

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER REID/IL RUDDA RESIDENCE AT 89 CARROLL STREET**



Google Street View, accessed 21 December 2023

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX096
Address	89 Carroll Street
Building Name	Former Reid Residence
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Flats
Condition of Property:	Not known to be at risk because of condition
Related Assessments:	86 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 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	Elevation to Carroll Street, three storey component of east elevation, three storey component of west 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 of the three-storey component and two storey component at the rear.

STATEMENT OF SIGNIFICANCE

The former Reid/il Rudda Residence has historic significance for its long association with the Reid/il Rudda family. Located on Carroll Street, this area was historically home to the Lebanese immigrants who came to Dunedin in the late nineteenth century and early twentieth century. This house was built for Moosey il Rudda (Moses Reid) and his family, representing the family laying down roots in their new country and recalling the ties to this area of Dunedin.

It is comparable to scheduled heritage buildings within Dunedin of a similar type and history. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

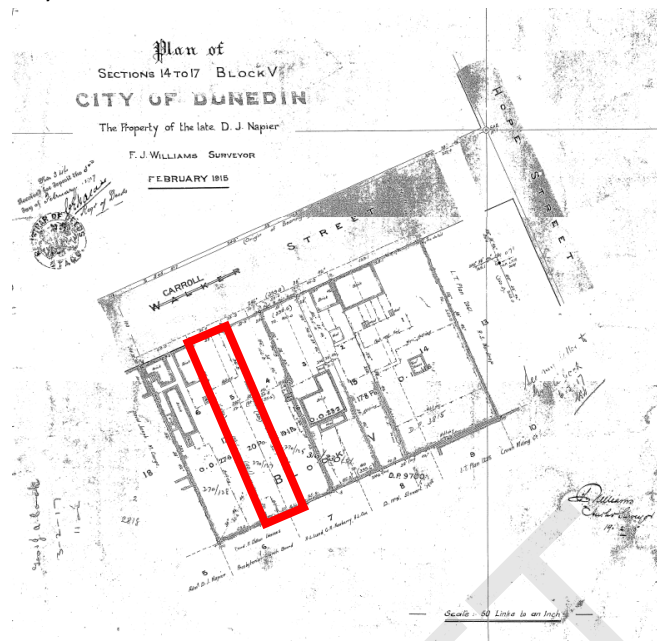
HISTORICAL SUMMARY

Architectural Period	1915
Style	Edwardian townhouse villa
Era/Date of Construction	1915
Architect/Designer/Builder	Not known
Historic Use & Cultural Associations	Il Rudda/Reid Family – Lebanese Community
Primary Construction Materials	Masonry, roughcast, corrugated metal roofing timber door and window joinery.
Notable Architectural Features	Bay window and gable, balcony, shingles, exposed rafter tails.

Previous site development

Allotment 5 was part of a larger block owned by David John Napier. Napier settled in Dunedin in 1849, marrying a daughter of Mrs Thomas Cargill. He had a substantial land holding, including properties in Clyde Street, Stuart Street, and Princes Street. He lived in Manor Place and later moved to Australia. After his death in 1914, his estate was sold. The property on Walker (now Carroll) Street was subdivided and

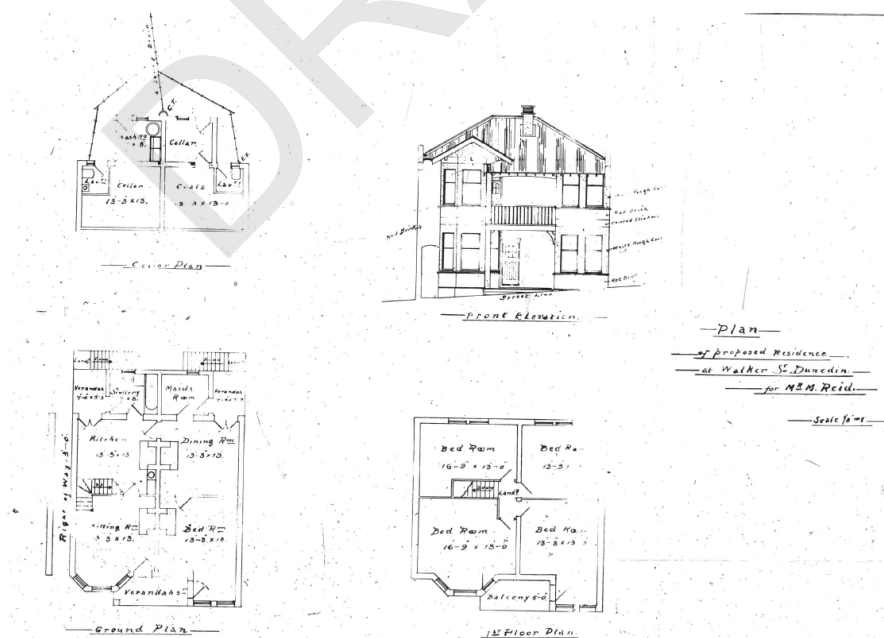
sold.¹ The subdivision plan does not show any buildings on Allotment 5, although there were a number of other brick buildings nearby.



*Deeds Plan 346 (February 1915) Land Information New Zealand.
Moosey and Wardi Il Rudda's house is on Allotment 5 outlined in red*

Design and construction

Moses Reid purchased the section for £250 in March 1915, building the house the same year.² It is not known who built or designed the house. Plans show a plainly detailed 5-bedroom villa with a maid's room on the ground floor. It is not known who built the house.



DCC Property File

¹ *Evening Star* 30 March 1914 Page 5

² *Evening Star* 1 March 1915 Page 4

The 1915 house is a representative example of a transitional villa that combines the form of the earlier villa period with detailing from early twentieth century styles. The plans indicate that the arrangement of interior rooms had moved away from the central hall (a notable feature of a villa layout), in favour of interconnected rooms. Arts and crafts period details on the exterior include shingles on the gable, exposed rafter tails, unequal sash dimensions in double hung timber window joinery, vertical panel doors, and contrasting face brick. The street elevation also comprises a projecting faceted bay and a flat bay with a verandah between them. The roof has a lower pitch than was common in the earlier period but maintains the gable over the bay. The house is orientated to the street and has a strong street presence.

Later history and development

A bathroom and washhouse were added in 1933 and the Reid family continued to occupy the property until 1986.³ Alterations were made in 1999 when the house was converted into flats, with many windows on the rear elevation replaced with aluminium. The street elevation remains relatively unchanged.

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.⁴

Working Class Housing & Stafford/Walker Street

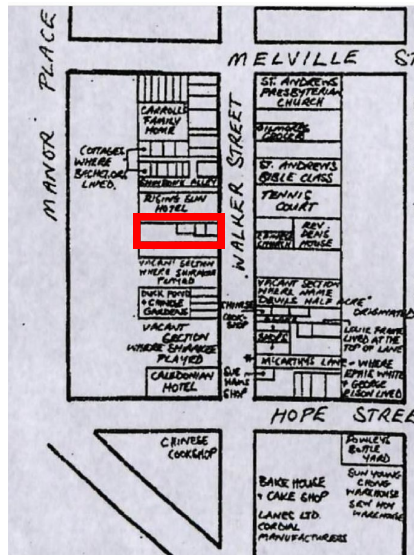
The Stafford/Walker (now Carroll) Street area was an area of working class and slum housing that developed in the goldrush years, characterised by 'overcrowded shanty housing'. The neighbourhood was characterised by small closely built residences – terraces, cottages, villas, and shanties built around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

The Carroll (formerly Walker) Street area was dubbed the 'devil's half acre' and 'outcast Dunedin' in the nineteenth century.⁵ The nearby area around Palmyra was subject to 'slum clearances' in the 1960s and 1970s.

³ Record of Title: OT270/127

⁴ Manor Place SCA Assessment 2012 DRAFT

⁵ 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.⁶

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'.⁷

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.

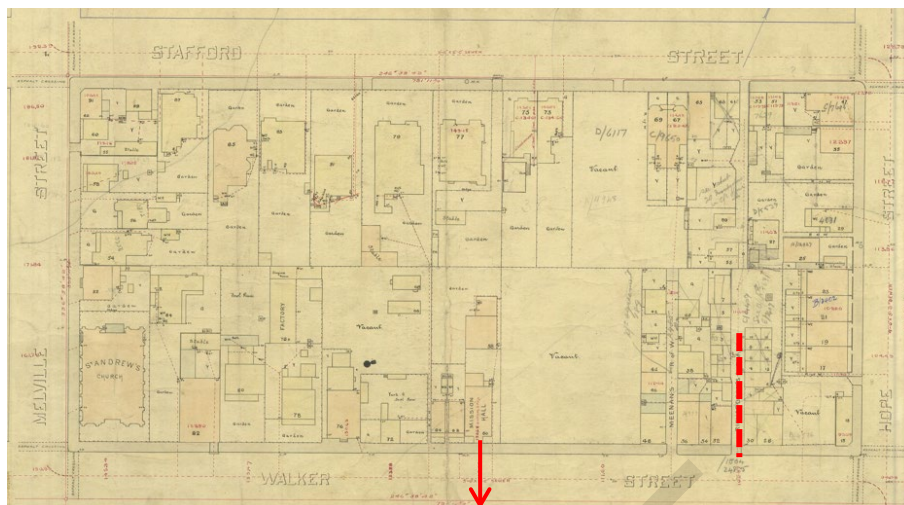
They were community focused with strong traditions of connection and hospitality. They attended Catholic schools, with many parents focused on education as a way to better themselves. The second

⁶ Dunedin Thematic History, p.53

⁷ *Dunedin Star Midweek*, 13 Feb 1991, p. 11.

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

generation developed a strong professional standing. The community has made significant contributions to business and education in Dunedin.⁹



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 1907.¹⁰ The approximate location of 89 Carroll Street, on the opposite side of Carroll Street, is indicated by the arrow; DCC Archives

Reid/Il Rudda Family

Moosey il Rudda (Moses Reid) was born in Becharre and emigrated to Dunedin in the early 1900s with his brother Habib (Paddy) and Maroon.



Moosey il Rudda (left) with Joseph Hanna (Lebanon's Children, p. 28); Moosey and Wardi il Rudda

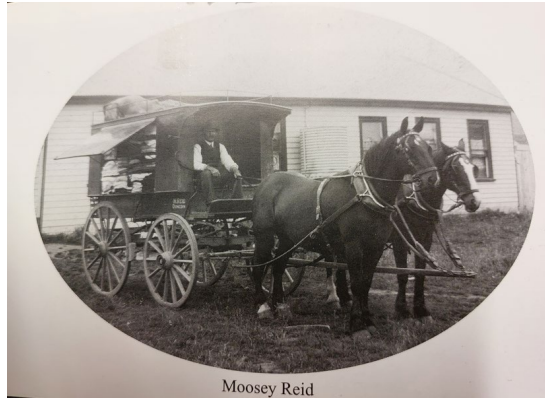


Moosey il Rudd (left) with Joseph Hanna (Lebanon's Children, p. 28); Moosey and Wardi il Rudda

He married Wardi (Rose) Farry at St Joseph's Cathedral in 1909. In his early years Moosey was a hawker travelling through Central Otago and Southland.

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 Otago Daily Times 22 June 1907 Page 6



Lebanon's Children, p. 76.

The family lived at 89 Carroll Street, raising eight children. Moosey was killed when he was hit by a car when visiting his daughter in Opunake in 1958. Wardi died in Dunedin in 1969.

The Reid family built the dwelling, testament to the wealth that they had built by 1915, and owned the property until 1986.¹¹ The Hanna Family lived opposite at 56 Carroll Street, moving into an existing dwelling in 1926 and occupying it until 1999.¹²

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. The former Reid/il Rudda Residence has historic significance for its construction and long ownership by the il Rudda/Reid family. The residence recalls the significance of the Lebanese community in Walker Street (now Carroll Street) It represents the tenacity and hard work of the Lebanese families and their contribution to the European settlement and development of Dunedin.

SPIRITUAL/CULTURAL

The dwelling was the longstanding home of the Reid 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 1915 house is a representative example of a transitional villa that combines the form of the earlier villa period with detailing from early twentieth century styles. The house is built to the street and has a strong street presence.

¹¹ Record of Title: OT270/127

¹² <https://www.cedarsoflebanon.org.nz/family-histories/hannah-family> accessed 20 December 2023.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

<https://www.realestate.co.nz/42544141/residential/sale/89-carroll-street-dunedin-central> accessed 14 May 2024

<https://www.cedarsoflebanon.org.nz/> accessed 14 May 2024

Date Assessment Completed	16 May 2024	Author	HB
Date Peer Reviewed	9 August 2024	Reviewer	MM
Assessment Updated	9 August 2024		