

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
47 MĀORI ROAD - HOSKING HOUSE (FORMER)



Photograph: DCC August 2019

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX029
Address:	47 Māori Road, Dunedin Central, 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:	Building not known to be at risk due to 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
✓	External/ancillary elements	Timber 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

STATEMENT OF SIGNIFICANCE

The former Hosking house, at 47 Māori Road, has heritage significance to Dunedin. Built in c.1900 for Kathleen and John Hosking, to the design of Dunedin architect John Burnside. It has historic and design significance as the former home of a noted legal figure and his family. The house is a fine example of a late Victorian Queen Anne style home and retains a high level of architectural integrity.

The former Hosking house is comparable to scheduled heritage buildings within Dunedin of a similar type 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)
Style	Queen Anne
Era/Date of Construction	c.1900
Architect/Designer/Builder	JA Burnside, architect
Historic Use & Cultural Associations	Home of John and Kathleen Hosking
Primary Construction Materials	Brick, plaster Marseille terracotta tile, timber windows joinery
Notable Architectural Characteristics	Turret, bay windows, balcony, decorative timber detailing on the gables, park-like setting.

Previous site development

Block LXVII within the town belt was reserved by the Dunedin City Council under the Dunedin Cattle Market Reserve Leasing Act of 1885. This property, accessed via Serpentine Avenue, was named 'Montpelier' and subdivided into several residential lots in 1888. The subject property, comprising Allotments 16 and 17 of Deposit Plan 771, were purchased by JH Hosking in 1898. The two lots had previously been leased by Henry Crust.

House design and construction

JA Burnside called tenders for a brick residence in Montpelier in December 1899. Architectural historian David Murray identified plans in the Mason and Wales collection that confirm that Burnside designed the Hosking house. The building bears some resemblance to 'Redcastle', the former Buckley residence in Oamaru (1903), which Burnside is known to have designed. It appears that the Māori Road house had been completed by the winter of 1900; in July of that year JH Hosking requested a council gas supply to the house. The Hoskings remained in residence until late 1914, when they moved to Wellington.

The house is a two-storey dwelling with a rectangular footprint and multiple gabled roof forms.

The street elevation comprises two projecting bays, with entry door at the ground floor and balcony with timber balustrading above. Expressive timber detailing enhances the gabled bay forms. The face brick construction is complemented by decorative plaster detailing. A turret defines the north-east corner of the dwelling. There is little evidence of alterations to the original design and materials; the timber double hung sash windows and chimney remain.

The house has retained its somewhat isolated setting, sitting in a large park-like property located at the edge of Jubilee Park. A pair of substantial timber gates stand at the Māori Road entry. A service wing on the east elevation is adjacent to a later 20th century garage.

Later history and development

The property was leased to brewer Reginald Dawson, son of William Dawson, founder of Speight's Brewery, in February 1915, following the Hoskings' departure for Wellington. William, a company manager, and Elizabeth Flavell held the property from 1930 until 1964. Individual titles for Allotments 16 and 17 of DP 771 were issued in 1991.

Notable people/Themes

John Henry Hosking

John Henry Hosking (1854-1928) was born in England but came to New Zealand as an infant. Educated in Auckland, he became a solicitor in EP Kenyon's Dunedin firm in 1875, was a partner between 1877 and 1898 and then took over the firm when Kenyon left the city. Hosking was appointed King's Counsel in 1907 and left Dunedin in 1914 to sit on the supreme court (1914-25). He married Kathleen Charlotte Elmhirst Reader in 1891; the couple had three children. Hosking was knighted in 1925.

John Arthur Burnside

John Arthur Burnside (1858-1920) is thought to be New Zealand's first born and educated architect. He served his articles with Mason & Wales and designed a wide variety of building types; most notably the Burns Memorial in the Octagon (1891) and the Otago Early Settlers' Museum (1908).

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. As the former home of John and Kathleen Hosking, the house represents the taste and wealth of a notable local family and, more generally, the residential development of a council reserve on the fringe of the city centre.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The dwelling demonstrates heritage values within this criterion. JA Burnside, a notable Dunedin architect, designed a wide variety of buildings and enjoyed considerable success in architectural competitions. The house is a fine example of a late Victorian Queen Anne style home and retains a high level of architectural integrity. The former Hosking house demonstrates the popularity of the Queen Anne style for upper-class housing in the late 19th and early 20th centuries.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Hosking family:

Otago Witness 11 August 1898, p. 16; 8 January 1902, p. 61; 23 July 1902, p. 80.

Otago Daily Times 8 December 1899, p. 1; 28 November 1900, p. 2; 24 November 1909, p. 4; 7 November 1913, p. 3; 12 November 1914, p. 4.

Evening Star 10 July 1900, p. 2; 6 November 1913, p. 5; 14 February 1914, p. 7.

[https://en.wikipedia.org/wiki/John_Hosking_\(judge\)](https://en.wikipedia.org/wiki/John_Hosking_(judge))

<https://www.otagogolfclub.co.nz/historic-golf-competitions?ComeFromCat=1415>

Reginald Dawson:

Otago Daily Times, Issue 18926, 28 July 1923, Page 13

JA Burnside:

<https://nzetc.victoria.ac.nz/tm/scholarly/tei-PlaNine-t1-body-d1-d205.html>

<https://builtindunedin.com/tag/j-a-burnside/>

<https://www.heritage.org.nz/the-list/details/2296>

Initial Research Completed	7 November 2022	Author	AM
Additional Research and Date Assessment Completed	13 April 2023 - Updated to add information	Author	HB

Date Peer Reviewed	25 July 2024	Reviewer	MM
Date Confirmed Complete	26 July 2024		
Date Revised	6 September 2024. Entry gates included.		



Google Streetview. August 2019