

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING

DUNEDIN HOSPITAL ADMINISTRATION BLOCK (FORMER)



Google Street View 2019

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX055
Address:	255 Great King Street, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Healthcare
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 and is recommended for inclusion in Appendix A1.1 of the 2GP	

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external building envelope including central interior stair.
	External/ancillary elements	
✓	Internal elements and/or rooms	Central stair. Owner may nominate additional interior elements for protection.
	Excluded elements	

STATEMENT OF SIGNIFICANCE

Heritage New Zealand Pouhere Taonga's preliminary significance assessment is reproduced below:

Designed by prominent Dunedin architectural partnership Mason and Wales, the Dunedin Hospital Administration Block has architectural, aesthetic, historical and social significance. Architecturally, it is a strong example of an institutional building designed in Stripped Classical style built between 1934 and 1936. Historically and socially, it represents the evolution of health services in the mid-twentieth century and was a building familiar to the community. The building is associated with architect Patrick Young Wales, who specialised in hospital architecture for over forty years. It is also associated with Dunedin philanthropist Samuel Saltzman, after whom the building's operating theatre was named. It has a historical association with Otago University's medical school and is one of several buildings on Great King Street that form a significant group of hospital and medical school buildings.

It is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings the former administration block meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Interwar (1914-1939)
Style	Stripped Classical
Era/Date of Construction	1934-1936
Architect/Designer/Builder	Mason and Wales (Patrick Young Wales) W H Naylor Ltd (builders)
Historic Use & Cultural Associations	Hospital and Health Services
Primary Construction Materials	Concrete frame with brick infill panels
Notable Architectural Characteristics	Typical Stripped Classical form and detailing.

Previous Site Development

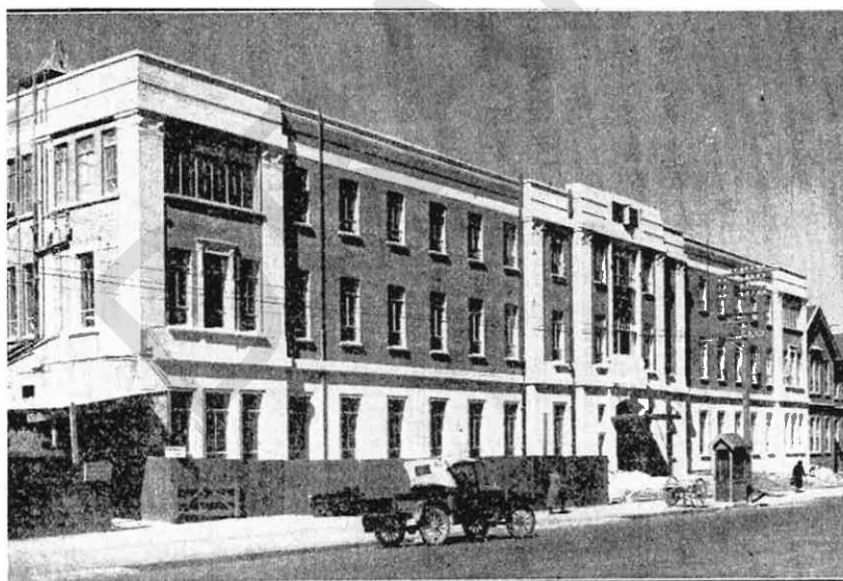
The subject building was built to replace the 1866 central block of the hospital (built as an exhibition building), which, by the 1930s was in poor condition. Further information on the previous site development is included in Section 6.7 of the *Dunedin Contextual Thematic History*.

Design and Construction

Preliminary planning began in 1932. In 1934, W N Naylor's tender for £33,120 was accepted. Construction began in 1934 of the three-storey concrete building. The new block, designed by Mason and Wales, opened in 1936. The ground floor contained a reception area, offices, and a new Casualty Department. The second storey had three wards. The third floor contained facilities for the eye, ear, nose and throat department of the hospital. Benefactor Samuel Saltzman donated a specialised operating theatre, named for him. The building became known as the Administration Block.¹ In 1936, new corridors were built linking the building to the older pavilions.²

The building was constructed of reinforced concrete, partly faced with brick and coloured cement. The roof was also concrete covered with a bituminous material. Three floors and a basement were shown on the plans.

The new building was opened on 23 March 1936.³



NEW ADMINISTRATION BLOCK AT PUBLIC HOSPITAL

Good progress has been made on the new administration block, which is now nearly completed, at the Public Hospital

The building nearing completion (Otago Daily Times, 28 September 1935, p. 5.)

¹ Abridged from John Angus, *A History of the Otago Hospital Board and its Predecessors*, The Otago Hospital Board, p. 197.

² *Evening Star*, 15 May 1934, p. 2.

³ *Otago Daily Times*, 24 Mar 1936, p. 4.

Notable People/Themes

Mason and Wales

Andrew Barrie and Julia Gatley's summary of Mason and Wales' architectural practice is reproduced below:

With its origins in the practice formed by William Mason (1810–1897) in Dunedin in 1862, Mason & Wales is New Zealand's oldest architectural practice. Mason had worked in England and Australia before moving to Auckland in 1840, where his outputs included the building now known as Old Government House (1855–1956), and then on to Dunedin in 1862, where the discovery of gold signalled potential. He set up partnership briefly with David Ross (1827–1908) and then, more significantly, with William Clayton (1823–1877). Tasmanian-born Clayton had designed numerous buildings there before immigrating to Dunedin in 1863, again attracted by the gold rush.

Mason & Clayton's key buildings included the Colonial Museum in Wellington (1864–1865), Dunedin's Post Office (1864–1868) and the Otago Provincial Council Buildings (1867). None of these survives.

Mason had been elected to parliament in 1861 and then served as mayor of Dunedin (1865–1867). In semi-retirement, he lived on a North Otago farm from 1867. Meanwhile, Clayton was appointed Colonial Architect in 1869 and moved to Wellington. Mason returned to Dunedin practice in 1871, with Nathaniel YA Wales (1832–1903) as his junior partner. Wales, also English, had immigrated to Dunedin via Melbourne and worked for Mason & Clayton from 1862 as a clerk of works and then as an architect. Mason retired fully in the mid-1870s, and Wales continued the practice.

... Across more than 150 years, the firm's oeuvre has encapsulated the story of New Zealand architecture, most particularly of Dunedin architecture – from colonial-era pluralism and gold rush exuberance to the gradual embrace of modernism, the adoption of regional inflections, a return to international themes and, now, the response to environmental imperatives.⁴

WH Naylor

Clyde-born Hugh Naylor was apprenticed as a carpenter before moving to Dunedin. He built his first house in Portobello in 1901. Naylor initially specialised in house building and repairs but extended his work into commercial construction. He built the Bank of New Zealand in Mosgiel in 1917, the University of Otago Dental School in 1925, the Evening Star Building in 1927, and Mater (Mercy) Hospital in 1969. His son Ben joined the company in 1948, heading WH Naylor, then Naylor Love from 1957–1987, remaining on the Board after his retirement.⁵

⁴ <https://architecturenow.co.nz/articles/itinerary-dunedin/>

⁵ <https://www.naylorlove.co.nz/about-us/our-history/>; <https://www.naylorlove.co.nz/about-us/timeline/>
accessed 31 July 2024.

Healthcare in Dunedin

The development of healthcare in Dunedin is recorded in Section 6.7 of the *Dunedin Contextual Thematic History*. Further research will be useful to understand how the design of the former Administration Block responds to the technological advances in healthcare that were being applied in Dunedin at the time of the design and construction of the subject building.⁶

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. Heritage New Zealand Pouhere Taonga's information from the nomination form is reproduced below:

Historical

'The building represents important aspects of the provision of public health in the region and country. Its function and role as adjunct to the Medical School give it unique significance in terms of medical education. When it was built there was only one medical school for the entire country.'

Social

'The former Administration Block (built 1934-1936) is one of the most significant public buildings of interwar Dunedin. A building of the people, it has been used by diverse local communities. It notably represented an improvement in the health services offered. 'Administration Block' is a misleading name in terms of the building's function.

When it opened the building also housed a new Casualty Department on the ground floor, three wards and an observation room for psychiatric patients on the second floor, and the eye, ear, nose and throat department on the third floor. It also included the specialist Saltzman Operating Theatre.

The building is associated with the government labour scheme used for its construction, and so also the country's recovery from the Great Depression. It is associated with the Jewish Community through local benefactor Samuel Saltzman (1881-1963), after whom the operating theatre was named.'

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. Heritage New Zealand's information from the nomination form is reproduced below:

'The building is an attractive example of the Stripped Classical style, with some Art Deco influence. It is complementary in style, scale, and historical function to the Otago Medical School

⁶ Section 6.7 of the Contextual Thematic History (Page 117)

buildings opposite. Together the buildings form an attractive and historically valuable precinct. Each building enhances the other, and the building nominated is integral to the heritage integrity of the group.

Two other buildings within the precinct are listed: the Scott Building (4790) and the Lindo Ferguson Building (4769). The Hercus Building is also an important part of the grouping. The total heritage value is greater than the sum of the values of each individual building.

The Administration Block building is significant as an example of hospital architecture transitioning towards Modernism and reflects the evolution of hospital design. It is one of the last works of architect Patrick Young Wales, partner in Mason & Wales, who specialised in hospital design for over 40 years. He was recognised nationally for this work and also designed hospital buildings for overseas. The building is a rare surviving example of its type. Comparable examples in Christchurch and Wellington having been demolished.'

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

See information provided by Heritage New Zealand Pouhere Taonga (Nomination Record No. 1943)

Architectural Drawings held at Archives NZ Dunedin Hospital, Dunedin - Administration & ward building (1934) - building elevations, sections, detail plans, architectural details and schedules. Foundation and roof plans. ID: R23322763

Date Assessment Completed	11 April 2023 - Based on HNZPT nomination information	Author	HB
Date Peer Reviewed	31 July 2024	Reviewer	MM
Date Confirmed Complete	1 August 2024		
Date Revised	5 September 2024		