

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:  
FORMER W & E SCOULAR HOUSE**



**PROPERTY INFORMATION**

<b>Temporary 2GP Scheduled Heritage Building Reference No:</b>	BX021
<b>Address:</b>	421 Highgate, Roslyn/Māori Hill, Dunedin
<b>Building Name:</b>	Former W & E Scoular house
<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>	Private residential
<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>	Meets 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
✓	External/ancillary elements	Stone boundary wall and gates.
	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 former Scoular house has heritage significance to Dunedin. Built in 1912-13 for William and Elizabeth Scoular, the house has historic value as the former home of a retired Clutha farmer and his family and architectural significance as an Edwardian Queen Anne style dwelling that retains a high level of authenticity and integrity and is a local landmark. The former Scoular house has technological significance for its innovative 'Ora Tonu' reinforced hollow-wall concrete construction system, which was devised by local designer and builder, James Annand.

The former Scoular House is comparable to scheduled heritage buildings within Dunedin of a similar type, period, and construction method. When compared with other scheduled buildings, the house meets the threshold to be included on the District Plan heritage schedule.

## HISTORICAL SUMMARY

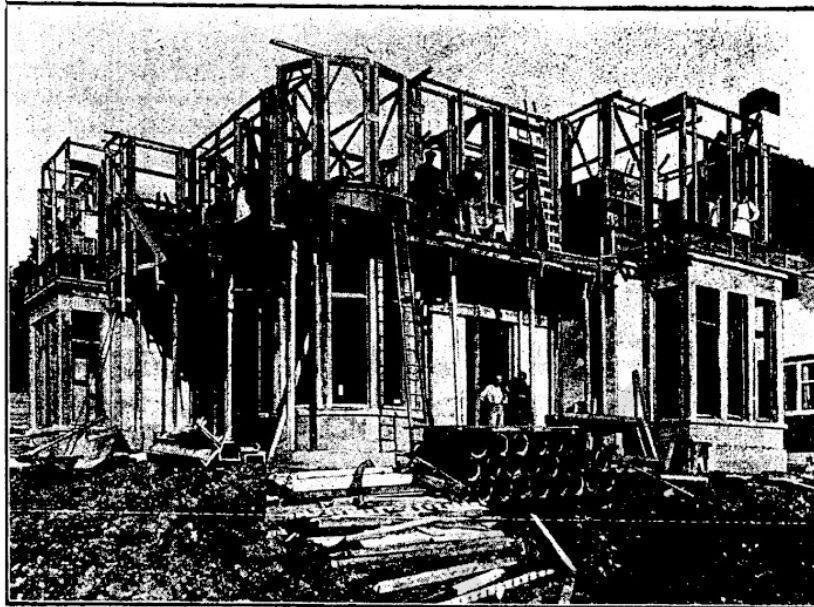
<b>Architectural Period</b>	Edwardian (1902-1914)
<b>Style</b>	Edwardian Queen Anne villa
<b>Era/Date of Construction</b>	1912-13
<b>Architect/Designer/Builder</b>	James Annand, designer/builder?
<b>Historic Use &amp; Cultural Associations</b>	Home of Scoular family
<b>Primary Construction Materials</b>	Concrete, roughcast cement plaster, slate
<b>Notable Architectural Characteristics</b>	Concrete construction method, cast-iron lacework on return veranda/balcony, corner turret, period architectural decoration

### Previous site development

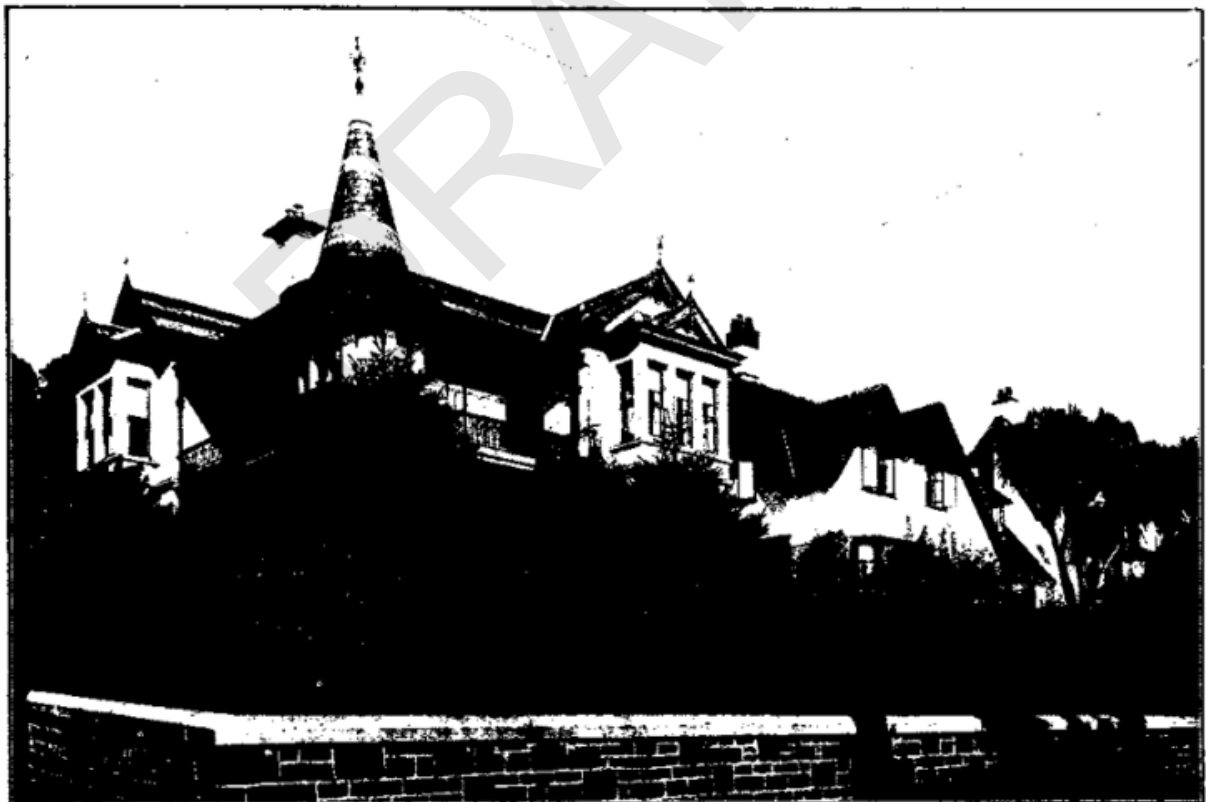
The 'Town of Bishopscourt' in the vicinity of Columba College was subdivided in 1908. Lot 1 of the subdivision was transferred to William Scoular in December 1911; the property appears to have been previously undeveloped.

House design and construction

The Scoular house at the corner of Highgate and Dunblane Street was erected in 1912-13. The building was featured in *Progress* during its construction and in an illustrated feature in the *Otago Witness* at the time of the NZ and South Seas Exhibition in 1925.



*The house under construction. Progress 1 September 1913, p. 664. PapersPast*



THE RESIDENCE OF MRS WM. SCULAR, 175 HIGHGATE.

*Otago Witness 8 September 1925, p. 41. PapersPast*

Architectural drawings produced in 1960, when Mason & Wales undertook alterations to the interior, show the two storey, L-shaped building to have four main rooms on the ground floor, all opening off a central hall, with five bedrooms and a bathroom on the first floor. A single-story service wing at the rear (south) of the house is no longer extant, having been demolished at some time between 1985 and c.2005. The perimeter wall and entrance gates appear to be contemporary with the dwelling.

The 'Ora Tonu' reinforced hollow-wall concrete system used in this house is an example of James Annand's patented construction method that was used in Dunedin, Timaru, Balclutha and elsewhere in the 1910s. The former Scoular house shows this technology at use on a larger scale. The former Thomson house in Cumberland Street (1914) is a more modest, and therefore more typical, example of the Ora Tonu construction systems (Heritage NZPT historic place 4696).

#### Later history and development

William Scoular's estate offered the property for sale in 1934. DCC holds a plan for a proposed garage for Miss Gillies dated July 1936. Salmond & Burt designed a new garage and internal alterations for the Scott family in 1960. The house remains in residential use.

#### Notable people/Themes

##### William Scoular

William Scoular (1860-1922) died at his Roslyn home in early December 1922; he was survived by his wife Elizabeth (nee Calvert, died 1934) and five children. William was born in Dunedin and farmed at Waipahi in Clutha district before retiring to Roslyn and building the subject house. William Scoular was also the treasurer of Knox Church and of the Sustentation Committee of the Presbyterian Church of NZ.

##### James Annand

James Annand (died 1928) was a local designer and builder; he also served on the city council. Annand gave up his contracting business in February 1913, possibly to pursue his marketing of the Ora Tonu system. An article published in *Progress* in September 1913 described Annand's patented system and was accompanied by a photograph of the Scoular house in course of construction.

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The building demonstrates modest heritage values within this criterion. The house has historic value as the former home of William and Elizabeth Scoular, who were members of a prominent local family. The house also demonstrates the early 20<sup>th</sup> century residential development of Roslyn.

### **SPIRITUAL/CULTURAL**

The building does not demonstrate heritage values within this criterion.

## DESIGN

The building demonstrates heritage values within this criterion. The designer may have been James Annand, although he also worked with architectural firms such as Mason and Wales. The combination of an innovative building system with an historicist style of architecture is notable at this transitional period in New Zealand's architectural history.

## TECHNOLOGICAL/SCIENTIFIC

The building demonstrates heritage values within this criterion. The patented concrete construction system used in the house is a notable example of an early 20<sup>th</sup> century innovation in residential production. The former Scoular house is also notable as a large-scale example of the usage of James Annand's construction system, given that such building methods and materials were typically used for more modest, single-storey dwellings.

## REFERENCES

Scoular family:

*Evening Star* 4 December 1922, p. 6.

*Otago Daily Times* 4 December 1922, pp. 6 & 8; 4 October 1923, p. 14; 27 September 1934, p. 16.

*Otago Witness* 8 September 1925, p. 41.

*Press* 6 August 1934, p. 1.

<https://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C113203>

Ora Tonu construction system:

<https://www.heritage.org.nz/the-list/details/4696>

*Progress* 1 September 1913, pp. 664-665.

*Otago Daily Times* 6 February 1913, p. 12.

H Knight & N Wales *Buildings of Dunedin – An Illustrated Architectural Guide to New Zealand's Victorian City* John McIndoe, Dunedin, 1988, pp. 71-72.

<b>Date Initial Assessment Completed</b>	9 November 2022	<b>Author</b>	AM
<b>Date Peer Reviewed</b>	5 January 2023 - Updated to add information.	<b>Reviewer</b>	HB
<b>Date Peer Reviewed</b>	24 July 2024 -- Updated to add information.	<b>Reviewer</b>	MM
<b>Date Confirmed Complete</b>	24 July 2024		

Photograph: DCC October 2022.



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