

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
5 SMITH STREET - FORMER HAYNES' RESIDENCE



Google Streetview, accessed 13 November 2023

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX081
Address	5 Smith Street
Building Name	Former Haynes' Residence
Located within a Heritage Precinct	N7o
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Unknown
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 rear elevation
✓	External/ancillary elements	Retaining wall and gate to Smith Street
	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 Haynes Residence has historic and design significance as a mid-Victorian inner-city residence associated with prominent Dunedin draper Daniel Haynes, founder of Herbert, Haynes, and Hay, and his family for over 50 years. The house retains a high level of architectural integrity in its Italianate detailing and is a fine example of the mid-Victorian architectural style. It is also a fine example of a substantial inner-city Victorian gentleman's residence.

The former Haynes' Residence 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)
Style	Italianate Villa
Era/Date of Construction	1879
Architect/Designer/Builder	Not known [? Alexander Miller, contractor]
Historic Use & Cultural Associations	Daniel and Margaret Haynes family residence
Primary Construction Materials	Rendered masonry, slate roofing, timber joinery
Notable Architectural Characteristics	Paired faceted bays, typical Italianate architectural detailing, retaining wall and gate to Smith Street

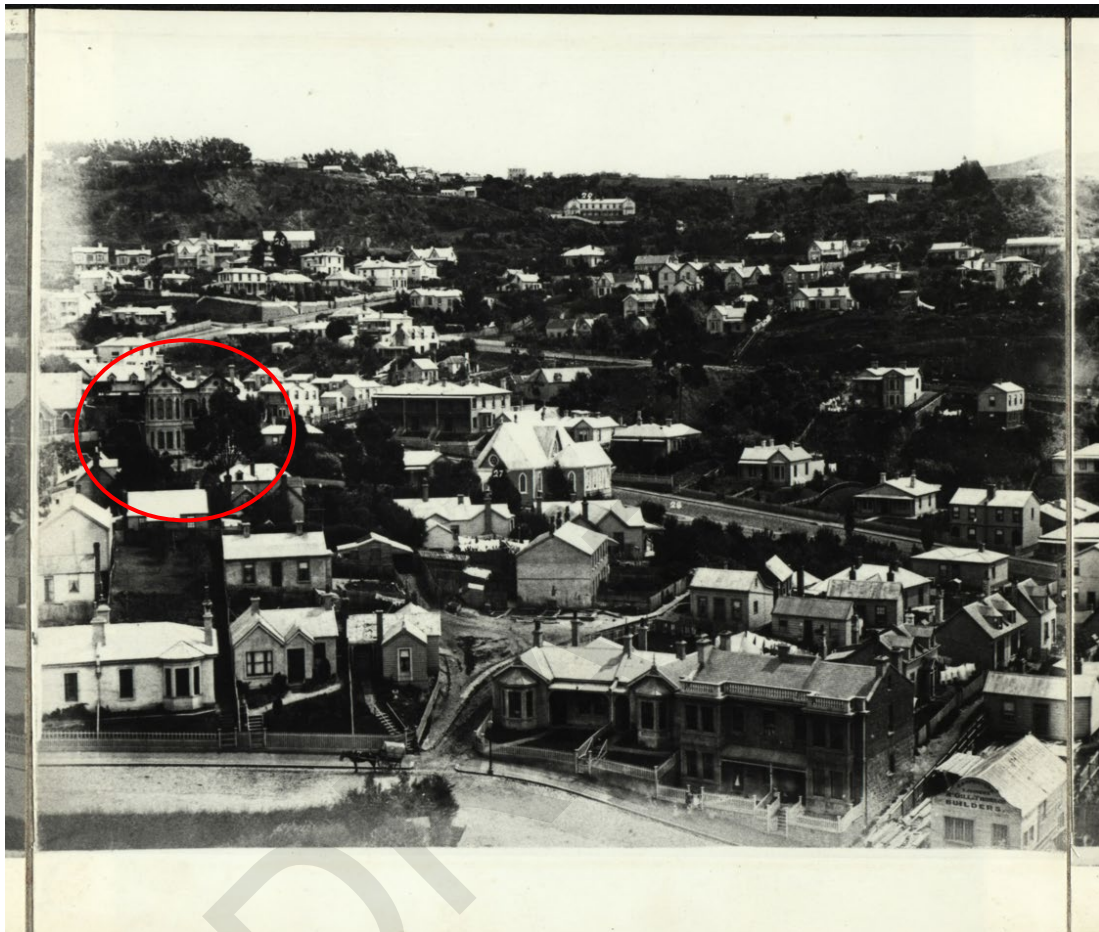
Previous site development

Valuation rolls indicate Haynes owned a house on this site prior to the construction of the subject residence.¹

¹ Dunedin City Valuation Rolls, 1875-1876.

Design and construction

Haynes' Italianate villa residence was built by May 1879, likely replacing an earlier house on the site.² Who designed the house is not known. The builder may have been Alexander Miller, who is excavating on Smith Street at around the time the house was being built. Miller was Haynes' brother-in-law.³



Part 6 of 10 Moray Place & York Place looking up Roslyn (1880/81). Hocken Digital Collections, accessed 13/11/2023, <https://hocken.recollect.co.nz/nodes/view/39236>

The house is a substantial two storey Italianate double bay villa of masonry construction. Its decorative front elevation includes vermiculated keystones, paired decorative eave brackets, moulded detailing, and pilasters. The double hung sash windows have flat arches on the ground floor and round heads on the first floor. Recessed between the faceted bays on the first floor is a balcony with balustrading and fluted columns. A matching rendered stone wall fronts the street, with a shaped stone foundation wall. The side walls are less decorative and are visible from lower Smith Street and from the Stuart Street/Smith Street intersection. The house has an imposing scale located on the elevated side of Smith Street.

² Dunedin City Valuation Rolls, 1879-1880.

³ *Evening Star*, 1 April 1921, Page 4

Later history and development

After the Haynes' deaths, the property was sold. In 1940 it was transferred to the Dunedin Diocesan Trust Board, serving as the manse for St Paul's Cathedral.⁴ The Trust Board sold the property in 1948 to Norman and Gladys Allan. The Allans turned the house into three flats – two on the first floor, one on the ground floor. In 1964, another flat was added to the ground floor.

The house remained in the Allan family ownership until the late 1980s. It has several owners since that time. In 2006 consent was granted to establish an art gallery, private library, and commercial offices.

Notable people/Themes

Daniel and Margaret Haynes

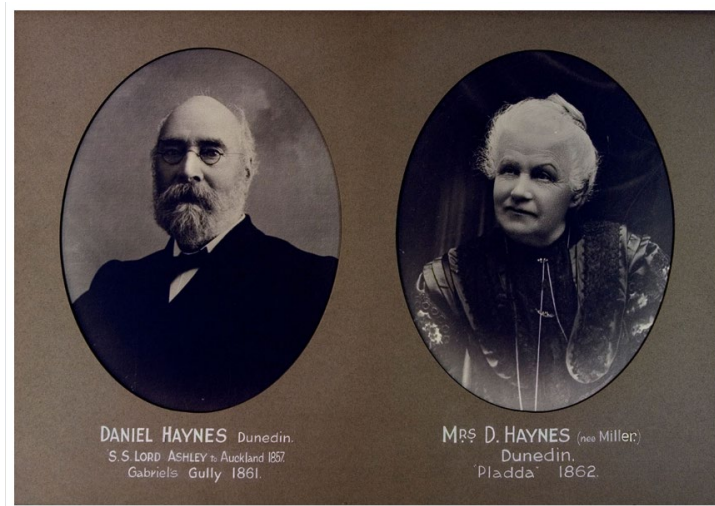
Toitū's biography of Daniel and Margaret Haynes reads:

Daniel Haynes was a notable Dunedin merchant who left his mark on the central city. He and his wife Margaret were also philanthropists who played a significant role in Dunedin's Trinity Methodist Church. Daniel was born at Napton, England, in 1832 to a farming family. He attended the local school until the age of 13, before finding work with a large drapery company in Coventry. His apprenticeship there lasted seven years and required 86 hours of work per week. Daniel then made his way to London, where he gained further business experience and made contacts that would prove invaluable to him later in life. He emigrated to Auckland on the Lord Ashley in 1857 and took a job with David Graham and Co. There he became fast friends with two co-workers, George Herbert and Alexander Hay. The three of them moved to Dunedin together to establish the drapery firm Herbert, Haynes, and Hay in 1861.

Margaret Miller meanwhile had been born in Edinburgh on 8 May 1839 and came to Otago on the Pladda in 1862. She and Daniel were married in Dunedin in 1864 and went on to have two sons and four daughters. Daniel eventually became the sole proprietor of his firm after Alexander Hay left the company and then George Herbert retired. The business prospered under his careful guidance, occupying a prominent location on Princes Street, with its various buildings extending over the entire block on the west side from the Octagon to Moray Place.

Both Margaret and Daniel were valued members of the Trinity Methodist Church. Daniel was one of the seven original trustees of the congregation to which he made a number of generous donations. Margaret was also highly respected in the church and performed ceremonial roles at official events. Other than their religious activities, Daniel and Margaret were not active in public affairs, and enjoyed a quiet life, gardening in their spare time. Daniel made six trips back to England, usually for business reasons and to keep in touch with his commercial connections in Britain. On one trip in 1910, however, he took his wife, daughter, and grandson with him to England for nine months. Daniel died in Dunedin in 1921, aged 89. Margaret survived until 1924. Following her death at the age of 85, she bequeathed large donations to a variety of good causes.

⁴ CT OT287/12.



<https://www.toituosm.com/collections/smith-gallery/wall-4/mr-and-mrs-daniel-haynes-nee-margaret-miller>

Alexander Miller

Alexander Miller (1858-1939) was born in Edinburgh, coming to Dunedin as a small child. His father, also Alexander, was a contractor and carpenter. After working in the drapery business, he joined his father in the trade, building 'many important buildings' in Dunedin and in the Oamaru district. After 12 years in the contracting business, he re-joined the drapery trade, setting up on his own account in Lawrence, before moving to Balclutha and managing Kerr and Co.'s branches in Palmerston, Waikouaiti and Oamaru. He retired to Oamaru where he was an active member of the community.⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. The former Haynes residence has historical significance for its association with Daniel and Margaret Haynes. The Haynes were prominent Dunedin citizens, Daniel being a founder of Herbert, Haynes and Company, a major drapery concern in the nineteen and early twentieth centuries. It was their family home for over 50 years.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The dwelling demonstrates heritage values within this criterion. Although the architect and builder of the former Haynes Residence are not known, the house has design significance as a substantial inner city Victorian gentleman's residence. In its form and Italianate detailing, it reflects the mid-Victorian architectural style and makes a strong architectural contribution to the townscape.

⁵ *Otago Daily Times*, 9 June 1939, Page 14

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Dunedin City Valuation Rolls, 1879-1880

Evening Star, 1 April 1921, Page 4

Otago Daily Times, 9 June 1939, Page 14

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Date Assessment Completed	16 November 2023	Author	HB
Date Peer Reviewed	21 June 2024	Reviewer	MM
Date Confirmed Complete	26 July 2024		

APPENDIX



Google Streetview, accessed 15 November 2023