

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER ALLAN RESIDENCE AT 46 GORDON ROAD**



46 Gordon Road in 2024

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX127
Address:	46 Gordon Road, Mosgiel
Other Building Name:	Former McAllister Residence
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

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	Entire external building envelope excluding the rear elevation, freestanding garage, and outbuilding to rear of the dwelling.
✓	External/ancillary elements	Gate posts and iron entry gates.
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection.
✓	Excluded elements	Rear elevation that includes the later single storey bathroom addition, freestanding garage, and outbuilding to rear of the dwelling.

STATEMENT OF SIGNIFICANCE

The c1907 dwelling at 46 Gordon Road has historic and design significance; it is associated with two notable residents of Mosgiel: William Allan, a former mayor and local grandee; and Dr Don McAllister, a medical practitioner who contributed much to the development of primary care in Mosgiel. Its design is a good representative example of the then emerging Arts and Crafts and bungalow styles that followed the villa of the Victorian era. The dwelling retains a good level of authenticity and integrity in its suburban setting.

The dwelling at 46 Gordon Road is comparable to scheduled heritage buildings within Dunedin of a similar type and/or history. When compared with other scheduled buildings, the house meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Edwardian (1902-1914)
Style	Arts and Crafts/English Cottage
Era/Date of Construction	c. 1907
Architect/Designer/Builder	Unknown (possibly John Arthur Burnside)
Historic Use & Cultural Associations	Allan family home, McAllister family home
Primary Construction Materials	Face brick, render, timber joinery and detailing, Marseilles terracotta tile roofing.
Notable Architectural Characteristics	Two storey with dwelling integrated into the roof form, gate posts and entry gates, bay windows, half timbering, brick and terracotta materials, established garden setting.

Previous site development

Lot 20 and Pt Lots 1-2, Block IV, Deeds Plan 183 were created by a *circa* 1880 subdivision of Section 1, Block III, Taieri district. This was part of a large rural property owned by the Inglis family.¹ Following the subdivision, a house was present on the site by at least the 1890s. This appears to have been demolished or removed to make way for the current dwelling.²

Design and construction

The building was designed and built *circa* 1907 for William Allan, a solicitor, and his family.³



*Photograph of 46 Gordon Road, c. 1900s-1910s, likely soon after its construction in 1907
(DCC Archives, Taieri County Council Photograph Series)*

Building records from the former Mosgiel Borough Council do not survive and the original plans were unable to be located as part of this research. The building's architect has not been confirmed. There is some circumstantial evidence to suggest that it may be the work John Arthur Burnside, a well-established Dunedin architect who practised from the late nineteenth century into the twentieth century.⁴ Burnside invited tenders to erect a brick dwelling in Mosgiel in January 1907.⁵ The house at 46 Gordon Road shares many similarities in materiality, form, and design to another 1907 house at 526 George Street known to be designed by Burnside.⁶

Its design incorporates several features characteristic of the early twentieth-century styles moving away from the villa form. It includes elements of Arts and Crafts, bungalow, and Queen Anne styles, including a sweeping roof form covered with Marseilles tiles containing an upper 'attic' storey, casement windows, large dormers with 'half-timbering,' brick chimneys with corbelled courses, and exposed rafters. The former Allan Residence is a Mosgiel example of these developing styles, usually adopted by architects

¹ Premise, Deed Plan 183.

² DCC Archives, Mosgiel Rates Records.

³ DCC Archives, Mosgiel Rates Records.

⁴ Cyclopaedia Company Ltd. 1905. *The Cyclopaedia of New Zealand: Otago and Southland Provincial Districts*. Accessed: <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl.html>.

⁵ Otago Daily Times, 8 January 1907, Page 1.

⁶ DCC Archives, Building Plan 1907 869 Erect Dwelling (1375199); *Evening Star*, 18 May 1908, Page 4.

influenced by international publications. It contrasts with the continuing popularity of the villa into early the twentieth century.



Aerial image showing 46 Gordon Road in 1947 (Retrolens, SN399-P-21)

Later history and development

The residence remained in the Allan family until 1939 or in the hands of Allan's executors until 1945. In 1945 it was sold to Dr Donald McAllister.⁷ The residence remained in the McAllister family until 1990.⁸

The appearance of the dwelling remains generally similar to when it was constructed. The verandah along the northern edge of the dwelling has been infilled, forming two smaller sunrooms that extend from the principal rooms. At the rear, an extension to the house containing a bathroom (detailing in plans dated 2001.⁹ The dwelling retains a good level of authenticity and integrity in its suburban setting.

Notable people/Themes

William Allan

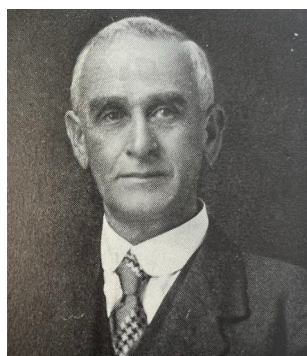
William Allan served as a two-term mayor of the Mosgiel Borough from 1919 to 1923. From 1894 he worked as a barrister and solicitor as a partner in the firm of Webb, Allan, Walker, and Anderson, and also served as the council's solicitor. He was heavily involved in Mosgiel's rugby scene, playing as an Otago representative in the 1880s, and later becoming the president and patron of the Taieri Football Club. Allan died in 1937 at the age of 69. His contribution to the community was recognised when the local rugby pavilion was named after him in 1939.¹⁰

⁷ Record of Title OT248/74.

⁸ Record of Title OT380/14.

⁹ DCC Rates Map, 2023-2024.

¹⁰ Evening Star, 22 October 1937, Page 14; Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council.



William Allan (Kirk, W. R. 1985. Pulse of the Plain: A History of Mosgiel. Mosgiel: Mosgiel Borough Council. Appendix A)

Dr Donald (Don) McAllister QSM and Mosgiel Primary Care

Donald McAllister acquired the house in 1945 and established himself as a prominent and influential medical practitioner in the region for the next 34 years. He was committed to establishing various facilities to improve the health of the community he worked and lived in. Kirk notes:

His territory covered from Green Island down to Taieri Mouth and inland as far as Middlemarch. He had a regular clinic at Waipori Falls. He made a great contribution to the development of better medical facilities in the town. He pressed the Health Department to use the former R. N. Z. A. F. hospital at Taieri Airport as a maternity hospital. When this began to prove inadequate he pushed for the present hospital to be built at Mosgiel at Inglis Street first as a maternity one and later as a dual purpose facility. He took particular pride in the Health Centre. For 17 years he was chairman of the Mosgiel Maternity Hospital committee and for six years the Mosgiel Borough and Taieri County representative on the Otago Hospital Board... In 1977 he was awarded the Q.S.M. in the New Years honours.¹¹

The Health Centre was an innovative development at when it was established in 1974, combining practice space for GPs with district nurses, Plunket, public health nurses, radiology, occupational therapists and a physiotherapist. It may have been the first clinic of its type in the country.¹² Its establishment marked a significant departure from the past 100+ years of GPs practising independently, improving support between the various healthcare professionals, eliminating the need to be 'on call' at all times, and allowing GPs more family and recreation time.¹³ McAllister Lane off Hagart-Alexander Drive, Mosgiel, is named after Dr Don McAllister.¹⁴

¹¹ Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council. Page 271.

¹² *Otago Daily Times*, 20 August 2014, <https://www.odt.co.nz/news/dunedin/happy-40th-heres-good-health> (accessed 5 June 2024).

¹³ Belgrave, M. 2019. *Te Ara - the Encyclopedia of New Zealand*, 'Primary health care.' <http://www.TeAra.govt.nz/en/primary-health-care> (accessed 5 June 2024).

¹⁴ <https://www.dunedin.govt.nz/services/roads-and-footpaths/streets,-roads-and-roadsides/road-naming/road-name-register>.



Mosgiel Health Centre GPs in 1974. Dr Don McAllister is second from the left Otago Daily Times, 20 August 2014, <https://www.odt.co.nz/news/dunedin/happy-40th-heres-good-health> .)

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Allan Residence has historic value for its association with two prominent individuals in Mosgiel's history. William Allan was a Mosgiel solicitor, sportsman and local body politician active in late nineteenth century and the first decades of the twentieth century. Later owned by Dr Don McAllister, after whom the house remains known, was a long-time Mosgiel general practitioner who made a significant contribution to community healthcare and received a QSM in recognition of his work.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The design is a good representative example of an early twentieth-century dwelling marking a departure from the villa style and signalling a move towards Arts and Crafts and the bungalow styles of the coming decades.

The dwelling may have been designed by notable architect John Arthur Burnside, suggested by both a contemporary tender notice and similarities with another c1907 Burnside design; however, the architect of 46 Gordon Road was unable to be verified as part of this research. A known association with Burnside cannot be demonstrated.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Publications

Belgrave, M. 2019. *Te Ara - the Encyclopedia of New Zealand*, 'Primary health care.'
<http://www.TeAra.govt.nz/en/primary-health-care> (accessed 5 June 2024).

Cyclopaedia Company Ltd. 1905. *The Cyclopaedia of New Zealand: Otago and Southland Provincial Districts*. Accessed: <https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl.html>.

Kirk, W. R. 1985. *Pulse of the Plain: A History of Mosgiel*. Mosgiel: Mosgiel Borough Council.

Salmond, J. 1986. *Old New Zealand Houses*. Auckland: Reed.

Newspapers

- Accessed via PapersPast (<https://paperspast.natlib.govt.nz/>) and the ODT website (<https://www.odt.co.nz/>)

Otago Daily Times.

Evening Star.

Archival Sources

DCC Archives.

Premise (<https://premise.co.nz/>).

Retrolens (<https://retrolens.co.nz/>).

Websites

DCC Road Naming Information: <https://www.dunedin.govt.nz/services/roads-and-footpaths/streets,-roads-and-roadsides/road-naming/road-name-register> .

Date Assessment Completed	5 June 2024	Author	Origin Consultants
Date Peer Reviewed	5 August 2024	Reviewer	HB
Date Peer Reviewed	7 August 2024	Reviewer	MM
Date Confirmed Complete	7 August 2024		
Minor Revisions, clarify 'Recommended Protection'	28 August 2024		