

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
CLYDE STREET TERRACE AT 22-32 CLYDE STREET**



Google Street View (2023)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX121i – 22 Clyde Street, Dunedin BX121ii – 24 Clyde Street, Dunedin BX121iii – 26 Clyde Street, Dunedin BX121iv – 28 Clyde Street, Dunedin BX121v – 30 Clyde Street, Dunedin BX121vi – 32 Clyde Street, Dunedin
Address	22-32 Clyde 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
Related Assessments	B122i, B122ii, B122iii, B122iv at 14-20 Clyde Street

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	22 Clyde Street – Façade to Clyde Street 24 Clyde Street – Façade to Clyde Street 26 Clyde Street – Façade to Clyde Street 28 Clyde Street – Façade to Clyde Street 30 Clyde Street – Façade to Clyde Street 32 Clyde Street – Façade to Clyde Street and north wall.
	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 c1908-1915 terrace row at 22-32 Clyde Street demonstrates heritage significance as examples of terraced inner-city residential development in Dunedin at the turn of the twentieth century. The plaster detailing and projecting bays on the street elevation retain a fair degree of architectural integrity and demonstrates the quality of the subject building design. In comparison to other examples of terraced housing in Dunedin, and in particular the North Dunedin area, the dwellings have design significance as good representative examples of terraced inner-city housing. As a continuation of the adjoining terrace at 14-20 Clyde Street, the overall terrace row forms an aesthetically unified block.

They are comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Edwardian (1902-1914)
Style	Italianate Terraced Houses
Era/Date of Construction	c.1908-1915
Architect/Designer/Builder	Not confirmed – possibly James Small
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Plastered masonry, some remaining timber door and window joinery (aluminium window joinery)
Notable Architectural Characteristics	Terrace housing, faceted bay windows, typical Italianate architectural detailing including dentil and cornice (excl. 30,32), arched entry porches

Previous site development

These terraces are built on Part Section 51 (26, 28, 30, 32 Clyde Street), and Part Section 52 (22, 24 Clyde Street) Block XXVII, Town of Dunedin.

From 1855 – 1877 Sections 52 and 53 had a succession of owners, with the Crown Grant issued to Bellairs in 1862. There were likely houses on these sections prior to the terraces being built.¹

Design and construction

A construction date is difficult to determine. The Clyde Terraces were likely built by 1915.

In the 1908-1909 Ratesbook, 2 houses are recorded as numbers 30 and 32 (John Mowat carpenter as owner), a House called Rowellan at 28, Fern Lodge at 26, and houses at 22 and 24 owned by James Small, builder – so it looks like the terraces were not all built by 1909. The remainder look to have been built between 1909 and 1915. It is possible although not confirmed, that James Small built the terraces.

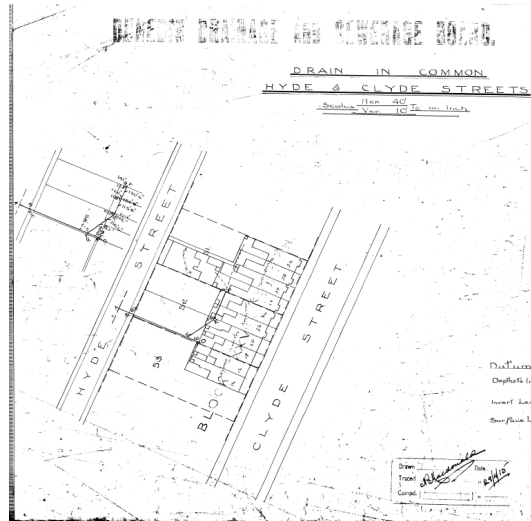
The six dwellings are arranged in three mirrored pairs, with each pair having central entry doors and faceted bay windows on the outer. The two-storey terrace row has a regular pattern with only minor variations evident (some from construction and some as a result of later modifications). The full height projecting bays have a parapet concealing the roof of the bay. The majority of the timber door and window joinery has been replaced with aluminium, however, there remain some extant examples.

The dentilled cornice (presumably removed from 30 and 32) defines the parapet which has likely had earlier detailing removed. The detailing is simpler than the adjoining terrace to the south, however, the full height projecting bay windows elevate the presentation of the street to a comparable level.

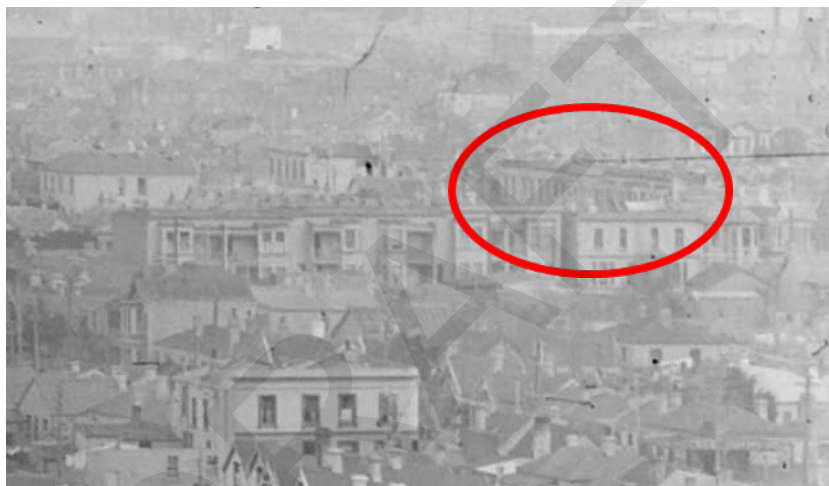
The roof is not visible from Clyde Street. The road setback is minimal. Allowing only a small green space at the front of each dwelling Adjoining terrace blocks to the south (timber construction) mean that only the street elevation and part of the north wall is visible from Clyde Street. Combined with the adjoining row, the overall terrace forms a defined and cohesive edge to Clyde Street.

In 1915 there was a drainage connection for 26, 28, 30, and 32 Clyde (A9142), likely the subject dwellings. There is a 1915 plan for a 'drain in common' for the properties on Clyde Street, which shows the subject terrace.

¹ Deed Indexes N902, Q241, W352; Leith Ward Valuation Rolls 1910-1911.



Board Drain in Common A210 Drainage plan (123795)



Albany Street in 1923, with terraces on Clyde Street visible to the right rear (Detail from Alexander Turnbull Library (Tiaki Reference Number: 1/1-008293-G; PA-Group-00103: The Press (Newspaper): Negatives, 1923))

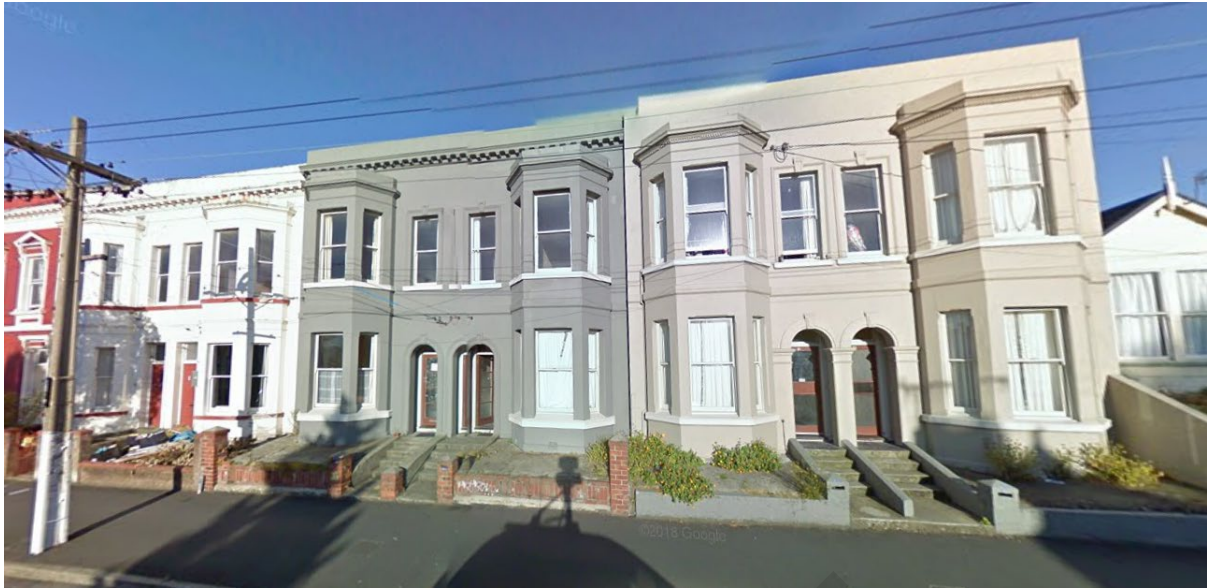
22 and 24 Clyde Street are advertised for sale in 1909, described as ‘TWO Attached Double-storey Brick Houses of SEVEN ROOMS each; bay windows; thoroughly substantial, and let readily.’² Members of the Mowat family lived at 28 and 30 Clyde Street – with John’s wife Elizabeth dying at her home at 30 Clyde Street in 1930. Grace Mowat taught piano at 28 Clyde Street for some years.³

Later history and development

The overall form and presentation of the terrace row remains intact. The timber double hung sash windows were replaced with aluminium between 2010-2019. However, most of the period decoration appears intact, except for 30 and 32 which lacks a dentilled cornice to match the remainder of the terrace. The dwellings remain private residences.

² *Otago Daily Times*, 18 June 1930, Page 6

³ See for example, *Evening Star*, 31 January 1920, Page 3



Google Streetview showing the terrace row in 2010 before the timber double hung sash windows were replaced with aluminium.

Notable people/Themes

Terrace Housing

Built in Dunedin details the development of terrace housing in Dunedin.

*'Terraces were not typical of New Zealand housing, but they were relatively numerous in the urbanised environment of central Dunedin. More than twenty historic examples stand in the city today. The earliest dates from the 1870s and the latest from about 1914, by which time public transport and private cars were providing easier access to the suburbs, and blocks of flats were beginning to find favour. Usually built as investment properties or speculative builds, the grandest terraces were handsomely finished for a market that included working professionals and the genteel. At the other end of the spectrum were rough wooden tenements rented to the poor.'*⁴

James Small (c.1843-1919)

It has not been confirmed that Small constructed the terraces, further research is required to establish this association. James Small was a building contractor and local body politician. He was a member of the Dunedin Drainage Board, before its merger with the city council, and later, a city councillor. He was a keen bowler, associated with the Dunedin Bowling Club. He died at his Albany Street home in March 1919.

Among his contracts were St Joseph's Convent – the concrete portion designed by FW Petre (1877), the Exchange Building on the corner of Liverpool and Bond Streets (1881, Petre), the Watson Bros Grand Hotel on High and Princes Streets (designed by Louis Boldini) (1882), Otago Harbour Board Offices (1884).⁵

⁴ <https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 16 April 2024.

⁵ *Otago Daily Times*, 27 August 1877, p. 6

He built several terrace blocks on his own account in the Albany/Clyde Street area and owned several properties on Hyde Street. The Smalls left a substantial estate – one sale by the executors of Elizabeth’s will included residences on Albany and Forth Streets.⁶

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The terrace row demonstrates heritage values within this criterion. The dwellings have historic significance for their association with the dense urban development of the late nineteenth century/early twentieth century. Uncommon in New Zealand when compared to Australia, terrace housing was usually built as investment properties or speculative builds, and the subject dwellings provide an insight into the housing of this period. The Clyde Terraces may have been constructed by prominent Dunedin builder James Small, however, further research is required to establish this association.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The terrace row demonstrates heritage values within this criterion. The dwellings have design significance as representative examples of nineteenth/early twentieth century housing in the inner city. The dwellings are designed and built to make maximum use of their small city sections, reflecting the density of development during this period. Despite the loss of their original door and window joinery, the overall form and presentation of the terrace row remains intact. The full height projecting bay windows indicate a better quality of terrace housing when compared to other examples in the North Dunedin area. As a continuation of the adjoining terrace at 14-20 Clyde Street, the terrace row forms a unified block and has aesthetic significance.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Deed Indexes N902, Q241, W352; Leith Ward Valuation Rolls 1910-1911.

Otago Daily Times, 18 June 1930, Page 6

See for example, *Evening Star*, 31 January 1920, Page 3

<https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 16 April 2024

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Date Assessment Completed	11 July 2024	Author	HB
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⁶ <https://builtindunedin.com/2017/12/24/silverwood-terrace/> accessed 16 April 2024.

Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	2 August 2024		
Date Revised	5 September 2024. Revised schedule numbering		

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APPENDIX



Streetscape context, Google Street View

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