

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER ALBERT HOUSE



Google Streetview, accessed 25 October 2022

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX046
Address	45 Beach Street, St Clair
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

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	Entire external building envelope, excluding the carport and garage on Albert Street.
	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	Carport and garage on Albert Street

STATEMENT OF SIGNIFICANCE

The former Albert House has heritage significance to Dunedin. It has historic and social significance as a seaside St Clair boarding house that operated from 1895 into the 1950s, and for its use as an Eventide Home run by the Salvation Army from 1955 into the 1980s. Albert House, built in an Italianate villa style, has architectural significance as a design of prominent Dunedin architect J A Burnside.

Albert House is comparable to scheduled heritage buildings within Dunedin of a similar history and period. 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) Edwardian (1902-1914)
Style	Victorian Italianate Villa
Era/Date of Construction	c. 1895 1912 additions
Architect/Designer/Builder	1912 additions J A Burnside (architect)
Historic Use & Cultural Associations	Boarding House, Rest Home
Primary Construction Materials	Masonry, plaster, timber joinery, corrugated metal roofing
Notable Architectural Characteristics	Typical Italianate detailing (quoins, corbels, cornices), entry portico, columns and pilasters, parapet, bay windows.

Previous site development

St Clair was a popular seaside holiday destination in the nineteen and twentieth centuries.

Accommodation at the seaside was popular in the early years of twentieth century. Barbara Newton's history of St Clair notes that the attraction of the seaside and the pool led to many boarding houses being established in St Clair accommodating both visitors and permanent guests. Among these were Bedford House, Pacific House, and Greycliffe. Often these boarding houses were run by widows.

The land on which the subject house is built (Allotments 14-15 Block III Township of St Clair) was originally part of a larger block granted first to Caroline and William Valpy, and in 1886 to Charles Allan, Arthur Maude, and John Cormack. The subject lots were sold via mortgagee sale to George Munro in 1889.¹

The land on which the subject house was built was owned Dunedin monumental mason George Munro in 1889.²

House design and construction

The first part of this villa had been built by March 1895 as confirmed by a newspaper advertisement for the 'new 10-roomed house' known as Arawa House was offered for sale in March 1895.³ In June 1895, Mrs Dick offered board at Arawa House for short- and long-term residents.

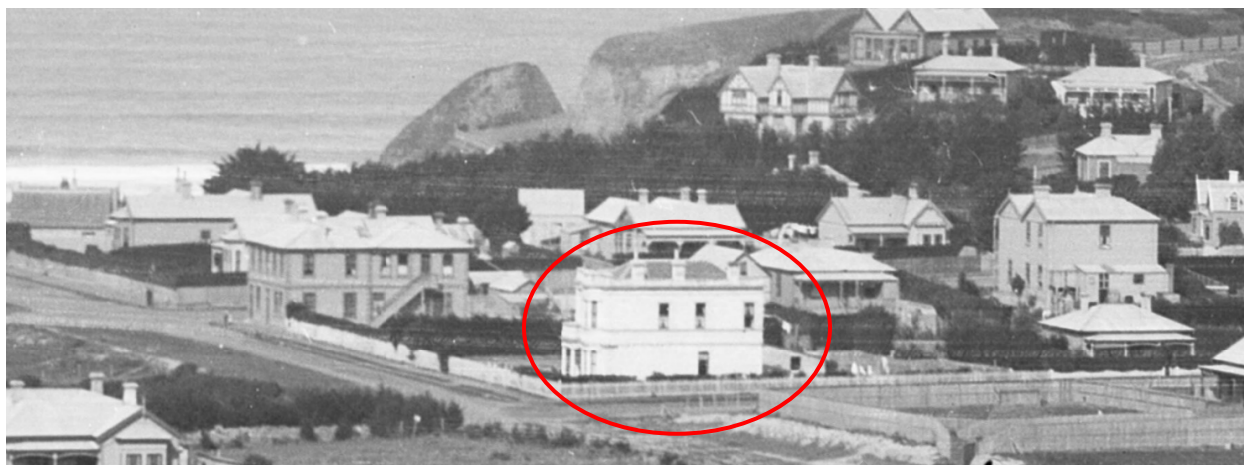


St Clair, Dunedin, by Burton Brothers. Te Papa (C.011791)

¹ Record of Title OT76/40.

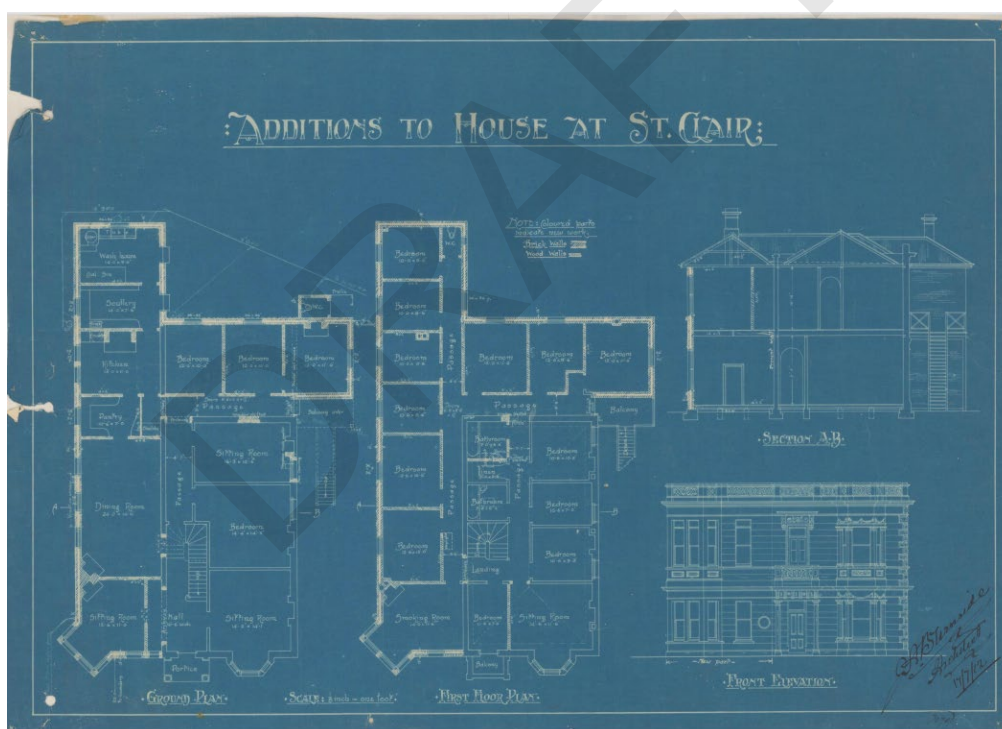
² George Munro established his company about 1870. It was taken over by Henry Bingham in 1911, the company H S Bingham & Co continued in business until 2008. <https://builtindunedin.com/category/monuments/> accessed 25 June 2024.

³ *Evening Star* 26 March 1895 Page 3



Detail of photograph - St Clair, Dunedin, by Burton Brothers. Te Papa (C.011791)

Around 1911, the property became known as Albert House. Newspapers indicate that 'Albert House' was operating in 1911, with 20 rooms added in 1912, to a design by prominent architect John Arthur Burnside.



1912 Additions (DCC)

The resulting building, comprising the earlier villa and the c1912 additions, presents as a substantial two-storey Italianate masonry villa. The main entrance is to Beach Street and is delineated by a portico supported by classical columns. The elevation to Beach Street is the most original with Italianate detailing including a parapet, corbelled brackets, an ornate window hood, garlands in relief, projecting cornices, columns, and vermiculated quoins.

Later additions which wrap around the original structure are more plainly detailed and utilitarian. There is a plainly detailed corner box bay window on the southeast corner of the elevation to Beach Street.

Later history and development

Munro died in 1898. His executors transferred the property to salesman William Henry Melton and engineer Henry William Lambton Pascoe in 1908. They in turn sold the property in 1912 to Ann Thomson Murdoch in 1912. Murdoch and her daughters owned the property until it was sold to the City of Dunedin in 1945.⁴

Albert House operated into the 1940s. From the late 1940s to the mid-1950s the property was run as Hotel St Clair.

In 1954, the building was bought by the Salvation Army as its Eventide Home for Men – a rest home for elderly men. The Salvation Army had opened its first Eventide Homes (rest homes for the elderly) in Auckland and Wellington in 1925. The Salvation Army owned the property into the late 1980s.

Notable people/Themes

John Arthur Burnside (1858-1920)

Albert House has an association with architect John Arthur Burnside, who designed the 1912 additions. Burnside was born in Otago. He was educated by tutor and at local schools. He was indentured to architectural practice Mason and Wales. He is said to be the first New Zealand born qualified architect. He won prizes at Ballarat Industrial Ex. and at Sydney Ex. 1879 for a model of the residence of the Hon. R. Campbell; won prizes later for design plans for Burns Monument in Octagon, Dunedin, and Auckland Stock Exchange 1897. The Theological Hall and Ashburn Hall are among buildings he designed. He exhibited at the Otago Arts Society from 1891–1919.⁵

Seaside Accommodation

The building has a significant association with seaside accommodation in the late nineteenth to mid-twentieth centuries, a notable aspect of St Clair's history. It has a further significant association with the provision of rest home care as an Eventide Home from the 1950s to the 1980s.

⁴ Record of Title OT87/110.

⁵ Una Platts, *Nineteenth Century New Zealand Artists: A Guide & Handbook*, Avon Fine Prints, 1980, Christchurch, p. 58.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

Albert House demonstrates heritage values within this criterion. Built in 1895 and first known as Arawa House, later renamed Albert House, it represents the history of private boarding houses in St Clair's heyday as a beachside resort. It also has a significant association with the history of rest home care in the twentieth century as an Eventide home for men run by the Salvation Army.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. Although the architect of the earlier boarding house is not known, in its design, form and scale, Albert House is a representative example of a seaside boarding houses in the nineteenth and early twentieth century. The 1912 addition was designed by well known Dunedin architect J A Burnside, who himself, was resident at St Clair. Burnside's addition followed the architectural language of the original Victorian design, continuing the use of Italianate detailing and materials.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

See appended information.

Barbara A Newton, *Our St Clair: A Resident's History*, Kenmore Productions, Dunedin, 2003

[a brief illustrated history of the salvation army in new zealand fiji tonga.pdf \(salvationarmy.org.nz\)](#)

Mark Derby, 'Salvation Army', Te Ara - the Encyclopedia of New Zealand,
<http://www.TeAra.govt.nz/en/salvation-army/print> (accessed 25 October 2022)

Date Assessment Completed	11 April 2023	Author	HB
Date Peer Reviewed	21 June 2024	Reviewer	MM
Date Confirmed Complete	24 July 2024		

APPENDIX

Timeline: Barbara A Newton, *Our St Clair: A Resident's History* gives the following timeline (this differs from that provided by architectural historian David Murray who gives an c.1895 construction date)

?1911 Albert House established – likely built prior as additions 1912 added 20 rooms

1925-30 Mrs Murdoch

1935-45 Miss Helen Murdoch: Albert House

1949-54 Hotel St Clair ('private')

1954-c.1990 Salvation Army's Eventide Home for Men

1990s 'accommodation'



Geocortex (accessed 25 October 2022)



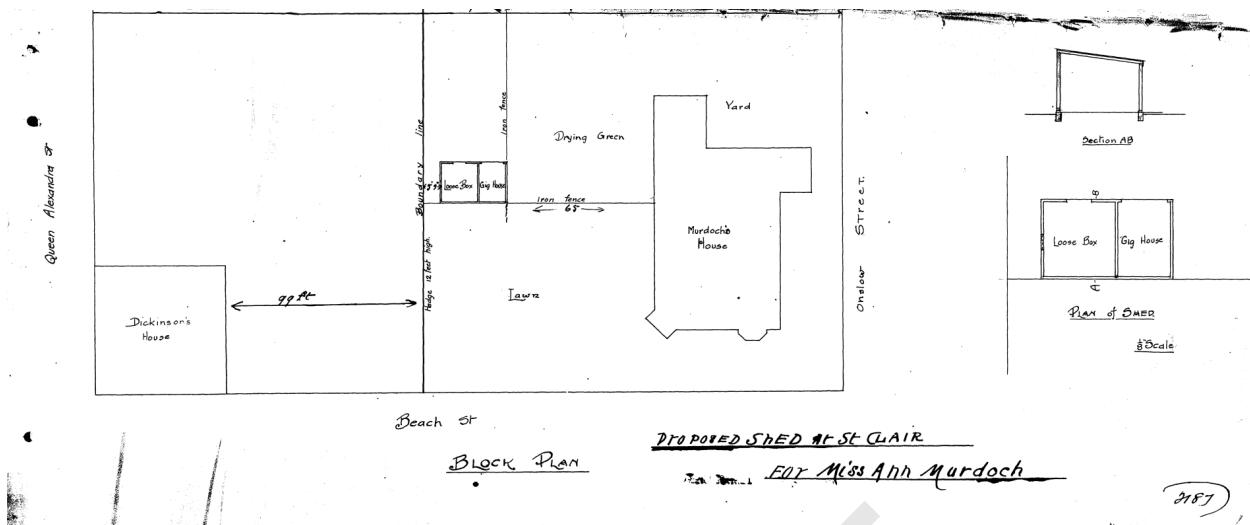
St. Clair, Dunedin, N.Z.

Undated postcard <https://www.southsmuseumofpostcards.nz/postcards/dunedin-st-clair>

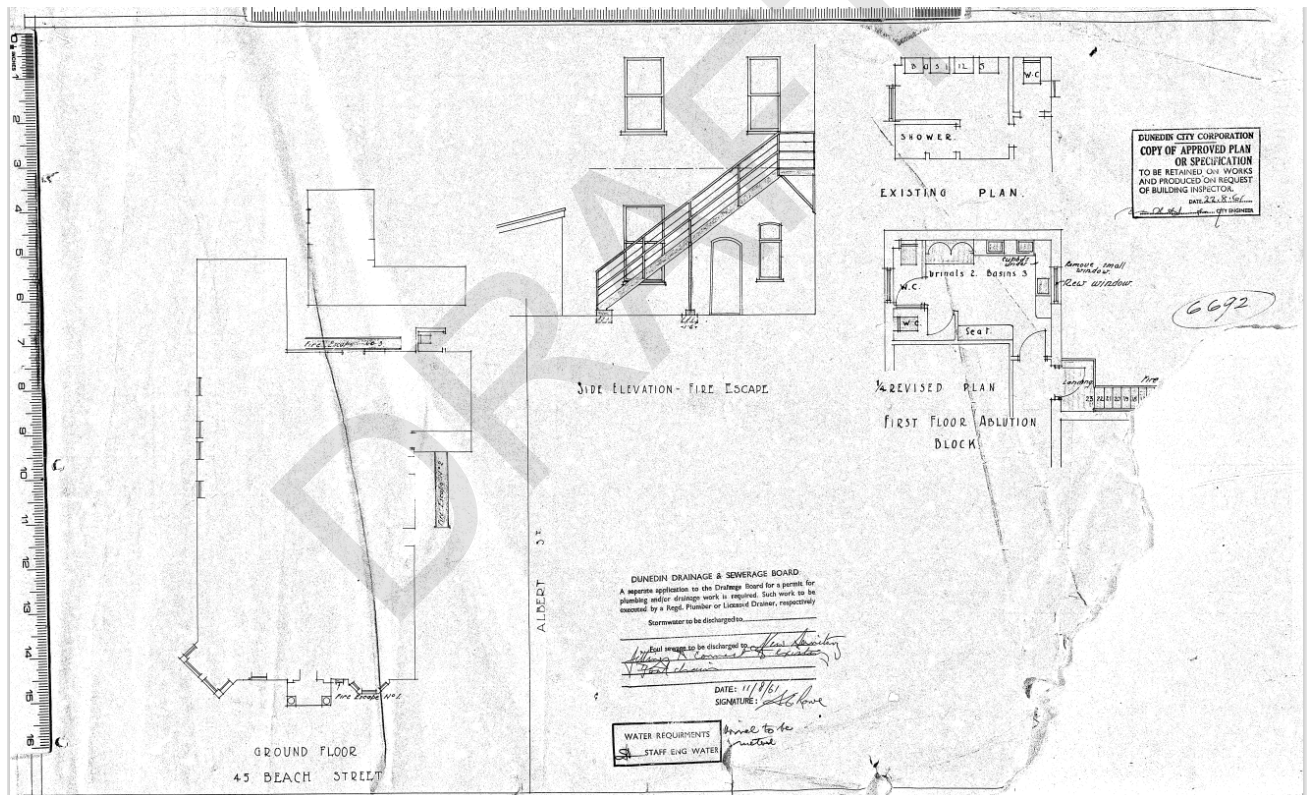


St. Clair and St. Kilda Beaches, Dunedin, N.Z.

1920s? (St Clair and St Kilda Beaches, Dunedin, New Zealand. From the album: Snaps, circa 1920s, New Zealand, maker unknown. Te Papa (O.047729)



Pataka (adding stables, 1912)



Pataka

result

↑ Back to search results

Text Research info

LATE ADVERTISEMENTS.

MORRIS'S Electric Healing Wash for all
Harness and Open Sores. Fitzgerald's,
MacLaggan street.

FOR SALE or TO LET, Furnished or
Unfurnished,
NEW 10-ROOMED HOUSE,
With every convenience, known as Arawa
House, Albert street, St. Clair.
For particulars apply to
JOHN M'FARLANE
(A. and J. M'Farlane),
MacLaggan street.

Page 3

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N surpassed Accommodation. — Mrs Scurr, pro
prietress.

MRS DICK, Arawa House, St. Clair, ha
SUPERIOR ACCOMMODATION for
Boarders. Hot, cold, shower baths. Term
moderate. 31m

T. COMFORTABLE SITTING ROOM and
BEDROOM. with Board: suit gentilema

> Otago Daily Times > 1 June 1895 > Page 5 > T

Herbert, Haynes, and Co. 25m

WANTED, GENERAL and NURSE-
MAID.—Apply Mrs Tazewell, Arawa
House, St. Clair. 25m

WANTED, a GENERAL SERVANT.—
Apply morning or evening, to Mrs

s > Otago Daily Times > 25 March 1903 > Page 1

Page 5 Advertisements Column 2

Evening Star

14 February 1911

WANTED, Nurse-Needlewoman. Apply
Mrs W. Menlove, Albert House, St.
Clair, before 11 a.m.

Dunedin City - Salvation Army

Dunedin City - Salvation Army
Salvation Army's work in New Zealand
began here seventy years ago. Senior
Captain John C. Waite. 2: Mar 26, 1863
Salvation Army eventide home at
Rodyn is aptly named. 2: Apr 1
Hotel St. Clair bought for men's home.
(illus) 3: May 1.
EVENING STAR

Dunedin City- Salvation Army
 Salvation army citadel to be altered. 8: July 16/53.
 Salvation army cadets at work. 8: July 23
 Eventide home at St. Clair opened. 6: Dec 14
 Health minister visits Salvation Army home and hospital
 1: Feb 27, 1954
 A night in Salvation Army's Eventide home at St Clair
 12: Mar 6.
 OTAGO DAILY TIMES

Newspapers > Evening Star > 8 July 1920 > Page 6 > T

↑ Back to search results

Text Research info

OBITUARY

Mr J. A. Burnside, who died suddenly yesterday afternoon at the office of the Perpetual Trustees Company, was a well-known architect in Dunedin. He was born in this City in 1838, educated in local public schools, and was indentured to Mason and Wales, and whilst serving his apprenticeship won a medal and special prize at the Ballarat Juvenile Industrial Exhibition for the model of a private residence, which exhibit also gained a medal at the Sydney International Exhibition in 1879. As a colonial architect he designed a number of churches, manse, and public buildings. He lived at St. Clair.

OBITUARY

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DOWING street, Dunedin.

Architect.

TENDERS are invited till the 15th inst. for **ADDING TWENTY ROOMS** to a House at **St. Clair**.

J. A. BURNSIDE,
 Architect, Vogel street.

TENDERS are invited till the 13th inst. for **PLUMBING and DRAINAGE WORK** to a residence at **St. Clair**.

J. A. BURNSIDE,
 Architect, Vogel street.

TENDERS are invited till the 20th inst.

> Evening Star > 11 July 1912 > Page 1 >

Swan and Co., engravers, Bath street.

WANTED, young Girl 10 to 6 p.m. Apply at **Mrs Murdoch's,** Albert House, St. Clair.

WANTED, smart Boy for office; typist preferred. Address Box 36. Dun-

> Evening Star > 20 April 1912 > Page 7 >

19f

Proprietor.

HAWATHA HOUSE, ST. CLAIR
(Late Albert House),

(Late Albert House),

Has been RENOVATED THROUGHOUT.
Electric Light in Every Room.

Electric Light in Every Room.

Miss SPRAY,

Proprietress.

'Phone 3287.

11m

WANTED, BOARD and RESIDENCE

ers > Otago Daily Times > 11 March 1913 > Page 7 >

EXCEPTIONAL OPPORTUNITY.

A STEADY MONEY MAKER.

TO LEASE (for a term), the old estab-
lished Boarding Establishment known as
ALBERT HOUSE, ST. CLAIR, double
story brick building, containing 25 rooms,
with all modern appointments. Furniture
at valuation. IMMEDIATE POSSESSION
GIVEN. Full particulars from

lished Boarding Establishment known
as **ALBERT HOUSE**, ST. CLAIR, double

as **ALBERT HOUSE**, ST. CLAIR, double story brick building, containing 25 rooms,

story brick building, containing 25 rooms, with all modern appointments. Furniture at valuation. IMMEDIATE POSSESSION

with all modern appointments. Furniture at valuation. IMMEDIATE POSSESSION GIVEN. Full particulars from:

GIVEN. Full particulars from:
ALEX. HARRIS AND CO., Auctioneers

ALEX. HARRIS AND CO., Auctioneers
'Phones 1,711, 2,575. (6722)

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'Phones 1,711, 2,575. (6722)

DOWLING AND AVENT, Land, Financial

Evening Star 12 January 1921 Page 6