

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: STAFFORD TERRACES



Google Streetview, accessed 7 December 2022

PROPERTY INFORMATION

Current 2GP CCB Reference No:

***Temporary 2GP Scheduled Heritage
Building Reference No:***

816 Cumberland Street (existing CC198) - *Proposed BX102i*
 818 Cumberland Street (existing CC197) - *Proposed BX102ii*
 60 Dundas Street (existing CC199) - *Proposed BX102viii*
 582 Castle Street (Not identified in 2GP) - *Proposed BX102iii*
 583 Castle Street (existing CC202) - *Proposed BX102iv*
 584 Castle Street (Not identified in 2GP) - *Proposed BX102v*
 585 Castle Street (existing CC201) - *Proposed BX102vi*
 587 Castle Street (existing CC200) - *Proposed BX102vii*



DUNEDIN | kaunihera
CITY COUNCIL | a-rohe o
Ōtepoti

	<i>Note: these proposed scheduled heritage buildings are associated with the following scheduled heritage buildings:</i> 62 Dundas Street (existing B066) - No change proposed 64 Dundas Street (existing B067) - No change proposed 66 Dundas Street (existing B068) - No change proposed 68 Dundas Street (existing B069) - No change proposed 70 Dundas Street (existing B071) - No change proposed 72 Dundas Street (existing B072) - No change proposed 74 Dundas Street (existing B073) - No change proposed 76 Dundas Street (existing B074) - No change proposed 78 Dundas Street (existing B075) - No change proposed 80 Dundas Street (existing B076) - No change proposed 82 Dundas Street (existing B077) - No change proposed 84 Dundas Street (existing B078) - No change proposed 86 Dundas Street (existing B079) - No change proposed 88 Dundas Street (existing B080) - No change proposed 90 Dundas Street (existing B082) - No change proposed 92 Dundas Street (existing B084) - No change proposed 94 Dundas Street (existing B086) - No change proposed 96 Dundas Street (existing B087) - No change proposed 98 Dundas Street (existing B089) - No change proposed 100 Dundas Street (existing B090) - No change proposed 102 Dundas Street (existing B091) - No change proposed 104 Dundas Street (existing B092) - No change proposed
Addresses:	60-88 Dundas Street 90-104 Dundas Street 816-818 Cumberland Street 582-584 Castle Street
Other Building Name	Dundas Street Terraces
Located within a Heritage Precinct:	Dundas Street - Castle Street Residential Heritage Precinct
HNZPT List Reference & Description:	62-86 Dundas Street are listed with Heritage New Zealand
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: These buildings meet one or more of the significance criteria from Policy 2.4.2.1.b and are recommended for inclusion in Appendix A1.1 of the 2GP. This assessment recommends that character contributing buildings CC197, C198, CC199, CC200, CC201, and CC202 are changed to scheduled heritage buildings. This assessment also recommends that 582 and 584 Castle Street, currently neither character contributing buildings nor scheduled buildings, become scheduled heritage buildings. Scheduling these buildings would make the protection consistent for the all the terraces built by Millington in 1881-82.	

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	816 Cumberland Street – Façade to Cumberland Street 818 Cumberland Street – Façade to Cumberland Street 60 Dundas Street – Façade to Dundas Street 582 Castle Street – Façade to Castle Street 583 Castle Street – Façade to Castle Street 584 Castle Street – Façade to Castle Street 585 Castle Street – Façade to Castle Street 587 Castle Street – Façade to Castle Street
	External/ancillary elements	
	Internal elements and/or rooms	
	Excluded elements	

STATEMENT OF SIGNIFICANCE

Stafford Terrace has historical and design significance as a Victorian terrace built to working class housing. Historically, the Terrace represents the dense development typical of Dunedin's period of rapid growth in the years following the goldrushes. Built by contractor and developer Jesse Millington in 1881-82, Stafford Terrace has design significance as an example of working-class terrace housing.

These terraces are comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Utilitarian working class Victorian terraced houses
Era/Date of Construction	1881-82
Architect/Designer/Builder	Jesse Millington (contractor and developer)
Historic Use & Cultural Associations	Terraced housing and corner shops
Primary Construction Materials	Masonry, slate, timber, corrugated metal roofing (replacing slate), some aluminium joinery
Notable Architectural Characteristics	Typical Terrace form and detailing

Previous site development

Heritage New Zealand's list entry for Stafford Terrace records that the land on which the Terrace Houses were built was first granted to John Hyde Harris in September 1860. Not quite a year later, Aucklanders Henry Tancred bought the property. He sold it to James and Charles Allen for £1,800 in May 1878, with the price suggesting there may have already been some buildings on the section. In 1881, the property was leased to South Dunedin man Jesse Millington, at an annual rent of £120, for a period of 25 years. Millington took out a mortgage with the New Zealand Mortgage and Investment Association in 1881 for some £3,000.

Design and construction

Newspaper advertisements indicate that the Stafford Terrace was built by Jesse Millington. Building was underway by September 1881 when Millington advertises to carters for the removal of 1,500 yards of soil and clay at Dundas Street. At the same time Millington also invites tenders from brickmakers for making and burning 150,000 bricks. Interested brickmakers were to apply to Millington at Dundas Street. In November 1881, Millington invites tenders for painting terrace houses on Dundas and Cumberland Streets.

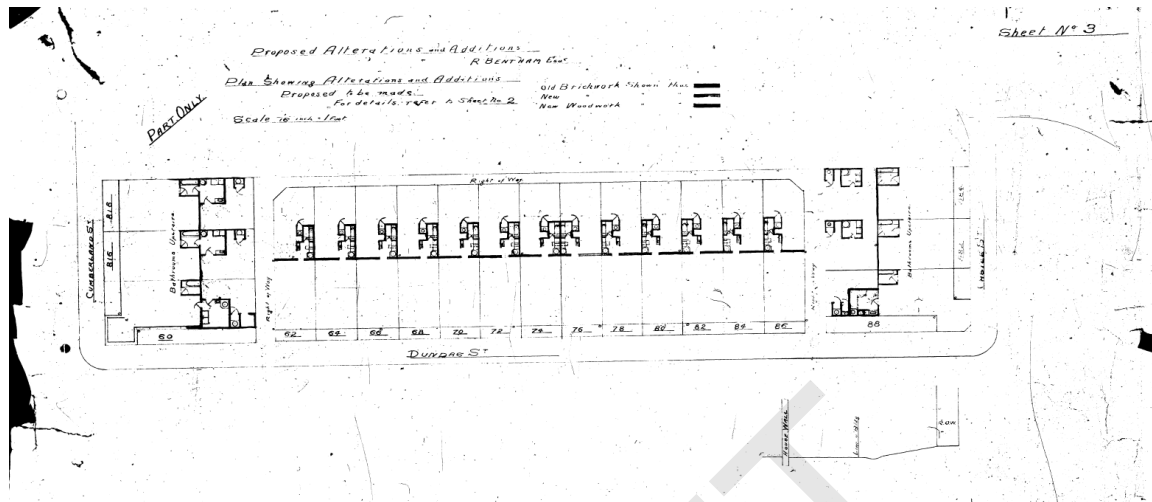
The two-storey brick terraces are built in five two-storey blocks. Three blocks are oriented to the each of the three street corners. Two of the corner blocks each included a shop. There are nineteen terraced houses (including the shops) on the block between Cumberland and Castle Streets. There are a further four in the corner block on the northeast corner of Castle Street and Dundas Streets, and a further seven on Dundas Street between Dundas and Leith Streets. All appear to have been built at the same time by Millington.

The main central block of 13 terrace houses is arranged symmetrically around the central terraced house which has a 'Dutch gabled' flush dormer. Decorative detail (for the unplastered terraces) is provided by the plastered lintels above the windows. The typical arrangement of each terrace house is a single door and window on the ground floor, with two windows on the first floor.

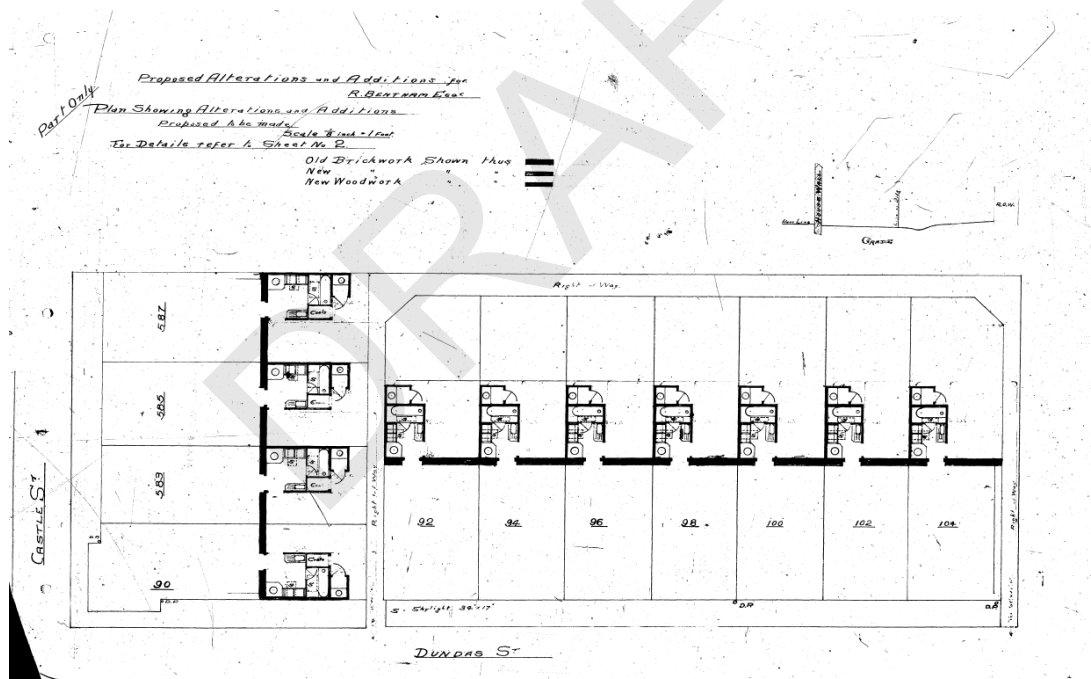
Later history and development

The first tenants were apparently from the lower middle class and the working class. Among the early tenants were painters, bootmakers, carpenters, butchers, bakers, and a storeman.

In 1887, the lease was vested in the New Zealand Mortgage and Investment Association. The property was sold to retired mercer Robinson Bentham in 1911. In 1912, bathrooms, outhouses, and laundries were added to the rear elevations of the terraces.



1912 Additions (DCC Plans)



1912 Additions (DCC Plans)

In 1925 the property was subdivided into lots (Deeds Plans 402 and 403), and the following year, the terrace houses were sold on individual titles.

The main alterations have been the plastering/painting of some of the terraces, the replacement of some of the slate roofs with corrugated metal, the capping or removal of some chimneys, and the replacement of some of the timber double hung sash window joinery and front doors.

In recent years the terraced houses have been well-known rental properties, well known to students, and an important element in the townscape of the North Dunedin student area. The Dunedin Flat Names Project records that these flats have had many names over time including, The Battleship, The Brick Shithouse, The Shire, and Roaring Meg,¹ and the 'Coronation Street Houses.'

Notable people/Themes

Terrace Housing

'Built in Dunedin', writing about the Silverwood Terraces on Albany Street, notes 'terraces were not typical of New Zealand housing, but they were relatively numerous in the urbanised environment of central Dunedin. More than twenty historic examples stand in the city today. The earliest dates from the 1870s and the latest from about 1914, by which time public transport and private cars were providing easier access to the suburbs, and blocks of flats were beginning to find favour. Usually built as investment properties or speculative builds, the grandest terraces were handsomely finished for a market that included working professionals and the genteel. At the other end of the spectrum were rough wooden tenements rented to the poor.'²

Jesse Millington

Jesse Millington (1849-1931) was an English-born contractor and bricklayer. A brief genealogical search indicates that Jesse and his siblings arrived in Otago aboard the City of Dunedin in 1871. Siblings Samuel, Simon, and Jesse all worked as contractors. While not a well-known individual, Millington's projects are significant and provide an insight into the work of a builder/developer in 1880s.

Millington was active in the 1870s and 1880s. Living in Forbury/South Dunedin himself, he appears to have done a lot of speculative building of small brick dwellings in some of the poorer areas of South Dunedin. Jesse worked on several significant Dunedin buildings. He was the contractor for the Chapman Terraces (1882) on Stuart Street, designed by architect David Ross. He was also the contractor in significant projects such as John Hislop's 1881 Exchange Court on Princes Street, designed by Hislop and Terry. He was also the contractor for Kincaid and McQueen's Vulcan Foundry and Offices on Great King Street, designed by architect T B Cameron.

Millington (and his brothers in a separate partnership) experienced financial difficulties during towards the end of this building project and was subject to bankruptcy proceedings. When his estate was sold following the bankruptcy, it included Stafford Terrace, brick shops and cottages, eight two-storey brick houses, weatherboard houses, his own brick residence, and several brick cottages. All but Stafford Terrace were in South Dunedin. Most were in Maria Street (no longer extant), recognized as one of the deprived areas of the city at that time.

Genealogical records indicate Millington left New Zealand, settling in Western Australia.

¹ <https://www.facebook.com/photo/?fbid=2145465975499069&set=a.2145465922165741>

² [Terraces | Built in Dunedin](#), accessed 8 December 2022.; [Scarfies choosing posh flats over grotty digs | Stuff.co.nz](#)

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The terrace demonstrates heritage values within this criterion.

The Stafford Terraces have historical significance representing dense city development in the nineteenth century reflecting what Michael Findlay describes as ‘Dunedin’s limited expensive inner-city land.’ Findlay writes that terraced housing was built on a scale not seen in other New Zealand cities. Stafford Terrace is an example of working-class housing from this period. Stafford Terrace was built by contractor and bricklayer Jesse Millington whose projects provide insight into the work of a nineteenth century contractor. As long-term student rentals these ‘Coronation Street Flats’ have social significance for generations of students.

SPIRITUAL/CULTURAL

The terrace does not demonstrate heritage values within this criterion.

DESIGN

The terrace demonstrates heritage values within this criterion.

Stafford Terrace has design significance as an 1880s Victorian terrace. Terrace housing was a building form represented in nineteenth century Dunedin where high land prices and rapid population growth led to terraced housing as an architectural response. Stafford Terrace is a notable example of utilitarian terrace built for working class housing. Its scale, materials, and form give it aesthetic and architectural significance.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

See appended information

[Search the List | Dundas Street Terrace Houses | Heritage New Zealand](#) (List No 3189)

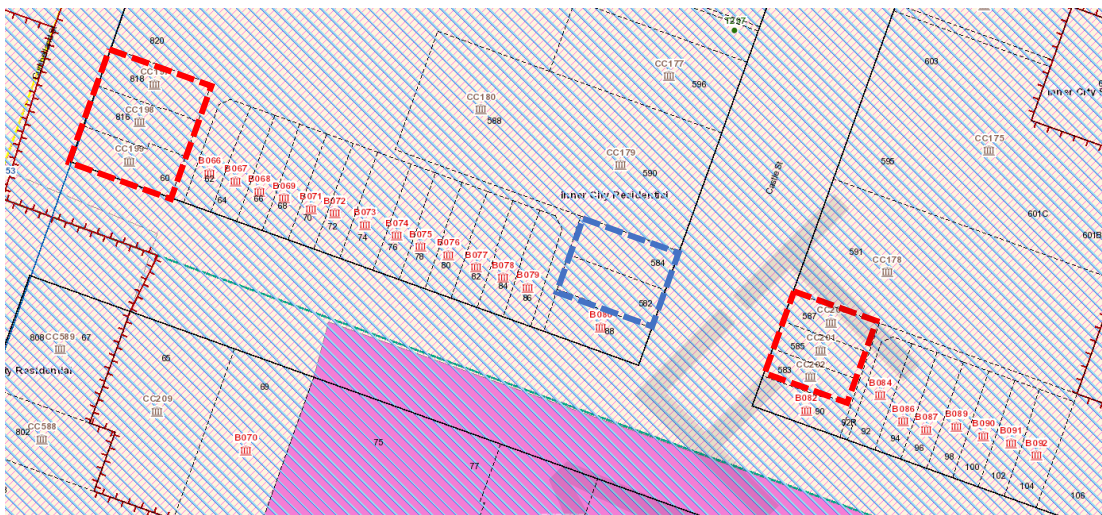
<https://builtindunedin.com/tag/jesse-millington/>

Dunedin Thematic Study, [Microsoft Word - THEME 10.doc \(dunedin.govt.nz\)](#)

Otago Land District – Deeds Indexes (Archives New Zealand). Copies of index entries appended

Date Initial Assessment Completed	11 July 2024	Author	HB
Date Peer Reviewed	19 July 2024	Reviewer	MM
Date Confirmed Complete	19 July 2024		
Date Revised	5 September 2024. Update proposed schedule numbering.		

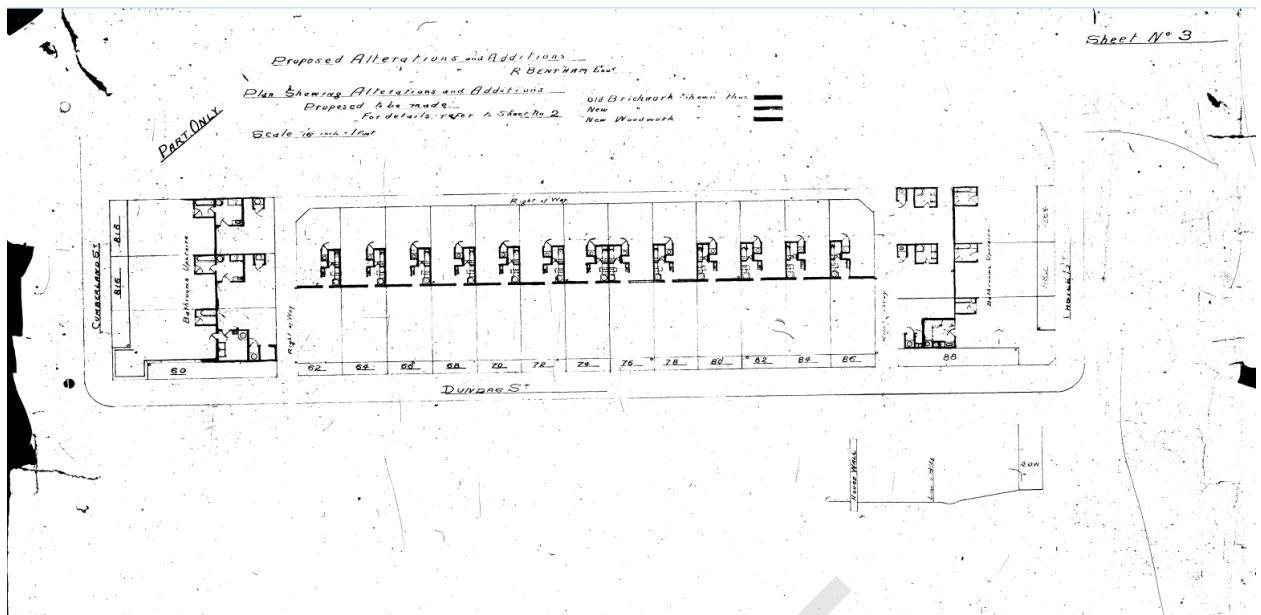
APPENDIX



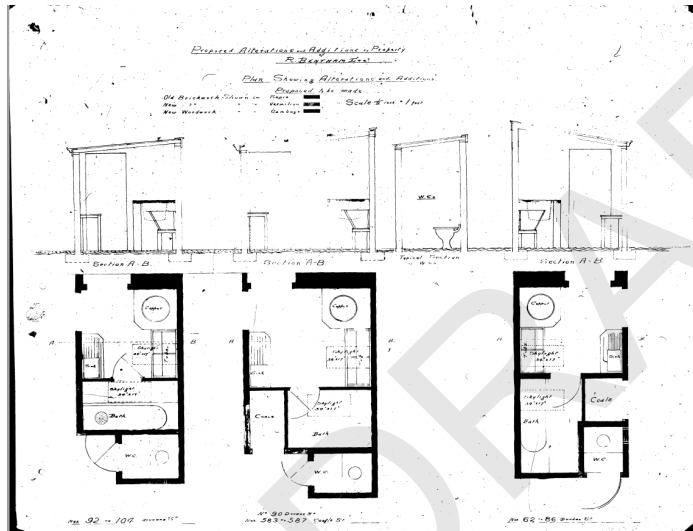
Existing District Plan listings. This assessment recommends that character contributing buildings CC197, C198, CC199, CC200, CC201, and CC202 become scheduled heritage buildings (outlined in red). This assessment also recommends that 582 and 584 Castle Street (outlined in blue), currently neither character contributing buildings nor scheduled buildings, become scheduled heritage buildings. Scheduling these buildings would make the protection consistent for the all the terraces built by Millington in 1881-82.



View of the rear of the terraces (cropped from undated image, Toitū Collection 60_62-1)



Additions and alterations in 1912 (DCC Pataka)



Additions and alterations in 1912 (DCC Pataka)



JEKLambourne Surveyor October 1925
Scale - 30 links to an inch

In the Matter of The Municipal
Corporation of New York

James Butler of Dundee in Kings New Zealand
and Agent deservently and honestly declares
That these known sections 27-41 Block XXXX
Dundee for some twelve years

2. That to my knowledge the allotments or parcels of
land shown on this plan of subdivision said sections
have been physically divided and separately fenced
and occupied during that period.

and I make this solemn declaration conscientiously
believing the same to be true and by virtue of The
Justices of the Peace Act 1903.

Declared at Dundee by the
said James Butler this 16th }
day of March 1906 Before me } James Butler
J.P. }
3.

4, Solicitor of the Supreme Court of New Zealand.

Received for deposit at 3
o'clock on the 17th day of
March 1926
Antibiotic margin
H. J. ... of ...

[illegible]

The Common-Sense of the People
Conspicuous and Original of the
City of London was presented
approved by the President of

L. J. Langford, Esq., Secy.

L. H. Wainwright, Esq.

CITY OF DUNEDIN

D. J. Boyd
by his Attorney
Duncan Thompson

402

10

Land Transfer Information

Map B		Block XXX	Section 1	
14791 20.30 on 24 March 1864	Conveyance	23 March 1864	9. 965	Howie to Allen
14791 20.30 on 3 May 1867	Crown grant	30 September 1867	20. 387	Queen to Howie
14791 20.30 on 21 June 1867	Office Copy M.L.	12 January 1867	20. 463	James Allen
14791 20.30 on 1 April 1869	Appt of trustee	23 May 1868	25. 368	In & Mill of Ramsdell
14791 20.30 on 6 Dec 1880	Deed of partition	26 October 1880	74. 60	Allen and Allen
14791 20.30 on 26 May 1882	Lease	31 March 1882	77. 564	Allen to Millington
14791 20.30 on 26 May 1882	Appt of trustee	11 May 1882	77. 119	Millington to Imp. B. & Co.
14791 20.30 on 13 May 1881	Assignment	30 April 1891	77. 434	Imp. B. & Co. to Goldsmith
14791 20.30 on 25 May 1893	Assignment	23 May 1893	101. 301	Goldsmith to Gilmore
100113. 3.20. 23 May 1911	Lease	6 March 1911	155. 274	Allen to Gilmore
100115. 3.20. 23 May 1911	Assignment	7 March 1911	155. 279	Gilmore to Becham
100116. 3.20. 23 May 1911	Assignment	7 March 1911	155. 285	Becham to Mill
13200. 3. 7 April 1924	Conveyance	21 March 1924	220. 161	Allen to Becham
13201. 3. 7 April 1924	Conveyance	21 March 1924	220. 162	Becham to Burton
13202. 3. 7 April 1924	Conveyance	21 March 1924	220. 163	Burton to Burton
13203. 3. 7 April 1924	Conveyance	21 March 1924	220. 164	Burton to Burton

Deeds Index C822 (Archives New Zealand)

Map B		Block XXX	Section 1	Continued from Page 822
136429 245 30 June 1925	Bygate	30 January 1925	228. 485	Brown dec.
136425 324 17 March 1926	Reest	17 February 1926	232. 575	Burton dec.
136426 324 17 March 1926	Conveyance	19 February 1926	234. 345	Burton to Boyd
141616 324 16 Dec 1926	Conveyance	4 Dec 1926	242. 209	C 833 Boyd to O'Connell
141750 240 23 Dec 1926	Conveyance	4 Dec 1926	243. 170	C 834 Boyd to O'Connell
141757 240 23 Dec 1926	Conveyance	24 Dec 1926	243. 177	C 834 Boyd to O'Connell
142415 245 1 April 1927	Conveyance	8 Dec 1926	244. 476	C 842 Boyd to O'Connell
142416 245 1 April 1927	Conveyance	23 Dec 1926	245. 494	C 833 Boyd to O'Connell
142417 245 1 April 1927	Conveyance	1 May 1928	251. 248	Boyd to O'Connell
142418 245 1 April 1927	Conveyance	15 May 1928	250. 456	Boyd to O'Connell
142419 245 1 April 1927	Conveyance	1 May 1929	259. 13	Boyd to O'Connell
142420 245 1 April 1927	Conveyance	24 Dec 1929	263. 467	Boyd to O'Connell
142421 245 1 April 1927	Conveyance	25 Nov 1929	264. 87	C 831 Boyd to O'Connell
142422 245 1 April 1927	Conveyance	15 Nov 1929	264. 39	C 831 Boyd to O'Connell
142423 245 1 April 1927	Conveyance	15 Nov 1929	264. 40	C 831 Boyd to O'Connell
142424 245 1 April 1927	Conveyance	15 Nov 1929	264. 41	C 832 Boyd to O'Connell
142425 245 1 April 1927	Conveyance	15 Nov 1929	264. 42	C 832 Boyd to O'Connell

Deeds Index C821 (Archives New Zealand)

Town of Dunedin Block 33 sects. 44, 60				1130
Brought from C fol. 788, 794.				
101512	20. 25 May 1878	Assignment	Goldsmith to Gilencour	23 May 1878 101 301
101510	10. 15. 18. 1877	Receipt	Sherrif	9 mch 1877 104 566
101511	10. 15. 18. 1877	Mortgage	Allen Brown	9 mch 1877 104 566
86807	3. 5 Oct 1904	Receipt	Brown	7 Sept 1904 129 113
86808	3. 5 Oct 1904	Mortgage	Allen to Brown	19 Sept 1904 139 113
93667	12. 14. March 1908	Receipt	Brown	9 Sept 1904 142 286
100164	3. 20. 22. 1906 1911	Case	Allen to Gilencour	6 Nov 1911 155 279
100165	3. 20. 22. 1906 1911	Assignment	Gilencour to Brown	7 Nov 1911 155 279
100166	3. 20. 22. 1906 1911	Mortgage	Brown to Allen	7 Nov 1911 156 235
106989	10. 20. 7. March 19	Conveyance	Allen to Allen	2 July 1912 170 50
107158	10. 20. 7. March 19	Mortgage	Allen to James Executors	2 July 1912 170 50
107159	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107160	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107161	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107162	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107163	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107164	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107165	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107166	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107167	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107168	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107169	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107170	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107171	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107172	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107173	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107174	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107175	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107176	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107177	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107178	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107179	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107180	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107181	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107182	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107183	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107184	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107185	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107186	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107187	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107188	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107189	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107190	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107191	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107192	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107193	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107194	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107195	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107196	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107197	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107198	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107199	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50
107200	10. 20. 7. March 19	Conveyance	Allen to James Executors	2 July 1912 170 50

Deeds Index S1130 (Archives New Zealand)

Section No 41			
355 th 11 a.m. 5 February 1862	Receivment	7 September 1860	4400. 543
360 th 11 a.m. 5 February 1862	Receivment	26 April 1861	4400. 543
45211 12. 15 on 18 May 1878	Conveyance	3 May 1878	61. 585
52790 12. 50 on 27 Sept 1881	Lease	7. Sept 1881	74. 549
53422 30 on 11 Jan 1882	Mortgage	31 December 1881	75. 567
62209 10. 45 on 1 June 1887	Assignment	31 May 1887	58. 750
62588 2. 25 on 21 Sept 1887	Testing Order	2 September 1887	92. 316
64045 11. 30 on 15 Nov 1888	Probate	9 May 1888	90. 579
64046 11. 30 on 15 Nov 1888	Remuneration	5 March 1888	90. 562
66379 2. 30 on 20 Oct 1890	Conveyance	23 May 1890	95. 563
66380 2. 30 on 20 Oct 1890	Conveyance	12 June 1890	95. 577
66404 11. 30 on 30 Sept 1890	Mortgage	29 Sept 1890	96. 179
68026 12. 35 10 mch 1892	Mortgage	9 March 1892	98. 284
Carried to Book S fol 1130			

Deeds Index C788 (Archives New Zealand)

Section No 60			
355 th 11 a.m. 5 February 1862	Receivment	7 September 1860	4400. 543
360 th 11 a.m. 5 February 1862	Receivment	26 April 1861	4400. 543
45211 12. 15 on 18 May 1878	Conveyance	3 May 1878	61. 585
52790 12. 50 on 27 Sept 1881	Lease	7. Sept 1881	74. 549
53422 30 on 11 Jan 1882	Mortgage	31 December 1881	75. 567
62209 10. 45 on 1 June 1887	Assignment	31 May 1887	58. 750
62588 2. 25 on 21 Sept 1887	Testing Order	2 September 1887	92. 316
64045 11. 30 on 15 Nov 1888	Probate	9 May 1888	90. 579
64046 11. 30 on 15 Nov 1888	Remuneration	5 March 1888	90. 562
66379 2. 30 on 20 Oct 1890	Conveyance	23 May 1890	95. 563
66380 2. 30 on 20 Oct 1890	Conveyance	12 June 1890	95. 577
66404 11. 30 on 30 Sept 1890	Mortgage	29 Sept 1890	96. 179
68026 12. 35 10 mch 1892	Mortgage	9 March 1892	98. 284
Carried to Book S fol 1130			

Deeds Index C794 (Archives New Zealand)

Page 2 Advertisements Column 2 Evening Star 2 September 1881

TO CARTERS AND OTHERS, — 1,500 yards of Soil and Clay for Removal. Apply J. Millington, Dundas street.

Page 2 Advertisements Column 1 Evening Star 6 September 1881

TO CARTERS AND OTHERS, — 1,000 yards of Soil and Clay for Removal. Apply J. Millington, Dundas street.

Page 2 Advertisements Column 2 Evening Star 6 September 1881

TO LET, near Hunter's Hotel, four-roomed Brick House, rent 10s; Three-roomed, 7s. Apply J. Millington, South Dunedin.

Page 2 Advertisements Column 1 Evening Star 6 September 1881

FOR SALE, quiet Cow and Calf. Apply J. Millington, South Dunedin.

Page 2 Advertisements Column 1 Evening Star 6 September 1881

TO BRICKMAKERS, — Wanted, Tenders for Making and Burning 150,000 Bricks. Apply J. Millington, Dundas street.

Page 2 Advertisements Column 1 Evening Star 7 September 1881

TO BRICKMAKERS, — Wanted, Tenders for Making and Burning 150,000 Bricks. Apply J. Millington, Dundas street.

able terms. Apply O. Christian and Co., mill makers, Stafford and Hope streets.

TO PAINTERS — Wanted Tenders until Tuesday, the 24th inst., for Painting Terrace of Houses in Dundas and Cumberland streets. Apply to J. Millington, on the works.

TO LET, near Hunter's Hotel, Four-roomed Brick House, rent 10s; Three-roomed, 7s.

rs > Evening Star > 23 November 1881 > Page 2 >

Newspapers > Evening Star > 4 August 1902 > Page 4 > 1

result

Text

Research info

LATE COMMERCIAL.

Messrs Park, Reynolds, and Co., instructed by Mr James Allen, M.H.R., offered at auction to-day, in pursuance of the covenant for renewal contained in the lease from Messrs J. and G. Allen to Mr Jere **Millington**, a renewable lease for twenty-one years, from 1st September, 1902, at an upset yearly rent of £80, and subject to the payment by the incoming tenant to the outgoing tenant of the sum of £5,205 for valuation of the buildings now on the property in **Dundas street**, with frontages also to **Cumberland street** and **Castle street**, being sections numbered 41 and 60, block 33, with the buildings and erections thereon and the appurtenances. The buildings consist of a terrace of nineteen brick dwelling-houses, bringing in at the present time a gross weekly rent of £10 14s. Mr J. Gilmour, the present tenant, bought in at the upset.

LATE EVENING

Using Th

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with costs, —AT MR STOUT'S request the Bench agreed to state a case.

VIOLATION OF THE BUILDING REGULATIONS. — **James Millington** was charged with having committed a breach of the building regulations by proceeding with the erection of a building in **Dundas street** without first having got his plans passed. Mr Stout appeared for the defendant, and said that as the plan had been passed by the Works Committee and by Mr Mirams, he thought that the case might be withdrawn. —Mr Mirams explained that the Council desired to press the case in order that it might act as a warning to others. —Bennett Lawry, inspector of nuisances, stated that he visited the building being erected by defendant's employees in **Dundas street**, and found that it was being erected without the plans having been passed. He produced a stamped copy of the bye-laws. —S. H. Mirams stated that the defendant applied for permission to pass some plans, but he refused, as they were not in accordance with the regulations. To-day the plans were passed after having been amended. —Mr Stout submitted that the seal of the Corporation had not proved to be on the copy produced, and that bye-law No. 2 was defective in its drawing up. —The Bench, after hearing Mr Stout's argument, said that they were of opinion that his objections were not tenable. If he thought they were he should take steps to get them tested. The defendant had committed an offence which deserved to be dealt with very severely. If it was to be understood that builders could defy the Council on the chance of being only found out occasionally, the majority of builders would set the Council at defiance, and that the Bench were determined to set their faces against. Defendant would be fined in the highest penalty allowable — namely, £5. —Mr Stout asked their Worshipships to state a case, which was agreed to. —Mr Fish strongly commented on what he designated the remissness of the Council in not being represented by legal counsel.

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Text  Research info 

CITY IMPROVEMENTS

The houses recently built by Mr Robert Chapman in Stuart street, for occupation by tenants, are of a very superior class, both as regards design and convenience. The block comprises three houses, each of which contains 10 rooms, exclusive of bathroom, storeroom, pantry, &c. Two flats are above the street-line, and two below. All the rooms are fitted up with gasaliers and electric bells of an improved type. The buildings are an ornament to the upper portion of Stuart street, for they are nicely designed, and considerable expense has been devoted to external as well as internal finish. Mr David Ross is the architect, and the contract was carried out by Mr Jesse Millington.

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Mr John Hislop's New Buildings.

The new buildings in Princess street, known as Hislop's Exchange Court, which have been in course of erection during the past 12 months, have just been completed. The design is of a very superior character, both as regards beauty of outline and economy of space, and the buildings are of most substantial construction. The basement is 165 feet in length by 33 feet in width, and encloses a well-drained cellar, to which a means of access is provided from Rattray-street by a right-of-way passing through. From the cellar rise massive brick arches, along which the ground floor is carried right through. The front wall of the building is elevated to a height of about 30 feet to the parapet above the street-line, and is in keeping with the rest of the buildings, for which Messrs Hislop and Terry are the architects, and Mr Millington the contractor, and the structure doubtless ranks amongst the best in Dunedin.

an architect's shop.

The arrangements in connection with the

Mr John

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challenge.

Messrs Kincaid and McQueen, of the Vulcan Foundry, have commenced the erection of new offices in Great King street. The building is of brick, and is 47 feet in length by 30 feet in width. Owing to the swampy nature of the ground, the concrete foundations will be of a very expensive character, and it has been necessary to excavate to a depth of 10 feet in order to get a suitable basis. The building is of brick, and is subdivided into public and private offices, and draughtsman's and delivery rooms,

all of which will be commodious and comfortably fitted up. The front of the building is in the Italian style of architecture, and will present a very handsome appearance. Mr T. B. Cameron is the architect, and Mr J. Millington the contractor.

plans were drawn by Mr J. Millington, and work will be out of hand in about three weeks.

NEW HOTEL IN CUMBERLAND STREET.

A new and commodious building, the property of Mr R. G. Harris, is now approaching completion at the corner of St. Andrew and Cumberland streets, next door to his private residence. Mr Harris intends to apply for a license for the building at the March meeting, and, if the support of the neighbourhood is of any avail, will decidedly be successful. A hotel is felt as a positive want in the vicinity. The building is a two-storey one, has a frontage to Cumberland street of 50ft, and to St. Andrew street of 38ft. On the ground floor there are five rooms: the bar, 14ft by 14ft, opening on the corner (with a cellar underneath); the dining-room, 25ft by 15ft, fronting Cumberland street; the kitchen, a private sitting-room, and bar parlour. The private entrance is by passage from Cumberland street, from which a staircase leads to the first floor, having a coloured glass window opposite the landing. Upstairs there are three well-lighted, lofty sitting-rooms, 15ft by 14ft each, fitted with register grates, &c. Eleven bedrooms and a bathroom comprise the remainder of the first floor. Downstairs the rooms will be dado lined, as will the passages on the first floor; the other rooms will be lath and plaster. Gas and water will be laid on over the whole building, and it is Mr Harris' intention to fit it up in every way in the most complete manner. In connection with the hotel there is a roomy six-stalled stable, between which and the main building there is a covered archway, giving access to the private yard. Mr Harris has also a commodious private residence, which if need be can be utilised for accommodation purposes. The front of the whole of the new building will be cemented, and when finished it promises to be a comfortable and neat erection. It is being constructed from plans by Mr James Armstrong, by Mr Millington (bricklayer), and Mr Wright (carpenter), and is expected to be completed in a fortnight or three weeks.

NEW PRODUCE STORE IN GREAT KING STREET.
Opposite the Hospital a fine substantial

Beckingsale, 81 George street.

WANTED, 4 or 5 good Laborers to work with bricklayer; not bound to be accustomed to carrying the hod; long job; wages, 8s and 9s. Apply **J. Millington**, building, Dundas street, 8 o'clock to-morrow morning; or this evening at South Dunedin.

WANTED, light Pony Carriage in good condition. Address Box 167.

ers > Evening Star > 3 May 1882 > Page 3 > T

for six months in his own recognisance of L10.

INFRINGEMENT OF THE BUILDING REGULATIONS.—**Jesse Millington** was charged with committing a breach of section 15, bye-law 13. Mr Smith appeared on behalf of the Corporation; and Mr Stout for the defendant.—The alleged offence consisted in a party-wall being erected between two houses built of brick in Cumberland and Dundas streets, such party wall being finished with a gable end, not carried up, and remaining at least 8½ in thick and 15 in above the roof of the said houses, measured at right angles to the back of the rafter.—After hearing evidence and argument, His Worship reserved his decision.

ers > Evening Star > 2 February 1882 > Page 2 > T

Bench did not think it applied under the circumstances.

BUILDING REGULATIONS.—Mr Carew delivered judgment in the case of the City Corporation v. **Jesse Millington**, heard last week. His Worship considered that the defendant came under the operation of the bye-law. It had been shown that he had erected certain houses, the parti-walls of which (finished as gables) had not been carried up 18 inches above the roof, as required by the bye-law. As regarded the question of whether or no the bye-law was valid, the objection was that it could not be made under section 3 of the Act, and subsection 5 did not give such power. His Worship, however, thought that prevention of fire was one of the intentions, and must be taken into consideration. A heavy penalty was not called for, as the defendant seemed to have acted as he considered he had a right to do. He would be fined 20s.

ers > Otago Daily Times > 10 February 1882 > Page 4 > Tl

IN BANKRUPTCY.

No. 124

THIS IS TO NOTIFY that a Deed of Arrangement under the provisions of "The Debtors' and Creditors' Act, 1876," and the Amendments thereof, made between **JESSE MILLINGTON**, of South Dunedin, in the Colony of New Zealand, contractor, of the first part; **WILLIAM HENDERSON**, of Dunedin, aforesaid, manager, **ABRAHAM JOHN STARKIE GIBBS**, of Dunedin, aforesaid, timber merchant, and **GEORGE THOMAS CLARKE**, of Dunedin, aforesaid, auctioneer, of the second part; and all and singular the **CREDITORS** of the said **Jesse Millington** of the third part, was this day filed in the Supreme Court Office at Dunedin. A Meeting of Creditors for the purpose of assenting to the said Deed will be held at the Supreme Court-house, Dunedin, on Wednesday, the twentieth day of September next, at ten o'clock in the forenoon.

Dated the fifth day of September, 1882.

ARTHUR D. HARVEY,
Deputy-Registrar.
SIRWRIGHT, STOUT, AND CO.,
Solicitors.

MEETINGS

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BANKRUPTCY ROLL
Mortgage, Debt Statement
Fiscal Officers.—Patrick Shadon, John Lake Cook, and Isaac Richard Carter, auctioneers of Dunedin.
Debt.—**ESTATE**.—Stout and Samuel Millington, declarations of complete suspension of debt; John Richard Hunter and George William Hunt, same; **Jesse Millington**, same.
THE WIFE BENEFIT AT PRINCESS THIRTY
to the **CLIFF**
St.—The good and pleasant feeling gene...

BANKRUPT
OTAGO DAILY TIMES
PAGE 2
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reasonable terms. The owner has determined to sell at a Great Sacrifice.

G. T. CLARKE AND CO. have been favored with instructions from Mr. J. Millington (who has determined to sell the whole of his valuable property) to offer for public sale as follows:—

DUNEDIN.—Stafford Terrace, comprising 19 two-storey houses (brick), including two shops, producing an annual rental of £745, all let to good tenants. This valuable property has three frontages, viz., to Dundas, Castle, and Cumberland streets. The land is leasehold, with 20 years to run, at a moderate rent, with full valuation. To a gentleman of means this is a capital investment.

SOUTH DUNEDIN.—Half of Section VII. (½ acre), with frontages to the Main street and Maria road, together with all the buildings thereon, including two two-storey brick shops (occupied by Messrs. Lennon and Peries), four-roomed cottage, and large workshop. This property is freehold, and brings in an annual rental of £185. This amount will soon double itself, as shops in this street will be as valuable as those in George street.

SOUTH DUNEDIN.—Maria street—four two-storey brick houses, one four-roomed weatherboard house; area of land, about ½ of an acre. This property is a good letting one, and will be sold in one lot.

SOUTH DUNEDIN.—Maria street—four two-storey four-roomed houses (brick), four three-roomed two-storey houses (brick), and one three-roomed brick house. This is another good letting property, and will be sold in one lot.

SOUTH DUNEDIN.—Russell street—Mr. Millington's private house, containing six rooms and every convenience, built of brick; also four three-roomed brick cottages; area of land, about ½-acre.

SOUTH DUNEDIN.—Several brick cottages in Jones street, off Hay View road, will be sold separately to artisans and others in search of comfortable homes. The terms will be made reasonable.

Terms to suit purchasers.

N.B.—This is a *bona fide* sale, and the Auctioneers will be glad to show intending purchasers over the various properties, and give any information necessary.

G. T. CLARKE AND CO.,

Auctioneers,

Corner Maseo and High streets.

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GAZETTE IN BANKRUPTCY.

THE EVENING STAR is duly appointed Gazette for the publication of all Notices under the Bankruptcy Act.

In the Supreme Court of New Zealand, Otago and Southland District.

No. 122.

In the matter of "The Debtors and Creditors Act, 1876," and the Amendments thereof, and of a Deed of Assignment made between **SIMON MILLINGTON**, of South Dunedin, near Dunedin, in the Provincial District of Otago, New Zealand, contractor, and **SAMUEL MILLINGTON**, of South Dunedin aforesaid, contractor, of the first part; **EDMUND GIBLET ALLAN**, of Dunedin aforesaid, gentleman, and **GEORGE ALFRED CLARKE**, of Dunedin aforesaid, merchant, of the second part; and all and singular others the persons, firms, and bodies corporate who, at the date thereof, are **CREDITORS** of the said **Simon Millington** and Samuel Millington.

NOTICE IS HEREBY GIVEN that on Monday, the twenty-fifth day of September instant, at eleven o'clock in the forenoon, or as soon thereafter as counsel can be heard, an Application will be made to the Supreme Court of New Zealand at Dunedin aforesaid for an Order declaring completely executed the Deed of Assignment dated the 20th day of August last made by **Simon Millington**, of South Dunedin, near Dunedin aforesaid, contractor, and Samuel Millington, of South Dunedin aforesaid, contractor, to Edmund Giblet Allan, of Dunedin aforesaid, gentleman, and George Alfred Clarke, of Dunedin aforesaid, merchant, of all the Estate and Effects of the said **Simon Millington** and Samuel Millington expressed, to be thereby assigned for the benefit of the creditors of the said **Simon Millington** and Samuel Millington.

Dated at Dunedin aforesaid this fifteenth day of September, 1882.

ARTHUR D. HARVEY,

Deputy Registrar.

STEWART AND DENNISTON,
Solicitors, Dunedin.

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ANDREW SMITH KILBROCK SOLICITOR.

TWO LET, at corner of Cumberland and Dundas streets, close to North Dunedin Recreation Ground. Two Seven-roomed Brick Houses, newly erected; bathroom, gas, and water; rent, 25s; Shop and Six Rooms, 30s. Apply to **H. Hale, Stafford terrace**, Dundas street.

TWO LET, comfortable Two-roomed House,

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LATE ADVERTISEMENTS.

IN THE ESTATE OF MR JESSE MILLINGTON.

TENDERS for the Purchase of the several Properties in the above estate, situated in Dunedin and South Dunedin, comprising Leasehold and Freehold Land, with wood and brick buildings erected thereon, will be received by the undersigned addressed to the trustees, up to 5 p.m. of the 23rd instant.

Full particulars and conditions can be inspected at the office of Messrs G. T. Clarke and Co., auctioneers, Manse street, who will also show the various properties, and afford all information to intending tenderers.

To Capitalists, Investors, and Speculators this affords an opportunity of acquiring several valuable properties in the City, and in the rising town of South Dunedin, and we recommend the attention of the purchasers of properties to this investment.

G. T. CLARKE AND CO., Auctioneers, corner of Manse and High streets.

TOR SALE. at High street, Caversham, a High street.

SATURDAY, 14th OCTOBER,
At 2 o'clock.

At the Commercial Sale Rooms, corner of Ma and High streets.

By Order of the Mortgagees.

FREEHOLD PROPERTY
Comprising

HALF-AN-ACRE OF LAND

AND

THIRTEEN TWO-STORY BRICK HOUSES
AT

SOUTH DUNEDIN.

G. T. CLARKE AND CO. have received instructions to sell at their Rooms, on Saturday next, the 14th inst.,

Allotments 22 and 23, subdivision of part of section 31, block VII., Town District, with the improvements thereon, comprising 13 substantially built two-story brick houses in three blocks, containing four and five rooms respectively. The houses are all let to respectable tenants, and producing a yearly rental of £335.

The Auctioneers call the attention of capitalists and investors to the sale of this property, which is situated within a stone's-throw of the tramway, and within easy walking distance of the City. The property has only recently been erected by Messrs **Millington Bros.**, and is in capital order.

For further particulars apply to

THE AUCTIONEERS;

Or

MESSRS BATHGATE AND MEESON,
Solicitors, Dowling street.

SATURDAY 14th OCTOBER

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Mr John Hislop's New Buildings.

The new buildings in Prince street, known as Hislop's Exchange Court, which have been in course of erection during the past 12 months, have just been completed. The design is of a very superior character, both as regards beauty of outline and economy of space, and the buildings are of most substantial construction. The basement is 100 feet in length by 20 feet in width, and contains a well-drained cellar, to which a system of access is provided from Battery street by a right-of-way passing through. From the cellar rise massive brick arches, along which the ground floor is carried right through. The front wall of the building is elevated to a height of about 80 feet to the parapet above the street-line, and is in keeping with the rest of the buildings, for which Messrs Hislop and Terry are the architects, and Mr **Millington** the contractor, and the structure doubtless ranks amongst the best in Dunedin.

MR HISLOP'S SHOP.

THE AUCTIONEERS will sell on WEDNESDAY, 20th,

MONDAY, 4th AUGUST, 1902.

At 12.30 o'clock.

At Rooms, Manse street, Dunedin.

LEASEHOLD PROPERTY in Dundas street. **PARKER, REYNOLDS, AND CO.** are instructed by Mr James Allen, J.H.E., to offer for sale by public auction, as above, in pursuance of the covenant for renewal contained in the lease from Messrs J. and C. Allen to Mr **James Millington**.

A new lease for 21 years, from 1st September, 1902, at an upset yearly rent of £80, and subject to the payment by the incoming tenant to the outgoing tenant of the sum of £2,500 for valuation of the buildings now on the property, of the parcel of land containing half (1) an acre (more or less), situate in Dundas street, in the City of Dunedin, with frontages also to Cumberland street and Castle street, being sections numbered 41 and 60, Block XXXIII, on the recent map of the said town, with the buildings and erections thereon and the appurtenances. The buildings on this property consist of a terrace of 19 brick dwelling-houses, which bring in at the present time a gross weekly rent of £10 14s, exclusive of the house occupied by the caretaker, who sits rent free.

For further particulars of the property and of the terms and conditions of the lease apply to

THE AUCTIONEERS;

Or to

MESSRS GEORGE AND J. A. COOK,
Solicitors, Crawford street.

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Here is the population distribution of the last name Millington: England 6,808; United States 3,241; Australia 1,333; Canada 762; Wales 361; Barbados 318; Germany 303; Trinidad and Tobago 300; New Zealand 291; South Africa 237.

<https://coadb.com/surnames/millington-arms.html>

SATURDAY, 14th OCTOBER,
At 2 o'clock.

At the Commercial Sale Rooms, corner of Manse
and High streets.

By order of the Mortgagees.

VALUABLE LEASEHOLD PROPERTY,
Facing Dundas, Cumberland, and Castle streets,
City of Dunedin, comprising a terrace of
19 TWO-STORY BRICK HOUSES,
Including
TWO SHOPS,
Known as **Stafford Terrace.**

G. T. CLARKE AND CO.
have received instructions to sell at
their Rooms, on Saturday next, the 14th
instant,

The lease of sections 41 and 60, block XXXIII, Dunedin. The lease is for 21 years, from 1st September, 1881, at the rent of £120 per annum. Full valuation for buildings upon Corporation terms.

The buildings are good and substantial, and occupied by respectable tenants. The total annual rent received is £750, which can be increased, as the houses are now let at a very moderate rent.

For further particulars apply to
THE AUCTIONEERS ;
Or
MESSRS BATHGATE AND MEESON.

SATURDAY, 14th OCTOBER,

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For absolute sale.

SATURDAY, 23rd NOVEMBER,
At 12 o'clock.

At Kooms, High street.

To Investors, Speculators, etc., etc.

HOUSE PROPERTY, DUNEDIN.

Lease of Sections 41 and 60, Block XXXIII,
Dunedin, frontages to Dundas, Cumber-
land, and Castle streets, with 19 Brick
Houses and Shops thorough, known as
Stafford terrace.

The houses are in first-class order and repair, and are let at good paying rentals. The lease has about 13 years to run, and provides for full valuation at the expiry of the term.

C. REYNOLDS AND CO.
are instructed by Thomas Calcutt,
Esq., to offer the above valuable property by
auction, at their Rooms, High street, on Satur-
day, 23rd November, at 12 o'clock.
Full particulars from

Full particulars from
THOMAS CALCUTT,
 Liverpool street;
 Or **THE AUCTIONEERS.**

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