

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: CARGILL COURT APARTMENTS



Photograph: www.archipro.co.nz

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX013
Address	1-13/27 Arthur Street, Dunedin Central, Dunedin
Building Name	Cargill Court Apartments
Located within a Heritage Precinct	York Place - Stuart Street - Arthur Street Residential Heritage Precinct
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Residential flats
Condition of Property	Retention of 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 in 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
✓	External/ancillary elements	Boundary fence
	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 Cargill Court Apartments have heritage significance to Dunedin. The Cargill Court Apartments have historic and social significance as a later 20th century apartment building that represents continuity in the provision of housing choice in the city. The building has design significance as an admired work by leading local firm McCoy and Wixon Architects.

The Cargill Court Apartments are not comparable to scheduled heritage buildings within Dunedin because this type and period is underrepresented on the schedule. It compares on a national/regional level with similar recognised heritage places.

HISTORICAL SUMMARY

Architectural Period	Modern (1955-1975)
Style	Regional Modernism
Era/Date of Construction	1973/74-78
Architect/Designer/Builder	McCoy and Wixon, architects; JRG Hanlon & Partners, structural engineers
Historic Use & Cultural Associations	Residential flats
Primary Construction Materials	Concrete block, steel-framed windows, long-run steel roofing; butynol roofing to accessible roof terraces
Notable Architectural Characteristics	Sawtooth roof forms, including 'Canterbury prickles', boxed bay windows; shared rooftop terrace and courtyard garden

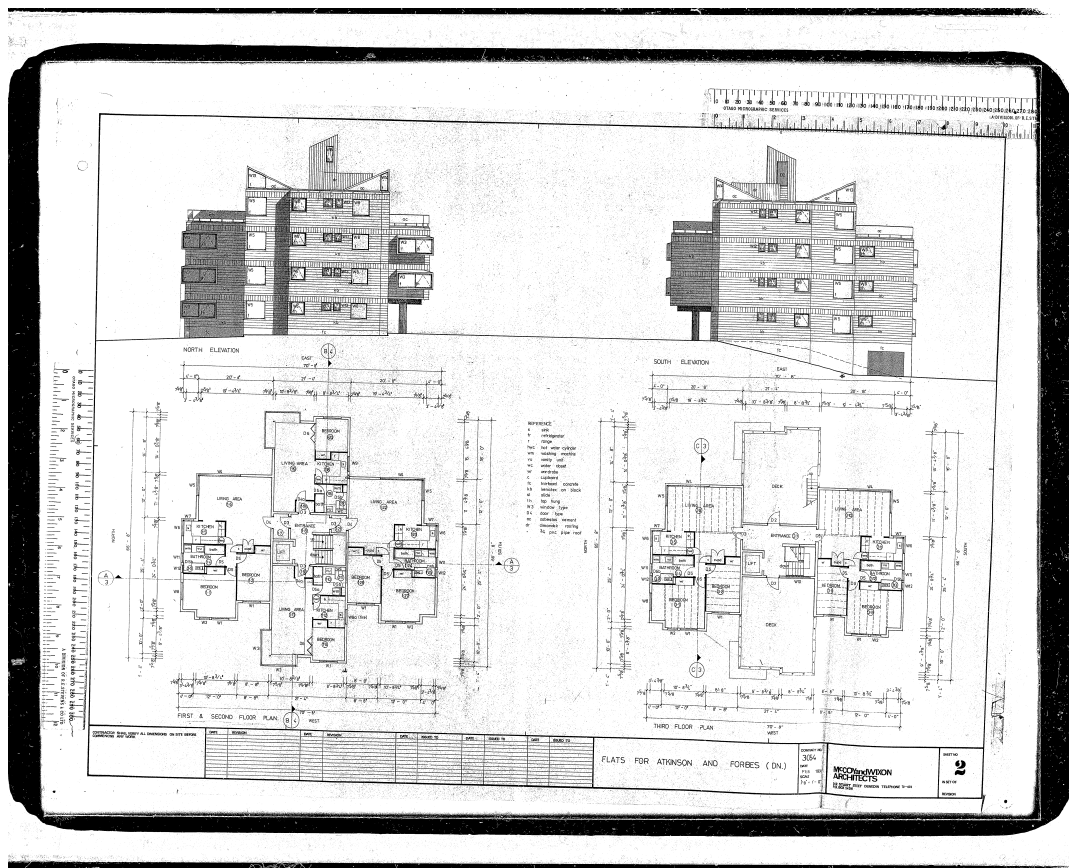
Previous site development

Historic survey plans and aerial photographs show that there were several buildings on the subject lot before the apartments were built.

Building design and construction

The apartment building was erected for Atkinson and Forbes to the design of McCoy and Wixon Architects.

The five-and-a-half storey building has integrated garages on the lowest level, four storeys of accommodation, and a shared rooftop terrace with building services housing located in the roof forms. The units are one or two-bedrooms and the building has both an elevator and stairs for access to the flats. When first completed the flats were offered for rental and came fully furnished. McCoy and Wixon record that they were the first block of 'Unit Titled' flats building in Dunedin.



DCC Plans from Property File

Later history and development

Since 1978 the Cargill Court Apartments have remained in residential use. The building received the NZIA Southern Architecture Award 2021 – Enduring Architecture. The citation notes that ‘its carefully proportioned building form and façade elements, respects and enhances the built fabric of the surrounding inner suburb. Surprisingly, in spite of advances in living arrangements, thermal and energy-efficient technologies, and construction techniques, the design remains unaltered – a testament to its continuing liveability and attractive aesthetic. With its low entry foyer, rooftop terrace for all residents, corner bay windows, and use of ‘honest’ materials, this building constitutes a fine example of the signature vocabulary of the architects.’¹

¹ Cargill Court Apartments (1973) (nzia.co.nz), accessed 17 Jul 2023.



Photograph: www.archipro.co.nz



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Notable people/Themes

Ted McCoy

Edward John McCoy (known as Ted, 1925-2018) was born and raised in Dunedin and studied architecture at the University of Auckland in the late 1940s. In 1957 McCoy was awarded two medals by the NZIA, a bronze for the Nees house and a gold medal for Aquinas Hall at the University of Otago; this was reportedly the first time that two medals had been won by the same architect in the same year. McCoy became partners with Peter Wixon (1927-2004) in 1967 and for a short period (1970-73) the firm amalgamated with four others and was known as Architects/Engineers Partnership. Wixon had previously managed Stephenson & Turner's Dunedin office and he oversaw the running of McCoy & Wixon while Ted McCoy was the principal designer. The firm was taken over by the two partners' sons after the founding partners retired.

Atkinson & Forbes Ltd were a Christchurch construction and development company that was incorporated in 1959. Founding directors were GER, NM and IM Atkinson and D Forbes; the firm was removed from the companies register in 1989.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates values within this criterion. The Cargill Court Apartments have historic and social significance as a later 20th-century apartment building, reportedly the first to be held in unit title, represents the development of apartment living in Dunedin in the later twentieth century.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. Designed by leading Dunedin architectural practice McCoy and Wixon Architects, the apartments were awarded an Enduring Architecture Award by the Southern branch of the NZ Institute of Architects in 2021. The building retains a high level of exterior authenticity and integrity, which enhances its design significance as an example of later 20th century Regional Modernism.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Press 17 November 1978, p. 3; 11 December 1979, p. 27.

Otago Daily Times 30 March 2020 (available online).

Marshall Cook 'Obituary – Edward John (Ted) McCoy' *Architecture New Zealand* 21 August 2018;

<https://architecturenow.co.nz/articles/obituary-edward-john-ted-mccoy/>

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<https://www.bayleys.co.nz/64468>

<https://www.nzia.co.nz/awards/local/award-detail/9949>

<https://www.mccoywixon.co.nz>

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Initial Assessment Completed	13 December 2022	Author	AM
Date Peer Reviewed + Revised	5 January 2023	Author	HB
Date Peer Reviewed	23 August 2023	Reviewer	MM
Date Confirmed Complete	19 July 2024		
Date Revised	4 September 2024. Additional information provided by an owner.		
Date Revised	3 October 2024. Revised to exclude information added in revision one.		