

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
62 NORFOLK STREET - FORMER BURNSIDE RESIDENCE



Photo: [62 Norfolk Street, Saint Clair, Dunedin City, Otago, 9012 - For Sale - realestate.co.nz](https://www.realestate.co.nz/property/62-norfolk-street-saint-clair-dunedin-city-otago-9012)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX092
Address:	62 Norfolk Street
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:	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 and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

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 Burnside Residence, at 62 Norfolk Street, has heritage significance as the home of notable Dunedin architect John Arthur Burnside and his family. The 1909 dwelling epitomises the quality and style of the wealthy businessmen who settled in St Clair. The house has design significance as a substantial Edwardian gentleman's residence designed in Queen Anne style, notable for its asymmetric form, half-timber work, varied roof forms, and casement windows.

The former Burnside 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	Edwardian (1902-1914)
Style	Queen Anne
Era/Date of Construction	1909
Architect/Designer/Builder	John Arthur Burnside
Historic Use & Cultural Associations	Burnside's own residence
Primary Construction Materials	Timber weatherboard, Marseilles tile roofing, timber window joinery.
Notable Architectural Characteristics	Queen Anne detailing, wrap around verandah, half-timber, projecting bay windows, projecting gables, turret, and asymmetrical form

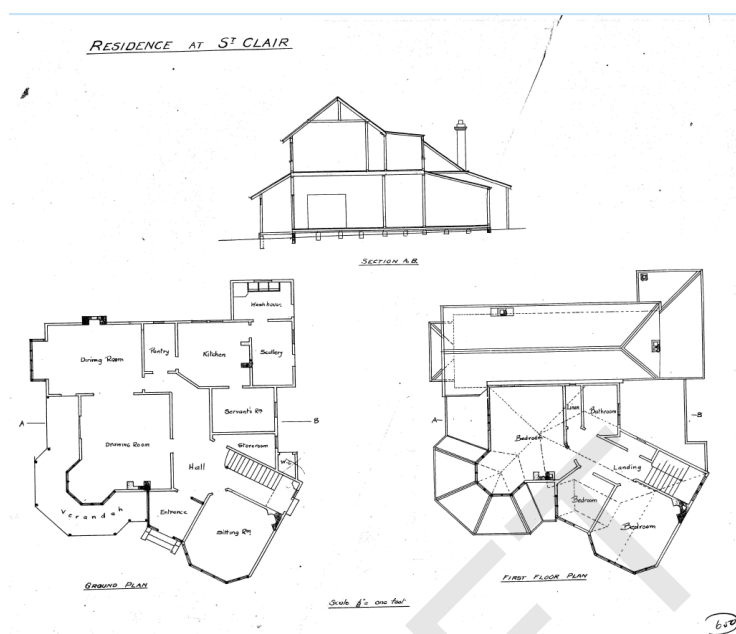
Previous site development

Prior to Burnside's ownership, Sections 3 and 4 Block IX were owned by Dunedin medical practitioner Robert Martin. Martin transferred the property to Elizabeth Burnside, John Arthur Burnside's wife, in August 1908.¹

¹ OT82/42.

Design and construction

Dunedin City Council plans indicate Burnside's residence was built in 1909, a year or so after his marriage to Elizabeth Jones.



1909 Architectural Drawings (Dunedin City Council)

The substantial two storey timber residence with a Marseilles tile roof is designed in Queen Anne style. With its varied roof shapes, half-timbered effect, projecting bay windows, tile roof, low tower, and projecting gables, its asymmetrical, picturesque form represents the Queen Anne style in this large gentleman's residence.

Later history and development

After her husband's death, Elizabeth Burnside continued to live in the house. The house featured in the *Otago Witness* showcase of houses of Dunedin in its 'City of the Exhibition' article in August 1925 associated with the New Zealand and South Seas Exhibition (see below).



Otago Witness, 25 August 1925, p.2.

Elizabeth Burnside sold the property to Dunedin merchant Robert William Wilson in February 1937 – wife Frances Daisy. Elizabeth died in Naseby in 1940. The property was subdivided in 1938. Lot 1, on which the house stands, was sold to Joan Ernestine Marie Joel in 1949 (with the Wilsons building on the adjoining lot). Joel was the wife of barrister and later city councillor Maurice Andrew Joel, grandson of brewer Maurice Joel.²

Notable people/Themes

John Arthur Burnside

The Historic Cemeteries Trust provides a biography of Burnside.³ This is reproduced below:

John Arthur Burnside was born in Tokomairiro and is said to have been the first New Zealand born architect. His parents were early settlers; John Burnside and Janet, nee Gillies, were married in Dunedin in 1854. John Arthur, the only son of a family of 10, received his education by private tuition. He was indentured to the architects Mason and Wales, and worked for them during the 1870s. His model of Otekaieke, the great house Mason and Wales designed for Robert Campbell, was displayed at the Ballarat Industrial Exhibition and the Sydney International Exhibition in 1879. He was a member of the Otago Hussars for many years, and a noted marksman and deerstalker.

In 1880 Burnside set up his own business, at a time when development was taking place on reclaimed land at the harbour end of Rattray Street. One of his first commissions was to plan a building there for Philp's Terminus Hotel (now The Anchorage). Soon afterwards he designed the adjoining building for perpetual Trustees and Agency Co, facing Rattray Street and incorporating both the Vogel and Cumberland St corners. He had to employ special techniques to avoid subsidence, which time has proved successful. In this building Burnside established his offices.

About the same time, he designed Transit House, Park St, for his uncle Robert Gillies. A number of commissions for substantial residences followed, including those for Scobie Mackenzie, George Mundy, Dr Colquhoun, and Dr McKellar. For Professor Scott of the Medical School he designed a concrete house and successfully employed a selection of New Zealand timbers.

He designed Ashburn Hall, and the Bank of New Zealand at Lawrence. Further afield he designed a warehouse in Invercargill, and the Stock Exchange, Auckland (1879). Among his church buildings were the picturesque Presbyterian church at Lovells Flat (1902), which survives little changed, and the Anglican Church of Columba at Wanaka (1902).

Burnside was 54 when he married 24-year-old Elizabeth Tyler Jones, of Timaru, on 21 May 1908, the daughter of a contractor. That year he also designed the Otago Settlers Museum. Amongst his other designs were the monument in the lower Octagon to the memory of Dr Thomas Burns, the City Hall in Dowling Street, and the fine corner building with cupola designed for the Colonial

² DP 5281. Title Reference OT82/42. Land Information New Zealand;
<https://www.dunedinlibraries.govt.nz/collections/royalty-plays> accessed 16 February 2024.

³ <http://www.cemeteries.org.nz/stories/burnsidejohn.pdf> accessed 15 February 2024.

Mutual Life Office at Jacob's Corner – all unfortunately demolished. John Arthur Burnside died at his St Clair home in 1920.

St Clair's Residential Development

St Clair developed around the subdivision of larger land holdings from the 1870s. Early suburban development was slow, speeding up after 1881 when the tram was introduced. St Clair and St Clair Park were notable for their large suburban homes owned by wealthy merchants and company directors, particularly on the raised site overlooking the beach. As early as 1880 the area attracted the well-off businessmen who built substantial homes on large sections.⁴

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. The former Burnside Residence has historic significance as the home of significant Dunedin architect John Arthur Burnside. Built in 1909, shortly after his marriage, this substantial residence epitomises the quality of residences built by wealthy individuals in St Clair in the late nineteenth and early twentieth centuries.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The dwelling demonstrates heritage values within this criterion. The former Burnside Residence has design significance as a Queen Anne style gentleman's residence built as the architect's own home. It epitomises the quality and style of such an early twentieth century house. Built on an elevated site, it makes a strong contribution to the streetscape.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Certificate of Title OT82/42

John Arthur Burnside, obituary, <http://www.cemeteries.org.nz/stories/burnsidejohn.pdf> accessed 15 February 2024.

Barbara A Newton, *Our St Clair, A Resident's History*, Kenmore Productions, Dunedin, 2003, p.45., p. 11.

Date Assessment Completed	19 February 2024	Author	HB
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⁴ Barbara A Newton, *Our St Clair, A Resident's History*, Kenmore Productions, Dunedin, 2003, p.45., p. 11.

Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Completed	26 July 2024		

DRAFT

[← Previous result](#)[↑ Back to search results](#)Image  Text  Research info **OBITUARY.****MR J. A. BURNSIDE**

Mr J. A. Burnside, of St. Clair, a well-known architect in Dunedin, died suddenly yesterday afternoon at the office of the Perpetual Trustees Company, death it is understood being due to heart failure. The deceased has made his mark as a colonial architect, having designed and erected many important buildings. As a competitor he was very successful, having gained three first premiums offered for public competition—namely, £50 for the Colonial Mutual Life offices, £50 for the Burns monument erected in the Octagon by Mr Robert Chapman, and £150 for the Auckland Stock Exchange in 1897, which he gained against all comers. Mr Burnside was born in Dunedin in 1858, and was educated at local public schools and by private tutors. He was indentured to Messrs Mason and Wales, architects, of Dunedin, with whom he remained as assistant for two or three years. While serving his apprenticeship he made a very complete model of the private residence of the late Hon. R. Campbell for the Balmoral Juvenile Industrial Exhibition, for which he carried off the medal and special prize, and also gained a medal for the same work at the Sydney International Exhibition in 1879. On commencing practice on his own account he was entrusted with the planning and erection of the Terminus Hotel, Rattray street, and on its completion undertook the building (in which his offices are situated) for the Perpetual Trustees and Agency Company, thus completing the block. In 1889 Mr Burnside designed and erected the very handsome edifice of the Colonial Mutual Life offices at the corner of Princes and High streets, filling up a very awkward piece of ground to splendid advantage, his plan being accepted in Melbourne out of over 30 competitors. Mr Burnside had the supervision and erection of some very fine churches, mansees, and parsonages. The Theological Hall, Castle street, the Ashburn Hall Private Mental Hospital, and the hall now known as the King's Theatre were designed and completed under his supervision. The private houses in town and country erected by him and from his plans are too numerous to name, but a few may be mentioned, such as the large stone building for the late Mr Robert Gillies, the late Mr Scobie Mackenzie's house at Waverley, Mr George Mondy's residence in Royal terrace, the dwelling of Dr Colquhoun in High street, Dr McKellar's in Pitt street, and the late Dr Fleming's at Balclutha. To this list may be added the Bank of New Zealand, Lawrence, extensive additions to various Dunedin warehouses, and a large warehouse at Invercargill. The late Mr Burnside, who had made a special study in the planning of houses, was very successful both as to ingenuity and comfort. As a volunteer he had been connected with the Otago Hussars since the corps' formation, and carried off prizes in rifle and other competitions, and as a sportsman he found recreation and enjoyment in deer-stalking, and in the pursuit of other game. Mr Burnside was of a quiet disposition. He is survived by a widow and family.

OBITUARY.

OTAGO DAILY TIMES

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