

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER OCEAN VIEW HOTEL AT 301 KING EDWARD STREET



Photograph: DCC

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX056
Address:	301 King Edward Street
Building Name:	Ocean View Hotel (Former)
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:	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	Meets 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 in the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire building envelope of the two storey c1874 component excluding the single storey additions.
	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	Single-storey additions (southeast and southwest elevations)

STATEMENT OF SIGNIFICANCE

The former Ocean View Hotel at 301 King Edward Street has historical significance as a central focus for the South Dunedin community for nearly 150 years – being a venue for meeting and socialising. Designed by Nathaniel Wales of the notable Dunedin architectural practice Mason and Wales, contemporary reports indicate that the hotel was to be the first two-storey concrete building in Dunedin. The hotel is located on a prominent corner in South Dunedin and retains its original use. The building retains its authenticity and a good level of architectural integrity. It has potential to provide information about early concrete construction methods.

The Ocean View Hotel is comparable to scheduled heritage buildings within Dunedin of a similar history but unusual because of its early concrete construction. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Plainly detailed Victorian
Era/Date of Construction	1874
Architect/Designer/Builder	<i>Original construction</i> Mason and Wales (Nathaniel Wales: Architect) Mr Hudson (Contractor) Mr Kirk ('Concrete Overseer') Mr Congreve (Carpenter)
Historic Use & Cultural Associations	Hotel, public assembly rooms, accommodation
Primary Construction Materials	Concrete, timber door and window joinery, corrugated metal roofing
Notable Architectural Characteristics	Simple two storey, corner site, hipped roof, verandah to street boundaries

BRIEF HISTORY

The following has been reproduced from a draft list entry report prepared by Heritage New Zealand Pouhere Taonga, it draws largely on the research by historian Frank Tod:

In December 1874, Maloney and McKay had a hotel erected on the corner of Macandrew and Hillside roads. The *Otago Guardian* reported that this was the 'first attempt that has been made to put up a double storied [concrete building].' Befitting the novelty, the *Guardian* gave a detailed account of the structure: 'The walls are put up in tiers of two or three feet each; the composition, which is formed of equal parts of sand and cement to five of stone, is placed within wooden frames representing the thickness of the wall, and at the expiration of 48 hours it is found to be thoroughly well set, and as firm as a rock. The layer becoming dry, the casing is moved up higher, and the next layer proceeded with.'

'The lower storey consisted as a public bar with a large circular counter and three parlours. A 'very handsome' staircase led to the upper floor, where there were two large sitting rooms and seven 'commodious' bedrooms. The top floor consisted of a balcony. The hotel, stable and other outbuildings occupied a quarter acre of land.'

The sand was obtained from Ocean Beach, while the stone came from the 'Cargill Hill crushing machine', with some 'clinkers' mixed in with the composition. The building was compared favourably with stone, the whole to be cemented inside and out. The entire building was expected to be completed in the New Year. 'The lower storey will consist of the ordinary bar, with a circular counter, and three parlours....But the special feature of the lower portion of the house will be a public assembly room, 32ft. by 16ft.' This will be a boon that will be much appreciated by residents of the locality, as at present there is no room in the district fit for public meetings.'

'A very handsome staircase is to lead to the upper floor, which will consist of two large sitting rooms, about 16ft. square, and seven commodious bedrooms. There is to be a balcony on this floor, and the house will contain three entrances, one open to Macandrew street which the hotel will front one facing the hillside road, and a large double door under a porch at the junction of the two roads. When completed it will be by far the largest and most imposing looking building in the district and will be known by the name of the "Ocean View Hotel".'

The building was designed by Nathaniel Wales. The original contractor was Mr Hudson, but Mr Kirk took over as the 'concrete overseer.' Mr Congreve completed the carpentering. Its outside dimensions were 54 ft. by 40ft. The owners were also contemplating adding stables.

Like most early hotel buildings, the Ocean View was used for public meetings. The Caversham Road Board as did the South Dunedin Municipal Committee. Community groups such as the I.O.O.F. (Independent Order of Oddfellows) held their first meeting at the hotel, resulting in the formation of the local Loyal Unity Lodge No. 14 Thomas Bracken of the Leith Lodge was elected first Noble Grandmaster.

Nicholas Maloney the owner was elected the first Mayor of the recently incorporated town of South Dunedin.

In 1881, the Ocean View Hotel added a 'handball alley'.

The longest licensee was William Hargreaves, who held the licence and owned the hotel for 34 years between 1912 and 1946. The building was known as the Ocean View Hotel from its opening in 1875 until it became the Ocean View Tavern. The name was changed to the Cock & Bull c.1990s, to Robbie's Bar and Bistro in 2008 [and more recently to the Rope & Twine]



South Dunedin in the 1880s showing the hotel circled; Burton Brothers (Firm), The Flat from Hillside (1880s). Hocken Digital Collections, accessed 06/08/2024, <https://hocken.recollect.co.nz/nodes/view/58214>



Ocean View Hotel cropped from Toitu 66_6-1

OCEAN VIEW HOTEL FORBURY.

NICHOLAS MALONEY, - PROPRIETOR.

The above Hotel is one of the hands mest buildings around Dunedin, is situate within a short distance of the Racecourse, and in close proximity to the Ocean Beach. It is built of concrete, is three storeys, commands splendid views of Dunedin harbor, and Peninsula, with Larnach's Castle in the distance.

It will be fitted up with all the latest appliances, no expense being spared to make it one of the most comfortable homes in Ctingo.

Travellers and others from the country will find it to their interest to inquire for the above Hotel. All wines and spirits of the best quality. Charges moderate. Good stabling.

A contemporary newspaper article (which describes the building as having three storeys which may reference a cellar/ basement). Source: New Zealand Tablet 27 March 1875 Page 15

Notable People/Themes

Hotels

Historian Frank Tod writes that, as well as providing bed, board, and social activities, hotels 'were so much a part of the early settlement that there was hardly an aspect of community life which did not have some association with hotels' – they provided meeting places for lodges, societies sports clubs, coroners' inquests, political meetings, auctions, and other community services. They were also local landmarks and wayfinding points.¹ The Ocean View Hotel provided a focal point for its community.

Mason & Wales

Mason & Wales Architects is New Zealand's oldest architectural practice. The firm was established in 1863 by William Mason after a brief partnership with David Ross, which commenced in September 1862 and was dissolved in February 1863. Known as Mason & Clayton from 1864 and Mason & Wales since 1871, the firm has designed the full gamut of architectural commissions, from churches and commercial buildings to private houses and industrial structures and garnered numerous architectural awards.

Nathaniel Wales

Nathaniel Young Armstrong Wales (1831-1903) was born in Belford, Northumberland. He began his architectural training in 1849 before emigrating to Australia in 1854 to prospect for gold. He moved to New Zealand in 1861, entering the office of Mason and Clayton as an assistant around 1862. Around 1867 he left Mason and Clayton to work as a superintendent of works for the Public Works Department. He entered private practice again in 1871 when William Mason took him into partnership as Mason and Wales. Wales continued the practice when Mason retired in 1875. Wales was Member of Parliament, and Mayor of Dunedin in 1895.²

¹ Frank Tod, *Pubs Galore: A History of Dunedin Hotels 1848-1984*, Historical Publications, Dunedin, 1984, p. 5.

² https://www.scottisharchitects.org.uk/architect_full.php?id=203547

Concrete Construction

Architect, historian, and engineer Geoffrey Thornton writes that Ocean View Hotel was hailed as the first two-storey concrete building in Dunedin when it opened in 1875.³

Although reinforced concrete construction was used from the mid-1850s onwards, it was a long time before that method entered common use. Many structures were built of plain concrete (like those at Abbotsford Steading (1871, also designed by Mason and Wales).⁴ Concrete construction was novel enough at the time for the *Otago Daily Times* to report on papers published on the subject. The article mentioned architect David Ross's adoption of the material for the colonnade at the Lawrence Court House (Category 1, List No. 5184) and for 30 concrete cottages for immigrants on the Railway Workshops Reserve at Hillside.⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Ocean View Hotel has a strong social and historical association with South Dunedin.

Heritage New Zealand's draft heritage significance assessment is reproduced below:

It was reported that prior to the hotel's construction there was no room in the district suitable for public meetings. The hotel opened in early 1875 and quickly became a hub of its community. Groups which met in the building included the South Dunedin Council, Caversham Roads Board, and local lodges. The year the hotel opened its first licensee, Nicholas Maloney, was elected Mayor of South Dunedin. The hotel was also a centre of entertainment, and in 1881 a handball alley was opened on the site. The hotel eventually became a tavern. It has held a continuous license for 135 years.

In its early years the hotel provided a venue for political, lodge, ratepayer and other community meetings, such as the 1875 meeting about building a Catholic church in Dunedin with Bishop Moran in attendance.⁶

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion.

³ Geoffrey Thornton,

⁴ <https://www.heritage.org.nz/list-details/7579/Listing#details>

⁵ <https://www.heritage.org.nz/list-details/5184/Listing> accessed 8 August 2024. *Otago Daily Times*, 19 September 1874, Page 5, (Supplement).

⁶ See for example, *Otago Daily Times*, 12 June 1876, Page 3

Heritage New Zealand's draft heritage significance assessment is reproduced below:

The Ocean View Hotel was designed in 1874 by N.Y.A. Wales (1832-1903) of Mason & Wales. This firm is well known for its outstanding contributions to New Zealand's early architecture. The hotel is significant as one of the firm's earliest surviving commercial buildings. Although its design is not elaborate, the building is obviously of its period and an attractive example of its type. The original design was simple, but with a striking corner porch and balcony featuring pillars and balustrades. Prior to the completion of the hotel, it was reported that it would be 'by far the largest and most imposing looking building in the district'.

According to 1874 newspaper reports, the building was the first double-storeyed concrete building erected in Dunedin. It slightly predates the more widely recognised work of F.W. Petre. The oldest concrete building in the region has been identified as the farmhouse at Invermay, but the hotel remains highly significant as one of the earliest examples of concrete construction in Dunedin.

The building retains much of its original appearance, particularly on the first floor. The balcony has been closed in (probably in the early twentieth century) and long verandas added (1993). These alterations are to some degree sympathetic with the original design.

TECHNOLOGICAL/SCIENTIFIC

The building demonstrates heritage values within this criterion.

As an example of an early two-storeyed building constructed from concrete, the former Ocean View Hotel has technological and archaeological significance. According to 1874 newspaper reports, the building was the first double-storeyed concrete building erected in Dunedin. Archaeological values of the building and yard will show evidence of early concrete building methods.

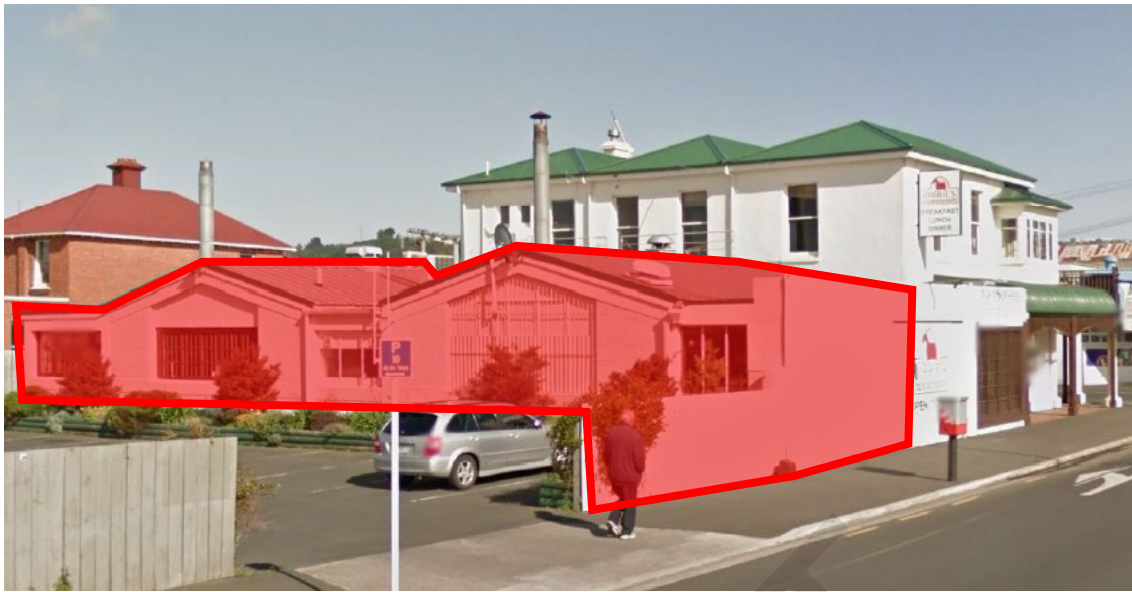
REFERENCES

Draft Heritage New Zealand List Entry Report (saved to Pataka).

Frank Tod, *Pubs Galore: A History of Dunedin Hotels 1848-1984*, Historical Publications, Dunedin, 1984

Date Assessment Completed	17 October 2022 (extracted from the draft HNZPT report)	Author	HB
Date Peer Reviewed	6 August 2024	Reviewer	MM
Date Confirmed Complete			

APPENDIX



Area in red excluded from scheduling

Timeline of alterations and additions (Heritage New Zealand)

1874 Original construction

1914 Alteration to bar area

1946 Alterations / dining room enlarged by removing partition to storeroom. Double hung windows removed and casement windows added. Door from Dining room to lounge replaced with an etched glass panel door.

1950 Alteration / new lounge bar and dining room on ground floor

1951 Alteration / main bar

1953 Alteration / toilets

1955 Alteration / bedroom 1st floor

1962 Addition / toilet block

1967 Alterations and additions / extensive

1970 Addition / beer tank storage

1994 Alterations and additions / concrete strengthening straps. Addition of timber veranda balustrade and fretwork to exterior of the building. Interior changes including removal of walls.