

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER HANNA RESIDENCE AT 56 CARROLL STREET**



Google Street View (accessed 20 December 2023, image capture September 2020)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX087
Address	56 Carroll Street, Dunedin
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/Ad
Heritage Covenant:	No
Building Use at Time of Record	Residential
Condition of Property:	Not known to be at risk because of condition
Related Assessments:	89 Carroll Street

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet the threshold under this criterion.
Design	Does not meet the threshold under this criterion.
Technological/Scientific	Does not meet criteria
RECOMMENDATION:	
The building/structure/site 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	
	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 Hanna residence, built in 1904 for accountant James Farquharson, has historic significance for its association with Farquharson, a notable elder of the nearby St Andrew's Presbyterian Church, and for its long association with the prominent Lebanese Hanna family. The association with the Hanna family recalls the significant Lebanese presence in Walker (now Carroll) Street in the nineteenth and twentieth centuries. The design of the dwelling has historic interest, as a representative Edwardian townhouse that retains a good level of authenticity and integrity and maintains a strong presence in the streetscape.

The former Hanna residence is comparable to scheduled heritage buildings within Dunedin of a similar period. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Edwardian (1902-1914)
Style	Edwardian Gentleman's Residence
Era/Date of Construction	1904
Architect/Designer/Builder	William Farquharson (designer and builder)
Historic Use & Cultural Associations	Hanna Family residence 1926-1991
Primary Construction Materials	Face brick, Marseilles tile roofing, timber door and window joinery
Notable Architectural Characteristics	Edwardian bay villa, splayed corner to east.

Previous site development

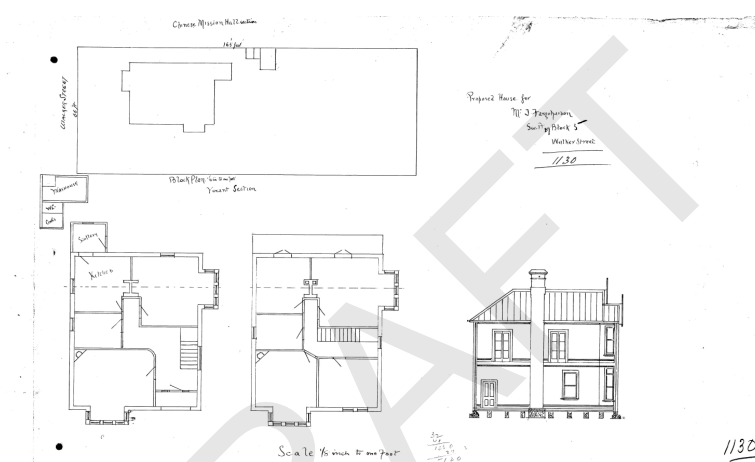
Prior to Farquharson's ownership, Section 29 Block V was owned by Edmonston from 1862 until 1904. Thomas Edmonston was an early Dunedin settler. The sale of his estate on his death in 1904 records the sections on Walker Street as unoccupied.¹

¹ Deed Index C119; *Otago Witness*, 27 Apr 1904, p. 21.

Design and construction

This brick villa was erected in 1904 for J Farquharson on Section 17 Block V. The drainage application notes W Farquharson as the name of either the builder or plumber. Hall was the plumber. William Farquharson was a Caversham builder – likely James' father, although more research is required to confirm this association.² Farquharson was a member of the St Andrew's (on the corner of Melville and Carroll Streets) congregation for 46 years and it is likely that this site was selected for its proximity to the church.

The dwelling is typical for an early Edwardian double storey bay villa, despite some components seemingly out-of-step with typical characteristics for design in this period i.e. the off-centre entry, use of horizontally proportioned windows, and verandah out of site at the rear without one at the front. Nevertheless, the typical use of materials is evident: face brick, plaster mouldings, timber door and window joinery, and Marseilles tile roof. Decoration is restrained.



Plans for the dwelling (DCC Property File)



The house soon after it was built (Foreign Missions Committee, Chinese Church- Carroll St, Dunedin.

Presbyterian Research Centre, accessed 20/12/23,

<https://pcanzarchives.recollect.co.nz/nodes/view/2343>)

² New Zealand Electoral Rolls 1914, Dunedin Central.

Later history and development

In 1919, James Farquharson sold the house to W A Justice. Justice was a businessman with interests in motorcycles and later as a land agent. His Harley Davidson dealership was located nearby on Princes Street in the 1920s.

WA Justice sold the house to Joseph Hanna in 1926. The house remained in the Hanna family until 1991.

Overall, the house appears to have changed little externally. Elements on the original plans such as the gable finials remain, however the masonry chimney appears to have been taken down.

Notable people/Themes

History of the Fernhill area

The triangle of land from High Street, Maitland, Princes Street has a rich and varied social and cultural history, of importance to the development of Dunedin; It has a substantial number of Victorian and Edwardian residential buildings. Buildings from these eras include workers cottages, small villas, terraces, bungalows, and grand residences. They represent what has been successive rebuilding of an historic quarter of the city that once provided temporary (tents and shacks) and semi-permanent accommodation for people during the 1860s' gold rushes.³

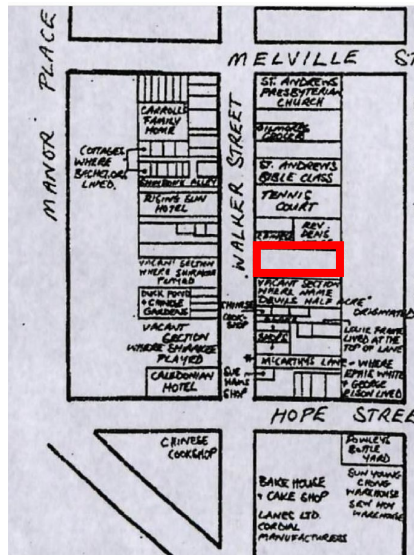
Working Class Housing & Stafford/Walker Street

The Stafford/Walker (now Carroll) Street area was an area of working class and slum housing that developed in the goldrush years, characterised by 'overcrowded shanty housing'. The neighbourhood was characterised by small closely built residences – terraces, cottages, villas, and shanties built around lanes and alleys.

The Carroll (formerly Walker) Street area was dubbed the 'devil's half acre' and 'outcast Dunedin' in the nineteenth century.⁴ The nearby area around Palmyra was subject to 'slum clearances' in the 1960s and 1970s.

³ Manor Place SCA Assessment 2012 DRAFT

⁴ James Veitch and Dalia Tinawi, 'Middle Eastern peoples - Assimilation and recent arrivals', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/mi/document/2019/attack-in-walker-street> (accessed 7 August 2024)



Dunedin Public Libraries (5th Apr 2018). Detail of the Map of Devil's Half Acre. In Website Dunedin Public Libraries. Retrieved 20th Dec 2023 10:49, from <https://dunedin.recollect.co.nz/nodes/view/199948>. The location of 56 Carroll Street is indicated in red.

Lebanese Community

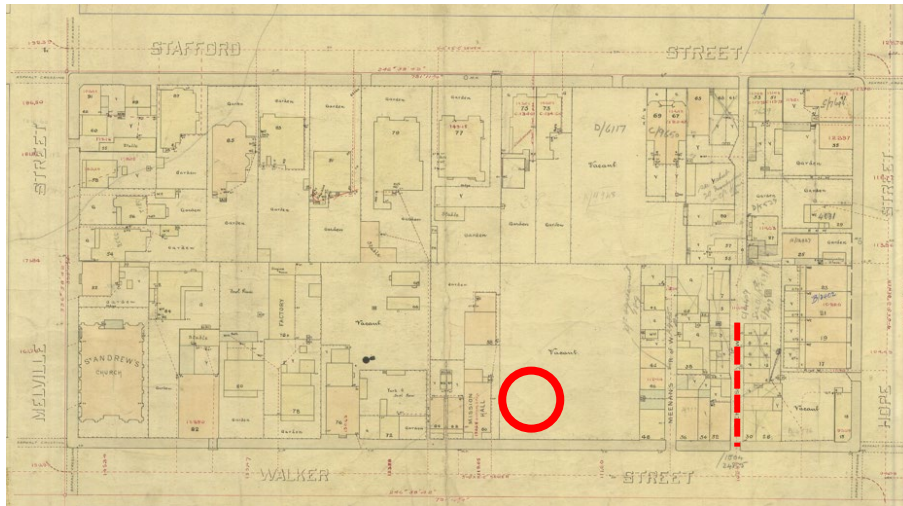
Political unrest, religious persecution, and economic hardship led to mass migration from Lebanon in the period from 1880s-1900. The families were aspiring migrants, seeking a better life for their families – typically young men would migrate and then call their families to join them. The Dunedin Thematic History notes:

Two groups of Lebanese immigrants settled in Dunedin during the late 19th century. Catholics (Maronites) from Bsharri lived mainly in the Walker Street (later Carroll Street) area at the southern end of the inner city while families from Tripoli, who were Eastern Orthodox, favoured South Dunedin. Lebanese family names were often anglicised; Yusef became Joseph and Fakhry became Farry. The local Lebanese economy was partly based on trading in fancy goods which were sold by travelling vendors.⁵

The Maronite Christians who developed a strong community and association with St Joseph's Cathedral. The notorious Walker (later Carroll) Street area, where low cost of housing was attractive – the area was known as the 'Devil's Half Acre'.⁶

⁵ Dunedin Thematic History, p.53

⁶ *Dunedin Star Midweek*, 13 Feb 1991, p. 11.



1903 Drainage Plans — Many Lebanese families lived on Richardson Way (dashed) and in a lane directly opposite. Sixteen of the residences there were condemned in 1907.⁷ The approximate location of 56 Carroll Street, then vacant land, is circled; DCC Archives

Lebanese families faced discrimination and prejudice.⁸ Many took up 'hawking', selling smallgoods, haberdashery, toiletries and the like from suitcases and carts. They travelled throughout Otago and Southland, travelling by train and hawking their wares on foot. Some of the women took up hawking in the city.

They were community focused with strong traditions of connection and hospitality. They attended Catholic schools, with many parents focused on education as a way to better themselves. The second generation developed a strong professional standing. The community has made significant contributions to business and education in Dunedin.⁹

Hanna Family

Joseph Hanna and wife Christina (nee George) emigrated to Dunedin from Becharee, Lebanon in the 1890s. They had ten children. The family settled in Walker (now Carroll) Street, the centre of the Lebanese community in Dunedin. Joseph earned his living hawking – selling goods door to door throughout south and central Otago. Hanna owned a number of properties on Carroll Street.¹⁰ When their circumstances improved, the family moved to 56 Carroll Street, known as '56', in 1926. Christina's hospitality was legendary, with the house being the centre of many gatherings. Various of Joseph and Christina's children lived at 56. The family association continued with the house until it was sold until 1999.¹¹ The Reid Family lived opposite at 89 Carroll Street, building the house in 1915 and occupying it until 1986.¹²

⁷ Otago Daily Times 22 June 1907 Page 6

⁸ For example, *Evening Star*, 23 March 1897 Page 1; *Evening Star* 22 January 1894 Page 2

⁹ Alan McDonald (compiler), *Lebanon's Children: A Pictorial History of the Otago/Southland Lebanese Community*, Cedars of Lebanon Club, Dunedin, 2004, pp.6-8.

¹⁰ *Evening Star* 5 November 1925 Page 5

¹¹ <https://www.cedarsoflebanon.org.nz/family-histories/hannah-family> accessed 20 December 2023.

¹² Record of Title: OT270/127



Joseph and Christina Hanna with their children
Back Row: Paul, Queenie, Ike, Victoria
Middle Row: Jamelia, Joseph, John, Christina, Vera
Front Row: Rose, Marie, Madeline

James Farquharson (d.1950)

James Farquharson was an accountant and active in the church and philanthropic concerns. James had been a clerk the Shaw Savill Company, before becoming an accountant with the National Mortgage and Agency Company. He worked for that company as manager and inspector in Dunedin and Invercargill.¹³ Farquharson and his wife Joan (nee Nimmo; they married in 1902) lived in the house until 1919.¹⁴ Farquharson was a member of the St Andrew's (on the corner of Melville and Carroll Streets) congregation for 46 years. He was a Bible class leader, a member of the Foreign Missions Committee, and a member of the session of the Dunedin Chinese Church (next door to 56 Carroll Street). He was also involved in the Deaconess College in Alva Street. He was active in the National Council of Churches and was for many years the chair of the Mayor's Relief Fund Committee.¹⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. The former Hanna residence, at 56 Carroll Street, has historic significance for its association with both James Farquharson, a prominent elder associated with the nearby St Andrew's Presbyterian Church for whom the house was built, and more notably for its long association with the Hanna family from 1926 until 1999. The Hanna family were notable in the local Lebanese community and their association with the dwelling recalls the significance of the Lebanese community in Walker Street (now Carroll Street) and also to the settlement of Lebanese migrants in Dunedin.

¹³ *Evening Star* 4 April 1902 Page 4; *Otago Daily Times* 22 April 1950 Page 8

¹⁴ Marriage Registration Number 1902/6167.

¹⁵ *Otago Daily Times* 26 April 1950 Page 2

SPIRITUAL/CULTURAL

The dwelling was the longstanding home of the Hanna family, a notable Lebanese family, in a location where the Lebanese community settled in Dunedin. The dwelling has association with the Lebanese community, but does not explicitly demonstrate sufficient cultural significance, within this criterion. This assessment may be informed by further research.

DESIGN

The dwelling is of historic interest within this criterion. The 1904 house is a representative example of a builder-designed Edwardian townhouse. Two stories and substantially built in brick with contrasting facings, the house is built to the street and has a strong street presence.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Evening Star, 23 March 1897 Page 1; 22 January 1894 Page 2; 4 April 1902 Page 4; 5 November 1925 Page 5

Alan McDonald (compiler), *Lebanon's Children: A Pictorial History of the Otago/Southland Lebanese Community*, Cedars of Lebanon Club, Dunedin, 2004, pp.6-8.

Otago Daily Times, 22 June 1907 Page 6; 22 April 1950 Page 8

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Date Assessment Completed	9 February 2024	Author	HB
Date Peer Reviewed	9 August 2024	Reviewer	MM
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