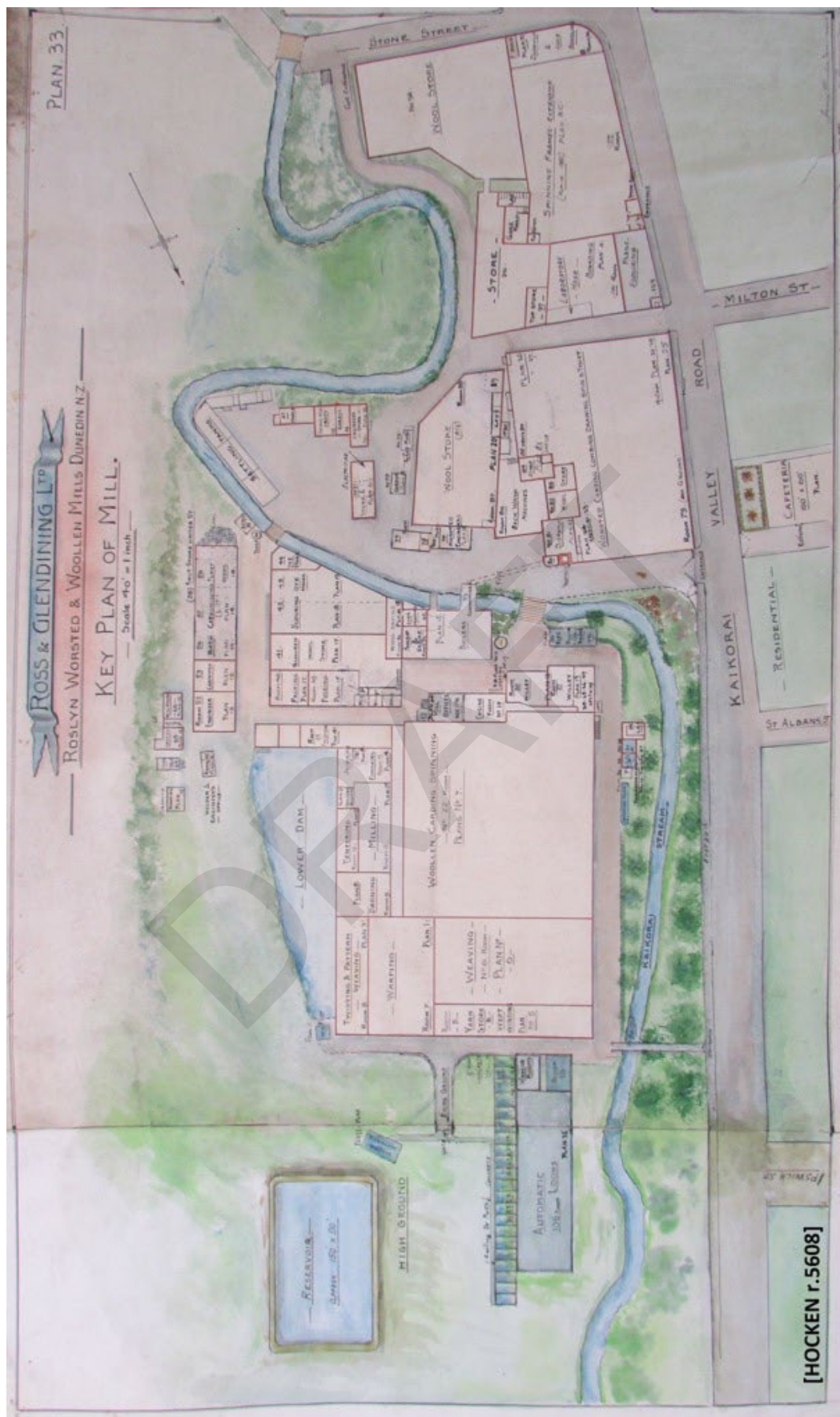
*Kaikorai Valley Road (Google Street View, image capture July 2023, accessed 7 May 2024)*



*Kaikorai Valley Road (Google Street View, image capture Sept 2020, accessed 7 May 2024)*



*Stone Street (Google Street View, image capture Sept 2020, accessed 7 May 2024)*



Site plan, c.1961. Hocken Collections, University of Otago, Dunedin