

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER MOSGIEL KNITWEAR HOUSE**



Google Street View, accessed February 2024

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX091
Address:	5 Melville Street, Dunedin
Other Building Names:	Former Dunedin Metropolitan Club; Natural History New Zealand
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	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 additions to side elevation on Melville Street and wall along the southern boundary.
	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	Additions to side elevation on Melville Street; Wall along southern boundary

STATEMENT OF SIGNIFICANCE

The former Mosgiel Knitwear House has historic significance for its association with the Mosgiel Woollen Factory Co. Ltd. The c1948 factory at 5 Melville Street was built as a branch to the Mosgiel factory, demonstrating the post war economic boom, and housed the knitting department of the Mosgiel Woollen Factory. The building also has design significance as a post-war factory building designed by notable Dunedin architectural partnership Mandeno, Fraser and Galbraith.

The former Mosgiel Knitwear 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	Post War (1945-1955)
Style	Moderne
Era/Date of Construction	1948
Architect/Designer/Builder	Mandeno, Fraser and Galbraith
Historic Use & Cultural Associations	Hosiery Factory
Primary Construction Materials	Rendered masonry , steel framed window joinery, concrete
Notable Architectural Characteristics	Horizontal banding, rounded corner to the intersection, parapet concealing the roof, typical Moderne detailing

Previous site development

1904 Drainage Plans indicate that there were large timber structures on this site at that time.¹ A contemporary newspaper advertisement indicates that this was H E Gardner and Co's blacksmith and wagon building workshop.²

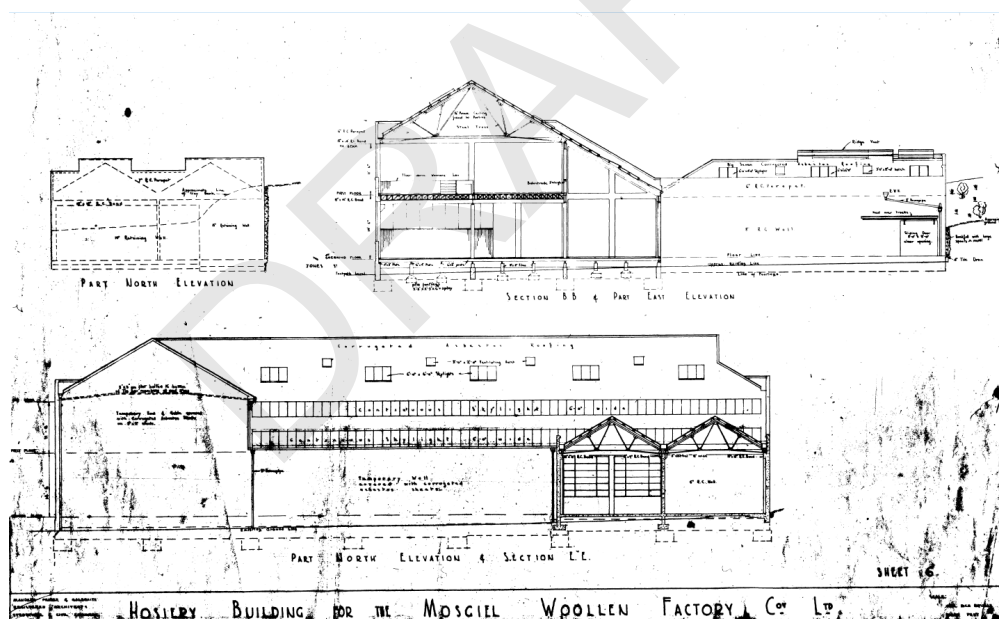
¹ DCC Drainage Plan S8.

Design and construction

In the years following World War Two, Dunedin went through a period of industrial expansion. New development was made more difficult because of post war shortages of labour and materials.³ Companies that expanded their premises or built new premises included Cadbury Fry Hudson, Dunedin Engineering and Steel Company, and Sargood, Son and Ewen. The Mosgiel Woollen Factory expanded their facilities by building 'Mosgiel Knitwear House' by The Oval.⁴

The company was struggling to find labour for its Mosgiel factory and considered that creating a branch factory in Dunedin would overcome this difficulty. The post war wool price boom encouraged the company's expansion.⁵ The factory was to cover the quarter of an acre site.⁶ Some 100 people were to be employed in the factory that acted as an extension to the firm's knitting department. The factory was designed to make good use of natural light.⁷

The building was erected for the Mosgiel Woollen Factory Company Ltd in 1948. It was designed in Moderne style by Dunedin architectural partnership Mandeno, Fraser and Galbraith. The style emphasised functionalism – clean simple lines of the steel-framed structure with a strong horizontal emphasis with the bands of steel-framed windows and the plastered finish. The rounded corners emphasise the corner site. There is a vestige of Classical detailing in the decorative shields between the ground and first floor. Facilities included well-lit workrooms, dining room, cafeteria, and restrooms.⁸



² *Otago Daily Times* 21 August 1905 Page 6

³ *Otago Daily Times* 10 July 1948 Page 6

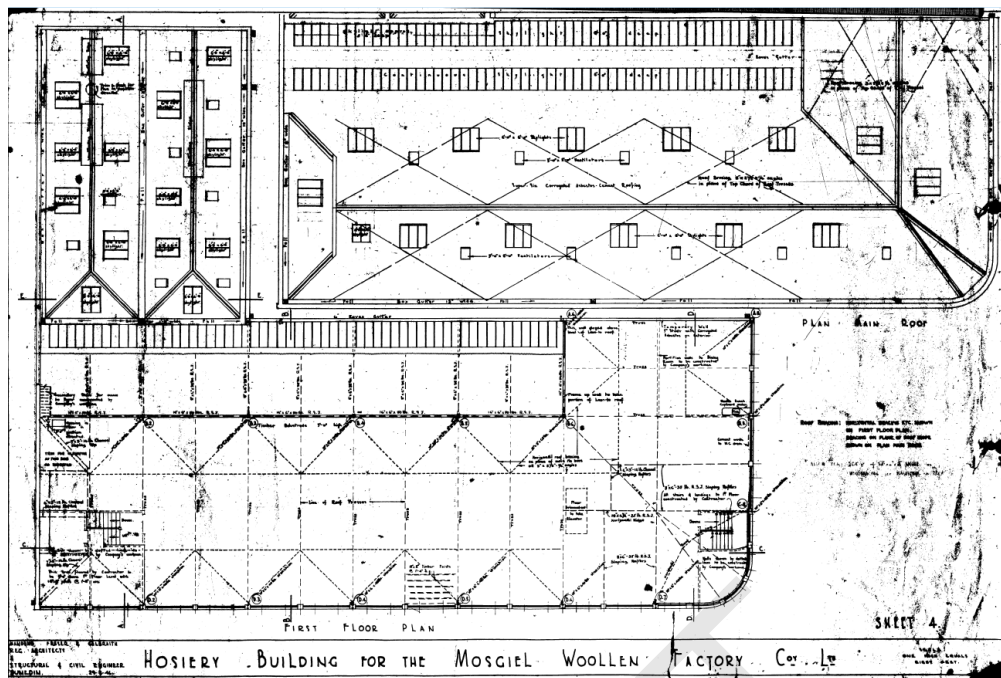
⁴ *Otago Daily Times* 10 July 1948 Page 6

⁵ *Evening Star* 18 November 1946 Page 6

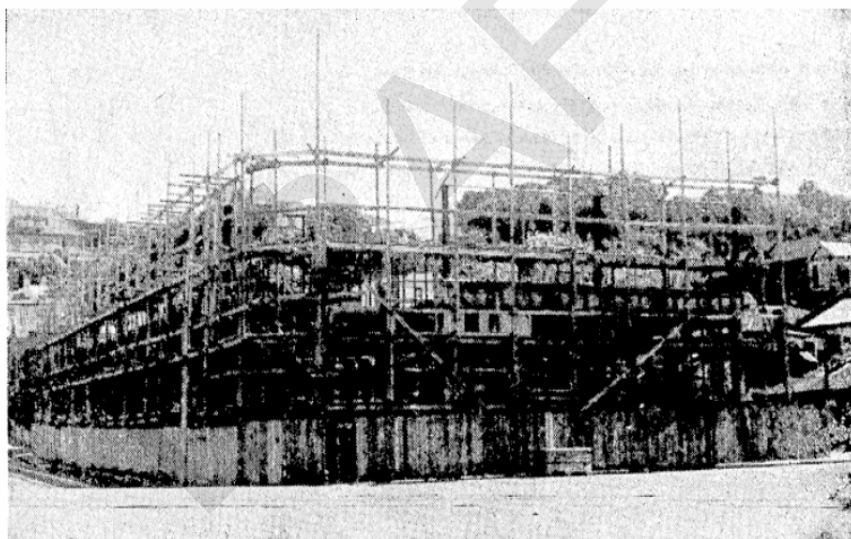
⁶ *Otago Daily Times* 7 May 1947 Page 4

⁷ *Otago Daily Times* 7 October 1948 Page 4

⁸ *Otago Daily Times* 19 December 1949 Page 6

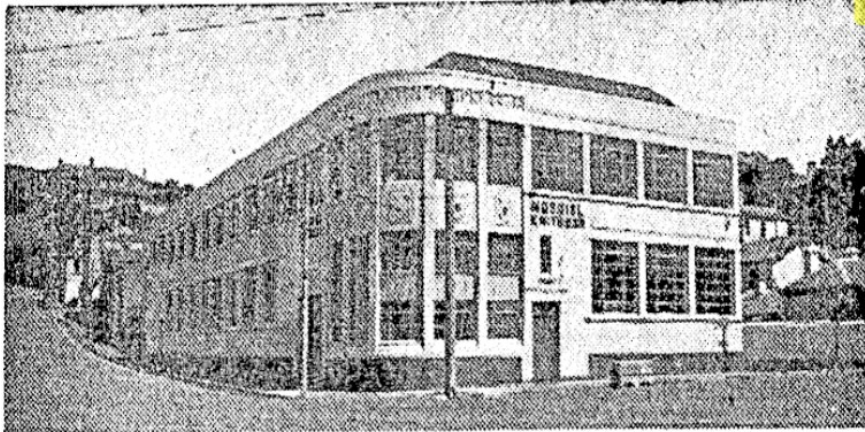


DCC Plans



The steel structure being erected at the corner of Jones and Melville streets, is for an extension of the operations of the Mosgiel Woollen Factory Co., Ltd. The manufacture of woollen knitted underwear, outer wear, and socks will be transferred from the mills at Mosgiel to the new building as soon as it is completed. Built to the latest earthquake-resisting design, the factory will employ up to 100 workers.

Otago Daily Times 25 January 1949 Page 4



One of the most modern buildings in New Zealand to-day, the Mosgiel Woollen Factory Company's New Unit "KNITWEAR HOUSE" is to open next Monday, February 6. A great deal of careful thought has been put into its planning to ensure the best of working conditions for the "Mosgiel" Staff.

Otago Daily Times 1 February 1950 Page 6

Later history and development

Salmond Anderson architects made additions and alterations to the building as new home to the Dunedin Metropolitan Club.

Notable people/Themes

Mosgiel Woollen Factory Company

The Mosgiel Woollen Factory was a key Otago industry for over 120 years.

Heritage New Zealand's entry for the Mosgiel Woollen Factory is abridged below.⁹

The Mosgiel Woollen Factory was one of the earliest mills in New Zealand to produce machine-woven cloth, second only to the woollen factory established in Nelson in 1858. Before the advent of woollen mills in New Zealand all woollen cloth and clothing had to be imported. The Mosgiel Woollen Factory was the brainchild of Arthur John Burns (1830-1901), the only son of Thomas Burns (1796? - 1871), the religious leader of the Free Church settlement of Otago.

The factory opened in September 1871 with 180 tons of machinery having been successfully installed and was the first woollen mill in New Zealand to use steam to power the machinery. By the end of November A.J. Burns & Co advertised that 'Mosgiel tweed' was now available for purchase. The factory had successfully begun to produce tweeds, plaiding, blankets, hosiery and knitting yarn and collected the £1,500 award from the Provincial Council.

In 1873 A.J. Burns & Co became a public company, the Mosgiel Woollen Factory Company Ltd. In the same year Burns ordered more machinery, and new buildings and additions were constructed at the Mosgiel site. A detailed history of the mill is available in Peter J. Stewart's 'Patterns on the Plain: A Centennial History of Mosgiel Woollens Limited'. In brief however, the Mosgiel Woollen

⁹ [Welcome to Heritage New Zealand](#)

Factory continued to expand during the twentieth century, continually updating and expanding the plant and buildings at Mosgiel as well as acquiring the Roslyn Mill (1969) and Kaiapoi Textiles Limited (1972).

Mosgiel Ltd, as the company had been known since 1974, collapsed in 1980, under pressure from the restructuring of the textile industry and its recent purchases of Kaiapoi and Ashburton mills. Alliance Textiles, who, before the collapse, had been talking about a merger with Mosgiel, offered to buy the company. Although its first offer collapsed after the government initially refused to provide financial support, a second offer for the Mosgiel factory was accepted in August 1980. Alliance sold the Mosgiel factory in 1993 to Caspex, who in 1997 combined with Coates Viyella to create Coats Spencer Crafts, based in the Mosgiel factory. The mill finally closed in February 2000.

The Mosgiel factory buildings were the flagship of what became one of New Zealand's major woollen manufacturers and a company which provided work for numerous New Zealanders for over one hundred years.

Mandeno, Fraser and Galbraith

Mandeno and Fraser (later Mandeno, Fraser and Galbraith) are one of Dunedin's most prominent twentieth century architectural practices. Mandeno's first major commission was King Edward Technical College (1914), for which he took on Roy Fraser as his assistant. Fraser later became partner. Other designs include the Town Hall and Concert Chamber, the Central Fire Station (1930), Speights Brewery, and many private residences.¹⁰

Dunedin Metropolitan Club

The Dunedin Metropolitan Club was originally the Dunedin Working Men's Club. Established in 1938, it was a social club providing a bar and facilities for games. In 1976, the club had over 1800 members. It moved to these premises in 1989.¹¹

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Mosgiel Knitwear House has historical significance for its association with the regionally significant Mosgiel Woollen Factory Company Ltd. Built in 1948 in response to labour shortages in Mosgiel, the factory represents the post war industrial expansion in Dunedin.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

¹⁰ <http://www.cemeteries.org.nz/stories/mandenoharry131209.pdf>

¹¹ [Warehouses | Built in Dunedin](#), accessed 21 December 2023.

DESIGN

The building demonstrates heritage values within this criterion. The former Mosgiel Knitwear House has design significance as a Moderne factory building designed by Dunedin architectural partnership Mandeno Fraser and Galbraith.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

DCC Drainage Plan S8

Evening Star 18 November 1946 Page 6

Otago Daily Times 21 August 1905 Page 6; 10 July 1948 Page 6; 10 July 1948 Page 6; 7 May 1947 Page 4; 7 October 1948 Page 4; 19 December 1949 Page 6

Mosgiel Woollen Mills, [Welcome to Heritage New Zealand](#)

Mandeno and Fraser: <http://www.cemeteries.org.nz/stories/mandenoharry131209.pdf>

Date Assessment Completed	23 February 2024	Author	HB
Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	5 August 2024		

APPENDIX



Additions to Melville Street elevation. Google Street view (2020)



Google Street view (2009)