

Appendix 5: Initial Heritage Assessment – Heritage Properties Ltd



New Zealand
Heritage Properties Ltd
Investing In Our Heritage



One end of Langlands' Block

Heritage Impact Assessment for 73-81 Dee Street, Invercargill

Report Prepared for Invercargill Licensing Trust
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Reviewed By: Dr Hayden Cawte
21/06/2017

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Project Details

Archaeological Site No.	E46/63
Invercargill City Council, operative Proposed District Plan, Appendix II.3 Heritage Record	Identifier (October 2016): Three Bean Café/Guilty by Confection Fudge, Class 2, Map Number 9, Reference 93
Legal Description	Part Section 1 Block IX Town of Invercargill
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Report Submitted	21 June 2017
Report Submitted To	Invercargill Licensing Trust, Bonisch Consultants

Ownership and Disclaimer

This report has been prepared for Invercargill Licensing Trust in relation to a specific work program at 73-81 Dee Street, Invercargill, corner Dee Street and Don Street (Part Section 1 Block IX Town of Invercargill). This report and the information contained herein are subject to copyright. Ownership of the primary materials created in the course of the research remains the property of the named researchers and New Zealand Heritage Properties Ltd. This report remains the property of Invercargill Licensing Trust and New Zealand Heritage Properties Ltd.

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Abbreviations

Abbreviation	Definition
HIA	Heritage Impact Assessment
ICC	Invercargill City Council
ILT	Invercargill Licensing Trust
ICOMOS	International Council on Monuments and Sites
NZAA	New Zealand Archaeological Association
NZHP	New Zealand Heritage Properties Ltd.

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Cover Image: Close up of Panorama of Dee and Don Street 1926 [A0010 S00940014] Invercargill City Libraries and Archives

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1 Introduction

New Zealand Heritage Properties Ltd (NZHP) has been commissioned by Bonisch Consultants on behalf of the Invercargill Licensing Trust to undertake a heritage impact assessment (HIA) of their proposed works to the building at 73-81 Dee Street, Invercargill (Part Section 1 Block IX Town of Invercargill) to accompany an application to the Invercargill City Council to demolish the building. The Invercargill Licensing Trust are proposing to demolish the building and redevelop the site for a hotel.

73-81 Dee Street is located within the central city area of Invercargill on a prominent corner site and a main thoroughfare. The existing three storied building plus basement is within an area of office and retail space. The building is scheduled as Class 2 in Appendix II Heritage Register of the current Invercargill City Council District Plan (Reference 26). A Class 2 schedule requires that the facade should remain in place and be preserved. The operative sections of the ICC Proposed District Plan also schedule 73-81 Dee Street in Appendix II.3 Heritage Record as Class 2 (Reference 93) with the same provisions. The building is not identified within the New Zealand Heritage List/Rārangī Kōrero (formerly the Register).



Figure 1-1 Location of the project area, 73-81 Dee Street, Invercargill, Part Section 1 Block IX Town of Invercargill (outlined in red). The project area is bounded by Don Street to the north, Dee Street to the west, 5 Don Street to the east and 67 Dee Street to the south.

Historical research shows that the building itself was constructed prior to 1900 and there is evidence for pre-1900 activity on this property. Therefore, the site meets the definition of an archaeological site under the *Heritage New Zealand Pouhere Taonga Act 2014* which protects archaeological sites whether they are recorded or not. The building in question was designed by renowned architect Fredrick W. Burwell, as the corner end to a block of matching, symmetrical buildings, known as Langlands Block after the owner and lessor, on the east side of Dee Street between Esk and Don Streets during the 1870s and 1880s. Since its construction, the building has had a long list of mainly retail tenants such as Stewarts Chemist and more recently Champions of the World, Telecom, Three Bean Café

and Guilty by Confection, and has been known by common names such as the T&G building or Rout's building. The building is currently unoccupied except for part of the ground floor on the south side of the building which is occupied by Three Bean Cafe.

1.1 Project Background

The Invercargill Licensing Trust propose to demolish the existing building at 73-81 Dee Street including the façade and redevelop the site for a hotel. The proposed demolition and redevelopment project footprint is wider than 73-81 Dee Street and includes 5, 7 and 11 Don Street and 57 to 67 Dee Street (See Figure 1-2).

It is understood that the project is in the planning stages and architectural plans are yet to be finalised. Other options other than demolition have not been explored to date. However, it has been reported that the first stage of the proposed hotel will contain 80 rooms with the capacity to add 40 more, potentially be six stories high and contain carparking, conference rooms and a restaurant (Newman, 2017). The project is seen as an important one amongst other plans to revitalise Invercargill's City Centre (Woolf, 2017).

Heritage values will be impacted. The proposal will result in the loss of the scheduled heritage building and building façade, which are also defined as archaeological sites, which sits immediately adjacent to the footpath. The Dee and Don Street streetscapes will be altered. Earthworks for foundation removal, site clearance and new foundations, services and landscaping have the potential to impact surviving below ground archaeological remains.



Figure 1-2 Invercargill Licensing Trusts proposed demolition and redevelopment project area (hashed red line) with 73-81 Dee Street shown.

2 Statutory Requirements and Provisions

This HIA assesses the proposal against legislative requirements and provisions relating to heritage values which are detailed in the following sections.

There are two main pieces of legislation that provide protection for heritage values: The *Resource Management Act 1991* which requires local authorities to set up and operate a district plan and the *Heritage New Zealand Pouhere Taonga Act 2014* which establishes the New Zealand Heritage List and protects archaeological sites. The proposed works are also assessed against the provisions of the International Council on Monuments and Sites (ICOMOS) New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

2.1 Resource Management Act (1991)

The heritage provisions of the *Resource Management Act 1991* were strengthened with the *Resource Management Amendment Act 2003*. The *Resource Management Amendment Act 2003* contains a more detailed definition of heritage sites and now considers historic heritage to be a matter of national importance under Section 6. The act requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the well-being of today's communities while safeguarding the options of future generations.

The act defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places and areas,
- Archaeological sites,
- Sites of significance to Maori, including Wahi Tapu; and,
- Surroundings associated with the natural and physical resources.

It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites as defined by the *Heritage New Zealand Pouhere Taonga Act 2014*. Any historic feature that can be shown to have significant values must be considered in any resource consent application.

2.1.1 Invercargill City Council District Plan

The *Resource Management Act 1991* requires local authorities to develop and operate under a district plan. Both the current and proposed Invercargill City Council (ICC) District Plans recognise that Invercargill retains significant built heritage which reflects its development. The city centre in particular contains a variety of good examples of architectural styles from the 1870's to the present day, as identified in *Invercargill City: Central City Area Heritage Buildings Review* (Gray, 1997).

To implement protection of heritage values, amongst other methods, the current ICC District Plan identifies a City Centre Heritage Precinct on the District Planning maps and identifies sites, structures, places and areas of heritage values in Appendix II Heritage Register. The *Invercargill City: Central City Area Heritage Buildings Review* (Gray, 1997) forms the basis of the City Centre Heritage Precinct and the ICC Heritage Register (Classes 1-3). The ICC Heritage Register also includes those identified as Category 1 (Class 1) and II in the then Historic Places Trust Register (now Heritage New Zealand List) and other heritage buildings and structures outside the Central City Area requiring protection (Class 4). The classes are as follows:

- Class 1 Complete building should be protected (Generally Category I Historic Buildings)
- Class 2 Facades should remain and be preserved
- Class 3 Desirable for façade to remain from streetscape aspect
- Class 4 All other heritage buildings and structures outside the Central City Area requiring protection.

The ICC has also released its Proposed District Plan for consultation (Appeals Version – January 2017). The objectives and policies, including those that apply to Heritage (Section 2.8), of the Proposed District Plan have been given immediate effect as well as some of the rules including Rule 3.8 Heritage. The objectives and policies for Heritage under the Proposed Plan are presented in Tables 2-1 and 2-2.

Table 2-1 ICC Proposed District Plan objectives (Section 2.8).

Objectives	
1	Heritage values are identified and protected from inappropriate subdivision, use and development.
2	The built heritage of Invercargill is appropriately recognised and utilised.
3	Heritage values are appropriately managed to avoid or mitigate the potential adverse effects of natural processes and climate change.

Table 2-2 ICC Proposed District Plan policies (Section 2.8).

Policy No.	
1	Promotion: To promote public awareness and appreciation of Invercargill's heritage.
2	Identification: To identify and prioritise sites, structures, places and areas of heritage value.
3	Effects on heritage: To avoid, remedy or mitigate the potential adverse effects of subdivision, use and development on heritage.
4	Integration: To encourage the integration of new subdivision, use and development with heritage.
5	Active management: To promote the active management, in particular the adaptive reuse, of heritage buildings to: (A) Avoid serious risk to human safety. (B) Investigate and evaluate all reasonable means of restoration, adaption, reuse and relocation as alternatives to demolition.
6	Conservation and adaptive re-use: To promote the conservation and adaptive reuse of heritage buildings, groups of heritage buildings and heritage facades in the Central Business District of Invercargill.
7	Archaeological and cultural sites: To protect identified archaeological and cultural sites from the adverse effects of land disturbance and/or modification.
8	Collaboration: To collaborate with key stakeholders in the management of heritage.
9	Natural processes: To manage the adverse effects of natural processes and climate change on heritage values.
10	Tangata whenua: To recognise the role of tangata whenua as kaitiaki, and provide for: (A) Tangata whenua values and interests to be incorporated into the management of cultural heritage sites. (B) Consultation with tangata whenua regarding the means of maintaining and restoring sites, areas and landscapes that have particular significance to tangata whenua. (C) Active involvement of tangata whenua in the protection of cultural heritage values. (D) Customary use of cultural heritage sites of significance to the tangata whenua.

The Proposed District Plan replaces the ICC Heritage Register with the Heritage Record (Appendix 2). The ICC Heritage Record lists historic heritage items in different groupings. Appendix II.2 sets out the sites on the New Zealand Historic Places Trust Register (now Heritage New Zealand List). Appendix II.3, Sites of Local Significance, sets out the items identified in the Gray 1997 review with the same three Classes and provisions as the current District Plan as above. 73-81 Dee Street is included in Appendix II.3 Sites of Local Significance. Appendix II.4 identifies items of Street Furniture from the Gray 1997 review. Appendix II.5 identifies War Memories/relics within Invercargill and Appendix II.6 details archaeological sites as of May 2013.

The ICC Proposed District Plan Rules, as related to heritage and items in Appendix II.3 Sites of Local Significance are presented in Table 2-3. Applications under the rules need to address the matters in Section 3.8.10 in the Proposed District Plan (see Table 2-4).

Table 2-3 Selection of ICC Proposed District Plan rules for heritage, Appendix II.3 Sites of Local Significance.

Rule No.	
3.8.3	Any alteration and/or addition to any building listed in Appendix II.3 Sites of Local Significance that does not affect the façade of the building is a permitted activity.
3.8.4	In relation to buildings listed in Appendix II:3 Sites of Local Significance the following activities are restricted discretionary activities: (A) Any alteration or addition to the façade. (B) Any signage attached to the façade. [See the Plan for matters over which the Council exercises discretion]
3.8.6	The relocation or demolition of any building listed in Appendix II:3 Sites of Local Significance other than listed in Rule 3.8.3 and 3.8.4 above, is a discretionary activity.

Table 2-4 Matters to be address in applications to Council (Section 3.8.10).

Section 3.8.10	
A	The extent to which the heritage values including the design of any buildings and the context of Heritage are likely to be retained, protected and/or enhanced.
B	Whether the activity is likely to have cumulative adverse effects on heritage values.
C	In the case of relocation of a heritage building, measures that may be necessary to protect the fabric of the building during relocation.
D	Potential for the reuse and/or recycling of any material or heritage features from the historic building.
E	Consideration of any relevant Invercargill City Council heritage design guidelines.
F	The extent and effect of any earthworks, tunnelling, digging, vibration or excavation that may destabilise the site, structure, place or area.
G	The results of consultation undertaken including any written advice obtained as follows: (a) In the case of the site having identified tangata whenua values, comment from the relevant iwi. (b) Any recommendations of the New Zealand Historic Places Trust, and the New Zealand Archaeological Association File Keeper. (c) Where the site history indicates that there may be historical artefacts or other physical remains, any advice obtained from a suitably qualified and experienced archaeologist.
H	The reasons for the proposed activity and reasons why alternative less adverse options for achieving the same or similar outcome have been discounted. For clarification, reasons for discounting alternative options can include amongst other matters financial cost, natural hazards, safety and technical feasibility.
I	The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site).
J	Any proposals to strengthen the structural integrity and heritage value of the building, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes
K	Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material
L	The extent to which the proposed alterations, additions to or demolition of a listed heritage building have been informed by the advice of qualified professionals such as conservation architects, heritage consultants, engineers and quantity surveyors as appropriate. Such advice should include a thorough analysis of the alternative options available and the extent of professional advice obtained and should be proportional to the scale and intensity of the effects of the works being undertaken

2.1.2 Southland Regional Council

The Operative Southland Regional Policy Statement 1997 does not have a specific section or policy statement for built heritage, however it does recognise relevant legislation, cultural values for tangata whenua and connections with heritage values in various sections relating to the natural environment. The Proposed Southland Regional Policy Statement 2012 is not yet operative, but has policies similar to those used in the ICC Proposed District Plan.

2.2 Heritage New Zealand Pouhere Taonga Act (2014)

The *Heritage New Zealand Pouhere Taonga Act* 2014 came into effect in May 2014, repealing the *Historic Places Act* 1993. The purpose of this act is to promote identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand administers the act and was formerly known as the New Zealand Historic Places Trust (Pouhere Taonga).

Archaeological sites are defined by this act as

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that--:
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)

Additionally, Heritage New Zealand has the authority (under section 43(1)) to declare any place to be an archaeological site if the place

- (a) was associated with human activity in or after 1900 or is the site of the wreck of any vessel where that wreck occurred in or after 1900; and

- (b) provides, or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

Archaeological sites are protected under Section 42 of the act, and it is an offense to carry out work that may “modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site”, whether or not the site has been previously recorded. Each individual who knowingly damages or destroys an archaeological site without having the appropriate authority is liable, on conviction, to substantial fines (Section 87).

Any person wishing to carry out work on an archaeological site that may modify or destroy any part of the site, including scientific investigations, must first obtain an authority from Heritage New Zealand (Sections 44(a,c)). The act stipulates that an application must be sought even if the effects on the archaeological site will be no more than minor as per Section 44(b). A significant change from the Historic Places Act (1993) is that “an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building” (Section 42(3)).

Heritage New Zealand will process the authority application within five working days of its receipt to assess if the application is adequate or if further information is required (Section 47(1)(b)). If the application meets the requirements under Section 47(1)(b), it will be accepted and notice of the determination will be provided within 20 to 40 working days. Most applications will be determined within 20 working days, but additional time may be required in certain circumstances. If Heritage New Zealand requires its own assessment of the Maori values for the site, the determination will be made within 30 working days. If the application relates to a particularly complex site, the act permits up to 40 days for the determination to be made. Heritage New Zealand will notify the applicant and other affected parties (*e.g.*, the land owner, local authorities, iwi, museums, *etc.*) of the outcome of the application.

Once an authority has been granted, modification of an archaeological site is only allowed following the expiration of the appeals period or after the Environment Court determines any appeals. Any directly affected party has the right to appeal the decision within 15 working days of receiving notice of the determination. Heritage New Zealand may impose conditions on the authority that must be adhered to by the authority holder (Section 52). Provision exists for a review of the conditions (see Section 53). The authority remains current for a period of up to 35 years, as specified in the authority. If no period is specified in the authority, it remains current for a period of five years from the commencement date.

The authority is tied to the land for which it applies, regardless of changes in the ownership of the land. Prior to any changes of ownership, the land owner must give notice to Heritage New Zealand and advise the succeeding land owner of the authority, its conditions, and terms of consent.

An additional role of Heritage New Zealand is maintaining the New Zealand Heritage list, which is a continuation of the Register of Historic Places, Historic Areas, Wahi Tapu, and Wahi Tapu Areas. The list can include archaeological sites. The purpose of the list is to inform members of the public about such places and to assist with their protection under the *Resource Management Act 1991*.

2.3 ICOMOS New Zealand Charter 2010

The NZ Charter is a set of guidelines on cultural heritage conservation used in the New Zealand heritage sector by local bodies in district plans and heritage management, and by practitioners and forms a recognised benchmark for conservation standards and practice. A copy of the NZ Charter can be found in Appendix A.

The ICC Proposed District Plan requires that Council shall have regard to the principles of the ICOMOS NZ Charter in considering proposals for the adaptive reuse of heritage buildings or structures (Heritage Policy 5 Active Management Section 2-25).

3 Methodology

A HIA is required to accompany an application to Invercargill City Council in order to identify heritage values and assess the effects of the proposed works on those heritage values. In order to assess the heritage values of the project area, NZHP conducted detailed documentary research, examined records of previously recorded heritage sites within the vicinity of the project area, and carried out an on-site visit. In preparing this HIA guidance on methodology is considered from *Sustainable Management of Historic Heritage Guidance Information Sheet 9 Preparing a Heritage Impact Assessment* produced by the then New Zealand Historic Places Trust (NZHPT, 2007) and *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS, 2011). However, NZHP recognises that a HIA must be fit for purpose to both the heritage values of a property and the proposed works.

NZHP consulted numerous sources of documentary evidence in order to determine the historical context of the project area. The results of the documentary research are provided in Section 5 and 6. The sources consulted and utilised in this research include Papers Past, Street Directories, Hocken Library, Invercargill City Council Property Files, Invercargill City Library and Archives, Southland Museum & Art Gallery Niho o te Taniwha, Dunedin Public Library, Heritage New Zealand Pouhere Taonga – Dunedin Office, and Archives New Zealand. A search focusing on collections of architectural plans in New Zealand and in Melbourne and Victoria, Australia, where the architect Burwell died, included searching databases and contacting librarians and archivists at Macmillan Brown Library, The Hocken Collection, Architecture Archive and Library University of Auckland, State Library Victoria, National Library of Australia, The University of Melbourne Library, Trove online and the Australian Institute of Architects. However, copies of the original architectural plans are unable to be located.

Previously identified heritage sites and places near the project area can provide information that is valuable for assessing the heritage values. NZHP carried out comparative analysis using ArchSite (the New Zealand Archaeological Associations archaeological site recording scheme), the ICC Heritage Record (Appendix II Proposed District Plan), the Gray 1997 Review and *Invercargill City Centre Heritage Buildings: A History* (Morton, 2004). The purpose was to identify if there are any previously recorded sites and places on or near the project area or relevant for comparison and for assessing the impact of the proposed works on the wider heritage landscape. The results of this comparative analysis are documented in Section 6.

A site visit was conducted by Amy McStay on 29 May 2017. On site observations are discussed in Section 7. A brief photographic record was compiled to provide visual documentation of the current state of the building. The photographic record is available in Appendix B of this document.

4 Physical Environment and Setting

Invercargill is located on the bank of the Waihopai River and the New River Estuary. With the exception of the estuary to the south and west, the city is surrounded by plains which extend to the Longwood Range and Takitimu mountains to the west, Hokonui Hills to the north, and the higher country of the Catlins to the east.

Invercargill's soils are largely composed of a dark peat, formed from decomposed organic material, and clay. Soil formation can be quite significant, with depths reaching as much as 6m in some places. Soil overlays fine alluvial and gravel deposits (Crops for Southland 2002). Waikiwi soils are found throughout the town belt (Invercargill City Council 2013), and they can occur on the high terraces of the Southland Plain between the Mataura and Aparima Rivers (Crops for Southland 2002). In the Waikiwi soil profile, the topsoil typically has between 6 and 8% organic matter with a clay content from 25 to 30%, while the subsoil is silt to clay loam (Crops for Southland 2002; Greenwood and McNamara 1992: 71).

The project area is within the city's main commercial centre and comprises Part Section 1 Block IX Town of Invercargill. As **Error! Reference source not found.** to Figure 4-4Figure 4-3 show, the building covers the majority of the project area on the corner of Dee Street and Don Street with street side frontage adjacent to the footpath and surrounding verandah over the footpath. Access to the rear of the building is provided by a narrow alleyway/right of way at the rear of the building from Don Street. The project area is on one of the main thoroughfares through the city, Dee Street, and is close to the second on the third block north of Tay Street.



Figure 4-1 Close up aerial photograph showing the extent of the building within the project area (red line), Image courtesy LINZ.



Figure 4-2 Photograph showing the building at 73-81 Dee Street (marked with red arrow) within the streetscape at the corner of Dee and Don Street, looking east, image courtesy Google Earth January 2010

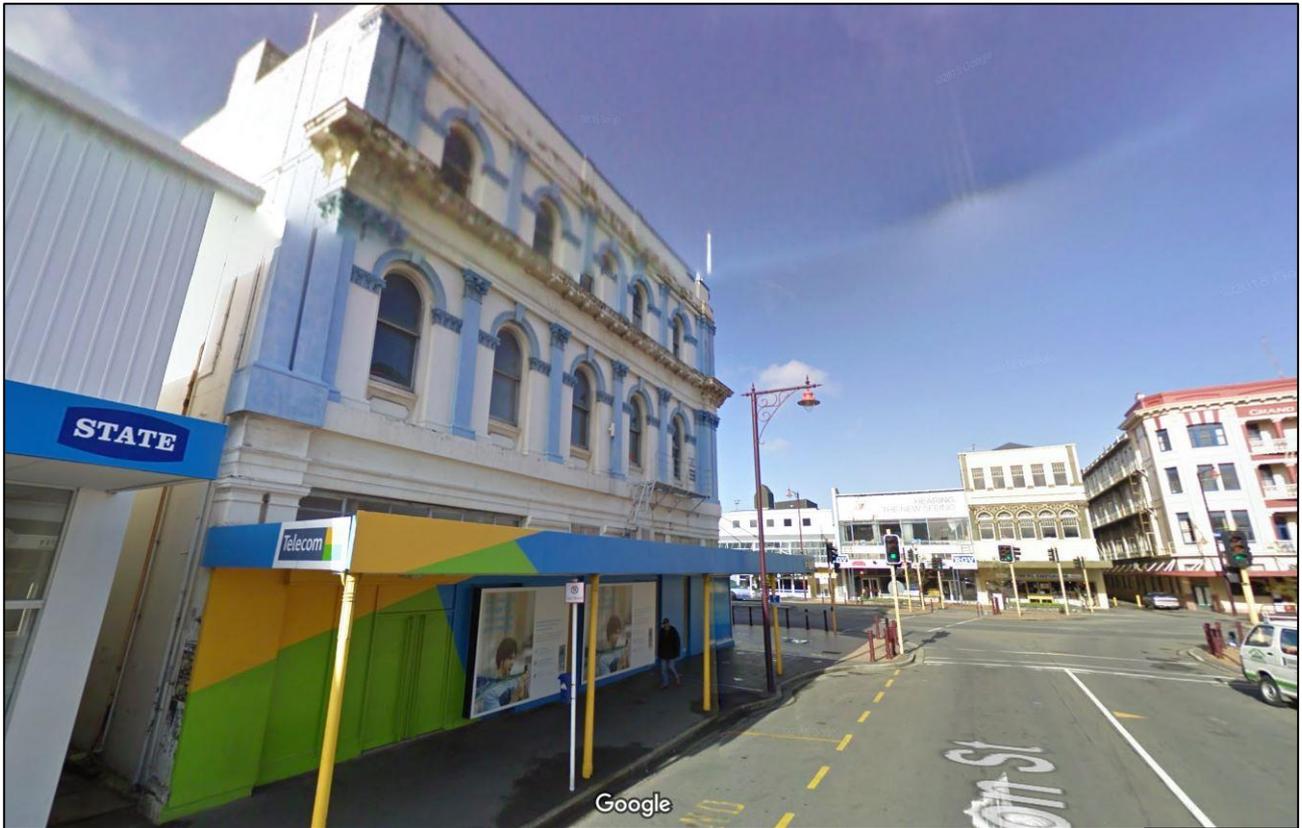


Figure 4-3 Photograph showing the building at 73-81 Dee Street and alleyway (left foreground) looking towards Dee Street from Don Street, image courtesy of Google Earth January 2010.

At this location, on the corner of Dee and Don Streets, a streetscape of Heritage New Zealand Listed buildings can be viewed. This heritage streetscape extends from the former Grand Hotel and ends at the Briscoe and Co Ltd building on the corner of Dee and Spey Streets and includes various building styles by notable architects such as William Sharp, C J Brodrick and F W Burwell, who was the architect for the building in question at 73-81 Dee Street. The building at 73-81 Dee Street is three storied and balanced with the three-storied brick Alexander Building (scheduled by ICC and Heritage New Zealand List No. 2523) on the opposite corner of Dee and Don Streets (see Figure 4-2).

Buildings immediately adjacent to 73-81 Dee Street are two-storied. As discussed below (Section 6) the building at 73-81 Dee Street was designed as an end of part of a row of symmetrical buildings which was known as Langlands block which stretched along Dee Street from this corner to the corner of Esk and Dee Streets. Figure 4-4 shows Langlands block as observed today. Including 73-81 Dee Street, at least three original facades remain. It is possible that other original Langlands block buildings may also remain behind modern facades (See Section 6.2).



Figure 4-4 Photograph showing Langlands Block as it is viewed from Dee Street today, looking east, image courtesy of Google Earth January 2010.

Don Street is one-way street with traffic moving in a westerly direction towards Dee Street, although there are

currently discussions about returning this street to two-way traffic. Don Street has decorative features such as the umbrella sundial sculpture “Our People – Time and Place” by local man Russell Beck, pillars, lighting, winding street and cobblestoned areas (see Figure 4-4). Parking is available on both sides of the street. 19 Don Street is within a row of two-storied buildings which directly front onto the street. This central city block of Don Street contains a range of multi-storied buildings, typically two-storied, many of which are identified heritage buildings, such as Tudor House and the Alexandra Building (Arts and Craft), the Invercargill Club (Victorian), and the Public Trust building (see Figure 4-2), Law Courts and 19 Don Street itself (Art Nouveau/Deco). Buildings in the part of Don Street currently have multiple purposes, such as office space, education (Southern Institute of Technology), retail, hospitality and both public and private uses e.g. Law Courts and the Invercargill Club.

A new ICC development is currently in construction nearby at 16-24 Don Street on the sites of the former Criterion Hotel and Todd’s Auctions which will provide a three-storied mixed use premises, with modern façade, park spaces with planting, seating, public sculpture and interpretation panels and a laneway linking Don Street to Spey Street and to proposed car parking (Cropper & Cawte, 2016). Immediately adjacent to the proposed demolition area at 19 Don Street, the Sargood, Son and Ewen Ltd warehouse building (formerly Invercargill Public Library), also scheduled in the operative section of the ICC Proposed District Plan, Appendix II.3 Heritage Record as Class 2, has recently been demolished in May 2017. Immediate plans for 19 Don Street are for a carpark with heritage interpretation (Cawte & McStay, 2016).

5 Historical Background

5.1 Maori History¹

The southern coast was occupied by Waitaha, Ngāti Māmoe, and Ngāi Tahu, who have since amalgamated in the whakapapa Ngāi Tahu. In the area now known as Invercargill, permanent settlements were established around the mouth of the Ōreti River, which was an important pounamu trade route between the river mouth and Lake Wakatipu. The settlements along the river mouth include Ōmāui (on the east bank of the Ōreti estuary; Mokamoka/Mokomoko/Mokemoke) and Ōue (on the opposite bank). Associated with these settlements are several urupā (burial grounds) and Nohoanga (temporary campsites). When sealers arrived in the area in the early 1820s, Honekai, a principal chief of Murihiku, was resident at Ōmāui. In the 1850s, there were up to 40 people living at the settlement. The Murihiku purchase was signed on 17 August 1953, transferring most of what is now Southland to the Crown.

5.2 Early European History of Invercargill

The site of Invercargill was selected by John Turnbull Thomson in 1856, and by December 1857 there were 15 houses, two hotels and three stores (Grant, 2015). Two years later, the settlement had grown considerably with approximately 200 dwellings and close to 1000 inhabitants in the town (Figure 5-1; Bailey, 1966). Whalers and sealers had been operating in the region prior to this. Invercargill’s first settler is credited to John Kelly, who moored his boat in the Ōtepunī Creek in March 1856 and erected the first building in the town for his family (Grant, 2015). The town was initially called Inverkelly, after its first resident, until it was renamed in honour of Captain William Cargill (Grant, 2015).

¹ This section is summarised from Ngāi Tahu Claims Settlement Act 1998. Schedule 50, Statutory acknowledgement for Ōreti River, and Schedule 104, Statutory acknowledgement for Rakiura/Te Ara a Kiwa (Rakiura/Foveaux Strait Coastal Marine Area).



Figure 5-1. Invercargill in 1859, Corner of Tay and Dee Streets².

The settlement grew fast and was regarded as quite successful, the region around it quickly becoming sold, stocked, and occupied. Southland separated from Otago in 1861, and Invercargill benefitted initially from the Otago gold rushes that lasted between 1862 and 1864 due to its proximity to the gold fields (Bailey, 1966) and from the Invercargill Railway which in 1864 became the second public railway in New Zealand (J. Hall-Jones, 2013). In 1871, the first borough elections took place. Industry began to develop through the nineteenth century, including gasworks in 1876, waterworks in 1888, farming industries between the 1890s and early 1900s (Grant, 2015) and Southland timber and coal industries (Gray, 1997).

By the mid-1870s double storied brick buildings started to appear, followed by Victorian (including Romanesque, Baroque, Classicism and Gothic Revival), Edwardian (including Art Nouveau and Arts and Crafts), Art Deco and International style architecture. One of the interesting aspects of Invercargill's architecture is the variety of buildings and the proportionally large numbers of Art Deco styled buildings built between the mid-1920s and the late-1930s that survive (Gray, 1997).

5.3 History of the project area

This section reviews the history of the project area; 73-81 Dee Street, Invercargill, Part Section 1 Block IX Town of Invercargill. There is evidence that Section 1 had nineteenth century occupation prior to the construction of the current building. The current building was designed by well-known architect Frederick W. Burwell and was constructed in 1885 jointly by the lessees C. Rout and W.S. McKay and the owner W. Langlands by builder A. Lutle. Since this time there have been a large number of tenants and many renovations, often relating to new room fitouts to accommodate new or long-term tenants. Table 5-1 summarises key land transactions and events for Section 1 while Table 5-2 summarises major building changes through time. A copy of Angela Morton's Heritage Building Record (No. 26) which summarises major renovations, historical information and tenants, and other information is included in Appendix C.

² Cuthbertson, J. R. (1859). Cnr Dee & Tay Sts & Tay Street [Sketch]. Dunedin: Hocken Snapshot. Retrieved from <http://hockensnapshot.ac.nz/nodes/view/13073>

Table 5-1. Timeline of key land transactions and events for Part Section 1 Block IX Town of Invercargill

Year	Event	Source
12 August 1861	Crown grant to Langlands (for Sections 1 and 2)	(Southland Land District - Deeds Indexes, n.d.-a)
15 September 1862	Lease: Langlands to Price	(Southland Land District - Deeds Indexes, n.d.-b)
25 October 1876	Lease: Langlands to Yule and Rout, Lease 185	SL6/23
3 November 1876	Lease: Part of Section 1 (Lease 185) Yule and Rout to Freeman, Lease 186	SL6/23
8 June 1883	Transfer: of Lease 185, Yule to McKay (one half northern portion)	SL18/2
8 June 1883	Transfer: of Lease 185, Rout to Yule (one half southern portion)	SL18/2
8 November 1884	Surrender of Lease 186	SL18/2
8 December 1886	Surrender of Lease 185	SL18/2
5 July 1885	Lease: Langlands to Chas Rout and George Stewart McKay, Lease 577	SL18/2
12 November 1885	Surrender of Lease 577	SL18/2
12 November 1885	Lease: Langlands to Rout and George Stewart McKay, Lease 634	SL67/180
	Construction of existing building at 73-81 Dee Street	Southland Times
16 November 1892	Transfer of interest in lease 634 from McKay to Rout	SL67/180
April 1898	Mortgage	SL67/180
27 October 1889	William Langlands died	(Archives New Zealand, 1889)
18 February 1902	Owned Alexander Bartleman (Dunedin Accountant) and the Trustees, Executors, Agency Company of New Zealand Limited [this is the date of the Certificate with earlier entries as above]	SL67/180
4 February 1903	Transmission, Alexander Bartleman died	SL67/180
1 February 1905	Transfer The Trustees, Executors, Agency Company of New Zealand Limited to Rout	SL67/180
1 February 1905	Mortgage	SL67/180
23 December 1905	Transmission, to Catherine Rout and Charles Basil Rout Executors of the will of Charles Rout (died 12 October 1905)	SL67/180
7 April 1906	Transfer to Catherine Rout	SL67/180
18 February 1916	Transmission to Charles Basil Rout, Invercargill Land agent and John Westbrooke	SL67/180
12 September 1930	Lease No. 7270 to William Stewart, commencing January 1924, finishing September 1930	SL67/180
23 September 1931	Lease to William Stewart, September 1930 to September 1940	SL67/180
16 August 1937	Lease No. 8819 to William Stewart, 10 years commencing 1 November 1936	SL67/180
August 1941	Transfer of mortgage to The Australasian Temperance and General Mutual Life Insurance in the State of Victoria Australia	SL67/180
28 August 1941	Mortgage	SL67/180
3 July 1946	Drainage agreement	SL67/180
13 February 1950	Transfer of mortgage to Harold McDonald and Charles Basil Rout	SL67/180
7 November 1985	Owner Mo's Properties Limited [this is the date of Certificate of Title]	SL7C/433
4 December 1992	Change of name to Montrose Properties Limited	SL7C/433
26 May 2017	Ownership to Invercargill Licensing Trust	

5.3.1 Early property history

The first surveys in 1856 of Invercargill show that surrounding sections to the north and east were in bush at the beginning of Invercargill's European settlement (SO 166, SO 167 and SO 168), although Section 1 is depicted both within and outside the bush line in these December 1856 plans. Section 1 was granted to William Langlands in 1861. Langlands was an architect, engineer and prominent Otago politician who was promoted to Provincial Engineer and Architect for Otago (Cyclopedia Company Limited, 1905). Section 1 had evidence of nineteenth century occupation prior to the existing building. Figure 5-2 shows multiple single-story buildings on the corner of Dee and Don Street around 1870. Leases on Deeds and certificates of title and street directories indicate there were numerous tenants on section 1 which was subdivided into several leases, including William Smith, a draper and the McLeod Brothers, drapers and the Rout family were leases for a long duration of the section and later buildings history (see Figure 5-7 to Figure 5-7).



Figure 5-2 Close up of early photograph c1870 showing the project area at the intersection of Dee and Don Street, looking towards Dee Street with Don Street in the foreground³.



Figure 5-3 Photograph of Don Street 1878 with two-year old gas lamp at corner (J. Hall-Jones, 2013, p. 73)

*Lease of N. part of sec 1 Wm Langlands
 to Robert Duncan Yule and Chas Rout of Inver-
 cargill. Drapers prod^d for reqⁿ at 12.30 0c
 25th Oct^r 76 & 1st 185.*

W. Russell
 District Land Reg^r

*Lease of part of sec 1 Robt D. Yule and
 Chas. Rout to Chas Freeman of Invercargill
 Jeweller prod^d for reqⁿ 2.30 0c 3rd Nov^r
 1st 186.*

Figure 5-4 Extract from Certificate of Title SL6/23 showing Langlands lease of the northern part of Section 1 to Yule and Rout, drapers, and subsequent lease of part to Freeman, jeweller.

³ C.S. Ross photograph from Southland Museum and Art Gallery collection, reference 82 1838, see also <http://hockensnapshop.ac.nz/nodes/view/13264>

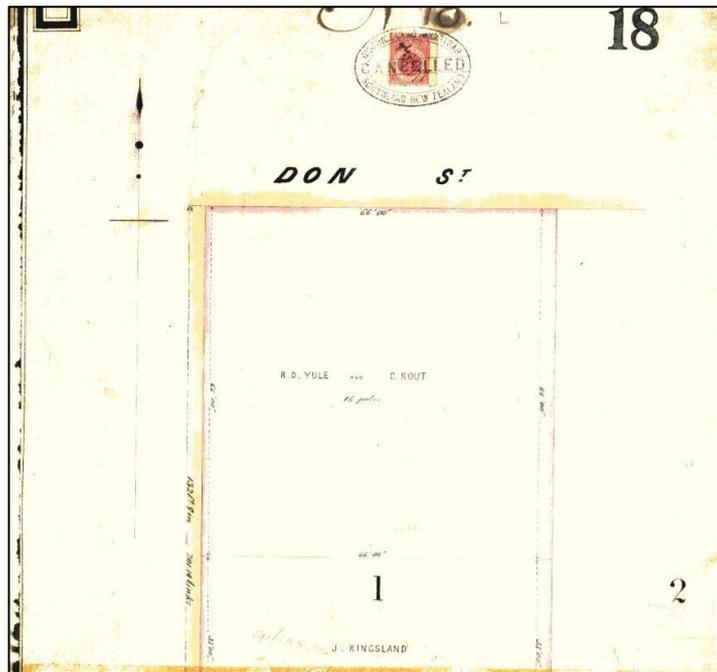


Figure 5-5 Close-up of project area on DP 18, 1877, showing Langlands lease to Yule and Rout

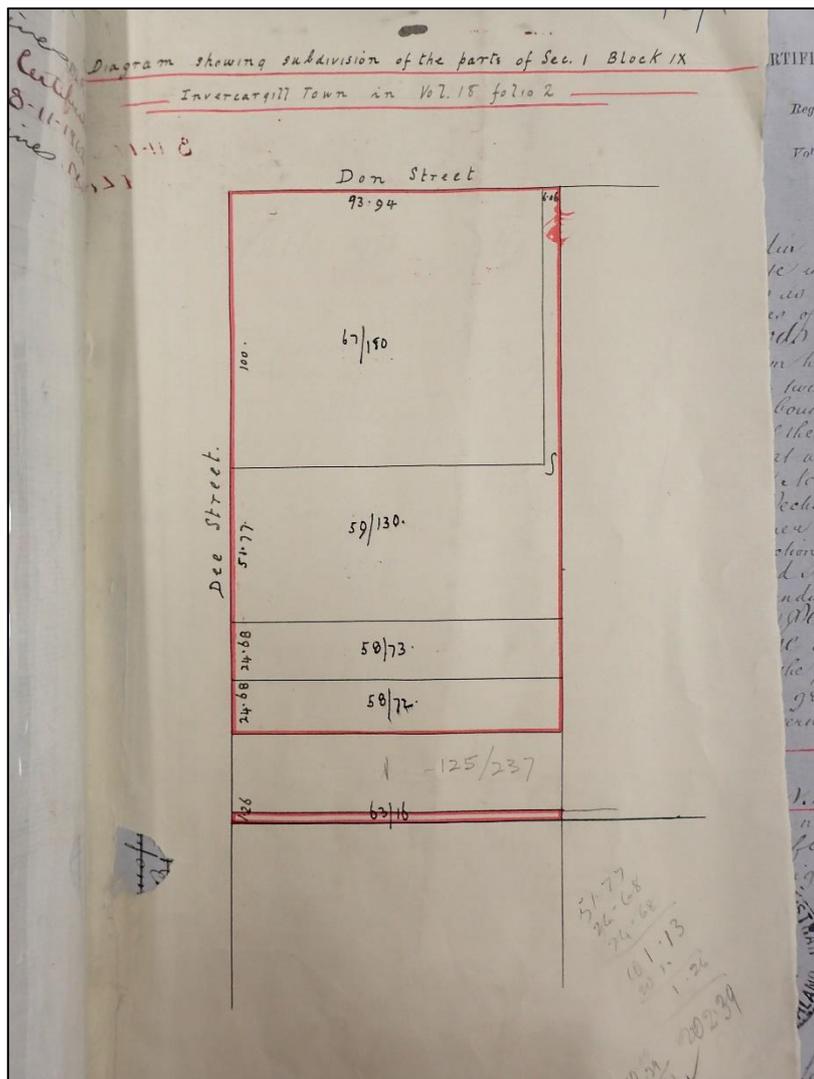


Figure 5-6 Diagram showing subdivision of parts of Section 1 from Certificate of Title SL18/2

<p>Richmond Glegg, manager <i>Esk street intersects.</i> Ekensteen and Hall (Bernard Ekensteen and Wm. Horatio Hall), grocers Wild, Jas. Chas., Southern Cross Hotel Matheson and Smith (Donald L. Matheson and Andw. Smith), merchants Organd and McGregor, butchers Meadows, Thos., City Hotel Rogers, Louis, gift depot Gregg, Henry, seedsman and imprtr. Kingslance, John, bootmaker Stears, Fred., hairdresser Wignall, Wm., Otago restaurant Erskine, Robt., bookseller Smith, Wm., draper <i>Don street intersects.</i> Jaggers, Henry, plmbr. and tin-smith</p>	<p>Richmond Glegg, manager <i>Esk street intersects</i> Trew & Hall (George Trew, William Horatio Hall), ironmongers <i>Bank of Australasia.</i> — Roope, manager Hallenstein & Co. drapers & clothiers Mathieson Donald L. merchant Organd William, butcher Hatch Joseph, chemist & druggist <i>Imperial Hotel</i>, Mrs. Sproule <i>Southland Education Board Offices</i>, Thomas Macdonald, Chairman Nicholas, photographer Bennett, land & financial agent Burwell J. W. architect Rogers Louis & Co. Leviathan book & gift depot Gregg Henry & Co. seedsmen & fruiterers Kingsland & Sons, bootmakers Stears Frederick, hairdresser Wignall William, Otago restaurant Erskine Robert, bookseller Smith William, clothier & outfitter <i>Don street intersects</i> Jaggers Henry, plumber</p>	<p><i>National Bank</i> Wm. R. Robertson, manager <i>Esk street intersects</i> Trew & Hall (George Trew, William Horatio Hall), ironmongers Gragz Henry, fruiterer Hallenstein & Co. drapers & clothiers Mathieson Donald L. & Co. merchants Organo William, butcher Hatch Joseph, chemist & druggist <i>Imperial Hotel</i>, Mrs. Sproule Nicholas & Dougall (John Martyn & Nicholas & William Dougall), photographers McEwan Peter, land agent Burwell F. W. architect Rogers Louis & Co. (Louis Rodgers, Robert & William Wesley & Aaron Blackie), booksellers Simpson John, fishmonger Stears Frederick, hairdresser Wignall William, Otago restaurant McNiskey Edward Kemp, bootmaker Harvey S. J. confectioner Tomlinson George, dealer <i>Don street intersects</i> Jaggers Henry, plumber</p>
<p>Organ William & Co. butchers (J. H. Smith & Wm. L. Organ) Hatch Joseph, chemist & druggist <i>Imperial Hotel</i>, Mrs. Sproule Rogers L. & Co. (Louis Rodgers, Robt. & Wm. Wesley), bookslrs Moody James, fishmonger Stears Frank, hairdresser Crawford Mrs. Otago restaurant Riordan Robert, fruiterer Tomlinson George, saddler & harness maker <i>Don st. intersects</i> Jaggers Henry, plumber Gallacher Andrew F. confectioner</p>	<p>Hatch, J., and Co. (Joseph Hatch), chemists, soap, sheep dip, and bone dust manufacturers <i>Imperial hotel</i>, Mrs Ann Sproule Cooper, S., dentist; b.a., Spey st Don, Ernest, draper Rogers, L., and Co. (Robert and William Wesley), booksellers, stationers, and fancy goods importers Macalister, C. H. and Co. (Christopher Hume Macalister), chemists, etc. Mackenzie, D., architect Stears, Frank A., hairdresser and tobacconist Harrop, George, <i>restaurant keeper</i> Allan, James, bootmaker Smith and Smith (W. F. and Miss Smith), drapers, dressmakers, etc. McLeod Bros. (Hugh, Donald, and Findlay McLeod), drapers, clothiers, etc. <i>Don street intersects</i> Jaggers, Henry, ironmonger, plumber, and tinsmith</p>	

Figure 5-7 Extracts from the first available Invercargill directories organised by street showing the businesses on the east side of Dee Street between Esk and Don Streets; Top left to right, 1878-1879 Wises, 1880-1881 Wises, 1883-1884 Wises; Bottom left to right, 1885-1886 Wises, 1886 Stones. Note F.W. Burwell, architect is listed in this block in the 1883-1884 Wises.

5.3.2 Burwell, Langford, Rout and McKay's new building

In addition to Section 1, Langlands also purchased Section 2 (Southland Land District - Deeds Indexes, n.d.-a) which fronted Dee Street and gave him ownership of the entire block fronting Dee Street between Don Street and Esk Street. Langlands engaged prominent architect Frederick W. Burwell (see also Section 6.3) to design buildings for this block which were attributed as being “good”, “substantial”, “handsome” and described as an “outstanding and symmetrical set of buildings” which became known as ‘Langlands Block’ (Cyclopedia Company Limited, 1905; F. G. Hall-Jones, 1946, p. 168; Southland Times, 1885). Burwell invited tenders for the erection of the building at 73-81 Dee Street in October 1884 and the building was discussed as a new building (see Figure 5-8) in the Southland Times by August 1885 (Southland Times, 1884, 1885).

Unfortunately, and despite Burwell displaying his plans for Langlands Block in international exhibitions such as The Indian and Colonial Exhibition (Southland Times, 1886) as per Figure 5-9, copies of the original plans for the building have not been sourced to date. The earliest plan is derived from Burwell’s block plans of Invercargill buildings (Burwell, 1886) and depicts the building as brick with three stories and probably the original windows and doors (six entrances from Dee and Don Street indicated) on the ground floor and roof line (see Figure 5-10 and compare with Figure 5-11). Newspaper articles suggest there was also a cellar, entrances for six shops, showroom and workroom spaces, and although mostly unknown in retail spaces at the time lifts working from the cellar to the top floors. At the time of construction, the neighbouring buildings on Dee Street were already constructed, and 73-81 Dee Street may have been one of the later or last buildings in Langlands block to be constructed (Southland Times, 1885). It seems that 73-81 Dee Street shares a brick party wall with the adjacent building on Dee Street (see party wall easement of 0.25m on SL7C/433).

NEW BUILDING—One of the most imposing buildings which has recently been added to our street architecture is that at the corner of Dee and Don streets. This large and handsome building has been erected jointly by the lessees, Messrs C. Rout and W. S. McKay, and the lessor, Mr W. Langlands, the builder being Mr A. Little, and the architect Mr F. W. Burwell. It is three storeys high, and is so arranged as to suit the requirements of any class of business its tenants may be engaged in. There are in all six shops, and of these three are already occupied and open for public patronage. The large corner shop, with a commodious showroom above, is tenanted by Messrs McLeod Bros., drapers. It presents a most attractive appearance, and should be a favourite resort of that portion of the community addicted to the practice of shopping. The premises next door in Dee street are still without an occupant, but the adjoining warehouse has been opened also, as a drapery establishment by Messrs Smith and Smith. Besides

ment by Messrs Smith and Smith. Besides shop and showroom above, this firm has a portion of the third story, extending over their own premises and to the southern wall of the building, to be fitted up and used as a workroom for dressmakers, etc. Mr James Allan, bootmaker, has the shop and showroom adjoining. There are also two small shops fronting Don street, which are as yet untenant. One of these has a back room only, while the other has an upstairs showroom extending over both. With the exception of one of them in Don street, all the shops are fitted with lifts, working from the cellars to the top floor. This will be found a great convenience, facilitating the removal of goods from one portion of the building to another. Although in use in most wholesale warehouses, these lifts have hitherto been practically unknown in retail establishments. The unoccupied part of the top flat is so arranged that any tenant can take the whole or simply the portion of his premises, or it can be cut off from all. When once the shops are all occupied, and attractive displays of divers wares are made in the large plate-glass windows, the block will present an appearance creditable to the commercial reputation of the town.

Figure 5-8 Article discussing the building at 73-81 Dee Street as a new building, Southland Times, 20 August 1885

THE INDIAN AND COLONIAL EXHIBITION.
 —Among the exhibits sent from this part of the colony to the exhibition about to be held in London are three plans prepared by Mr F. W. Burwell, F.R.I.B.A.: They are well-drawn and excellently finished pictures, and will give visitors to the Exhibition a fair idea of the scope of some of our street architecture. The first represents the Crescent Hotel, and the offices of the N.Z.L. and M. A. Co. and the N.M. and A. Co, in the Crescent; the second, the block on the east side of Dee street from Esk street to Don street, and the third, the opposite block extending from the Southland Club Hotel to Messrs Cowper and Wilson's warehouse. The drawings are in perspective, and are therefore more attractive in appearance and more artistic in execution than the mere "front elevation," which architects usually, and as a matter of business, turn out. Already Invercargill has been dubbed "the city of magnificent distances," but if the people of England base their opinion of it as a whole upon Mr Burwell's capital plans, it will probably thenceforward also be known as the "city of magnificent edifices."

Figure 5-9 Extract regarding Burwell's plans for the Langford block being exhibited, Southland Times 2 February 1886, Page 2

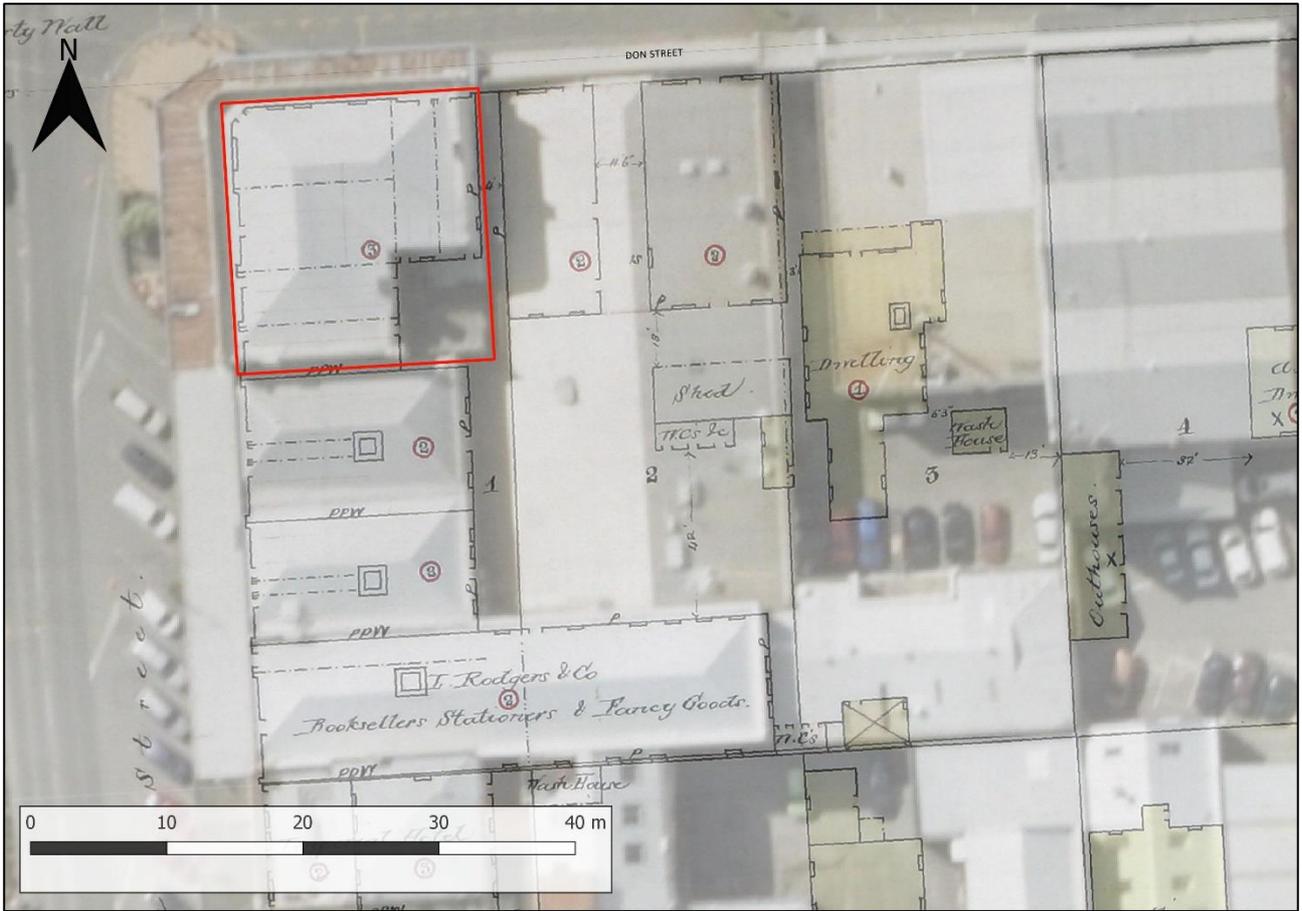


Figure 5-10 An overlay of the aerial image with Burwell's 1886 plan (project area indicated in red)

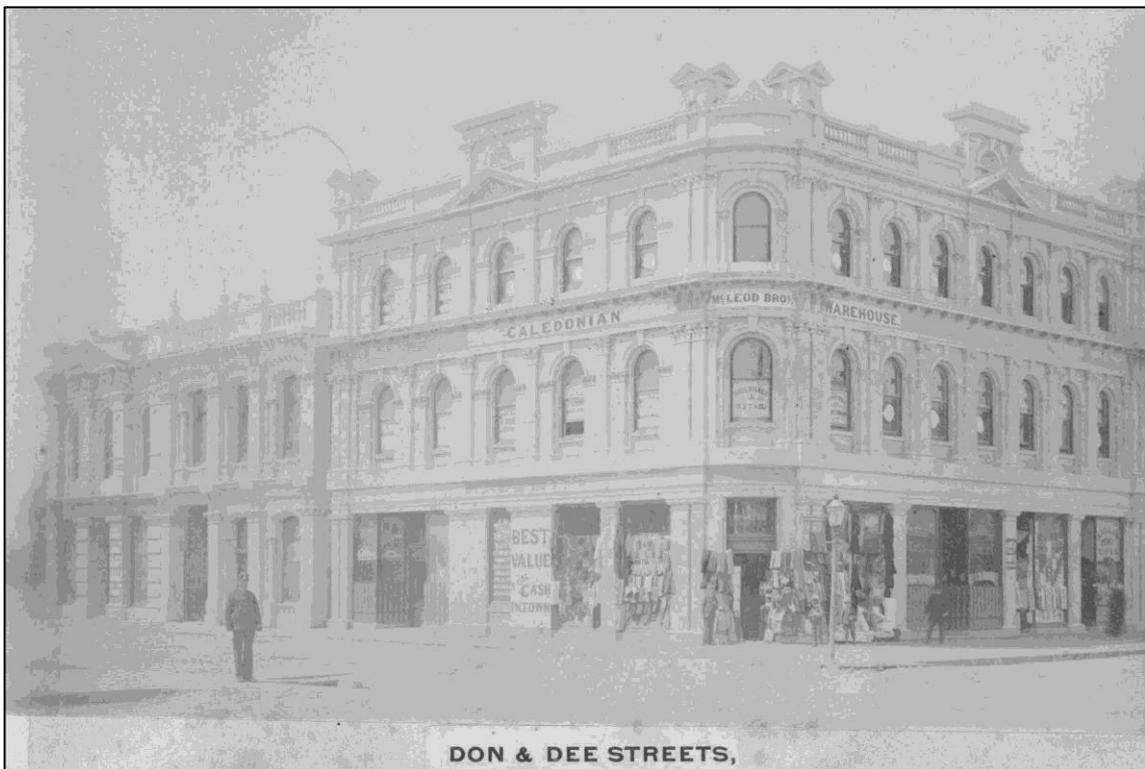


Figure 5-11 Earliest photograph of the new building. Date unknown but pre-1900 and possibly taken shortly after the new building was opened based on signage (Southland Museum and Art Gallery P79 80)

5.3.3 *Changing tenants and changing building*

The building at 73-81 Dee Street has had a number of owners (see Table 5-1) and tenants (see Appendix C) throughout its life. Other than Langlands, most notably it was owned by Rout family members (became known as Rout buildings), was occupied by Stewart Chemists (still in operation in Invercargill today on Dee Street), and was tenanted in part by the Australian T&G Mutual Life Assurance Society Ltd (became known as T&G building).

Major and minor renovations were carried out primarily for new tenants and office and shop fitouts (see Appendix C) but also to repair part of the building following a fire in January 1931 (see Heritage Building Record HBR26h, Appendix C). The building at the time of the fire was reported as having wooden floors and partitions. Changes to the original building include the addition of a verandah, removal and replacement of the parapet, addition of a toilet block and other structures within the yard, blocking off lifts, chimney's, fireplaces and cellar/basement access and numerous changes to internal partition walls, floors and linings. The changing verandah within Langlands block and doors and windows at ground level can be viewed throughout a sequence of historical photographs and in comparison with current photographs (see Figure 4-2 to Figure 4-4 and Figure 5-11 to Figure 5-17). A published photograph showing Dee Street and attributed to 1900 shows the verandah on 73-81 Dee Street as the first verandah in Langlands Block (J. Hall-Jones, 2013, p. 101). The 1913 fire insurance plans show additions to building within the yard area, changes to the roof line, and to windows and doors by this time (See Figure 5-18).



Figure 5-12 Langlands Block with Esk Street corner in foreground, date unknown (Southland Museum and Art Gallery P81 18)

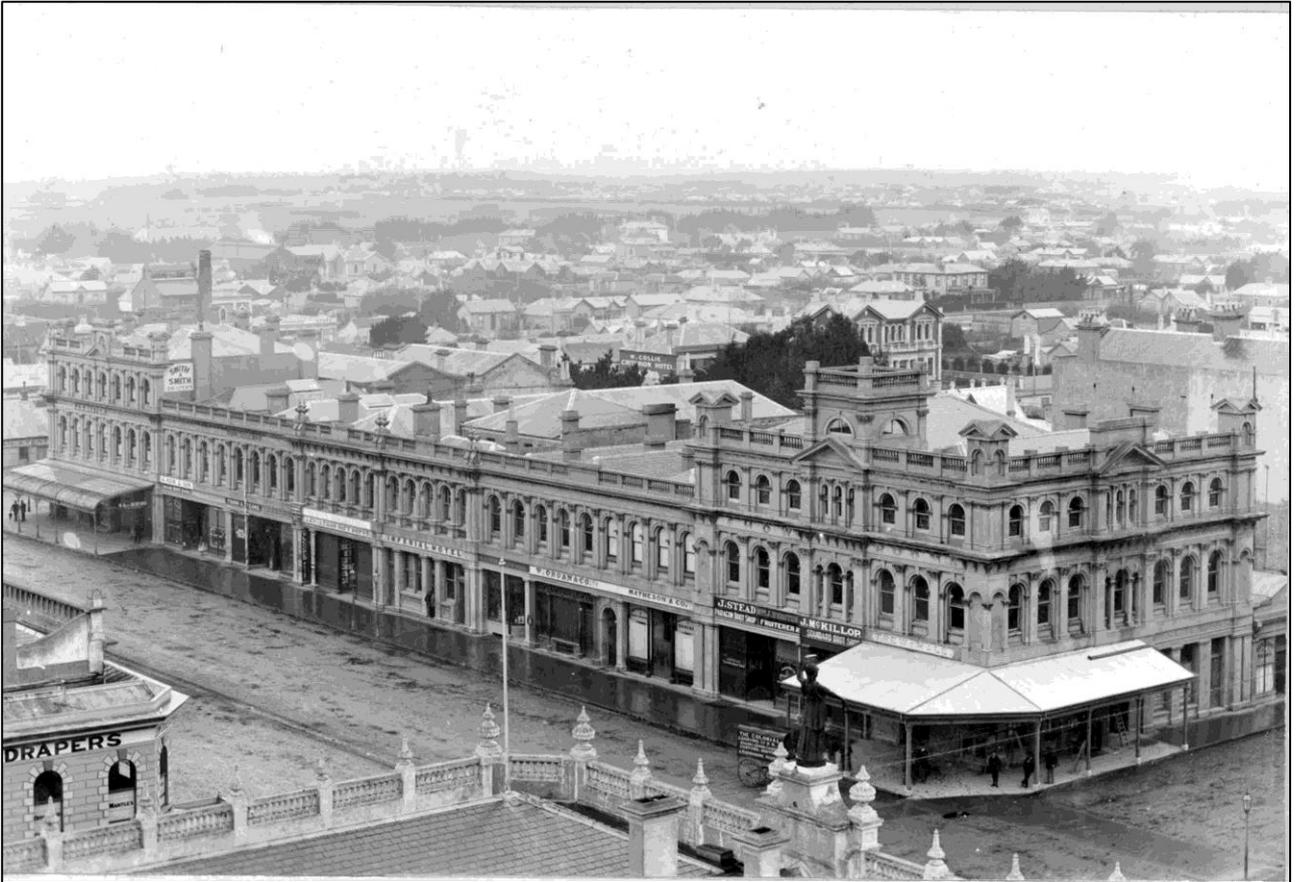


Figure 5-13 Langlands Block with Esk Street intersection in the foreground, date unknown (Southland Museum and Art Gallery 40)



Figure 5-14 Langlands Block with Esk Street corner in the foreground, Muir and Moody 1904 (Southland Museum and Art Gallery P7984)



Figure 5-15 Panorama of Dee and Don Street 1926 (Invercargill City Library and Archives A0010 S00940014)



Figure 5-16 Close up of panorama of Dee and Don Street 1926 (Invercargill City Library and Archives A0010 S00940014)



Figure 5-17 Langlands Block on Dee Street c.1940, with 73-81 Dee Street in the foreground (Invercargill City Library and Archives A0010 S00940019)

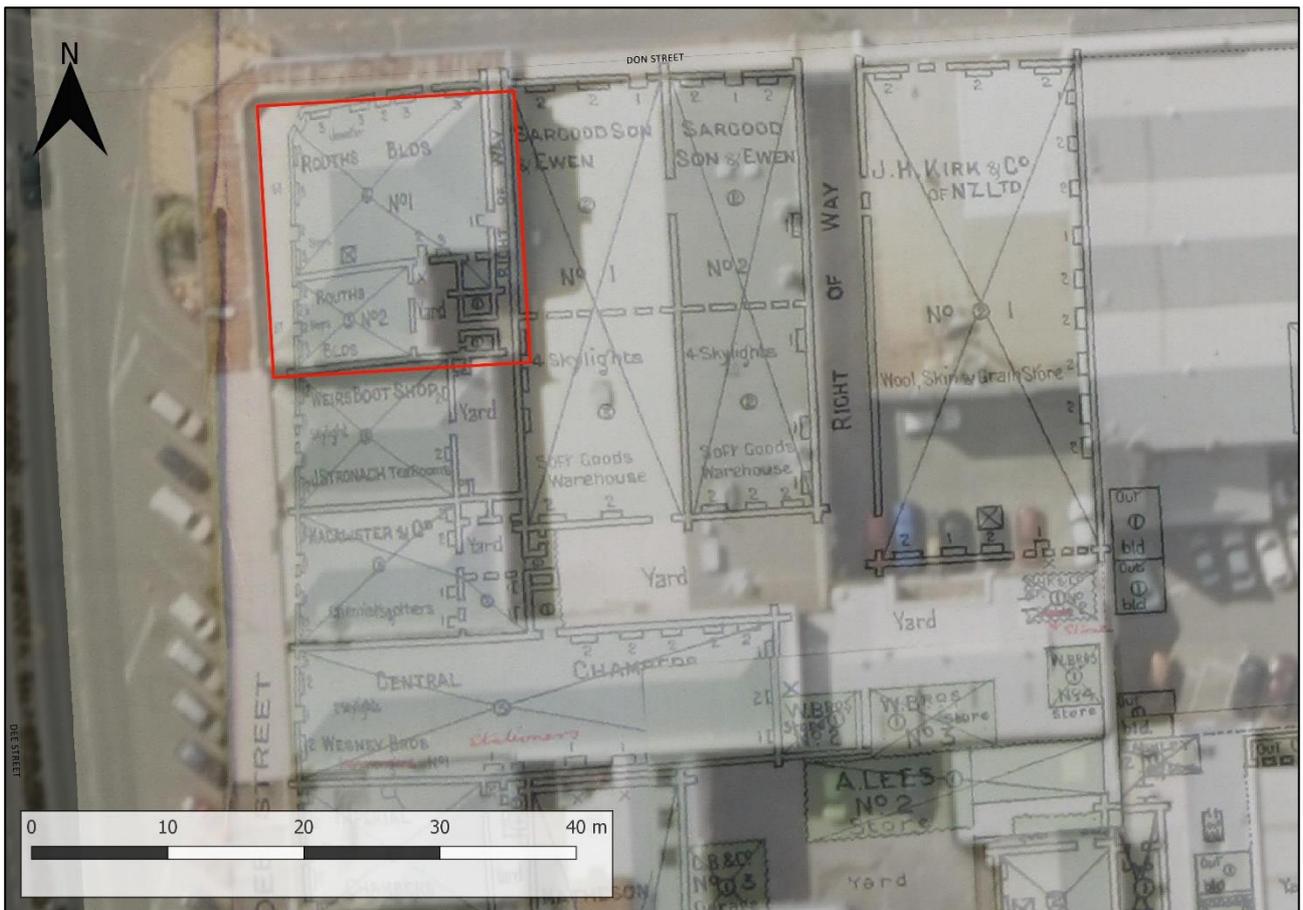


Figure 5-18 An overlay of the aerial image with the 1913 Fire Insurance plans (project area indicated in red)

The ICC Property File only dates from c1930 with one earlier 1920 record that was previously misfiled. Table 5-2 lists some of the major building changes where details are available in the ICC Property File (see also Appendix C). Selected plans available in the ICC Property File are also presented below.

Table 5-2. Table of major building changes from the 1920s until today (from (Morton, 2004) and (Invercargill City Council Property File, n.d.))

Date	Event
June 1920	New windows and doors to shop. Builder and application from Geo Henry. Brief specification available on file. These plans likely show original partition walls between shops and street frontages (See Figure 5-19)
c.1930	Alterations to chemist's shop in Mrs C. Rout's building. Edmund R. Wilson (architect). Shows plans for new closets, drains, entranceway. Drains were laid against old. Note location of lift shown. Specifications available on file. (See Figure 5-20).
February 1931	Renovations and reconstruction of 'Routs building', designed by Allan C. Ford. Builder GM Butler. Works following the fire to part of building. Works proposed included changing partition walls, removing chimneys, adding a window to the fire escape, closing some doors and windows, new floors in parts, changes to the stairs, changes to joinery e.g. new architraves, cornice, picture mould, skirting. Specification available on file. (see Figure 5-21)
September 1936	Alterations to shop for chemist, Allan C. Ford (see Figure 5-22). Shows first plan with verandah although verandah present much earlier from historical photographs. Focus on ground floor. Changing partition walls, removing fireplace, mezzanine floor shown, adding stairway to cellar and mezzanine.
January 1942	Plans showing renovations for the Australian T&G Mutual Life Assurance Society Ltd. Mitchell and Mitchell, Wellington (architects). Builder GM Butler and Son. (See Figure 5-23). Shows changing partition walls on first floor. External and internal painting.
September 1942	Plans stamped September 1942. Plans show whole building including basement/cellar and are the earliest most detailed plans showing stairs, lifts, windows, doors etc. Have details on ceiling, floor joists and notes condition of some features. (See Figure 5-24). These plans may relate to the Michell and Mitchell proposed changes and building consent.
September 1943	Existing galvanised roof replaces with corrugated fibrolite (Morton, 2004)
April - November 1943	Proposed plans for alterations to girls' cloakroom, Stewarts Chemist. Specification available on file. (See Figure 5-25)
March 1944	Shop front for HS Young Florists removed and rebuilt. EH Smith (architect). Specification available on file. (See Figure 5-28)
July 1944	Plans for alterations for McCurdys Properties Limited. E. Smith architect (See Figure 5-26)
March 1951	Alterations for Cosy Café. A. W. Parsons builder. Shows new ceilings, fixtures (See Figure 5-27)
November 1953	Proposed fire escape
March 1956	Renovations and repairs for Australian T&G Mutual Life Assurance Society Ltd, Smith and Rice Architects. Specification on file. New parapet beam and wall proposed to street frontages, although earlier historical photographs show changes to the parapet.
May 1957	Alterations for HS Young Florist. (see Figure 5-29)
February 1961	Alterations and repairs to shop. Plan on file.
August – September 1964	Alterations and renovations to offices T&G Building. Changes to partition walls. McArthur and Boag Architects (see Figure 5-30)
January 1965	Alterations to fixtures for C.F. Schroeder shop.
May-June 1966	Alterations to T&G Building. Moir, New and Jenkins architects (See Figure 5-31)
October 1968	Alterations to Stewarts Pharmacy. Smith, Rice, Lawrence and Mollison Architects. Involves changes to partition walls including brick ones, street frontage, new windows. Shows basement plan at time. Specification available on file (See Figure 5-32 to Figure 5-35)
August 1970	Proposed verandah fascia signs for Stewarts Pharmacy with Kodak. Plan on file
April - July 1973	Alterations for Sanitarium Health Food Co. Mason and Wales Architects. Proposed changes to wall, floor and ceiling linings and signage. Plans and specification on file.
1981 and 1986	Alterations for Mo's takeaways and video parlour. Series of plans on file showing changes to ceiling and partition walls, doors.
1990s onwards	New shop fronts and signage. E.g. The Toy Shop, Ben Rumble, Telecom, Guilty by Confectionary
2006	Plans for alterations for Amici Café (now Three Bean Café) (See Figure 5-36)

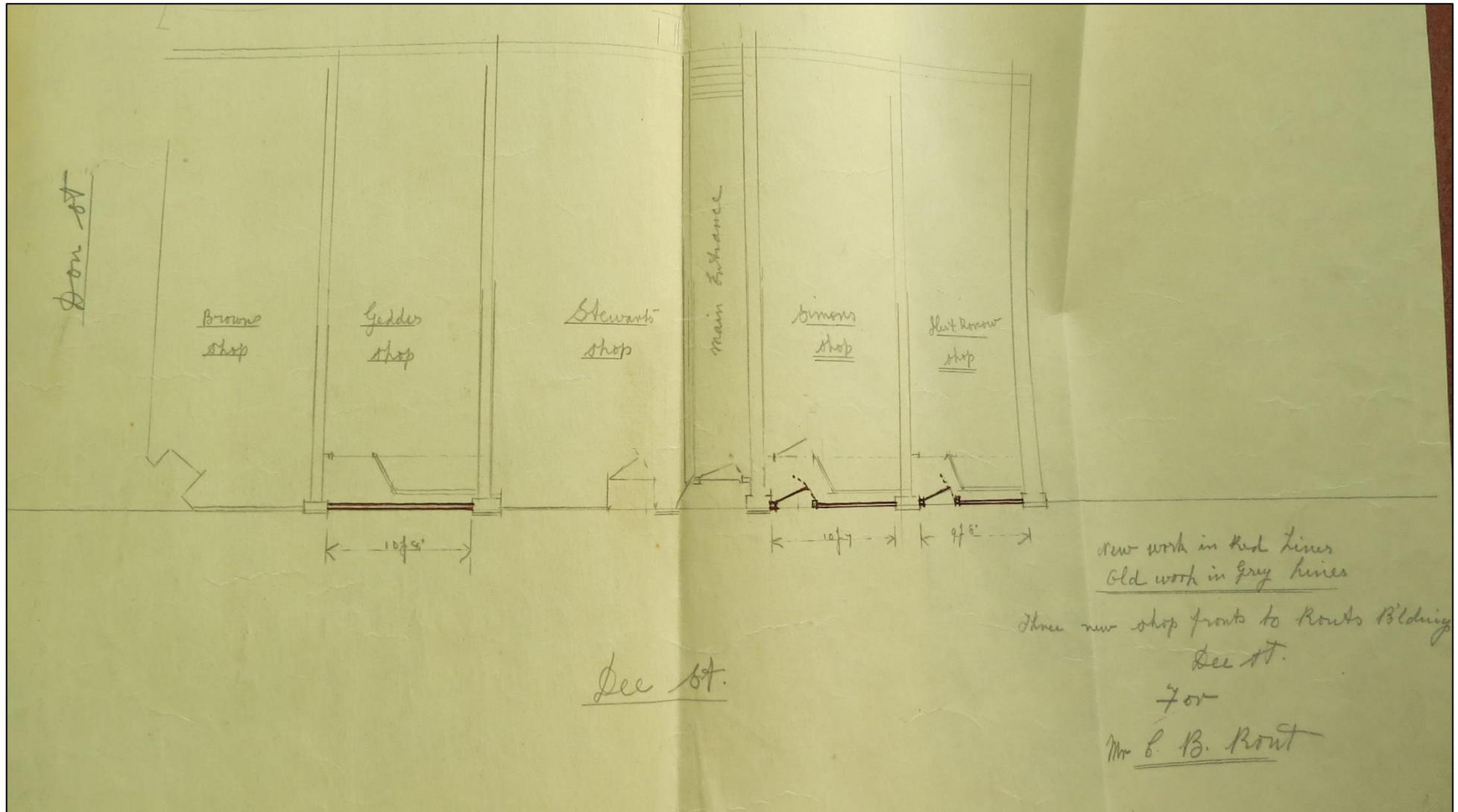


Figure 5-19 Plans from June 1920 consent (Invercargill City Council Property File, n.d.)

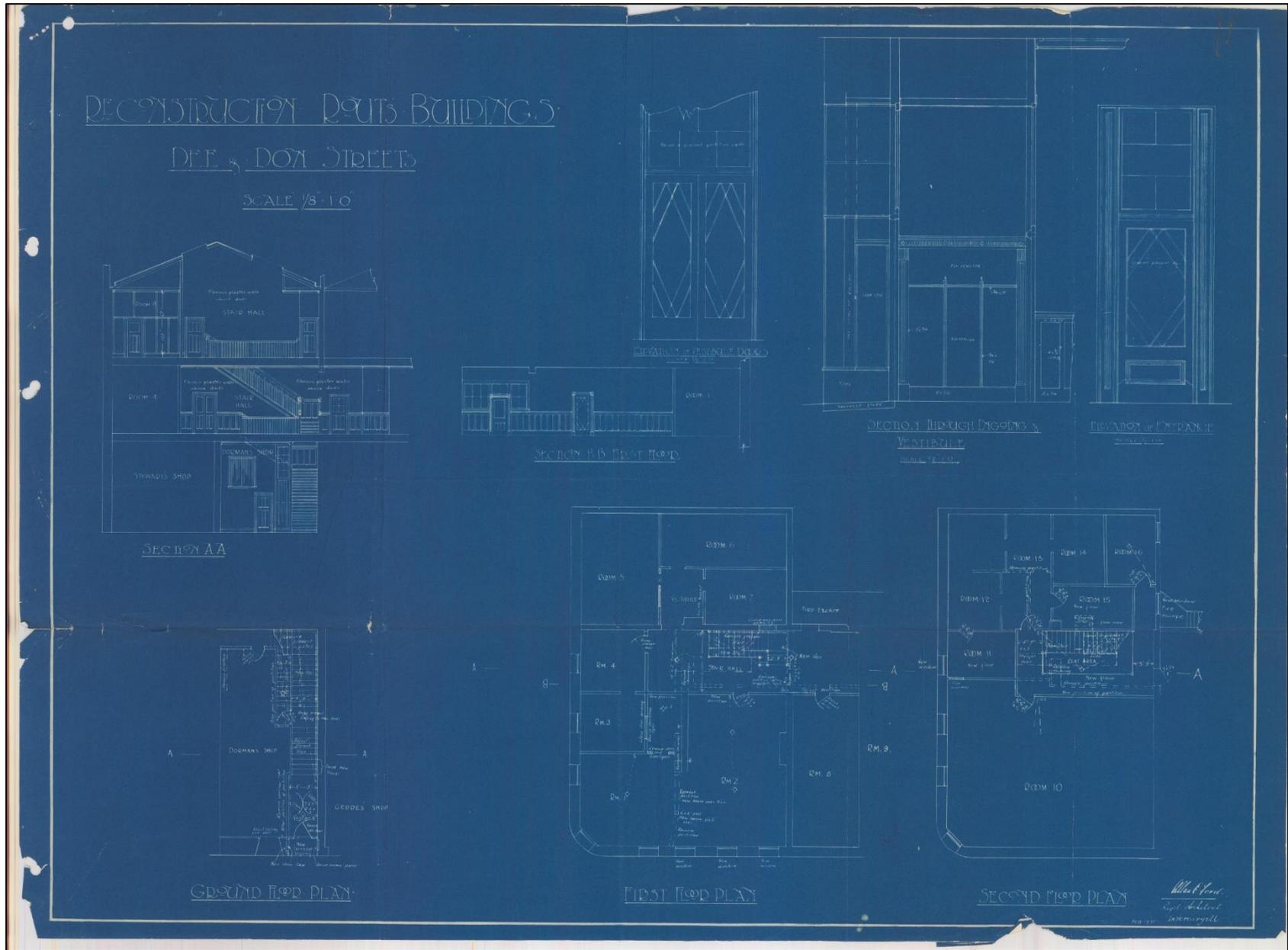


Figure 5-21 Plans showing proposed reconstruction of 'Routs building' following the January 1931 fire, Allan C. Ford, February 1931 ((Invercargill City Council Property File, n.d.)

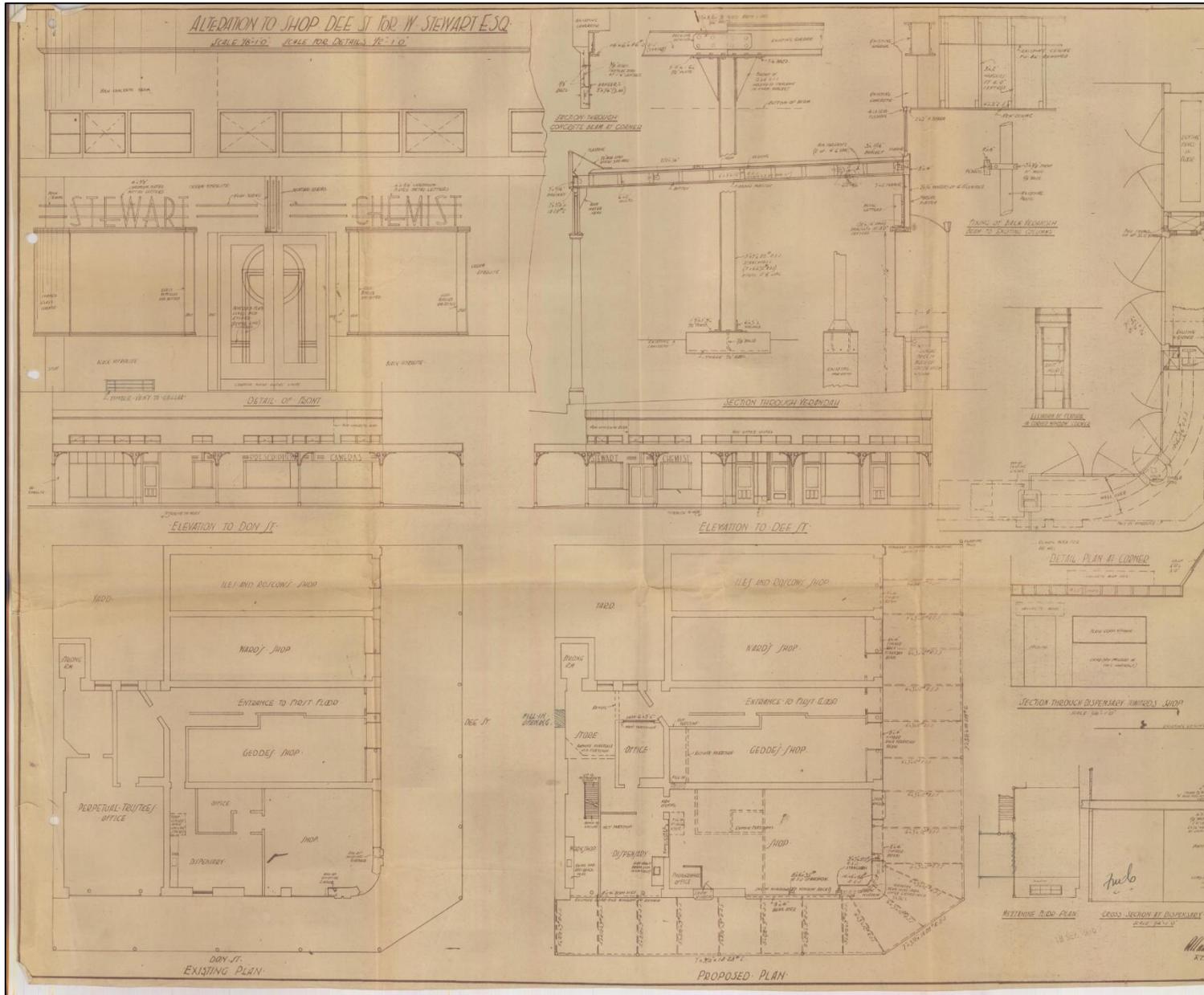


Figure 5-22 Ford 1936 (Invercargill City Council Property File, n.d.)

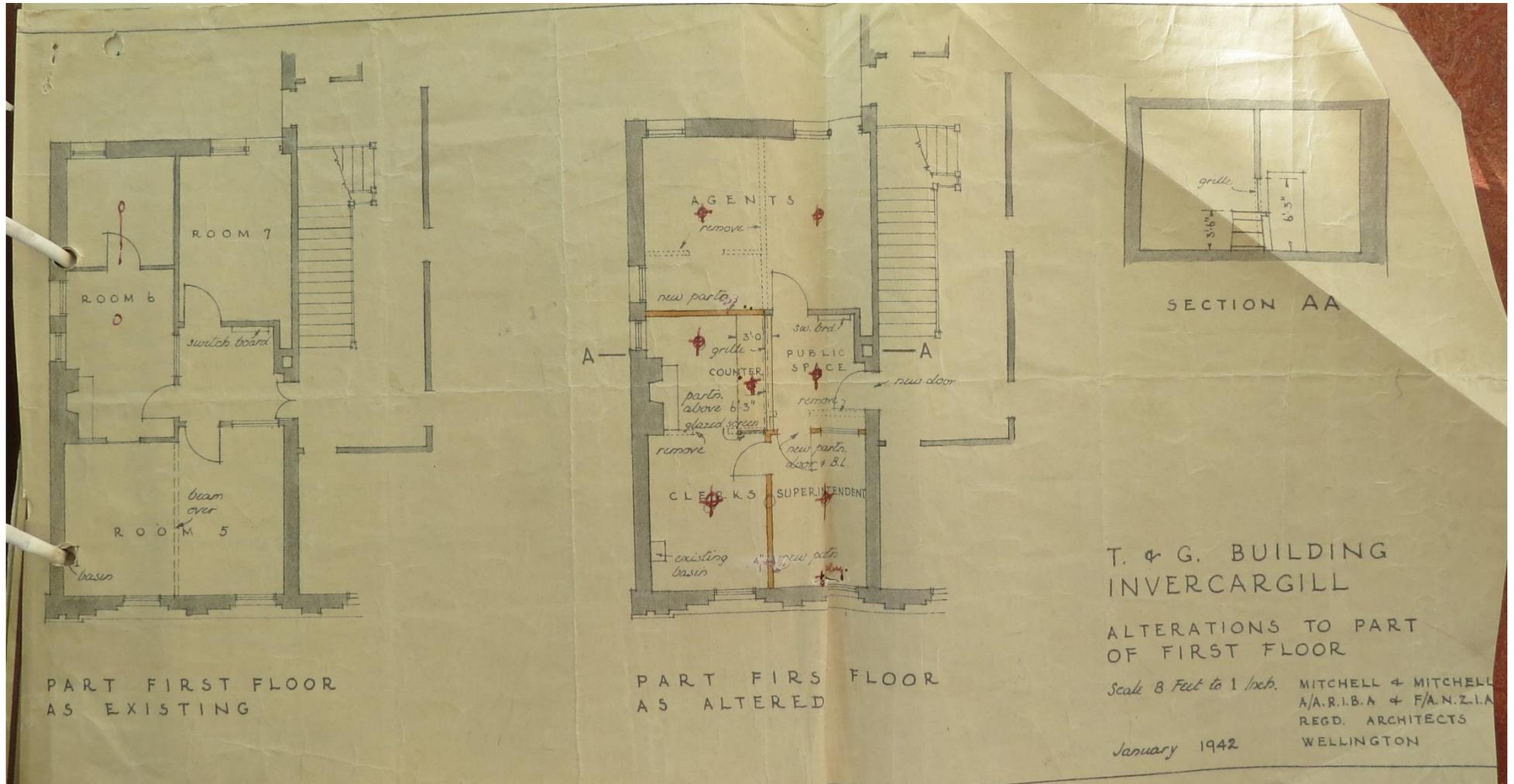


Figure 5-23 Mitchell and Mitchell plans for alterations to T&G building, January 1942 (Invercargill City Council Property File, n.d.)

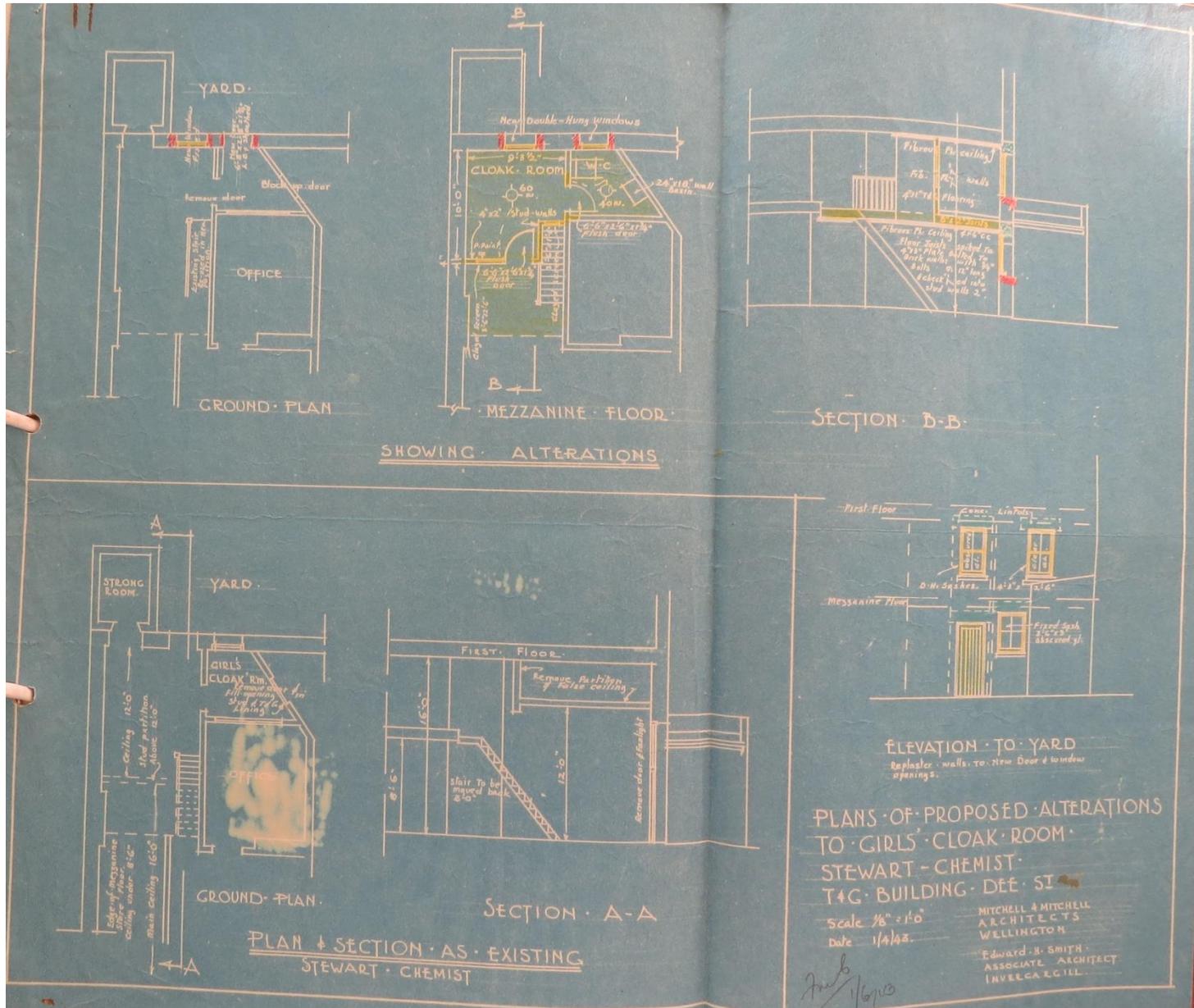


Figure 5-25 Proposed alterations to girls cloakroom, Stewarts Chemist (Invercargill City Council Property File, n.d.)

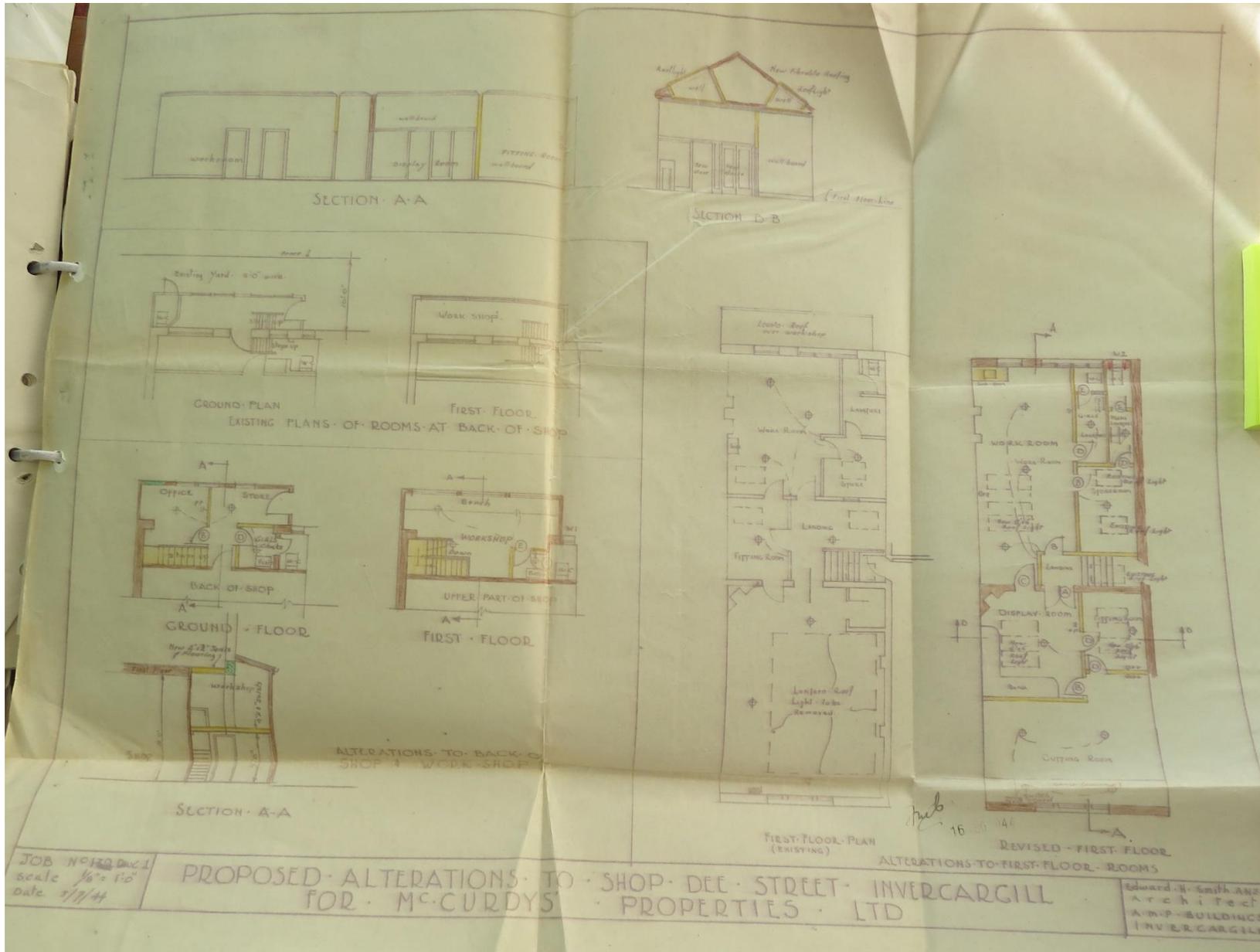


Figure 5-26 Plans showing proposed alterations for McCurdys Properties Ltd (Invercargill City Council Property File, n.d.)

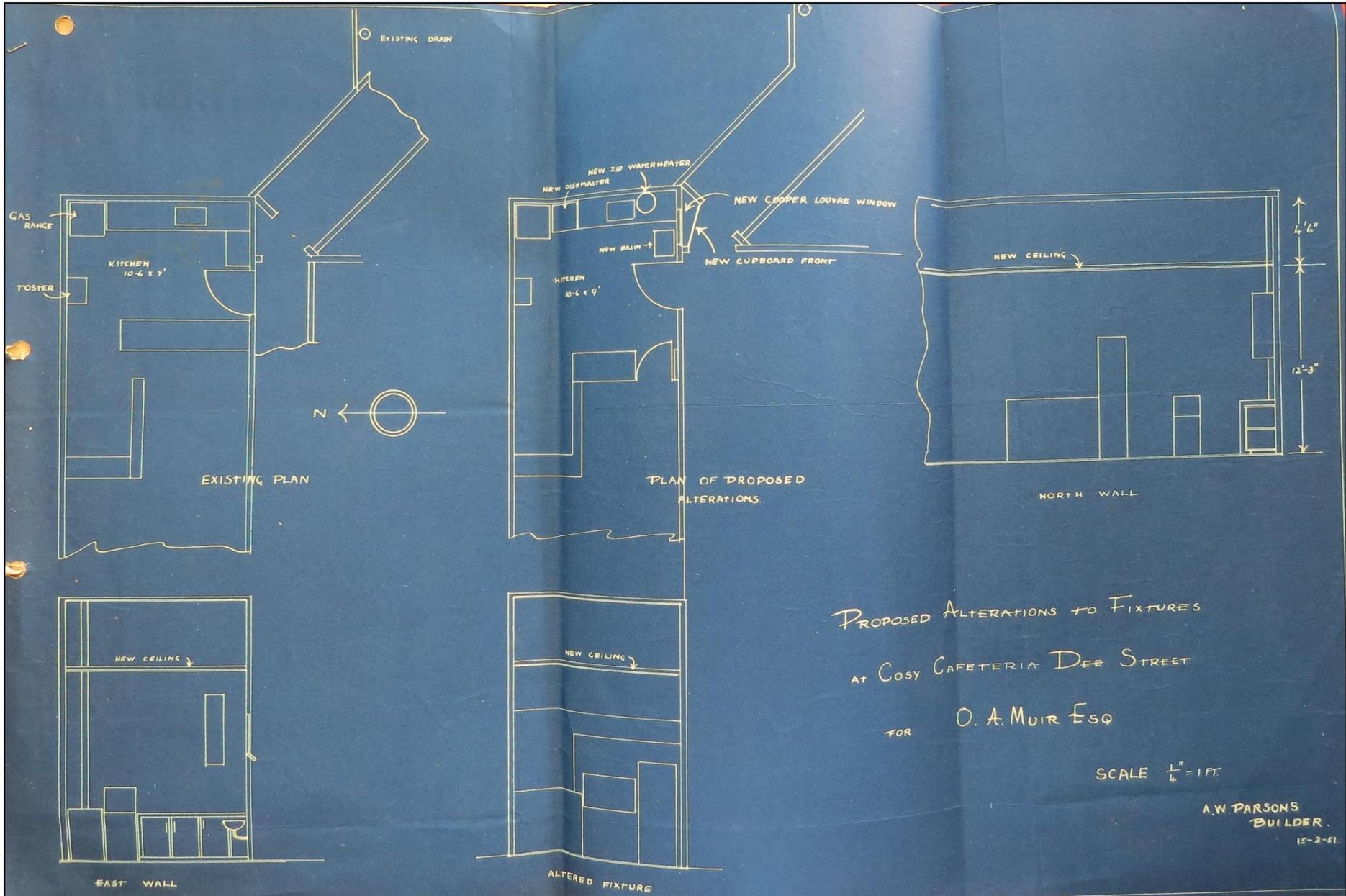


Figure 5-27 Proposed alterations for Cosy Café, 1951 (Invercargill City Council Property File, n.d.)

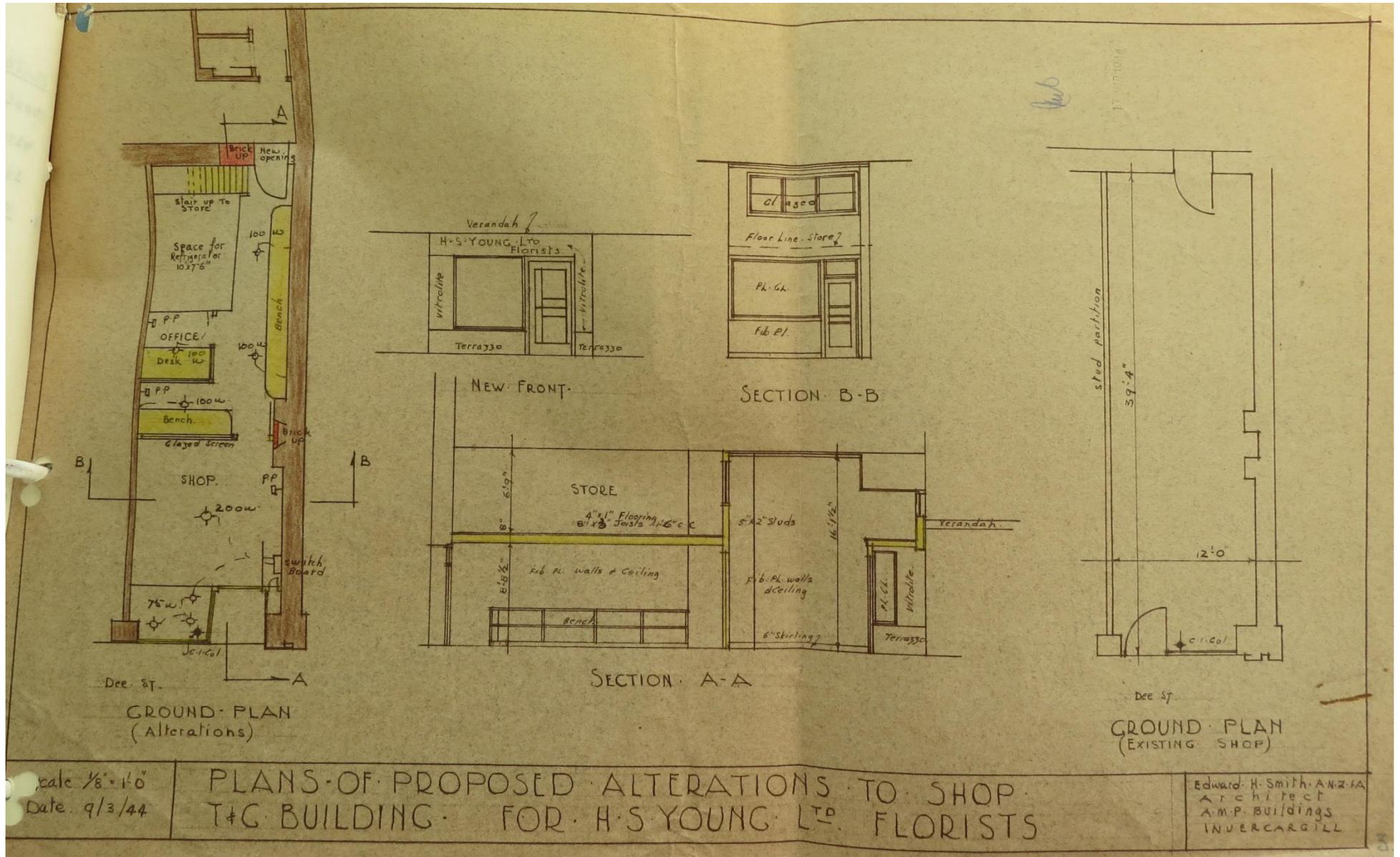


Figure 5-28 Proposed plans for alterations to shop for florist, 9/3/1944 (Invercargill City Council Property File, n.d.)

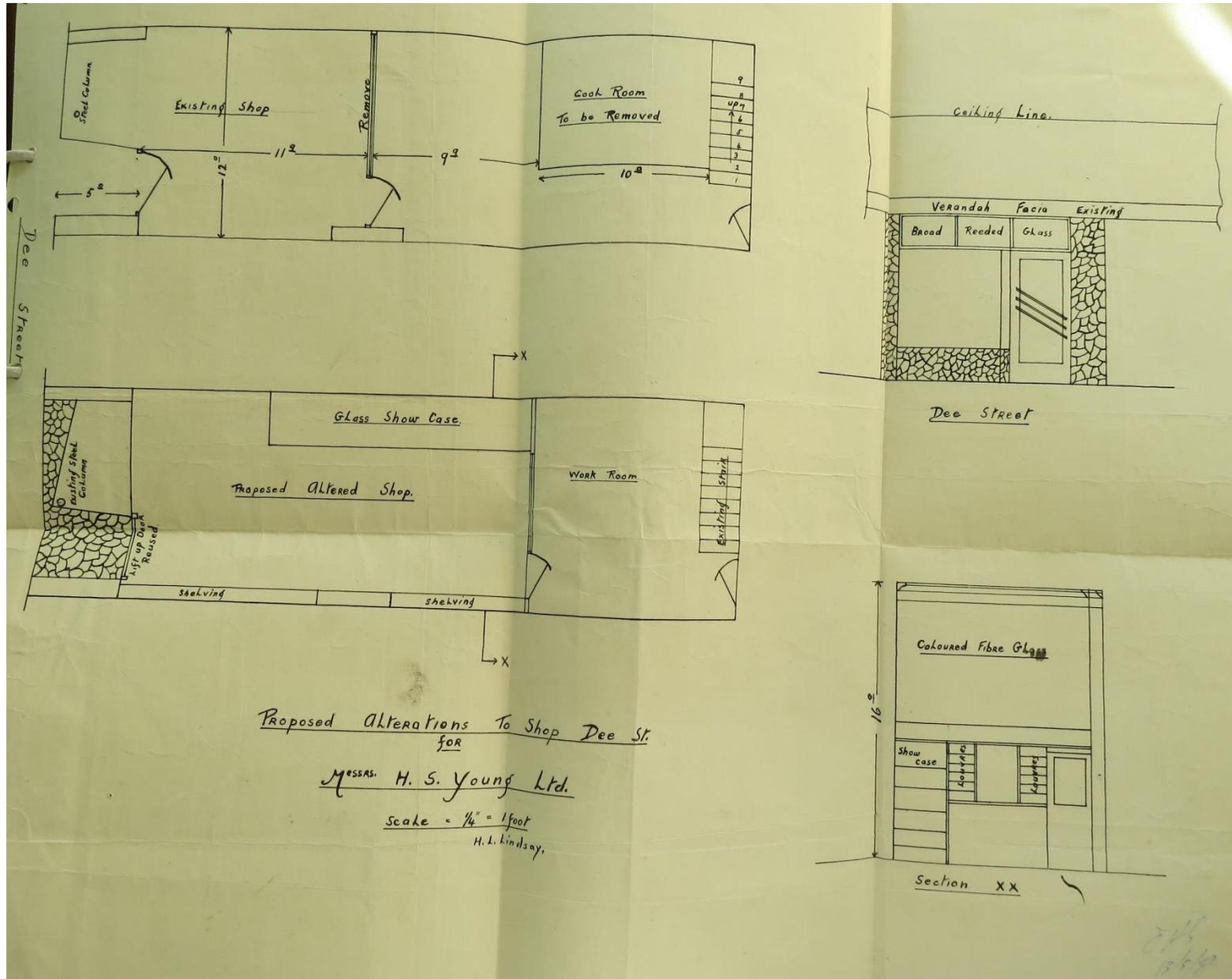


Figure 5-29 Proposed alterations to shop for HS Young Florist, 1957 (Invercargill City Council Property File, n.d.)

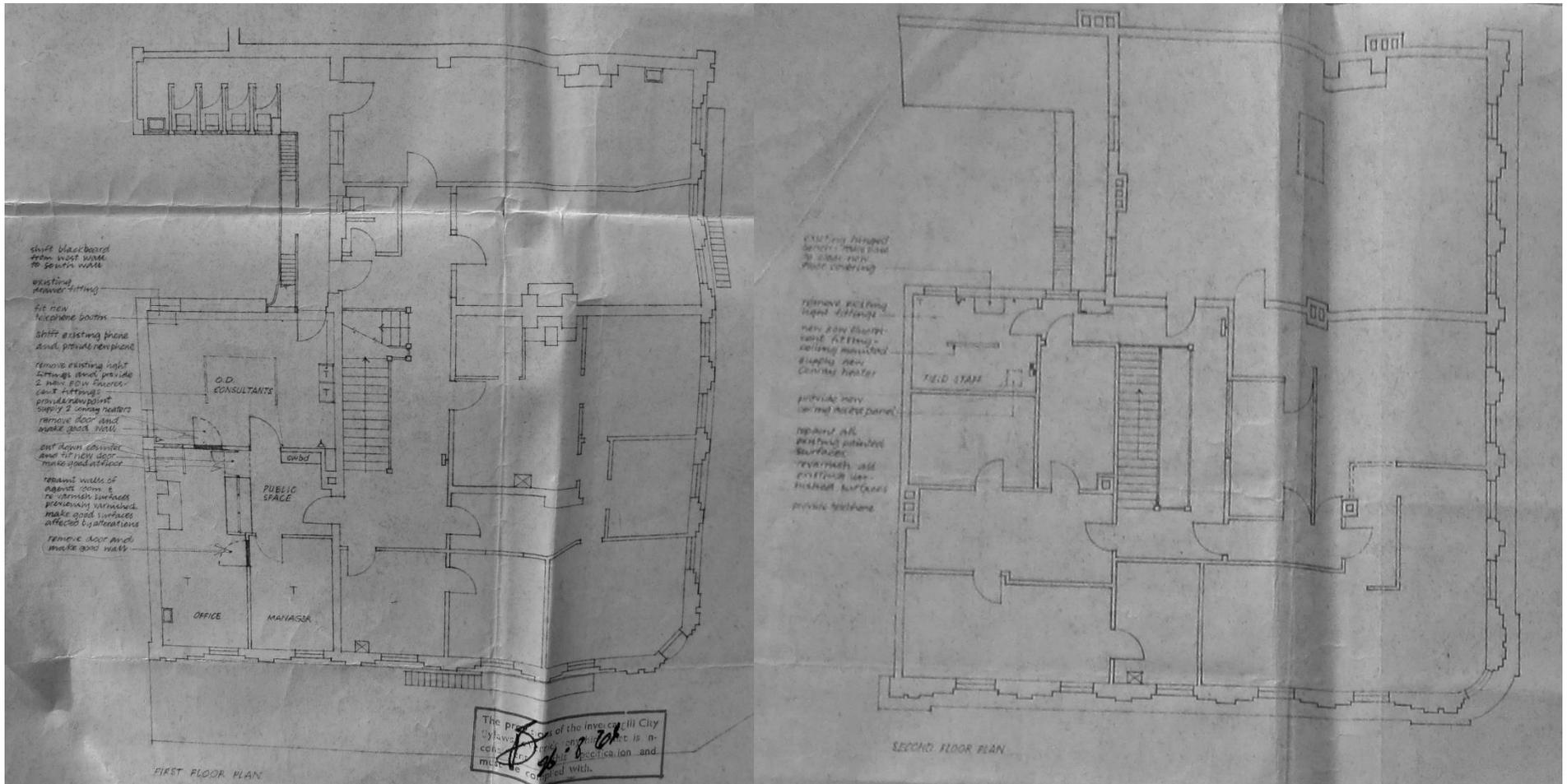


Figure 5-30 Extract from McArthur and Boag Architects, August 1964 plans showing first and second floors (Invercargill City Council Property File, n.d.)

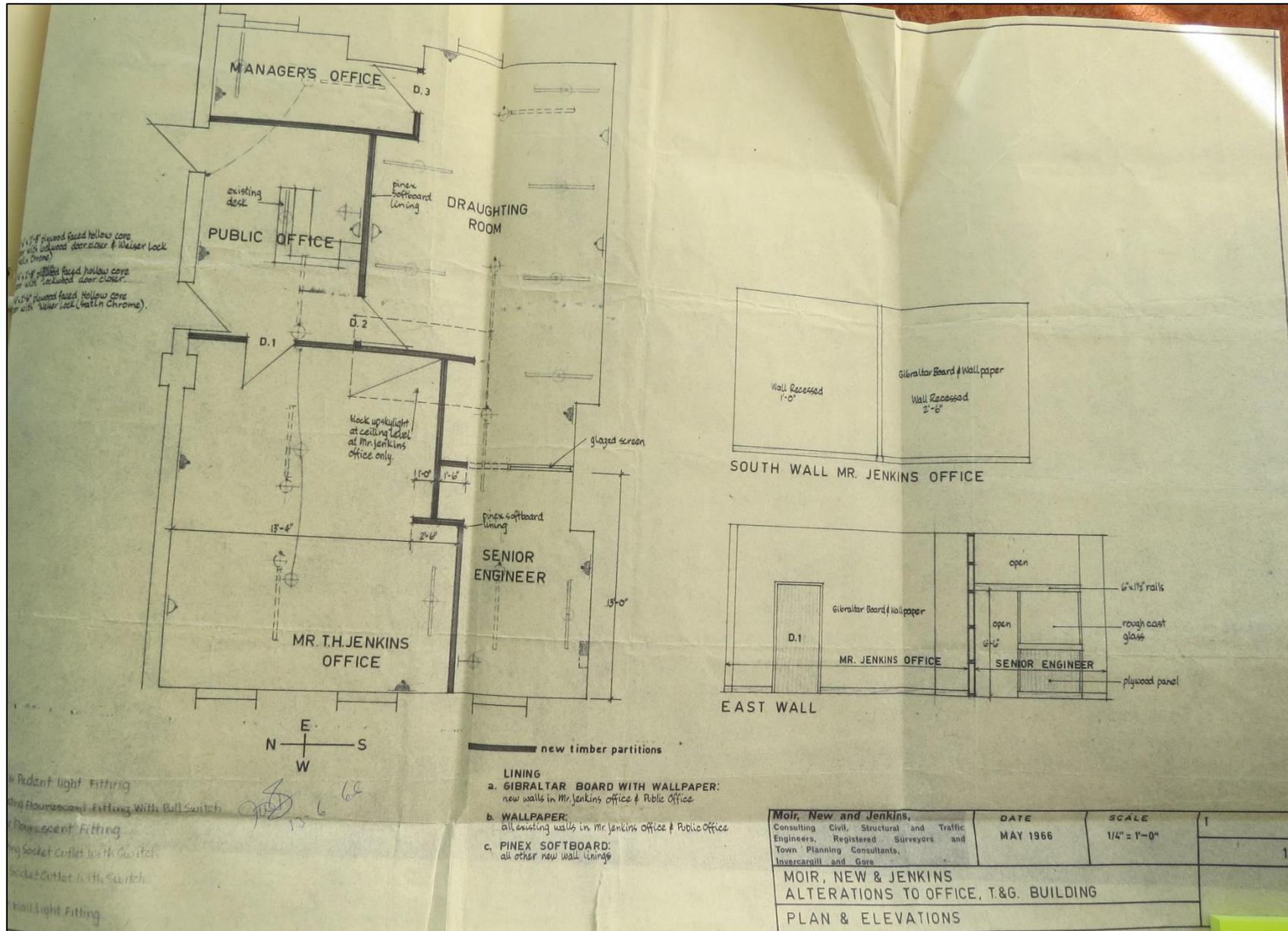


Figure 5-31 Plans by Moir, New and Jenkins, May 1966 for alterations to office (Invercargill City Council Property File, n.d.)

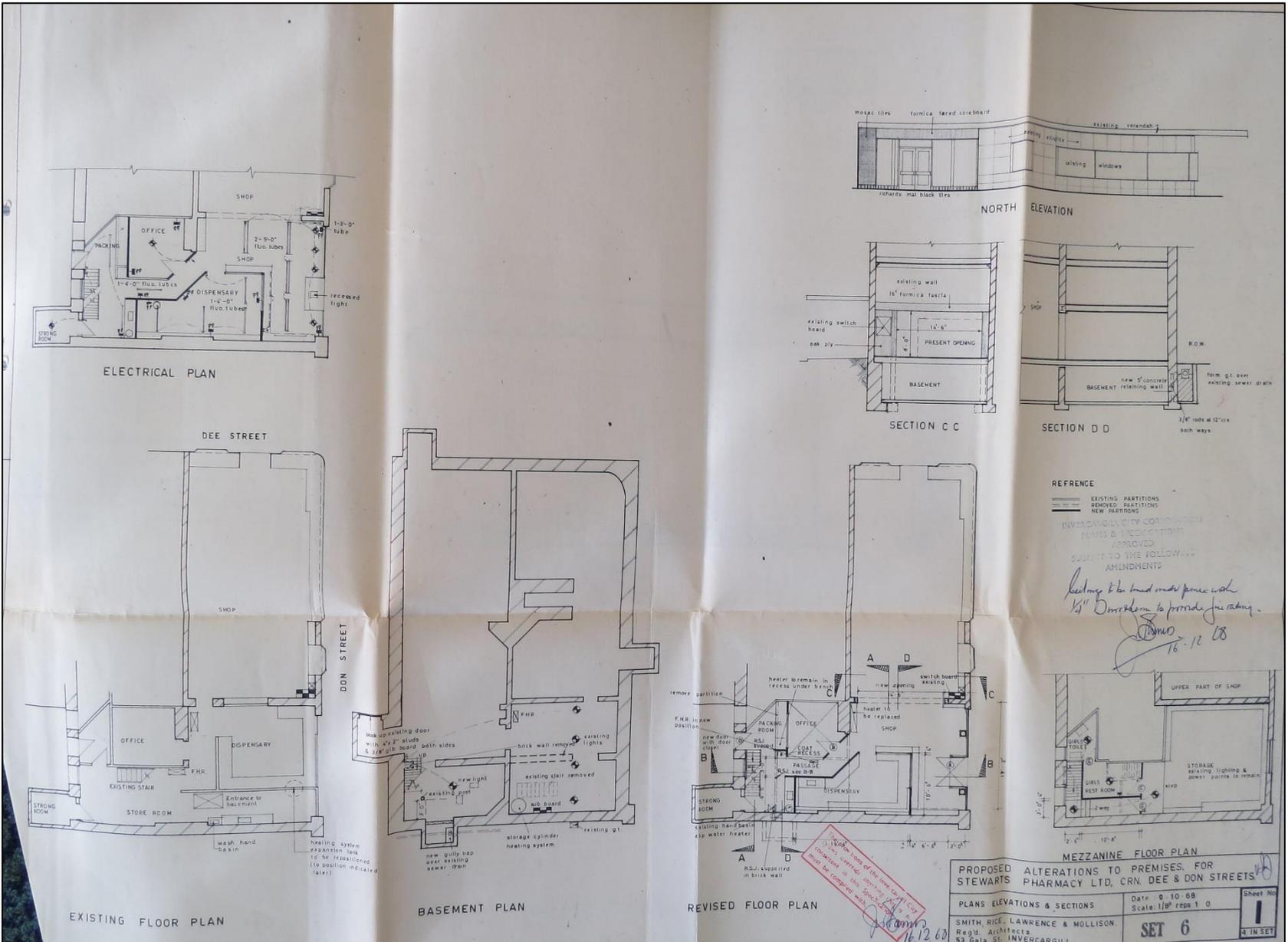


Figure 5-32 Plans showing proposed alterations to Stewart's Pharmacy by Smith, Rice, Lawrence and Mollison, 1968. Sheet 1 of 4. (Invercargill City Council Property File, n.d.)

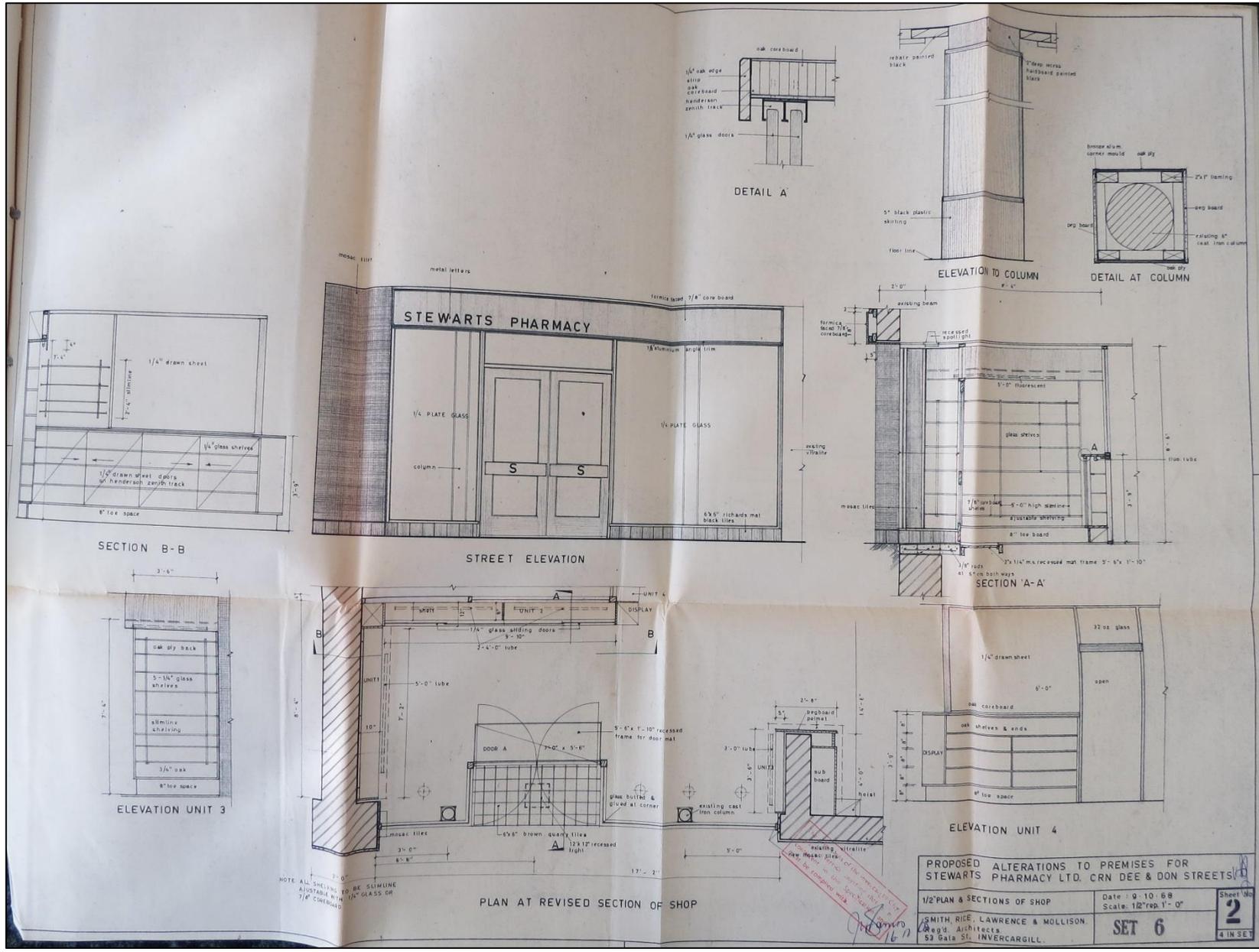


Figure 5-33 Plans showing proposed alterations to Stewart's Pharmacy by Smith, Rice, Lawrence and Mollison, 1968. Sheet 2 of 4. (Invercargill City Council Property File, n.d.)

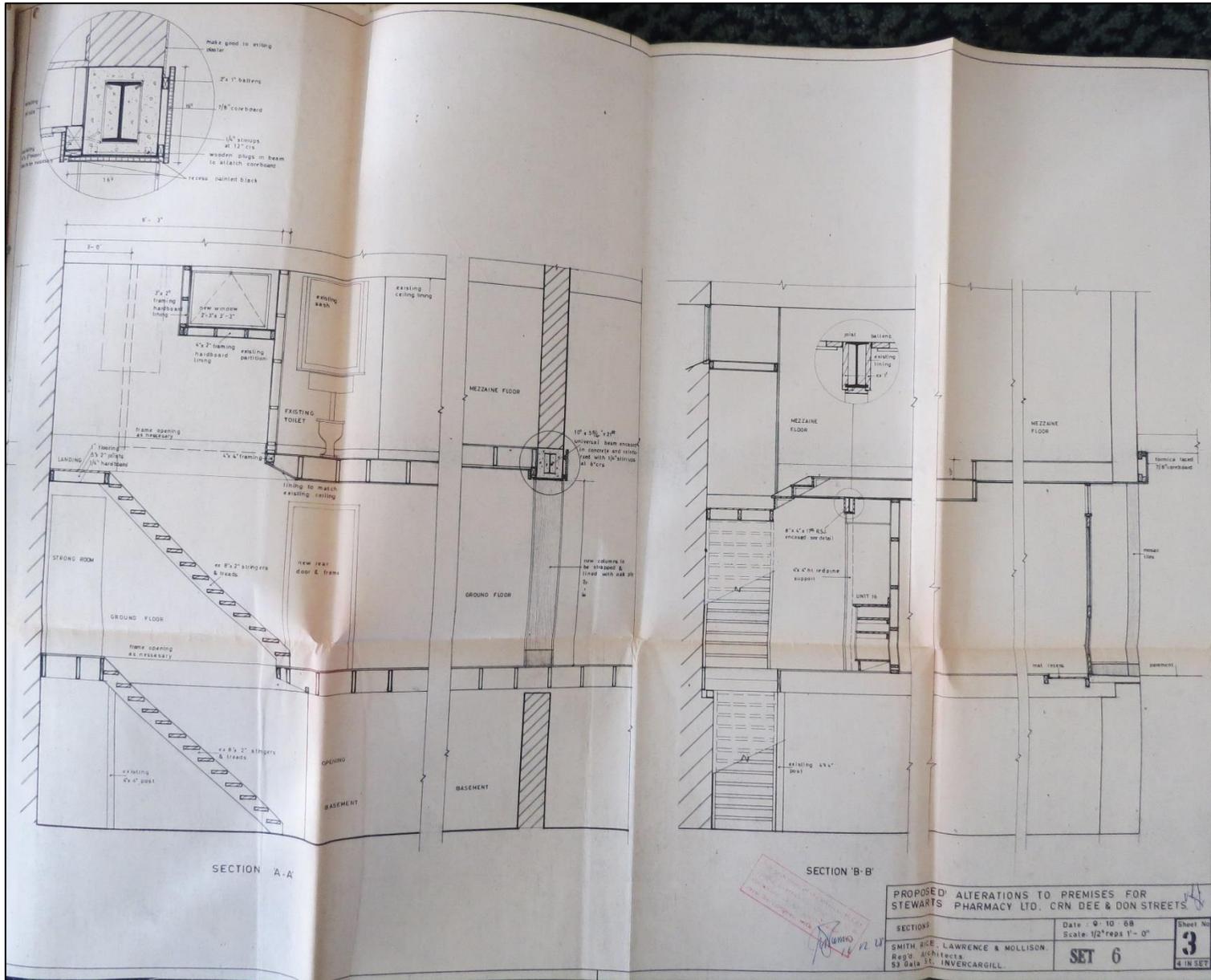


Figure 5-34 Plans showing proposed alterations to Stewart's Pharmacy by Smith, Rice, Lawrence and Mollison, 1968. Sheet 3 of 4. (Invercargill City Council Property File, n.d.)

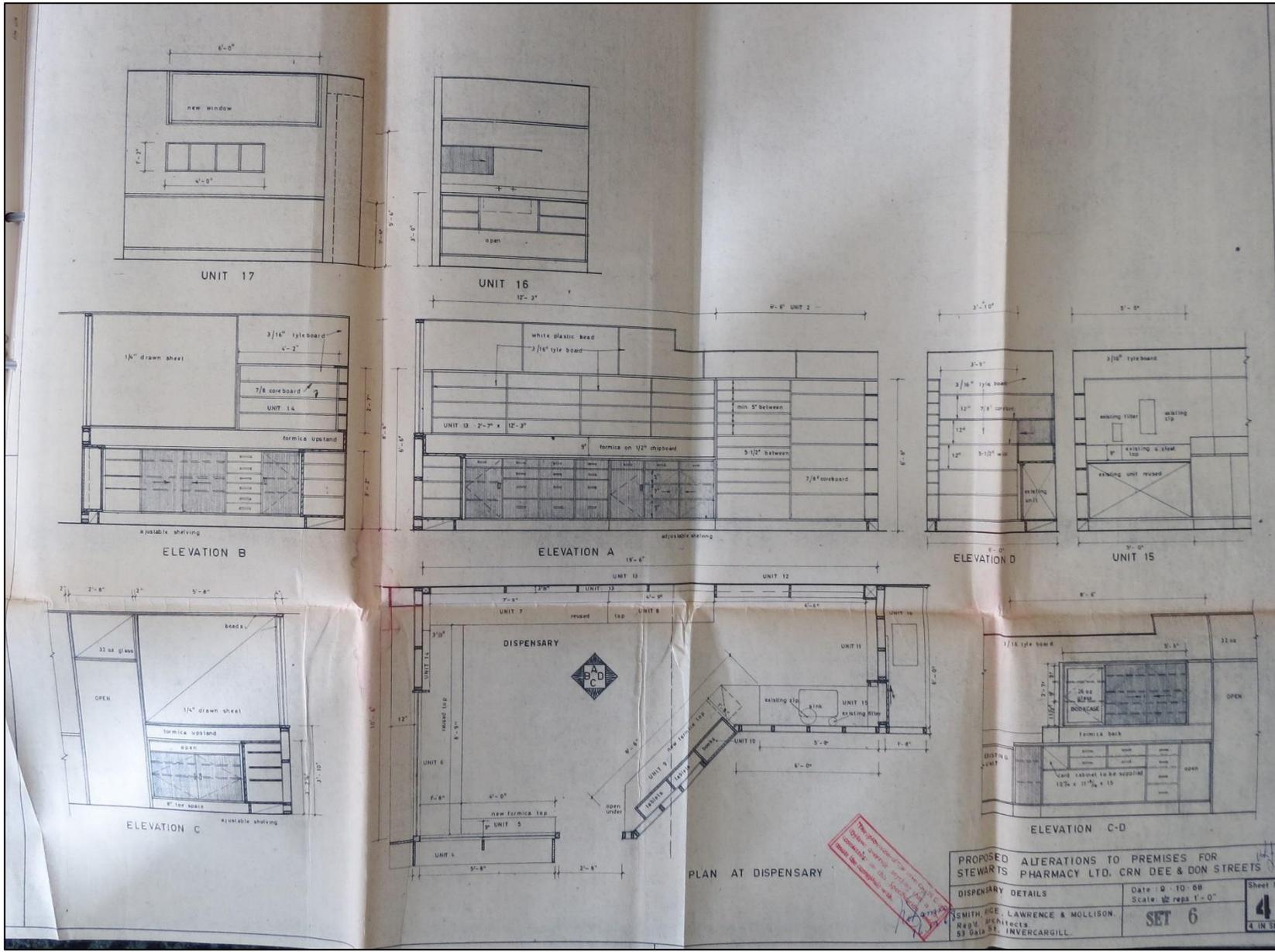


Figure 5-35 Plans showing proposed alterations to Stewart's Pharmacy by Smith, Rice, Lawrence and Mollison, 1968. Sheet 4 of 4. (Invercargill City Council Property File, n.d.)

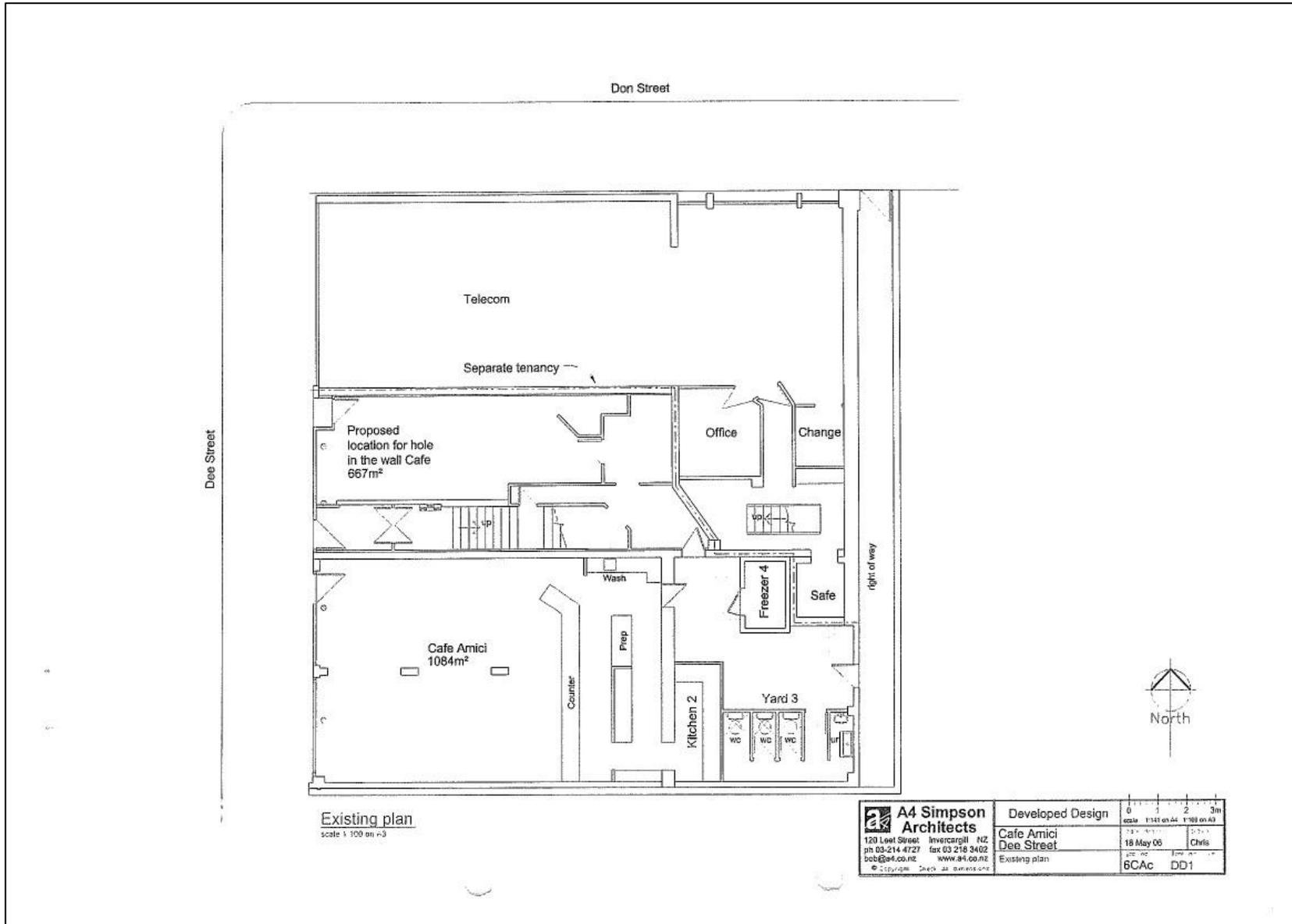


Figure 5-36 Ground floor plan 2006, A4 Simpson Architects (Invercargill City Council Property File, n.d.)

6 Previous work identifying heritage values

Previously identified heritage sites and places near the project area can provide information that is valuable for assessing the heritage values and impacts to the wider heritage landscape. NZHP carried out comparative analysis using ArchSite (the New Zealand Archaeological Associations archaeological site recording scheme), the Heritage New Zealand List, the ICC Heritage Record (Appendix II Proposed District Plan), the Gray 1997 Review and *Invercargill City Centre Heritage Buildings: A History* (Morton, 2004) and considered the recent report to Invercargill City Council *Invercargill City: Central City Area: Heritage Buildings Reassessment 2016* (Farminer & Miller, 2016) to identify if there are any previously recorded sites and places on or near the project area or relevant for comparison. In addition, other buildings designed by the architect Burwell both locally, nationally and internationally are examined for comparison. The results of a brief comparative analysis are documented here.

6.1 Archaeological sites

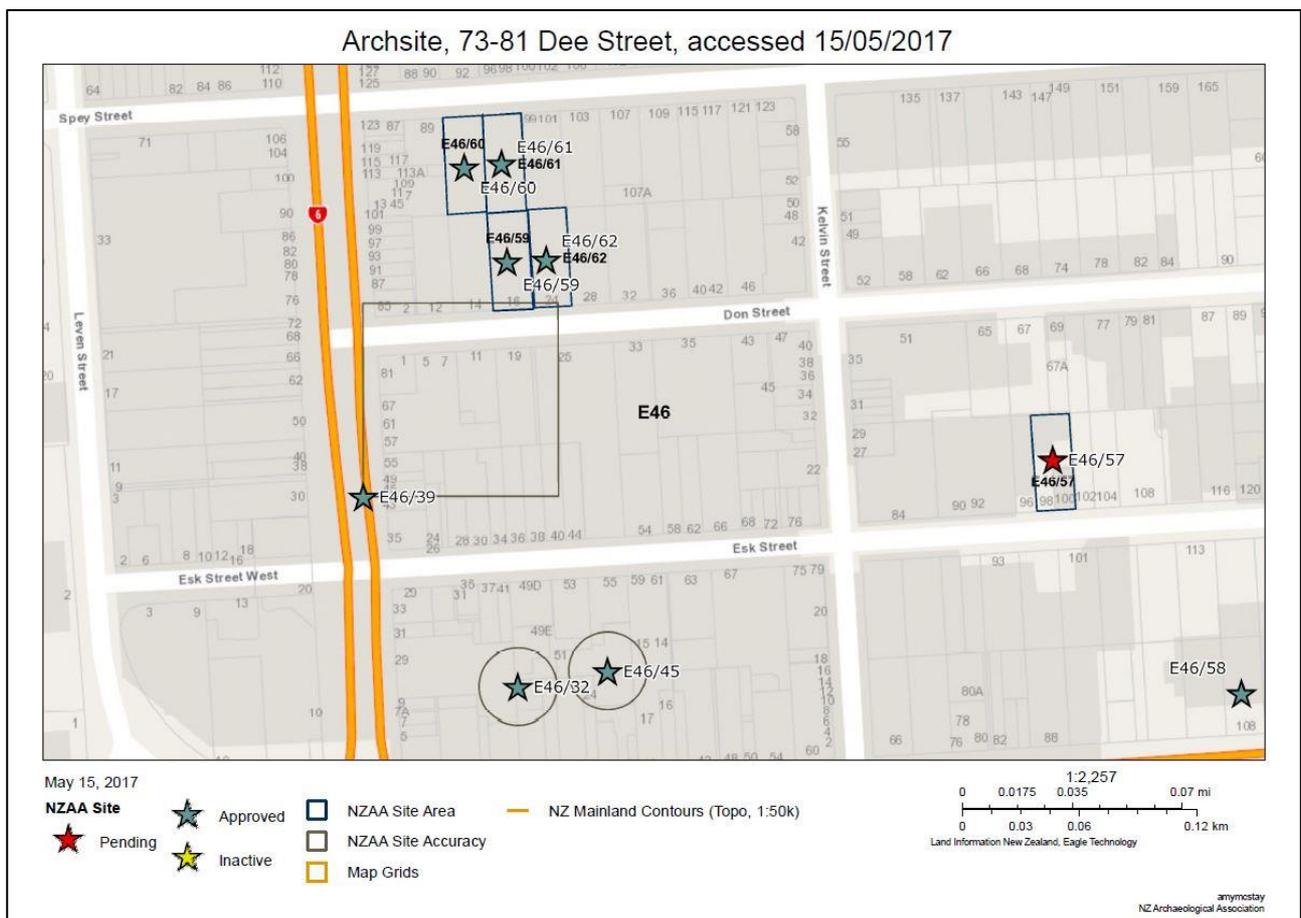


Figure 6-1 Recorded archaeological sites near the project area, 73-81 Dee Street⁴

Despite being an area of early nineteenth century occupation there are few identified and recorded archaeological sites within the Invercargill central business district (Figure 6-1). 73-81 Dee Street was recorded as an archaeological site in the NZAA site recording scheme (Archsite) during this project on 20 June 2017 (NZAA site number E46/63). However, it is important to note that these sites meet the definition of an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 which protects archaeological sites whether they are recorded or not. The closest sites, are across the road on Don Street and include the recently recorded and demolished sites of the Rialto (William Todd and Co.) (NZAA site number E46/59), Criterion Hotel and horse bazaar (NZAA site

⁴ From Archsite, the New Zealand Archaeological Association site recording scheme, accessed online 15 May 2017

no. E46/62). The archaeological and other heritage values of these buildings were previously assessed, mostly as low-moderate, and given the heavy modification of the pre-1900 buildings a recommendation was made to mitigate the loss of values with buildings recording (Cropper & Cawte, 2016). The recent removal of these street front facades, along with the building at 19 Don Street, has had effects on the streetscape and provided information about the shallow nature of archaeology in this area. Behind these sites a brewery (NZAA site no. E46/60) and shops, cottage and stables (NZAA site no. E46/61) are recorded fronting Spey Street NZAA site No. E46/39 records in situ historic kerbstones on Dee Street. NZAA site numbers E46/32 and 46 record historic wells and E46/67 records Strangs coffee mill.

6.2 Identified Heritage Buildings

The operative ICC Proposed District Plan Heritage Record (see Figure 6-2) is derived from Gray’s Heritage Buildings Review (Gray, 1997). The objectives of this review were to gain an overview of the heritage values of the central city area, between Tay, Deveron, Spey and Dee Streets, and to identify items of significance. Gray viewed approximately 900 buildings and identified 167 facades as having heritage importance. Gray summarised that Invercargill was fortunate in having a vast and variable array of examples of many different architectural styles and periods including Victorian, Edwardian, Arts and Crafts, Art Deco and International styles stating that “this variety of good example of architectural style, is what makes Invercargill unique” (Gray, 1997). In his review Gray describes the building at 73-81 Dee Street as “3 storey Victorian Façade. Some verandah posts are still in place. Very highly detailed, but needs more appropriate colour scheme. Both facades of this corner building are important” (Gray, 1997). He also discussed this building on the corner of Dee and Don Streets specifically as one of the good examples of Victorian Romanesque style which still exist, including the Bank of New South Wales on the corner of Tay and Dee Streets (reference number 14 in Figure 6-2) and the Briscoes building on Dee Street (reference number 18 in Figure 6-2) (Gray, 1997, pp. 9–10).

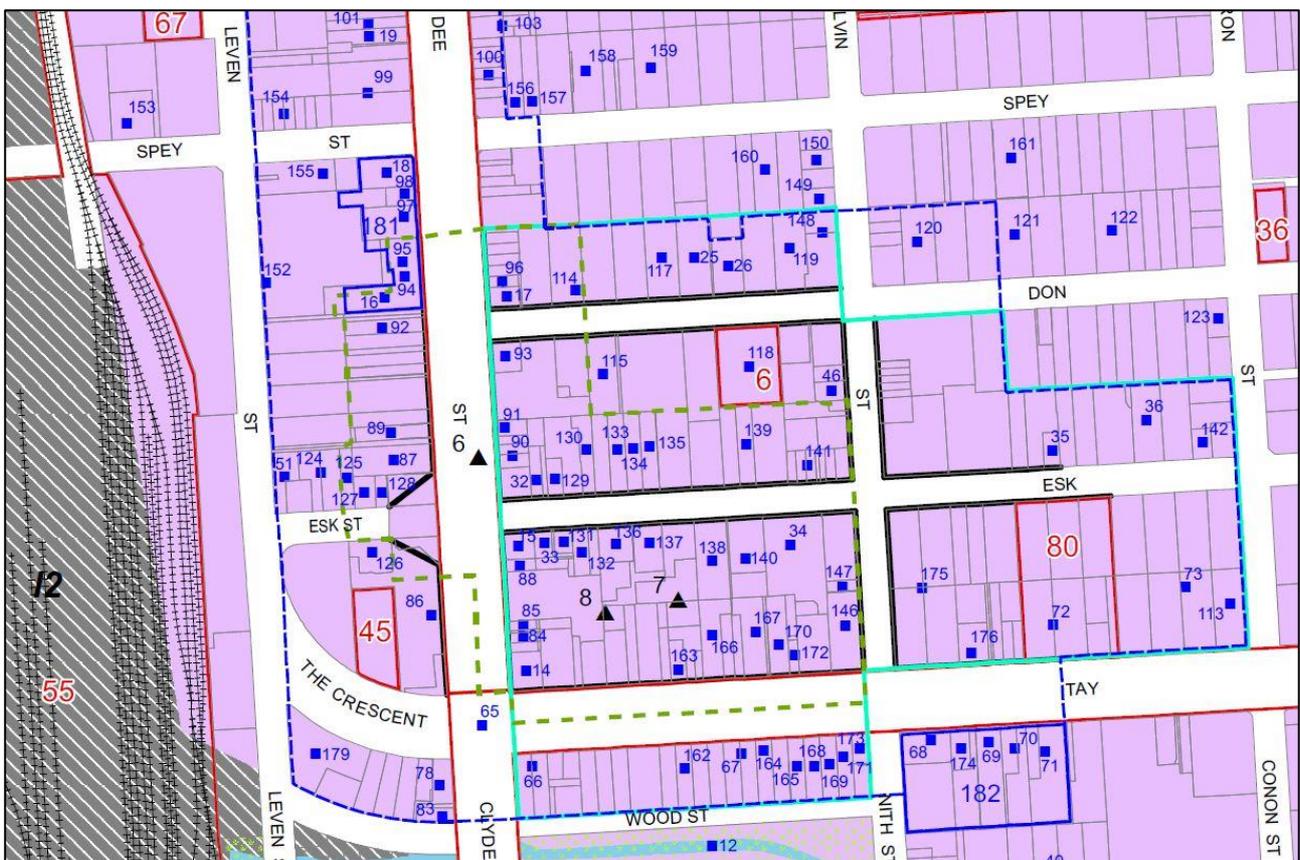


Figure 6-2 Extract from Planning Map 9, ICC Proposed District Plan. Note Heritage sites are marked by the numbered blue squares; 73-81 Dee Street is number 93

Unfortunately, while this review was instrumental in identifying heritage items this was not based on an assessment of heritage values, following current methodology. It was largely based on site visits which viewed architectural styles and visual details of facades, such as colour, only from the street. No consideration of the history of buildings or other heritage values was provided. For example, in the case of 73-81 Dee Street, no consideration was made of its architect, F.W. Burwell or the fact that it formed part of Langlands Block. In *Invercargill City Centre Heritage Buildings: A History* (Morton, 2004) Morton's goal was to complement the Gray review by providing histories of the buildings. Again, while this important work identified architects and brief histories were compiled into "Heritage Building Records", such as for 73-81 Dee Street (See Appendix C), for comparison not all buildings were researched and not all property based sources were consulted. An assessment of heritage values was not made. As a result of this work it is predominantly the dominant buildings and facades that have been identified for protection without a consideration of their broader heritage values. Comparatively this has favoured hotels, churches, public buildings and the prominent facades of retail and other commercial premises given the nature of buildings in the centre city. There are gaps in heritage items that relate to aspects of Invercargill's history such as the range of residential occupation, recreational activities and industrial activities such as factories and warehousing and of the actual buildings behind the facades including retail and office spaces.

Recently a report (Farminer & Miller, 2016) to Invercargill City Council aimed to provide a reassessment of heritage buildings within the Invercargill Central City Area to ascertain their heritage value both on an individual level and in the context of streetscapes. Limitations of this report were that no new historical research or site visits at building level or internally were undertaken, instead a survey for all buildings was conducted over two days and consisted again of viewing buildings from the street front. The outcomes of this report, as relating to 83-81 Dee Street, concluded:

- that Tay, Dee and Esk Street buildings were identified as 'Crown Jewels' and should be considered from a perspective of the value they bring to the city and not from the perspective that they are a constraint to future development
- The architectural and streetscape quality of some of the Class 2 buildings, for example along Dee Street, is foundational, as a record of the late nineteenth century commercial character of the city centre and a visual reminder of Invercargill's Victorian and Edwardian commercial success.
- Corner buildings on Tay and Dee Street stand out as 'key streetscape character elements', including specifically 73-81 Dee Street and the remains of the Langlands Block buildings identified as a 'key streetscape group'.
- Historic corner buildings to be retained as a priority with sympathetic and appropriate scale redevelopment behind as necessary
- Verandahs and supporting posts be retained where possible or sympathetically replaces
- Two and three storey building heights provide a backbone of the heritage streetscape and continuation of this pattern is key to maintaining the heritage character
- The need to retain heritage buildings within new schemes in a conservation-minded and best practice approach

73-81 Dee Street is one of a concentration of heritage items that have been identified on Don and Dee Streets. It is opposite and in balance with the three storied Alexander Building (Scheduled by ICC and Heritage New Zealand List number 2523) whose architect, C. J Broderick, was articulated to Burwell in 1884 and travelled with him to Melbourne to complete his training (Heritage New Zealand Pouhere Taonga, n.d.).

Within Langlands original block designed by Burwell, at least one building, on the corner of Dee Street and Esk Street has been demolished. Two buildings, both constructed c1878, with facades survive at 43-45 Dee Street, (Scheduled by ICC, reference 90, Lots 3 and 4 DP 255, Inside Out/True Grit) and 55 Dee Street (Scheduled by ICC, reference 91, Lot 3 DP 3266 Lot 1 DP 255); Shearing South/Teddy Bears Picnic/Paua House). It is possible that although the facades of other buildings in Langlands block may have been altered or replaced, original pre-1900 buildings may remain in part or whole behind the streetscapes (for example see the building outlines in Figure

5-10 for 67-57 Dee Street). Site visits and/or historical research would be required to determine what exactly survives of Langlands Block.

6.3 Frederick W. Burwell's architectural work

To identify heritage values comparison can also be made with Burwell's other buildings and work. The following is taken from several sources except where noted (Borrell, 2015; Morton, 2004, p. 6; Taylor, 2013).

Burwell arrived in Melbourne in 1869 aged 23 from Aberdeen Scotland and subsequently moved to New Zealand with his uncle, architect David Ross in the 1870s. He first established a practice in Queenstown, by 1874 he had set up business as an architect in Invercargill and his business thrived. Burwell had a significant impact on the appearance of Invercargill, not only for designing the matching symmetrical buildings of Langlands Block, but also other impressive buildings for which Invercargill became known such as those in The Crescent (Figure 6-3). He was attributed with creating an Invercargill which had a harmonious townscape of two and three-story buildings which transformed the centre of town. Burwell was also attributed with transforming Queenstown from a frontier town of wooden and corrugated iron buildings to an established settlement with some fine and lasting stone structures. He was elected a Fellow of the Royal Institute of Architects in 1880.



Figure 6-3 The Crescent, Invercargill, New Zealand, by Muir & Moodie studio. Te Papa (C.015188)

His surviving buildings include the former Bank of New Zealand (1 Tay Street), Briscoe and Co Building (102-108 Dee Street), St Pauls Church (178 Dee Street), Old hospital buildings (194 Dee Street). A list of buildings designed or altered by Burwell from an unpublished manuscript (McFarlane, 1984) is included in Appendix D.

Burwell left Invercargill in 1887, and listed his practice in Collins Street, Melbourne from c1888 to 1894. Tender notices show he undertook a significant number of residential projects in Melbourne. He fled Melbourne in the 1890s to the gold-boom in Western Australia and was in partnership running offices in Freemantle and Perth by 1896 where he designed a number of grand commercial buildings, churches, stone residences and more in Freemantle. He retired to Melbourne and he died 25 October 1915 at his residence.

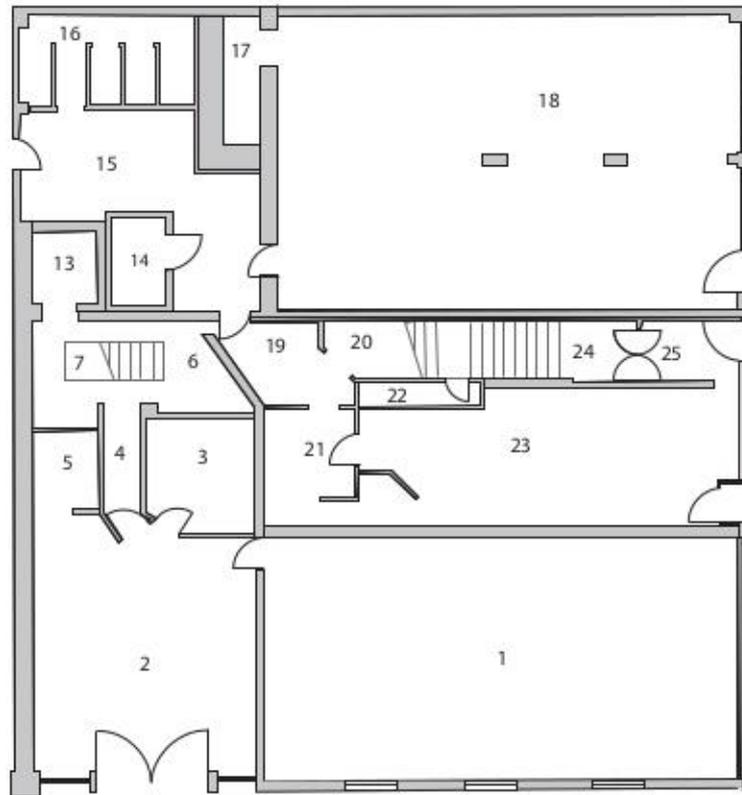
Burwell was also an accomplished artist, captain of the Invercargill Hussars and a violinist in the Queenstown Philharmonic Society. Given he was so prolific, Taylor (Heritage Committee, Australian Institute of Architects) states that a comprehensive examination of Burwell’s work across New Zealand, Victoria and Western Australia would provide valuable knowledge of nineteenth century British architecture transported into the southern Dominions (Taylor, 2013).

7 On-Site Observations

A site visit was conducted on 29 May 2017 by Amy McStay, and Table 7-1 provides a summary of the current state of the pre-1900 building at 73-81 Dee Street. The on-site observations confirmed the physical manifestation of the construction and modifications identified during the documentary research and assisted in identifying that a range of heritage fabric, from original to modern, survives within the building. The following sections provide a description of the onsite observations, beginning with the exterior of the building before discussing the interior. The rooms, doors and windows have been arbitrarily numbered for ease of reference, with Rooms 1 to 25 comprising the ground floor minus Rooms 8-12 within the mezzanine floor, Rooms 26 to 43 on the first floor, Rooms 44 to 56 on the second floor and Room 57 records the verandah. The original basement/cellar of the building was not accessible. In addition, some rooms were unable to be accessed whether for health and safety reasons and/or because access was not possible through impassable doors. These rooms included the freezer (Room 14), safe (Room 13), and two voids (Rooms 12 and 22). The roof space was also not entered or viewed from above. A photographic record of the exterior, floors and rooms and a table with schedule of rooms, doors and windows with measurements is provided in Appendix B.

Table 7-1. Summary of built structure at 73-81 Dee Street, Invercargill from on-site observations unless indicated otherwise

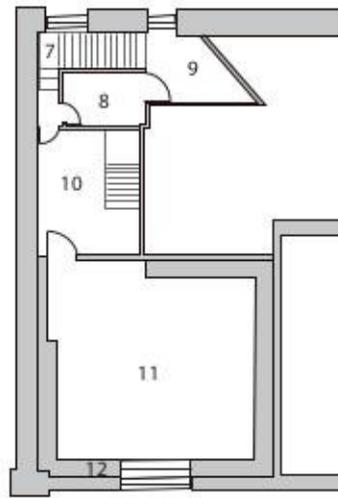
Address	73-81 Dee Street, Invercargill
Property Type	Commercial/Retail
Number of Floors	Five
Rooms per Floor	Cellar/Basement – current configuration unknown Ground Floor – 21 rooms, including verandah Mezzanine – 5 rooms First Floor – 17 rooms Second Floor – 12 rooms
Roof style	Hip - ridged. Lean-to over toilet block at rear of building.
Roof Material	Not observed. Existing galvanised roof reported as being replaced with corrugated fibrolite in 1943 (Morton, 2004)
Windows	Original windows of façade (first and second floors) are two-pane, rectangular double hung sash windows. Assorted internal windows, e.g. fixed, hinged, fanlights, hopper windows in toilet block extension, and twentieth century windows on ground floor street front.
Verandah	Verandah posts have capital detailing, fretwork absent
Foundations	Concrete (Invercargill City Council Property File, n.d.; Morton, 2004)
Chimney	Removed at roof level
Floors	Timber boards on ground, mezzanine, first floor and second floors (where visible). Concrete in yard/extension area at rear (where visible)
Ceilings	Timber, pressed tin, modern dropped ceilings e.g. board and batten
Wall Framing	Exterior walls brick, timber internal partition walls, likely original internal brick walls
Wall Coverings	Mostly painted on brick, timber, board. Dado in main stairway/hall.
Floor Coverings	Absent in some rooms, range of vinyl, carpets
Distinctive modifications	See Section 5.3.3: as illustrated by the range of materials and features, skirtings, cornice, floor coverings, wall coverings, ceilings, partition walls, roof have all been altered through time. Extensions within rear yard space e.g. for safe, toilet block, kitchen, freezer. Replacement of parapet on street front façade. Addition of verandah.



Ground Floor

73-91 Dee Street, Invercargill	
	Wall
	Window
 	
	

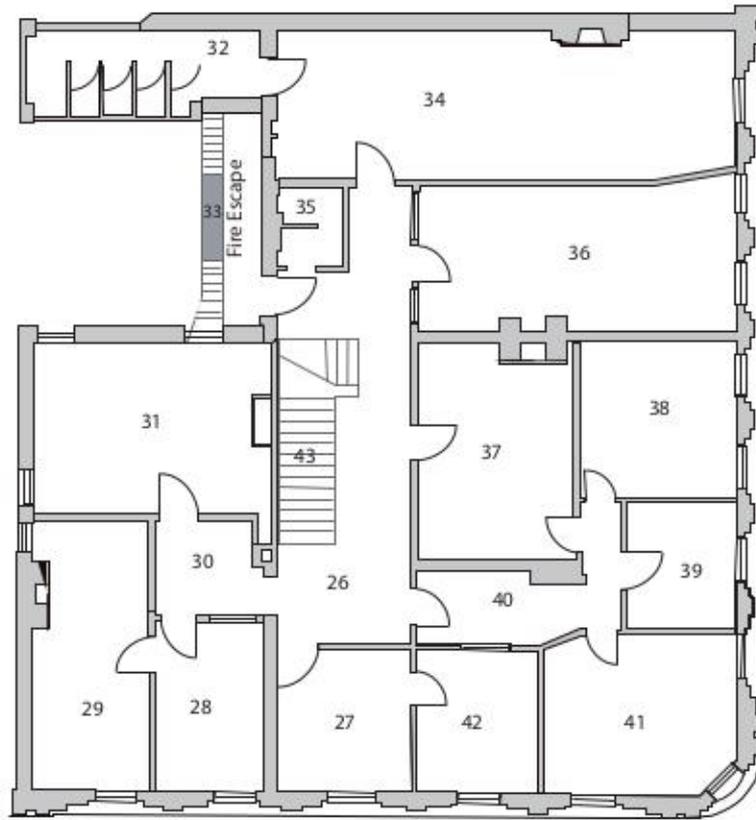
Figure 7-1 Ground floor plan of 73-81 Dee Street, from onsite observations 29 May 2017 (base plan taken from plan in Figure 5-36)



Mezzanine Floor

73-91 Dee Street, Invercargill	
	Wall
	Window
	
	

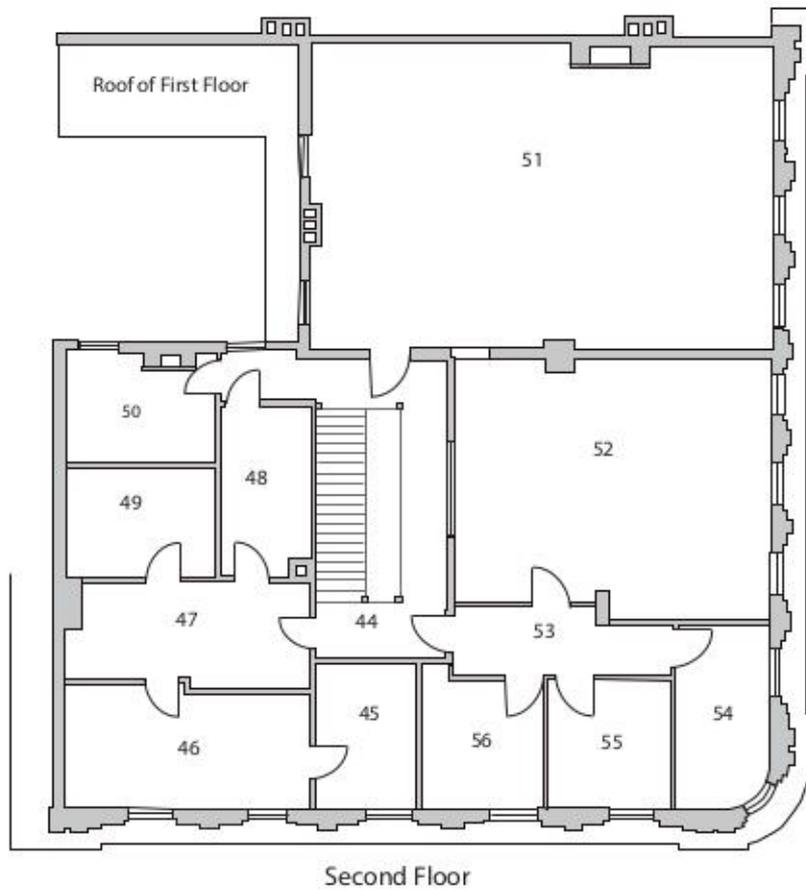
Figure 7-2 Mezzanine floor plan of 73-81 Dee Street, from onsite observations 29 May 2017 (base plan taken from plan in Figure 5-32)



First Floor

73-91 Dee Street, Invercargill	
	Wall
	Window
 	
	

Figure 7-3 First floor plan of 73-81 Dee Street, from onsite observations 29 May 2017 (base plan taken from plan in Figure 5-30)



**73-91 Dee Street,
Invercargill**

	Wall
	Window





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Figure 7-4 Second floor plan of 73-81 Dee Street, from onsite observations 29 May 2017 (base plan taken from plan in Figure 5-30)

7.1.1 Exterior

The main building is a three-story brick building, with mezzanine between ground and first floors and a basement/cellar in an L-shaped plan. A safe/strong room extends from the southeast corner of the building adjacent to the right of way. Additions include a verandah with capital detailing (Figure 7-5) on the street front and other additions and modifications with the yard area at the rear of the building. There is a toilet block extension at the rear of the building on the ground and first floors with a lean-to roof against the shared brick exterior wall to the south. A freezer and space for a kitchen have been added. The yard space has now been roofed over and is in use for a laundry and storage for the café currently in operation. A fire escape has been added at the rear. The exterior of the building towards the rear (east facing) is plain with plaster over brick. The building shares a brick wall with the neighbouring building to the south on Dee Street.



Figure 7-5 Close-up of verandah post showing capital detailing. Amy McStay 29/05/2017

From aerials, the main building has a hipped -ridged roof with skylights and chimneys removed. There are two-pane sash windows throughout the exterior of the building, some covered and added especially at the rear and on the ground floor there is modern glazing facing the footpath. The building has access points mostly from Dee Street. From north to south the first door way provides access to retail space on the ground floor and the mezzanine. There is also another door on Don Street which provides access to this space. The second door provides access to retail space on the ground floor only, currently being used by the café as office and storage and connected under the stairway and via the rear yard space (Room 15) to the main café. The third door provides access via a stairway to the entire first and second floors of the building. The fourth door provides access to the café and ultimately the yard space at the rear. There is also access down the right of way from Don Street to a door which provides access to the yard space and rear of the café.

The main exterior feature of the building is its façade which faces north onto Don Street and west onto Dee Street. The façade is a good example of a commercial Victorian Romanesque, Italianate or Renaissance revival style with characteristic store fronts with large windows at ground levels (although modern now the idea is retained from the original), detailed upper story windows with decorated round arches separated by columns and an ornate pediment

or cornice. In the case of 73-81 Dee Street the decorative pediments and corning have since been removed and replaced with a low parapet. As a result, though, as is a feature in this style of building, the roof line still remains hidden from the street viewer. Of note the corner window on the second floor is curved.



Figure 7-6 Exterior view of 73-81 Dee Street showing façade, facing southeast. Amy McStay 29/05/2017

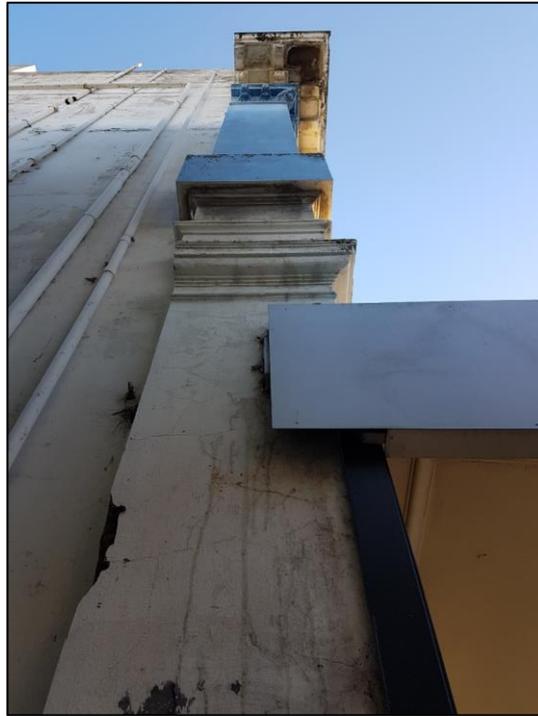


Figure 7-7 Close-up of facade edge facing west. Amy McStay 29/05/2017

7.1.2 Interior

The building has served numerous tenants since its construction and suffered a fire, and as a result there have been many modifications to the building to accommodate changing retail, office and storage spaces. In its current layout there is no easy access to the basement⁵, original lifts are boarded up, and most fireplaces are boarded. A September 1942 plan (Figure 5-24) provides the most details of the basement for this time and shows, positioning of stairs, fireplaces and pavement light on Dee and Don Streets. By 1942 part of the basement is already marked as boarded up with no access. The ground floor is accessible via entranceways from Dee Street, Don Street and via the right of way through the yard at the buildings rear. Many of the internal walls have been removed or added over time, doors and windows changed or boarded. There is one main stairway that provides access to the first and second floors from Dee Street with dado lining along the stairway and hallway landings which also features newel posts and hand rail. This is probably an earlier twentieth century feature following renovations after the 1931 fire.

⁵ There is a manhole in the floor of the kitchen (Room 18), but permission was not obtained to access during working kitchen hours and a ladder was required and so this was not accessed for health and safety reasons. Room 22 may provide access to the basement.



**Figure 7-8 Main stairway and landing (Room 26) as viewed from first floor, facing south, showing dado. Amy McStay
29/06/2017**

Where still present, the floors have a range of linings over timber floor boards (carpet or linoleum etc). In Rooms 19 and 21 (first floor) it was possible to measure the gap between the current floor and the ceiling (possibly original) below (0.412m and 0.396m respectively). The wall linings vary from room to room, for example they are completely modern in the occupied café space, but in some places on the second floor consist of painted timber boards or brick. There are several different ceiling treatments including timber boards, pressed tin and modern linings. Again, joinery varies greatly from room to room with a range of styles and phases of modification represented. It is likely that some rooms have the original skirting boards, cornices, doors and windows (Figure 7-9, Figure 7-10 and Figure 7-12). But equally there are a range of later joinery, linings and styles (Figure 7-9 and Figure 7-11).



Figure 7-9 Original cornice, Room 42 (left), original and modern skirting Room 34 (right)

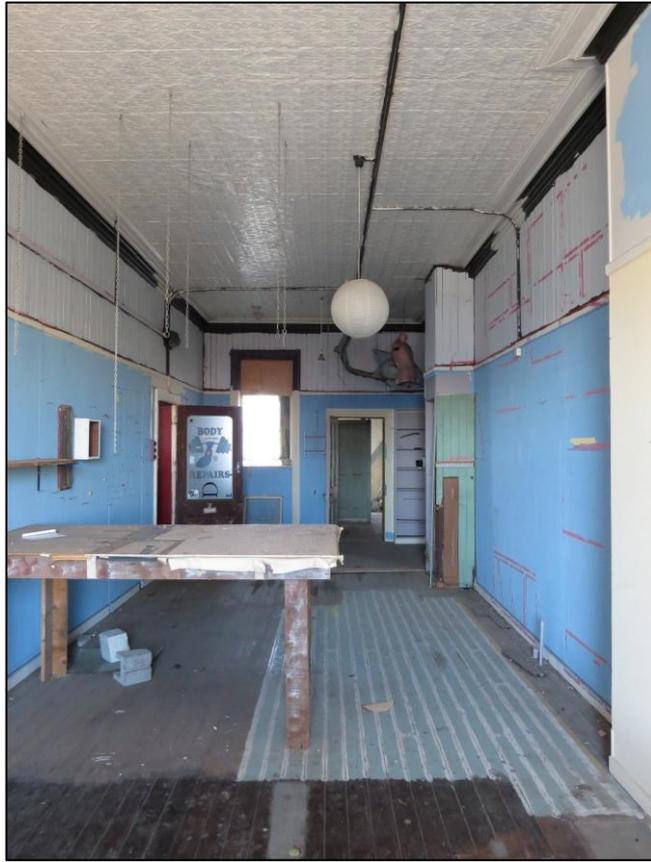


Figure 7-10 Room 34, first floor, facing east, showing timber floor, range of wall linings, joinery and pressed tin ceiling. Note boarded fireplace on right in immediate foreground. Amy McStay 29/06/2017



Figure 7-11 Room 56, second floor showing modern wall and ceiling linings, skirting and cornice and window on facade. Amy McStay 29/05/2017



Figure 7-12 North façade window showing architraves in Room 42, first floor (left) and boarded window from rear of building facing south in Room 50 second floor (middle), curved window in façade Room 54, second floor (right). Amy McStay 29/05/2017.

8 Constraints and Limitations

There are a number of constraints and limitations which have affected this project:

- Although the architect has been identified and is well-known, to date the original architectural plans were unable to be located.
- Limited to obtaining full information about building construction methods from documentary sources such as proposed plans on the ICC property file documenting building changes and from details visible onsite.
- There have been a high number of leases/tenants throughout the both the history of section 1 and the buildings history and a detailed record of these through primary records and the buildings entire lifespan was not checked or documented here, only a summary provided. Likewise, Certificates of Titles were only obtained prior to SL7C/433.
- Limited comparative analysis of the heritage values of Invercargill's buildings and places. Although reports from previous heritage reviews (Gray, 1997; Morton, 2004) and lists of heritage items identified by the operative ICC District Plan and Heritage New Zealand List were available for Invercargill, these do not readily provide assessment of heritage values, but only function to identify and provide brief histories.
- Access to all of the building was not possible during the site visit. There is currently no easy access to the basement. Rooms not accessed included the freezer (Room 14), safe (Room 13), and two voids (Rooms 12 and 22). The roof space was not entered, nor the building observed from above.

9 Heritage Values

The overall heritage value of a site, place or area is determined by a number of types of heritage values, including but not limited to, archaeological, architectural, cultural, scientific, technological, contextual and amenity values (see also Resource Management Act 1991 section 2 definition of historic heritage). A brief evaluation of the heritage values pertaining to 73-81 Dee Street with a focus on the building itself, the façade and potential archaeological values is presented below.

9.1 Archaeological Values

The archaeological values of 73-81 Dee Street relate to both the building itself and the potential for subsurface archaeological remains. The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief

evaluation of the site based on these criteria is included below (Table 9-1). Overall the archaeological values of 73-81 Dee Street are high. The building itself has the potential to provide much information about the design and construction of a Burwell building and has high contextual value as a surviving element of Langlands Block.

Table 9-1. Summary of Archaeological Value

Site	Value	Assessment
73-81 Dee Street, Invercargill	Condition	<p>Moderate-High</p> <p>The archaeological condition of the building as a pre-1900 site is high. Although the building has undergone modifications original pre-1900 heritage fabric remains. Given it has been closed off for some time the basement area may have potential for surviving archaeological remains. The condition of pre-1900 subsurface archaeological remains relating to occupation and buildings on the site prior to the current building is unknown. Although it is likely due to the building footprint and basement construction that subsurface archaeological remains, aside from those associated with the current construction of the pre-1900 building, will be in poor condition and possibly limited to the yard and right of way areas.</p> <p>No engineers or builders report is available on the structural condition of the building. However, from on-site observations, although the ground floors are tenanted or have been recently tenanted the first and second floors are in poor condition. Linings have been removed in part and the building is open to the elements on the east side with holes which allow pigeon access. Some timbers are rotten.</p>
	Rarity/Uniqueness	<p>Moderate-High</p> <p>Although buildings designed by Burwell are not rare, this prominent corner building is a good example of a Victorian style commercial building within Invercargill and of Burwell's work. It is also the most prominent and largest surviving building of Langlands Block.</p>
	Contextual Value	<p>High</p> <p>The components and heritage fabric, including the façade, have contextual value for their relationship to the building as a whole. The building also has high contextual values for its relationship to the surrounding streetscapes and Langlands block. As a three story building it is balanced by neighbouring buildings such as the Alexander building.</p>
	Information Potential	<p>Moderate-High</p> <p>In the absence of original architectural plans the building itself has high potential to provide information about Burwell's design style and ideas, which is of interest locally but also internationally (Taylor, 2013). There is also potential to learn about early local construction methods and materials. There is potential to learn about building changes which are not documented in scarce pre-1900 historical records.</p>
	Amenity Value	<p>Moderate-High</p> <p>The building is part of an identified key characteristic heritage streetscape within Invercargill central city, its façade is prominent and shares architectural design elements with other buildings and it is visible to the public. As such it has strong visual values and potential for public interpretation.</p>
	Cultural Associations	<p>Low - moderate</p> <p>The site has cultural and social associations for the people and businesses of Invercargill who tenanted and owned the building. Some businesses are still in operation locally today (see Section 9.3 below).</p>

9.2 Architectural Values

The architectural values of the building are high. The building was designed by a locally based architect, Frederick Burwell, who was well-known, prolific and was recognised internationally as well locally for his work in changing Invercargill from a place of timber and temporary structures to the development of a solid and permanent townscape. The plans for this building were exhibited internationally as part of Langlands block. The design and nature of their brick construction with a prominent and decorated façade convey status and authority and represent

an architectural statement about their permanency and the prosperity of a growing colonial town. The building is a good example of Victorian architecture within Invercargill's streetscapes. The building retains many original fabric and features and as part of Langlands block it has a high degree of authenticity within Invercargill. In addition to Burwell's work, changes to the building and removal of key interior details, designed by other local and national architects have potential to inform about changing architectural styles locally and nationally.

9.3 Cultural Values

It is difficult to identify how important the site and building are to the wider community or particular groups or whether cultural associations are held strongly, without consultation. Overall the cultural values of the building and site are considered to be moderate.

The building and Langlands Block are representative of Invercargill's development and civic pride in the city. It is likely the building and site have cultural and social associations for the people and businesses of Invercargill who tenanted and owned the building, such as descendants of the Langlands and Rout families. Some businesses are still in operation locally today such as Stewarts Pharmacy and many will remember and know the building as the T&G building. It is likely the building has some importance to the public for amenity reasons as it is prominent in the streetscape. The building has been identified by heritage professionals as having considerable value and importance for retention, especially of the façade and verandah (Farminer & Miller, 2016; Gray, 1997; Morton, 2004).

It is not known what cultural values the site may have to tangata whenua. The Heritage New Zealand Pouhere Taonga Act (2014) requires an assessment of Maori values as part of archaeological authority applications. Generally, Heritage New Zealand prefers that such an assessment be provided by tangata whenua. In some instances, documentary or verbal information regarding Maori values may be available to the author and incorporated into a heritage impact assessment or archaeological assessment, however, this is not a requirement. If known, any groups associated with the site may be noted in the Cultural Values section.

9.4 Historical Values

The building and site reflect historical values connected with Invercargill and Southland's local histories. It tells the story of the development of Invercargill commerce and retail from early beginnings to the present day. The site and building are connected with two important figures, William Langlands and Frederick Burwell attributed with transforming Invercargill as a town. It is the last remaining corner building of Langlands block able to provide interpretation of this early streetscape. Overall historical values of the building and site are considered to be moderate - high.

9.5 Scientific Values

The building itself will provide through scientific study information to understand the cultural heritage of Invercargill and of Burwell's designs. Few commercial or retail buildings have been studied scientifically in Invercargill. There may be some potential to learn further about this particular style of architecture, methods of construction and understand how common elements are or whether there are features distinctive of Burwell's designs or commercial buildings. Although there are documentary sources about the building, scientific investigation would provide opportunity to understand building changes and which plans had been actioned. The information potential of below ground archaeological remains has been addressed in Section 9.1. and depends on the condition of surviving remains. Overall scientific value is moderate. It is likely that through scientific techniques some new knowledge would be gained about the building itself of interest locally and perhaps internationally in relation to Burwell and previous retail occupation of the site of importance to the local region only.

9.6 Technological Values

The façade design shows signs of borrowing from international styles and application to New Zealand. In addition, the building itself includes some early novel technological advancements for a retail building such as the installation of lifts which were only common in warehouses at the time. The original building may provide further information about the adaptation of early design and building technologies to Invercargill. Overall technological values are moderate.

9.7 Contextual Values

The contextual value within the wider street and townscape is high. The components and heritage fabric, including the façade, have contextual value for their relationship to the building as a whole. The buildings features and façade are very distinctive and prominent feature of the townscape, street corner and one of Invercargill's main streets and thoroughfares. As part of a heritage streetscape and Langlands block the building has been identified as a key characteristic and the buildings scale and verandah have high contextual values within the central city. As a three-story building it is balanced by neighbouring buildings such as the Alexander building.

9.8 Amenity Values

The building was originally identified as a heritage item for its aesthetics of the façade. This is still apparent when viewing the building from Invercargill's main street, Dee Street within the streetscape and considering the building in balance at the corner of Don Street. The building is part of an identified key characteristic heritage streetscape within Invercargill central city, its façade is prominent and shares architectural design elements with other buildings and it is visible to the public. The building is designed to be viewed from vantage points along Invercargill's wide streets. From the footpath below the buildings verandah it is difficult to interpret or read the heritage values of the building due to the modern glazing. It is unlikely in its current state and condition that the first and second floors of the building will be tenanted. As such it has strong visual values and potential for public interpretation. Overall the amenity value of the building is high.

9.9 Summary of Heritage Values

Table 9-2 Summary of heritage values

Value	Summary of assessment
Archaeological	High
Architectural	High
Cultural	Low-moderate
Historical	Moderate-high
Scientific	Moderate
Technological	Moderate
Contextual	High
Amenity	High

The building and site at 73-81 Dee Street has moderate-high local heritage values due to archaeological, architectural, historical and contextual values associated primarily with its connections to its original architect Burwell, context within Langlands block and prominent Invercargill heritage streetscapes, and its associations with the development of the town of Invercargill. As a building designed and exhibited by Burwell it also has moderate-high national and international architectural values. A summary of the heritage values of 73-81 Dee Street are

presented in Table 9-2. Although the façade has been modified at ground and parapet level it still has strong heritage values and is recognised as a key characteristic of Invercargill's heritage. While the façade contributes to the overall heritage value of the buildings itself and was the reason the building was identified on the ICC Heritage Record, its heritage significance is also due to the architectural, historical and contextual values of the building as a whole which has potential for understanding the architectural, scientific and technological values further.

10 Assessment of Effects on Heritage Values

The proposed demolition of the building, foundation removal, earthworks for site redevelopment and site redevelopment itself for potentially a new 6-story hotel will have a direct impact through the permanent and irreversible loss of the building physically and remove all of the buildings' heritage values. Although it should be noted that plans for the redevelopment are not yet available for the site and wider project area and therefore this assessment is unable to consider the full potential effects only those related to complete building demolition. It is difficult to balance the merits of the project against loss of heritage values in the absence of redevelopment plans.

The architectural and archaeological values will be effected and lost. The proposed works will signal the end of Langland's block, of Burwell's design, and a pre-1900 scheduled building and its façade considered to be a key characteristic of Invercargill's city centre. The contextual and amenity values of the streetscape will be effected. There will be a final loss of façade continuity associated with Langlands block, and potentially because of redevelopment though height, building set back, facades, verandah, affecting the visual coherence of the heritage streetscapes especially on Dee Street. Not all effects are primarily visual or physical. Building demolition and façade removal will adversely affect other heritage values, including those of other buildings within the streetscape such as 43-45 and 55 Dee Street, by removing connection with local histories, reference points for architectural styles and cultural and social values. Other buildings within the streetscape, such as 43-45 and 55 Dee Street or the Alexander building an within the wider project area, may therefore be at greater risk from accumulative effects in the future.

The proposed works will trigger rules under the ICC District Plan (see Section 2.1.1 of this HIA). For example, demolition of the building is a discretionary activity (ICC Proposed District Plan, Section 3.8.6) and alterations to the façade, whether demolished or as a result of demolishing the building behind and developing the site is a restricted discretionary activity (ICC Proposed District Plan, Section 3.8.4).

The proposed works will trigger the legal requirements of the HNZPT Act 2014 (see Section 2.2 of this HIA) and an archaeological authority will be required for building demolition and earthworks. In the case of full demolition and site redevelopment it is highly likely the conditions of an archaeological authority will require archaeological buildings recording prior to and during demolition and archaeological monitoring, recording, analysis and reporting of earthworks. If the façade only is to be retained, as currently supported by the ICC District Plan, it is important to note that a requirement for an archaeological authority under the recently changed HNZPT Act 2014 now only requires an archaeological authority for earthworks (e.g. foundation removal, services, landscaping) that may affect an archaeological site in cases like this. An archaeological authority is not required for work on a pre-1900 building that is an archaeological site unless the work will result in the demolition of the whole of the building (HNZPT Act 2014, Section 42(3)). Current communication with HNZPT National Office (Personal Communication, 2017) confirms that retention of a building's façade does not meet the requirement for demolition of the building as a whole. Therefore, retention of the façade would not trigger the requirement for an archaeological authority requiring any buildings archaeology, or documenting of pre-1900 architectural or archaeological fabric and values, prior to and during demolition. Retention of the façade may therefore result in a significant loss of heritage values associated with the building itself. Only the archaeological values associated with below ground archaeology would be able to be preserved via record under an archaeological authority.

Overall the heritage values are moderate-high and the scale of the impacts is major given building demolition is proposed. Therefore the effects on heritage values are considered to be large (in accordance with the ICOMOS developed defensible system for assessing/evaluating impact ICOMOS, 2011).

11 Mitigation Measures

This HIA has identified the heritage significance of 73-81 Dee Street of both the building as a whole and its façade as moderate-high. The severity of the impacts as large on heritage values could be mitigated by adopting alternative options. Alternatives less adverse options to building demolition and site redevelopment should be explored. This may involve assessing the structural condition of the building and façade, considering adaptive reuse and a feasibility study for retaining the building or the façade only (see Section 3.8.10H of the ICC District Plan, matters to be address in applications to Council)).

Although significant heritage values, especially archaeological and architectural, will still be lost if only the façade is retained, and is often not an option favoured by heritage professionals, this option would still be a lessor impact on other surviving heritage values such as those relating the Invercargill's heritage streetscape as a whole. Retaining the façade is the option currently supported by the ICC District Plan requirements. NZHP therefore recommends that the façade only is retained as a last resort and protected and options to retain building height, set-back and a verandah, especially along Dee Street are explored.

A copy of this HIA and the objectives and recommendations of the Invercargill City Centre Design Guidelines (Gray, 1998, as required under Section 3.8.10E of the ICC District Plan, matters to be address in applications to Council), should be provided to any design consultants engaged such as architects.

As a means of gaining and understanding the public's view with regards to the retention or removal of heritage values, and to ensure that cultural and social heritage values are assessed and mitigated for appropriately, it is recommended that in any application to ICC to demolish the building and/or façade that the client voluntarily requests a public notification of the consent.

Information about the building relating to architectural, archaeological, scientific and technological values, and pre-1900 and post-1900 changes, should be recorded prior to and during demolition and preserved via record as one way of managing heritage values. It is recommended that the building should be recorded to a Level 2 standard as defined by Heritage New Zealand (Heritage New Zealand, 2014). However, it is important to be aware that the recovery of information is a method of mitigating the loss of archaeological information, not for the loss of the site itself.

Regardless of the final decision for project redevelopment, options should be considered to provide some form of public interpretation on this prominent central city site during and after project development to explain the sites and Invercargill's history and heritage values and project redevelopment. This would maintain an active street frontage and ongoing participation in the streetscape.

12 Conclusions and Recommendations

The building and site at 73-81 Dee Street has moderate-high heritage values due to being designed by renowned architect Frederick Burwell, its context within Langlands block and as key characteristic of Invercargill's heritage streetscapes within a major thoroughfare. While the existing building has been modified through time, many original architectural features and a range of heritage fabric survive, documenting Invercargill's growth as a city and changing retail and commercial spaces. The building is a good example of a Victorian style of architecture adapted by Burwell to Invercargill and designed to denote grandeur, city prosperity, permanence, and familiarity. It is recommended that less adverse alternative options to full building demolition and site redevelopment are explored, such as retaining the façade.

As such, NZHP makes the following recommendations:

1. As a first principle, every practical effort should be made to avoid damage to any heritage or archaeological site, whether known, or discovered during any redevelopment of the site. The ILT should consider adaptive reuse of the building and retention of the façade.
2. A copy of this HIA is supplied to any architects or design consultants engaged by the ILT
3. Any application to ICC to demolish the building and façade should include this HIA (as per ICC District Plan 3.8.10)
4. For any application to ICC to demolish the building and façade that the client voluntarily requests a public notification of the consent.
5. If plans to demolish the building as a whole proceed, then
 - a. an archaeological authority under Section 44 of the Heritage New Zealand Pouhere Taonga Act (2014) should be obtained from the Heritage New Zealand prior to any modification of the site or building.
 - b. The building should be recorded to a Level 2 standard as defined by Heritage New Zealand (Heritage New Zealand, 2014)
6. If plans to undertake earthworks (such as but not limited to foundation removal, services, landscaping, earthworks for new foundations) for demolition and site redevelopment proceed, then an archaeological authority under Section 44 of the Heritage New Zealand Pouhere Taonga Act (2014) should be obtained from the Heritage New Zealand prior to any modification of the site. This is required even if the façade is retained. Conditions of an archaeological authority should provide for, but not limited to the following:
 - a. All subsurface works that may affect an archaeological site should be monitored by an archaeologist. Any archaeological features or recovered material should be appropriately recorded and analysed.
 - b. If at any stage during the redevelopment pre-European material is discovered, local iwi should be consulted in the first instance and Heritage New Zealand alerted. If pre-European material does exist in the area to be developed, damage to this should be minimised. Any pre-European artefacts will be, prima facie, property of the Crown and will be submitted to the appropriate institutions.
 - c. Depending on the level of detail available in development plans at the time of application for an archaeological authority an archaeological works plan may be required to be submitted with an application.
 - d. A full report on any archaeological material that is found should be prepared and submitted to the Heritage New Zealand within one year of commencement.
7. If plans to retain the façade only proceed, it is recommended the pre-1900 building and changes be recorded, prior to and during demolition. It is recommended that the ILT, as applicant to ICC, propose this as a condition as a reasonable pathway to manage heritage values and that the ICC provide for this as a condition of demolition consent (as opposed to providing for the creation and maintenance of a record of heritage features of the building on its original site in the application as per ICC Proposed District Plan 3.8.10I)
 - a. The building should be recorded to a Level 2 standard as defined by Heritage New Zealand guidelines (Heritage New Zealand, 2014)
8. If demolition and redevelopment plans are altered from those reviewed by NZHP for this assessment, NZHP should be alerted to provide current advice. ICC and Heritage New Zealand may also need alerted as appropriate.
9. Options should be explored for public interpretation and/or public display of any archaeological material recovered and retained during site development and within new buildings on site.
10. This HIA has assessed only plans to demolish the building at 73-81 Dee Street. As discussed under “Future Costs” in NZHP’s fee proposal to the ILT, an archaeological assessment is also required for the proposed demolition, foundation removal and site redevelopment for the wider project area to accompany an application for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act (2014).

Results of this HIA can be incorporated into one archaeological assessment and one application to Heritage New Zealand as appropriate for the project as a whole.

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ICOMOS New Zealand Charter

for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places** of **cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation** of **places** of **cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places** of **cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and

- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places** of **cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. **Respect for surviving evidence and knowledge**

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. **Minimum intervention**

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. **Physical investigation**

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. **Use**

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work; (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented. Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting, use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

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Appendix B Photo Record

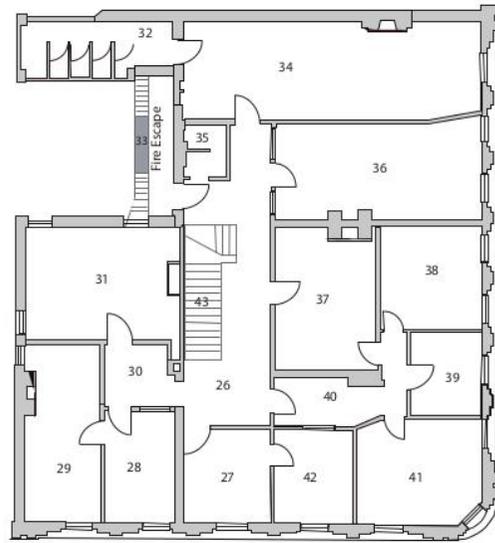
The following provides a photographic record of the building by room. A table with room, window and door numbering is provided here for reference and general floor plans are provided for each room.

Table B-1 Summary of floors, rooms, doors, windows and dimensions (note length refers to north-south measurement and width east-west and are maximums in meters unless indicated otherwise, ceiling measurements are to current ceiling)

Floor	Room No.	Description	Doors	Windows	Dimensions (L)	Dimensions (W)	Dimensions (Ceiling)
Ground Floor	1	Retail	D1, 2	W1, 2, 3, 4, 5, 6	5.491	11.734	2.817
Ground Floor	2	Retail	D2, 3, 4, 5	W7	5.762 (min) 6.780 (max)	5.850	2.511
Ground Floor	3	Office	D4	N/A	2.470	2.779	2.553
Ground Floor	4	Hall	D5	N/A	1.994	1.687	2.297
Ground Floor	5	Change	N/A	N/A	2.779	0.898	2.305
Ground Floor	6	Storage	D6	N/A	3.062	4.946	2.344
Ground Floor	7	Stairway	D7	W9, 10	0.751	2.806	2.244 (minimum)
Mezzanine	8	Rest room	D8, 9	N/A	1.420	1.761	2.236
Mezzanine	9	Toilet	D9	W8	1.663	1.426	2.239
Mezzanine	10	Tea room	D7, 10	N/A	3.021	2.791	2.251
Mezzanine	11	Storage	D10	W11	4.590	5.687	1.974
Mezzanine	12	Void	N/A	W11, 12	Not accessed	Not accessed	Not accessed
Ground Floor	13	Safe	D6	N/A	Not accessed	Not accessed	Not accessed
Ground Floor	14	Freezer	D11	N/A	Not accessed	Not accessed	Not accessed
Ground Floor	15	Yard	D12, 13, 14	N/A	Not measured	4.321 (max) 2.237 (min)	Outside/lean-to ceiling
Ground Floor	16	Toilets	N/A	N/A	Not measured	4.321	5.173 (lean-to)
Ground Floor	17	Kitchen 2	N/A	N/A	3.674	2.560	2.590
Ground Floor	18	Café	D15, 13	W13, 14	7.428	11.240	3.082
Ground Floor	19	Hall	D14	N/A	2.071	2.067	3.455
Ground Floor	20	Store	N/A	N/A	1.389	3.000	Under sloping stairs
Ground Floor	21	Kitchen	N/A	N/A	3.060	2.105	3.077
Ground Floor	22	Void/unknown	D18	N/A	Not accessed	Not accessed	Not accessed

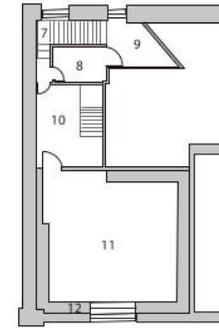
Floor	Room No.	Description	Doors	Windows	Dimensions (L)	Dimensions (W)	Dimensions (Ceiling)
Ground Floor	23	Office/Store	D16, 17	W15	3.515	9.87	3.081
Ground Floor	24	Hall/stairs	D19, 18	N/A	1.6 (max) 1.358 (min)	9.281	4.832
Ground Floor	25	Entrance	D19, 20	N/A	1.603	2.673	2.815
First Floor	26	Hall	D21, 22, 26, 27, 28, 30, 31, 36	N/A	11.554	3.341 (max) 1.588 (min)	3.599
First Floor	27	Room	D21	W27	3.526	3.341	3.608
First Floor	28	Room	D23	W28, 33	3.757	2.731	3.593
First Floor	29	Room	D24	W29, 34	6.814	2.894	3.581
First Floor	30	Public space	D22, 23, 25	W33	2.883	2.992	3.596
First Floor	31	Room	D25	W30, 31, 60	4.251	5.948	3.589
First Floor	32	Toilets	D29	N/A	6.065	2.379	3.000 (max) 2.500 (min)
First Floor	33	Fire escape	D26	W32	Not accessed	Not accessed	No ceiling/outside
First Floor	34	Room	D28, 29	W32, 17	3.678	11.533	3.634
First Floor	35	Toilet	D27	N/A	1.921	1.515	3.616
First Floor	36	Room	D30	W18, 19, 35, 36, 37	3.643	8.085	3.628
First Floor	37	Room	D31, 32	N/A	5.424	4.115	3.591
First Floor	38	Room	D33	W20, 21	3.830	3.996	3.594
First Floor	39	Room	D34	W22	3.322	2.857	3.554
First Floor	40	Hall	D32, 33, 34, 35, 36, 38	W38	2.078 and 1.893	5.143 and 1.022	3.597
First Floor	41	Room	D35	W23, 24, 25	3.929	4.891	3.603
First Floor	42	Room	D37	W26, 38	3.526	3.108	3.616
First Floor	43	Stairway	N/A	N/A	7.834	1.127	9.169
Second Floor	44	Hall	D38, 45, 51, 43, 44	W57, 54	7.498 (max) 1.842 (min)	1.140 (min)	2.963 (min)
Second Floor	45	Room	D40	W50	3.689	2.554	3.016
Second Floor	46	Room	D39, 40	W51, 52	6.203	2.886	2.996

Floor	Room No.	Description	Doors	Windows	Dimensions (L)	Dimensions (W)	Dimensions (Ceiling)
Second Floor	47	Room	D38, 39, 41, 42	N/A	2.652	6.220	2.964
Second Floor	48	Room	D42, 43	N/A	4.360	2.298	3.000
Second Floor	49	Room	D41	N/A	3.840	2.783	2.978
Second Floor	50	Room	D44	W53	2.759	3.770	2.963
Second Floor	51	Room	D45, 46	W55, 56, 40, 41, 42, 59	7.502	11.704	2.972
Second Floor	52	Room	D46, 47	W43, 44, 57	7.099	8.017	2.992
Second Floor	53	Hall	D51, 47, 48, 49, 50	N/A	2.119	4.626	2.976
Second Floor	54	Room	D48	W46, 47, 58	4.142	2.799	2.957
Second Floor	55	Room	D49	W48, 58	2.985	2.847	2.986
Second Floor	56	Room	D50	W49	2.968	3.050	3.003
Verandah	57	Verandah					



First Floor

73-91 Dee Street, Invercargill	
■	Wall
▬	Window



Mezzanine Floor

73-91 Dee Street, Invercargill	
■	Wall
▬	Window

Figure B-1 Floor plans of 73-81 Dee Street, Ground floor (left), Mezzanine floor (right)



Figure B-2 Floor plans of 73-81 Dee Street, First floor (left), Second floor (right)

Exterior



Figure B-3 Building exterior, Don Street, facing south



Figure B-4 Building exterior, Dee Street, facing east



Figure B-5 Building exterior, facade and right of way, facing approximately west

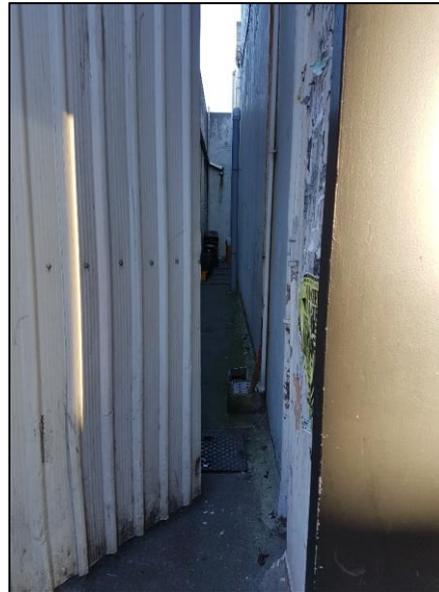


Figure B-6 Building exterior from right of way, facing south

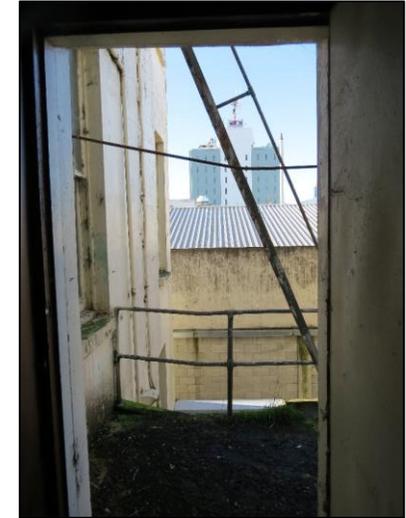


Figure B-7 Building exterior, south wall of Room 31 taken over fire escape (Room 33) on first floor, facing east



Figure B-8 Building exterior, of Room 32 taken from first floor, looking south

Ground floor: Room 1



Figure B-9 Room 1, facing west, showing Dee Street entrance

Ground floor: Room 2



Figure B-11 Room 2, facing north, showing Don Street entrance

Ground floor: Room 3



Figure B-13 Room 3, looking southwest from D4



Figure B-10 Room 1, facing northwest showing modern glazing along Don Street



Figure B-12 Room 2 facing south, showing doors (left to right) to Rooms 5, 4, 3, 1



Figure B-14 Room 3 looking southwest

Ground floor: Room 4



Figure B-15 Room 4, looking south from D5 towards stairs to mezzanine floor

Ground floor: Room 5



Figure B-16 Room 5, changing room, looking at southwest corner

Ground floor: Room 6



Figure B-17 Room 6, looking west



Figure B-18 Room 6, looking east

Ground floor: Room 7

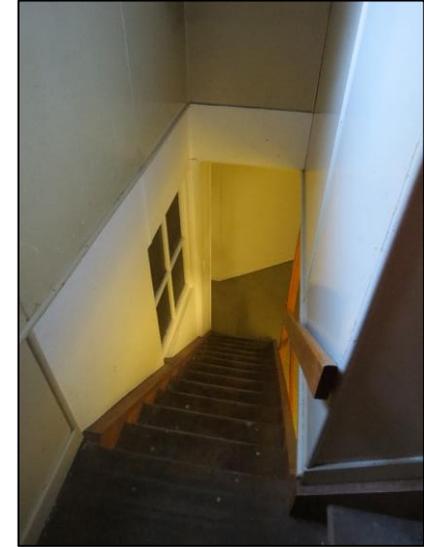


Figure B-19 Room 7, stairway, looking west at W10



Figure B-20 Room 7, stairway, looking south at W9

Mezzanine floor: Room 8



Figure B-21 Room 8, looking west towards Room 9

Mezzanine floor: Room 9



Figure B-22 Room 9, looking west through D9

Mezzanine floor: Room 10



Figure B-24 Room 10, facing northwest corner



Figure B-23 Room 10, looking east at toilet behind D9.
Note Room 8 to left.



Figure B-25 Close up of D10 between Room 10 and Room 11

Mezzanine floor: Room 11



Figure B-26 Room 11, facing approximately west, showing W11 to far right, timber floor and wall lining



Figure B-27 Room 11 facing southeast, with D10 in left corner.



Figure B-28 Room 11 close up detail of corning, facing west



Figure B-29 Room 11, close up of wall lining and cornice in northeast corner

Mezzanine floor: Room 12



Figure B-30 Room 12, void, looking northwest, showing W12



Figure B-31 Room 12, void, looking northeast, showing W12 on exterior of building and timber wall lining

Ground floor: Room 13



Figure B-32 Door (D6) to Room 13, safe, from Room 6, looking south

Ground floor: Room 14



Figure B-33 Door (D11) to freezer on left, within Room 15 to the right

Ground floor: Room 15



Figure B-34 Room 15, within the covered yard, facing east towards door (D12) to right of way



Figure B-35 Room 15 within the covered yard, facing west

Ground floor: Room 16

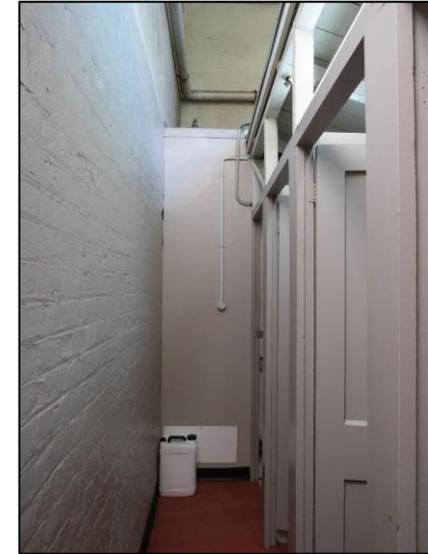


Figure B-36 Room 16, interior of toilet block on ground floor, looking west. Note brick exterior wall.

Ground floor: Room 17



Figure B-37 Room 17, kitchen, looking northeast

Ground floor: Room 18



Figure B-38 Room 18, looking west towards Dee Street



Figure B-39 Room 18, looking east towards counter and preparation areas



Figure B-40 Room 18, looking south to preparation areas

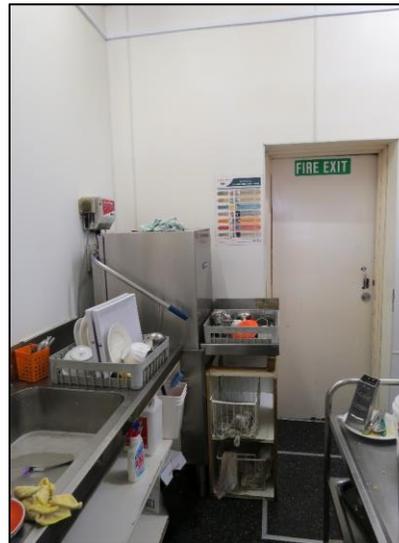


Figure B-41 Room 18, looking east to D13

Ground floor: Room 19



Figure B-42 Room 19, looking approximately north from D14



Figure B-43 Room 19, looking approximately south above D14. Note main stairway above to right and metal door(?) to left above door.

Ground floor: Room 20



Figure B-44 Room 20, storage under main stairway, looking southwest

Ground floor: Room 21



Figure B-45 Room 21, looking north

Ground floor: Room 22



Figure B-46 D18 to Room 22 (not accessed) from stairway (Room 24)

Ground floor: Room 23



Figure B-47 Room 23, looking west towards Dee Street entrance (D17)



Figure B-48 Room 23, looking east towards Room 21 and D16

Ground floor: Room 24



Figure B-49 Room 24, main stairway, looking east. Note D18 to Room 22 on left.



Figure B-50 Room 24, main stairway, looking south from first floor

Ground floor: Room 25



Figure B-51 Room 25, entranceway, looking east from D20 at Dee Street to D19 at base of stairs, looking east



Figure B-52 Room 25, entranceway, showing double doors (D19) and Room 24 behind, looking east



Figure B-53 Close up of D19 from Room 25, looking approximately south



Figure B-54 Close up of floor linings within Room 25 entranceway, north is to top of image

First floor: Room 26



Figure B-55 Room 26, hallway, looking south towards D28. D31 in right middle. D30 in right background.



Figure B-56 Room 26, hallway, looking north towards D21 in rear right.

First floor: Room 27

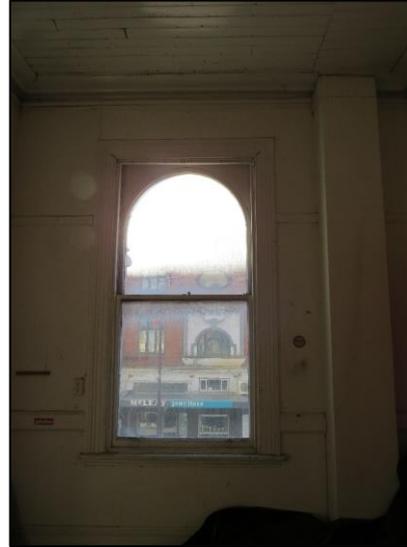


Figure B-57 Room 27, looking north at facade W27. Note timber ceiling and cornice (possibly original), dado and picture rails. Note covered column to right of window – this is marked as “Stewarts Lift” in September 1942 plans (See Figure 5-24)

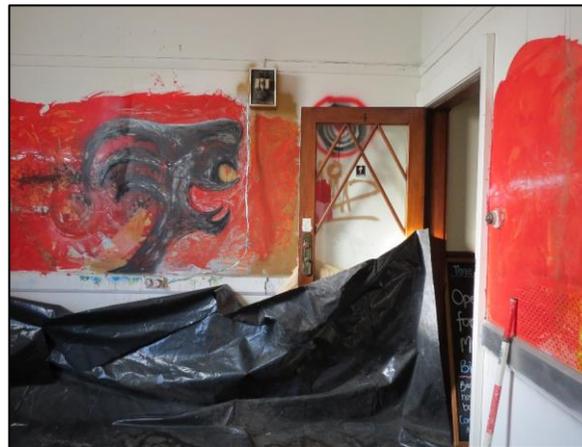


Figure B-58 Room 27, looking east at open D21

First floor: Room 28



Figure B-59 Room 28, looking north towards facade window 28. Note timber floor (probably original) and skirting.

First floor: Room 29



Figure B-60 Room 29, looking south



Figure B-62 Close up of W34 on eastern elevation in Room 29



Figure B-64 Close up of flooring in Room 29, top of image is west



Figure B-61 Room 29, looking north towards facade W29



Figure B-63 Close up of fireplace in Room 29, facing east



Figure B-65 Close up of ceiling showing ceiling rose in Room 29, facing north

First floor: Room 30



Figure B-66 Room 30, facing east from D22



Figure B-67 Room 30, facing north showing from left to right, D22, W33, D23



Figure B-68 Room 30, facing south, showing D25

First floor: Room 31



Figure B-69 Room 31, facing west, showing ceiling rose and timber floor



Figure B-70 Room 31, facing south, showing exterior windows W31 (right) and W30 (left)



Figure B-71 Room 31, looking east, showing exterior W60 and serving hatch to Room 29

First floor: Room 32



Figure B-72 Room 32, toilet block, looking east



Figure B-73 Room 32, toilet block, close up showing boundary doorway (D29) through original exterior wall.



Figure B-74 Room 32, showing north wall detail between this room and the fire escape (Room 33)



Figure B-75 Room 32, detail showing condition of east end of toilet block, facing northeast

First floor: Room 33



Figure B-76 Room 33, fire escape, looking south from D26



Figure B-77 Room 33, fire escape, looking east from D26

First floor: Room 34



Figure B-78 Room 34, looking east. Note boarded column on right exterior wall in far right – this is marked as a lift in September 1942 plans (Figure 5-24)



Figure B-79 Room 34, looking west towards facade window 17. Note curve in partition wall (right) near to accommodate windows within rooms.



Figure B-80 Room 34, close up of pressed tin ceiling and cornice



Figure B-81 Room 34, close up of boarded up fireplace, facing south



Figure B-82 Room 34, close up of wall lining and skirting detail from different phases. Right is original and left is addition, looking south.



Figure B-83 Room 34, close up of cornice and painted timber wall lining.

First floor: Room 35



Figure B-84 Room 35, toilet, facing south from D27



Figure B-85 Room 35, detail of above toilet, looking east.

First floor: Room 36



Figure B-86 Room 36, facing west towards facade windows



Figure B-87 Room 36, close up of timber linings and joinery and W18



Figure B-88 Room 36, close up of W19



Figure B-89 Room 36, close up of W18

First floor: Room 36 continued



Figure B-90 Room 36, close up fireplace, looking north



Figure B-91 Room 36 close up of floor boards removed showing ceiling below.

First floor: Room 37



Figure B-92 Room 37, facing west showing D32

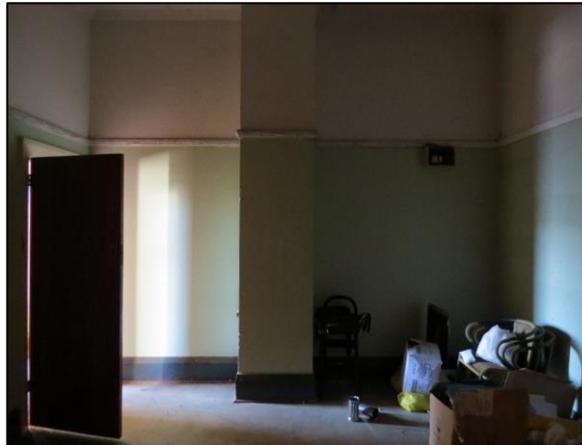


Figure B-93 Room 37, facing north. Note boarded column in centre of image is marked as a lift in September 1942 plans (Figure 5-24)



Figure B-94 Room 37, facing south, showing boarded up fireplace



Figure B-95 Room 37, facing east, showing D61 to hall (Room 26)

First floor: Room 38



Figure B-96 Room 38, facing west towards facade windows W20 (left) and W21 (right)



Figure B-98 Room 38 showing ceiling detail



Figure B-100 Room 38, showing D33



Figure B-97 Room 38, facing east, showing boarded wall



Figure B-99 Room 38 showing floor lining details inside D33



Figure B-101 Room 38, showing exposed area in floor showing ceiling below

First floor: Room 39



Figure B-102 Room 39, facing west facade W22

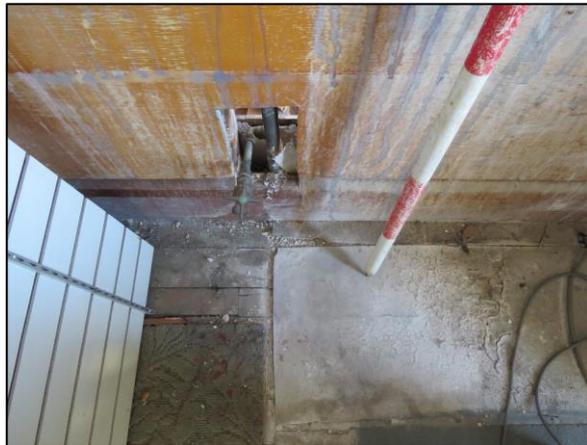


Figure B-103 Room 39, facing down at southeast corner showing detail of wall and floor linings

First floor: Room 40

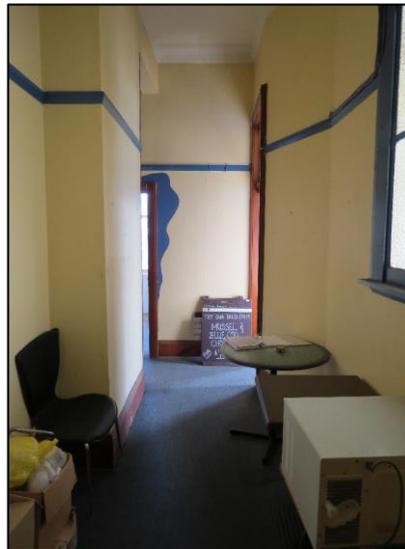


Figure B-104 Room 40, facing west



Figure B-105 Room 40, facing east towards D36



Figure B-106 Room 40, facing south towards D33



Figure B-107 Room 40, close up of ceiling and partition wall (probably original) previously removed

First floor: Room 41



Figure B-108 Room 41, facing west towards facade windows W23 (left) and corner window W24 (right)



Figure B-109 Room 41, facing northwest towards facade windows, W24 (left) and W25 (right)



Figure B-110 Room 41, close up of corner window, W24 and ceiling detail



Figure B-111 Room 41, looking north, close up of facade window W25 and wall detail

First floor: Room 42



Figure B-112 Room 42, facing southeast showing D37 and internal W38



Figure B-113 Room 42, facing north showing facade window W26

First floor: Room 42 continued



Figure B-114 Room 42, close up of internal window W38 and ceiling



Figure B-115 Room 42, close up of service hatch and dado rail, facing east

First floor: Room 43



Figure B-116 Room 43, stairway between first and second floor, taken from first floor looking north

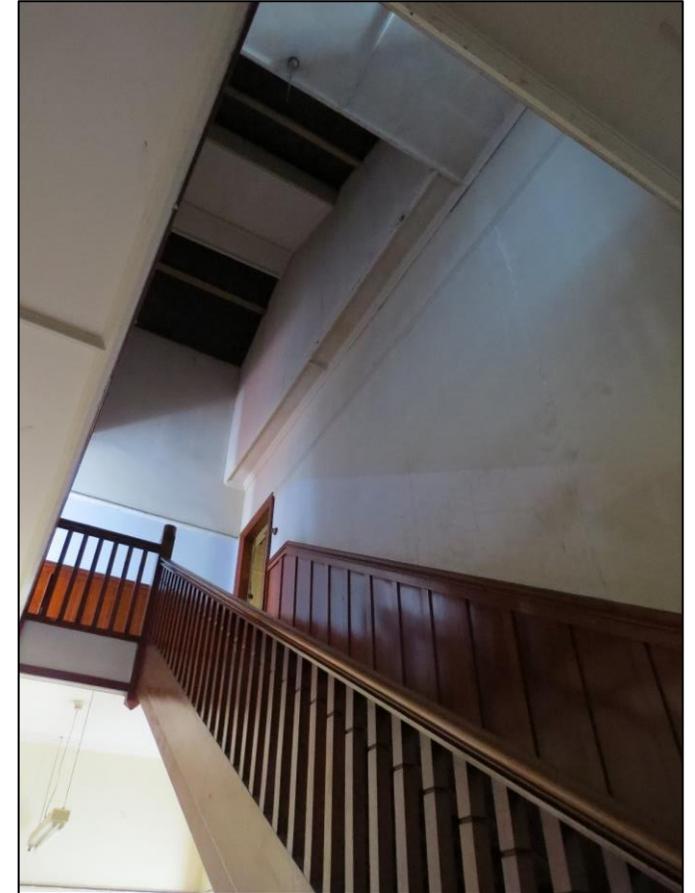


Figure B-117 Room 43, stairway, looking up at ceiling

Second floor: Room 44



Figure B-118 Room 44, hall, looking north towards D51 (left) and D38 (right)



Figure B-119 Room 44, hall, looking south towards D45. Internal W57 on right.

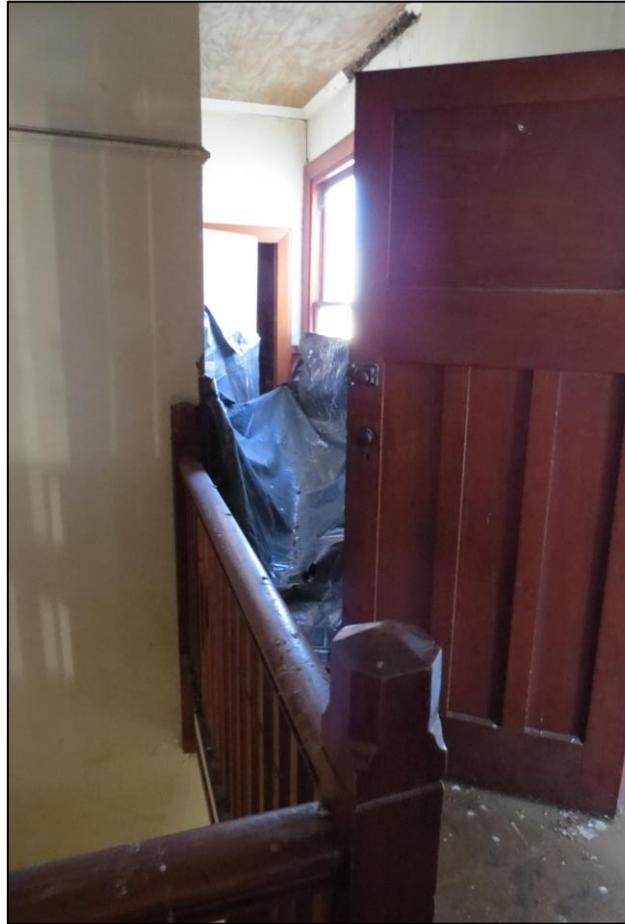


Figure B-120 Room 44, hall, looking east from D45

Second floor: Room 45



Figure B-121 Room 45, facing west, showing facade W50.



Figure B-122 Room 45, facing southwest

Second floor: Room 45 continued



Figure B-123 Room 45, close up showing facade window W50 and brick exterior wall



Figure B-124 Room 45, close up showing north brick exterior wall



Figure B-125 Room 45, close up showing hole in modern internal partition wall, looking west



Figure B-126 Room 45, close up showing exposed roof framing above W50, top of image is west

Second floor: Room 46

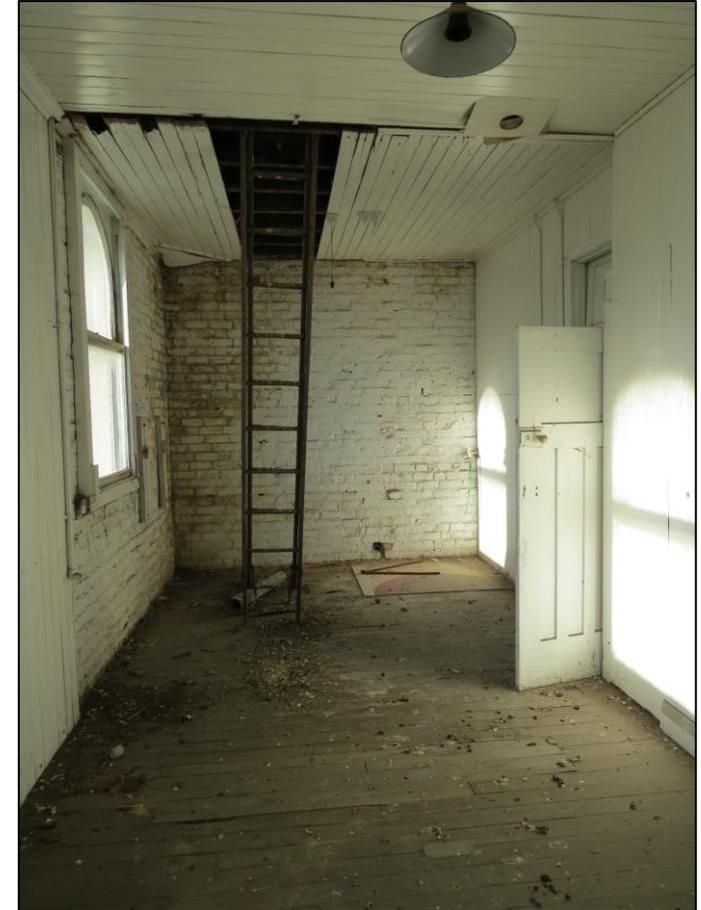


Figure B-127 Room 46, facing east. W52 (left) and D39 (right). Note brick exterior walls.

Second floor: Room 46 continued



Figure B-128 Room 46, close up of facade window 52



Figure B-129 Room 46, close up of wall and ceiling linings adjacent to W52, looking north



Figure B-130 Room 46, context of area of exposed roof framing, looking north



Figure B-131 Room 46, close up of roof framing



Figure B-132 Room 46, close up above ceiling



Figure B-133 Room 46, close up of brick exterior wall, facing northeast corner

Second floor: Room 47



Figure B-134 Room 47, looking east towards exterior wall



Figure B-135 Room 47, looking west towards D38



Figure B-136 Room 47, ceiling detail



Figure B-138 Room 47, close up of exposed ceiling and roof detail

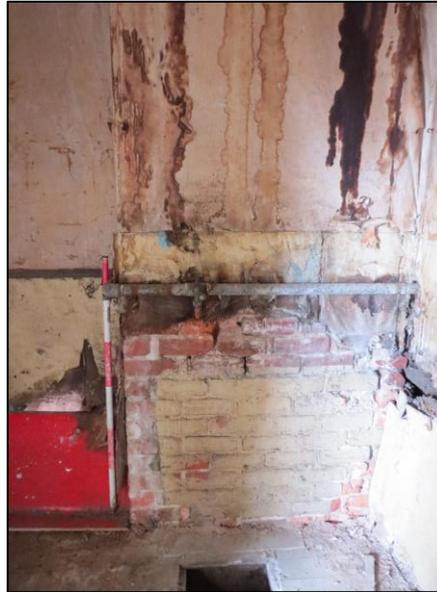


Figure B-137 Room 47, close up of bricked chimney/fireplace, facing east



Figure B-139 Close up of brick chimney in Room 48, taken through exposed ceiling in Room 47, looking up and south

Second floor: Room 48



Figure B-140 Room 48, looking south towards D43



Figure B-141 Room 48, looking north towards boarded chimney in corner and D42

Second floor: Room 49



Figure B-142 Room 49, looking northeast, D41 on left and brick exterior wall right



Figure B-143 Room 49, showing brick exterior wall, looking east



Figure B-144 Room 49, looking southeast



Figure B-145 Room 49, close up of brick bond on exterior wall

Second floor: Room 50



Figure B-146 Room 50, facing east, showing brick exterior walls exposed



Figure B-147 Room 50, close up of boarded exterior window W53 in brick exterior wall



Figure B-148 Room 50, facing south, close up showing linings and exposed brick exterior wall



Figure B-149 Room 50, close up showing detail of ceiling linings

Second floor: Room 51



Figure B-150 Room 51, looking southeast, showing boarded fireplace on south exterior wall and facade windows (left to right) W40, 41, 42



Figure B-151 Room 51, looking northwest, showing D46, 45 and boarded chimney to left

Second floor: Room 51 continued



Figure B-152 Room 51, looking east, showing W55 (left) and 56 (right)



Figure B-154 Room 51, close up of brick facade exterior exposed and roof detail, looking west



Figure B-156 Room 51, close up of boarded chimney, looking east



Figure B-153 Room 51, close up of facade W45 condition



Figure B-155 Room 51, close up of skylight

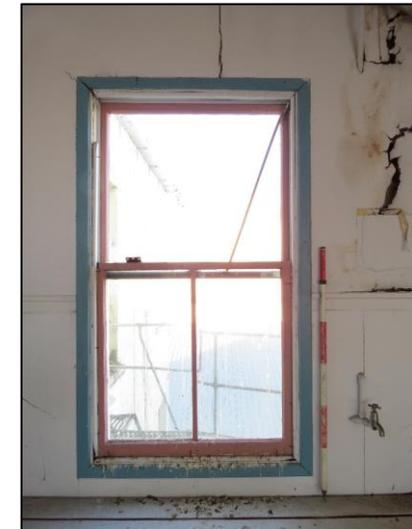


Figure B-157 Room 51, close up of exterior W55, looking east

Second floor: Room 52



Figure B-158 Room 52, looking west towards facade windows (left to right) W43, 44, 45



Figure B-159 Room 52, looking southeast towards D46

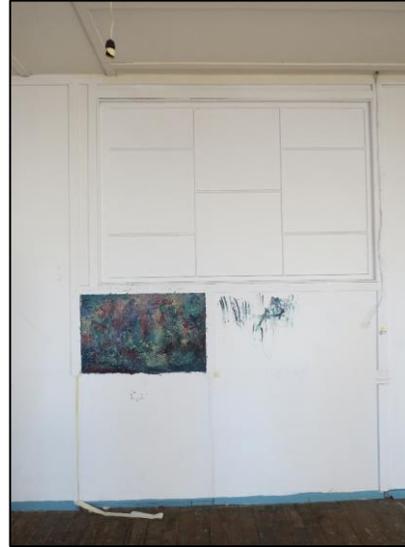


Figure B-160 Room 52, looking east towards interior W57



Figure B-161 Room 52, looking north towards D44 and boarded column/wall with probably chimney

Second floor: Room 53



Figure B-162 Room 53, hall, looking east towards D51



Figure B-163 Room 53, hall, looking west towards D48. Rooms 55 and 56 through doors on right

Second floor: Room 54



Figure B-164 Room 54, facing north, showing curved window (W47)



Figure B-165 Room 54, close up showing curved linings below W47, facing northwest corner



Figure B-166 Room 54, facing west showing facade W46 (left)



Figure B-167 Room 54, facing northeast, showing internal W58

Second floor: Room 55



Figure B-168 Room 55, facing northwest, showing facade W48 and internal W58 (left)

Second floor: Room 56



Figure B-169 Room 56, facing north towards facade window W49



Figure B-170 Room 56, showing cupboard and door (left), internal window (middle) and edge of D50 (right), looking south



Figure B-171 Room 56, close up showing wall linings on exterior wall, facing north



Figure B-172 Room 56, close up showing ceiling linings exposed

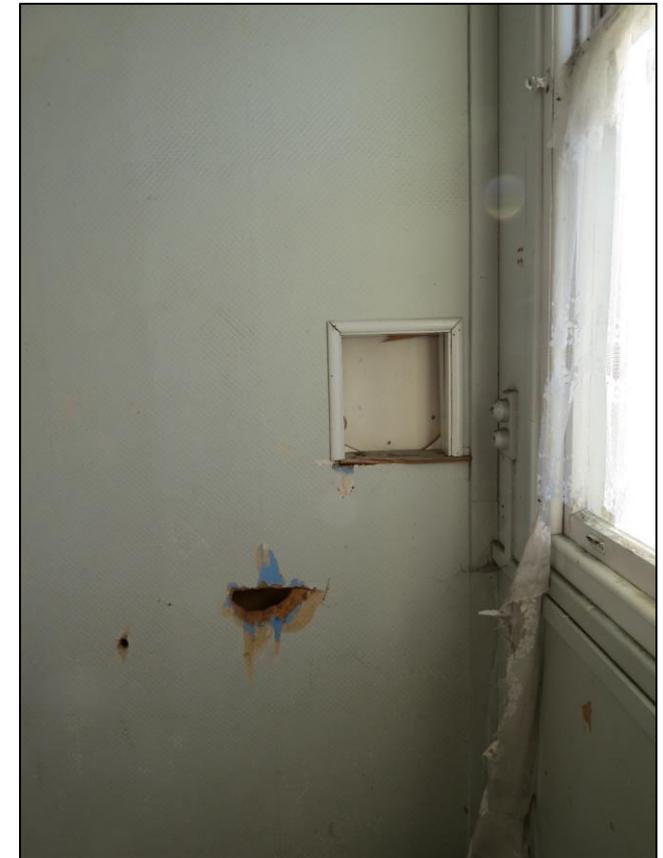


Figure B-173 Room 56, detail of internal wall with service hatch, facing west

Verandah: Room 57 (see also Exterior photos)



Figure B-174 Verandah, taken from Dee Street footpath, looking north



Figure B-175 Verandah, detail of post on Dee Street



Figure B-176 Verandah, close up of ceiling on Dee Street

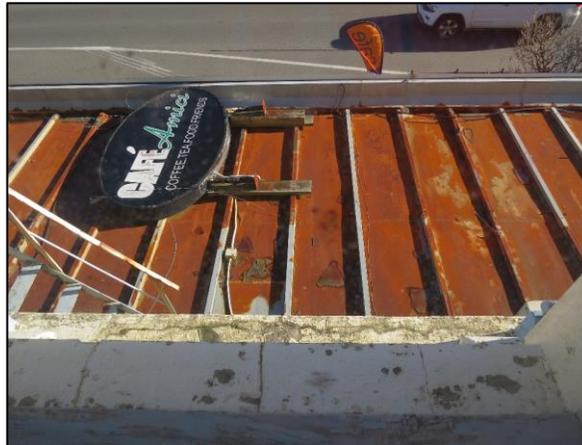


Figure B-177 Verandah, details of flashings, probably on beam with original roof removed, taken from first floor



Figure B-178 Verandah, taken from Don Street footpath looking east

Appendix C Angela Mortons' Heritage Building Record 26

Heritage Building Record 26

LOCATION: 73-81 Dee Street Corner of Dee and Don Streets	LEGAL DESCRIPTION: Part Section 1 Block IX Invercargill Town
NAME (Common and/or Historical): T & G Building	
PRESENT OWNER: Isla Jean Manning & David Langley Manning	PRESENT OCCUPIER(S): Telecom Café Amici
PRESENT USE: Shops	ORIGINAL USE: Shops
ARCHITECT: FW Burwell [<i>Southland Times</i> , 20 August 1885 (McFarlane)]	BUILDER/CONTRACTOR: A Lutle [<i>Southland Times</i> , 20 August 1885 (McFarlane)]
DATE OF CONSTRUCTION: 1885 [<i>Southland Times</i> , 20 August 1885 (McFarlane)]	COST OF CONSTRUCTION:

CONSTRUCTION MATERIALS:

Foundations: Concrete [ICC Property File]
Exterior walls: Brick [ICC Property File]
Roof: Iron [ICC Property File]

MAJOR RENOVATIONS:

c.1930: plan by Edmund R Wilson of alterations to chemist's shop in Mrs C Rout's Buildings, Dee Street. [ICC Property File]

February 1931: renovations and alterations of Rout's Buildings, designed by Allan C Ford. Builder - GM Butler. [ICC Property File] Fire had broken out in the building in January 1931 - see Historical Data.

September 1932: repairs to shop. [ICC Property File]

September 1942: general renovations and external and internal painting for The Australasian Temperance & General Mutual Life Assurance Society Ltd were designed by Mitchell & Mitchell, Wellington. Estimated cost - £982. Builder - GM Butler & Son. [ICC Property File]

September 1943: the existing galvanised iron roof was replaced with corrugated fibrolite. Cost - £450.

November 1943: alterations to chemist shop. [ICC Property File]

March 1944: the shop front of HS Young Ltd Florists was removed and rebuilt. Architect - EH Smith. [ICC Property File]

October 1951: alterations to building. [ICC Property File]

February 1956: building renovated and altered. [ICC Property File]

May 1966: alterations to office, designed by Moir, New & Jenkins. [ICC Property File]

February 1961: repairs and alterations to shop. [ICC Property File]

December 1968: alterations to chemist shop. [ICC Property File]

June 1973: alterations and additions to shop. [ICC Property File]

March 1977: alterations to building. [ICC Property File]

October 1981: alterations to Mo's Food Bar, 73a Dee Street. Estimated cost - \$15 000. [ICC Property File]

November 1986: upgrading Mo's Takeaways and Video Parlour. Estimated cost - \$15 600. [ICC Property File]

July 1992: new shop fronts and small extension for new coffee lounge. Estimated cost - \$18 000. [ICC Property File]

HISTORICAL DATA:

Use through time:

1885: original tenants in new building:

McLeod Bros, drapers.

Smith & Smith, drapers.

James Allan, boot maker. [*Southland Times*, 20 August 1885 (McFarlane)]

1886 - 1888: McLeod Bros (Hugh & Findlay McLeod), drapers and clothiers. [*Stones 1886*, p.275; *1888*, p.74]

1887-88 - 1890-91: McLeod & Co (Hugh & Findlay), drapers. [*Wise's 1887-88*, p.235; *1890-91*, p.242]

1896: Parfitt & Co., drapers. [*Stone's 1896*, p.83]

1900 - 1902: E Norton & Co., tailors.

Thomas Simon, boot importer.
John Street Baxter, wholesale and retail cash grocer.
W Sloan & Co., boot makers.
John Haining Geddes, tailor. [*Stone's 1900*, p.95; *1902*, p.133]

1904: Walter Iles, tailor, RR Roscow, manager.
Thomas Simon, boot importer.
John Street Baxter, wholesale and retail cash grocer.
W Sloan & Co., boot makers.
John Haining Geddes, tailor. [*Stone's 1904*, p.157]

1906: Iles & Roscow, merchant tailors.
Simon Thomas, boot maker.
JS Baxter, grocer.
John H Geddes, tailor.
Charles Rout, executors of house, land and estates agent.
Invercargill Chamber of Commerce.
Southland Boys' & Girls' High School Board.
Northern Assurance. [*Wise's 1906*, p.420]

1911 - 1914: Iles & Roscow, merchant tailors.
Simon Thomas, boot maker.
John S Baxter, grocer.
JH Geddes & Sons, tailors.
William Alexander Brown, watchmaker. [*Wise's 1911*, p.544; *1914*, p.518]

1918 - 1919: 73-81 Dee Street
73 - Iles and Roscow, merchant tailors
75 - Simon & Co., boot importers
77 - Joseph J Hiskens, Pharmaceutical Chemist
79 - JH Geddes & Sons, tailors
81 - William Alexander Brown, watchmaker [*Stone's 1919*, p.165; *Wise's 1918*, p.512]

1921: 73 - Iles & Roscow, merchant tailors.
75 - JH Geddes & Sons, tailors.
75 - School of Art.
75 - Southland Traders Agency.
77 - William Stewart, pharmaceutical chemist.
81 - William Alexander Brown, watchmaker. [*Wise's 1921*, p.523]

1923 - 1925: 73: Iles & Roscow, merchant tailors.
75 - JH Geddes & Sons, tailors.
75a - Miss Margaret Clarke, dressmaker.
75a - Henry A Raines, draper.
75a - Miss Millie Strang, hair specialist.
75a - Southland Traders Agency.
77 - Charles Rodgers, tobacconist.
81 - William Stewart, pharmaceutical chemist. [*Stone's 1923*, p.173; *Wise's 1925*, p.521]

1928: 73: Iles & Roscow, merchant tailors.
75 - JH Geddes & Sons, tailors.
75a - Miss NM Hill, toilet specialist.
75a - Southland Traders Agency.
75a - Charles William, tobacconist and bookseller.
75a - J Gillick, hairdresser.
75a - Mrs MT Donaldson, dressmaker.
75a - NZ Wholesale Outfitters.
77 - Charles Rodgers, tobacconist.
81 - William Stewart, pharmaceutical chemist. [Stone's 1928, p.195]

1930: 73 - Iles & Roscow, merchant tailors.
75 - Geddes & Sons, tailors.
75a - John P D'Arcy.
75a - Southland Traders Agency.
75a - Richard H Osten, masseur.
Mrs C Provan, art teacher.
77 - Thomas B Dorman, bookseller.
81 - William Stewart, pharmaceutical chemist. [Wise's 1930, p.544]

1934: 73 - Iles & Roscow, merchant tailors.
75 - WO Ward Ltd, pastrycooks.
75 - Rout's Buildings:
Charles James McEachran, company secretary and accountant.
Miss Phoebe K Ross, toilet specialist.
Mrs Isabella Provan, teacher of decorative art.
Arthur Ernest Howard Bath, dentist.
Eric HJ Preston, barrister and solicitor.
75a - Prudential Assurance Co Ltd.
75 - JH Geddes & Sons, tailors.
81 - William Stewart, chemist and photographic dealer. [Stone's 1934, p.209]

1937: 73 - Iles & Roscow, merchant tailors.
75 - WO Ward Ltd, bakers.
75a - Phoebe Ross, hairdresser.
75a - CJ McEachen, secretary.
75a - J Cheyne, commercial agent.
75a - AE Bath, dentist.
75a - Miss L Cassidy, dressmaker.
77 - Geddes & sons, tailors.
81 - William Stewart, pharmaceutical chemist. [Wise's 1937, p.550]

1940: 73 - Iles & Roscow, tailors.
75 - WO Ward, Ltd, bakers.
75a - CJ McEachen, secretary.
75a - J Cheyne, commercial agent.
75a - AE Bath, dentist.
75a - Miss Annie P Rillstone, dressmaker.
77 - Geddes & Sons, tailors.

- 81 - William Stewart, pharmaceutical chemist. [*Wise's 1940*, p.599]
- 1942: 73 - Iles & Roscow, tailors.
 75 - WO Ward, Ltd, bakers.
 75a - CJ McEachen, secretary.
 75a - J Cheyne, commercial agent.
 75a - AE Bath, dentist.
 75a - Miss Annie P Rillstone, dressmaker.
 Australian T & G Mutual Life Assurance Society Ltd.
 77 - Geddes & Sons, tailors.
 81 - William Stewart, pharmaceutical chemist. [*Stone's 1942*, p.226]
- 1944: 73 - Iles & Roscow, tailors.
 75a - T & G Building:
 Australian T & G Mutual Life Assurance Society Ltd.
 75a - CJ McEachen, secretary.
 75a - AE Bath, dentist.
 75a - AW Cowley, land agent.
 75a - Ocean Accident & Guarantee Corp.
 81 - William Stewart, pharmaceutical chemist. [*Wise's 1944*, p.378]
- 1948: 73 - Young's Floral Salon.
 73a - Self Help Co-op.
 75a - T & G Building:
 Australian T & G Mutual Life Assurance Society Ltd.
 Arthur William Cowley, estate agent.
 Ocean Accident & Guarantee Corp Ltd.
 George J Walsh, journeyman tailor.
 AE Bath, dentist.
 Iles & Roscow, tailors.
 Miss E Simpson, toy manufacturer.
 77 - OA Muir, cafeteria.
 81 - Stewart's Pharmacy. [*Stone's 1948*, p.275]
- 1950-51 - 1952: HS Young Ltd, Floral Salon; Nurserymen and seedsmen.
 73a - Self Help Co-op Ltd, grocers.
 75a - T & G Building:
 75a - Australian T & G Mutual Life Assurance Society Ltd.
 75a - Arthur E Bath, dentist.
 75a - Arthur W Cowley, estate agent.
 75a - Ocean Accident and Guarantee Corp Ltd.
 75a - George J Walsh, tailor.
 75a - Don Cameron Ltd, tailors.
 75a - Miss EB Simpson, specialist in soft toy manufacture and novelty lines (Room 6).
 77 - Otto A Muir, café.
 81 - William Stewart, pharmaceutical chemist. [*Wise's 1950-51*, p.333; *Stone's 1952*, p.275]
- 1953-54: as above plus Paul J Nicholas, physiotherapist.
 Anderson's Photographic Studio. [*Wise's 1953-54*, .375]

- 1957-58: 73 - HS Young Ltd, Floral Salon.
 73a - Self-Help Co-op Ltd, grocers.
 75a - T & G Building:
 First floor:
 Australian T & G Mutual Life Assurance Society Ltd.
 75a - WA Bell, dentist.
 75a - Judith Ann Millinery Salon.
 75a - Cowley's Estate Agency.
 75a - Ocean Accident & Guarantee Corp Ltd.
 75a - Paul J Nicholas, physiotherapist.
 Second floor:
 75a - Williams & Moir, consulting engineers.
 77 - Wendy Cafeteria.
 81 - William Stewart, pharmaceutical chemist. [*Wise's 1957-58*, p.139]
- 1960-61: 73 - HS Young Ltd, Floral Salon.
 73a - Self Help Co-op Ltd, grocers.
 75a T & G Building:
 First floor:
 75a - Cowley's Estate Agency.
 75a - Paul J Nichols, physiotherapist.
 Second floor:
 75a - Williams and Moir, consulting engineers and registered surveyors.
 75a - Stewart's Pharmacy Ltd (photographic press department).
 75a - Lands and Survey Department.
 75a - Southland Co-operative Phosphate Co Ltd.
 77 - Wendy Cafeteria.
 81 - Stewart's Pharmacy Ltd, chemists. [*Wise's 1960-61*, p.158]
- 1969: 73a - Schroeder's Delicatessen.
 75a - T & G Building:
 First floor:
 75a - Australasian Temperance & General Mutual Life Assurance Society Ltd.
 75a - Dawson's Estate Agency.
 75a - Moir, New & Jenkins, consulting, civil, structural and traffic engineers.
 75a - Judith Ann Millinery Salon.
 75a - Paul J Nichols, physiotherapist.
 Second floor:
 75a - Stewart's Pharmacy Ltd (photographic press department).
 77 - Steans Ltd, hairdressers and tobacconists.
 81 - Stewart's Pharmacy Ltd, chemists. [*Wise's 1969*, p.169]
- 1975: 73 - Ernest Adams Ltd.
 73a - CF Schroeders Ltd.
 75 - T & G Building.
 75 - T & G Mutual Life Assurance Society Ltd.
 75a - Australasian Temperance & General Mutual Life Assurance Society Ltd.

75a - Judith Ann Millinery Salon.
75a - Paul J Nichols, physiotherapist.
77 - Sanitarium Health Food Co.
81 - Stewart's Pharmacy Ltd, chemists. [*Wise's 1975*, p.S117]

1980: 73 - Dalgety Travel, travel agents.
75a - T & G Building:
Citizen's Advice Bureau.
Christian Literature Trust Books.
Paul J Nichols.
Schroeder's Delicatessen.
77 - Sanitarium Health Food Co.
81 - Stewart's Pharmacy Ltd, chemists. [*Wise's 1980*, p.S123]

1985: 73 - Mo's Food Bar.
73a - Mo's Amusements.
75 - T & G Building:
Countrywide Building Society.
Jolyn's.
Newport Lingerie.
77 - Sanitarium Health Food Co. [*Wise's 1985*, p.S47]

1991: 73 - Mo's Food Bar.
73a - Mo's Amusements.
75 - T & G Building:
Okinawa Karate Club.
Wordsworth Communications Ltd.
77 - Invercargill Health Food Co.
81 - Beer in Mind. [*Wise's 1991*, p.S39]

1996: 73 - Robert Harris Coffee Shop.
75 - Southern Dental Laboratory.
77 - Fizeek Fashions.
81 - Champions of the World. [*Wise's 1996*, p.S39]

1997: Champions of the World.
Fizeek Fashions.
House of Natural Foods.
Robert Harris. [Gray]

April 2001: Telecom
Robert Harris. [Murray]

May 2002 – present: Telecom
Café Amici. [Murray]

Other:
The building was built jointly by the lessees (C Rout & WS McKay) and the lessor (W Langlands). [*Southland Times*, 20 August 1885 (McFarlane)]

January 1931: fire broke out on the middle floor of the three storey building on the South East corner of Dee and Don Streets. It was confined to one room, the premises of New Zealand Wholesale Outfitters Ltd, which was gutted. Other apartments, sample rooms, offices and the stairway leading to the second floor were also damaged by smoke and water. [*Southland Times*, 21 January 1931, p.6] It was considered lucky that the building, owned by the Perpetual Trustees Ltd, was not completely gutted, especially as it had wooden floors and partitions. Tenants at the time and their insurance on stocks:

JH Geddes & Sons, tailors - £1 850.

RH Osten, masseur - £60.

Iles & Roscow, tailors - £1 200.

Miss AL Officer, toilet rooms - £100.

Mrs C Provan, art studio - £450.

TB Dorman, bookseller - £600.

NZ Wholesale Outfitters Ltd - around £1 000.

William Stewart, chemist - £2 600. [*Southland Times*, 21 January 1931, p.6]

ARCHITECTURAL DATA:

Style: Victorian

Other:

'Three storey Victorian Facade. Some verandah posts are still in place. Very highly detailed ... Both Facades of this corner building are important.' Class 2. [Gray]

One end of Langland's Block. [*Southland Times*, 20 August 1885 (McFarlane)]

NEW ZEALAND HISTORIC PLACES TRUST NUMBER:

Not registered.

REFERENCES:

Southland Times, Invercargill, 1931.

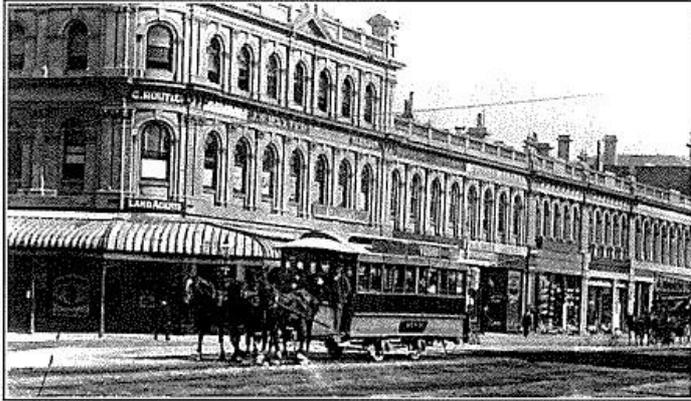
Stone's Otago and Southland Directory 1886, 1889, 1896, 1900, 1902, 1904, 1919, 1923, 1928, 1934, 1948, 1952, Dunedin.

Wise's New Zealand Post Office Directory 1878-79, 1880-81, 1883-84, 1887-88, 1890-91, 1894-95, 1898-99, 1906, 1911, 1913, 1914, 1916, 1918, 1921, 1925, 1930, 1937, 1940, 1944, 1950-51, 1953-54, 1957-58, 1960-61, 1969, 1975, 1980, 1985, 1991, 1996, Dunedin.

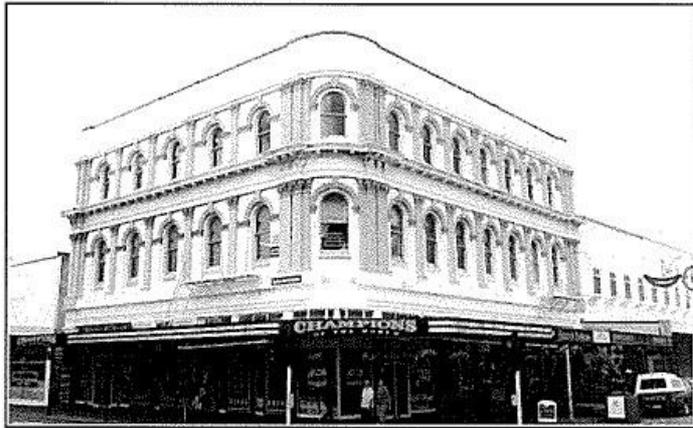
John Gray, 'Heritage Buildings Review'.

Invercargill City Council Property File, '73-81 Dee Street'.

Mary McFarlane, History of Invercargill Architects.



North end of Langlands Block, corner of Dee and Don Streets
Southland Museum and Art Gallery Photographic Collection



Corner of Dee and Don Streets, 1997
John Gray



Corner of Dee and Don Streets, 2003
Jenna Murray

HBR 26j

Appendix D F.W. Burwell Checklist of Buildings

Extract taken from Mary McFarlane's manuscript (McFarlane, 1984)

BURWELL, F.W.

CHECKLIST OF BUILDINGS

The following checklist is not comprehensive. Only major commissions and those which illustrate the diverse nature of the architect's projects have been included. An asterisk denotes surviving buildings which have been identified.

- 1874 Government Immigration Barracks, Riverton. (TN, WN 7 Mar 1874, 1)
Offices and Warehouses for Mr L. Rodgers, Dee Street, Invercargill.
(TN, WN 5 Dec 1874, 1)
Two Storey Building for Mr Coutts, Tay Street, Invercargill.
(TN, WN 5 Dec 1874, 1)
- 1876 * St. Pauls Presbyterian Church, Dee Street, Invercargill.
(TN, Jan 1876, from C.D. Kerr Research Notes 1975)
- 1877 * All Saints Church, Gladstone, Invercargill. (Report, 19 Jan 1878, 7)
Bank of New Zealand, corner of Tay and Clyde Streets, Invercargill.
(Report, WT 7 Jul 1877, 5), (Report, WT 18 Aug 1877, 17), (Report,
WT 1 Sep 1877, 4), (Report, WT 1 Dec 1877, 6)
Residence for Dr. Cotterall, Don Street, Invercargill. (TN, WT 14
Jul 1877, 12), (Report, WT 25 Aug 1877, 5), (Report, WT 19 Jan 1878
16)
Warehouses for Messrs Nichol and Tucker, Bluff. (TN, WT 28 Jul 1877
12)
Alterations, Golden Age Hotel and Residence for Mrs De Smidt, Bluff.
(TN, WT 4 Aug 1877, 11)
Wool and Grain Store for Messrs Martin, Maitland and Co., The
Crescent, Invercargill. (TN, WT 18 Aug 1877, 11), (Report, WT
9 Feb 1878, 7), (Report, WT 1 Sep 1877, 4), (Report, WT
1 Dec 1877, 6)
Shop for Messrs Matheson and Smith, Dee Street, Invercargill.
(TN, WT 1 Sep 1877, 11)
Shop for J.H. Smith Esq., Dee Street, Invercargill.
(TN, WT 1 Sep 1877, 11)
Hotel at Elbow. (TN, WT 15 Sep 1877, 12)
Residence for John Thomson Esq., Eye Street, Invercargill.
(TN, WT 15 Sep 1877, 12)
Tannery at Waikiwi. (TN, WT 15 Sep 1877, 12)
Junction Hotel, Waikiwi. (Report, WT 29 Sep 1877, Last Page
Not Numbered).

2.

Offices and Stores for Messrs Cargill, Gibbs and Co, Esk Street, Invercargill. (TN, WT 15 Sep 1877, 12), (Report, WT 3 Nov 1877, 10), (Report, WT 19 Jan 1878, 16), (Report, WT 1 Dec 1877, 6)

Alterations, Prince of Wales Hotel, Dee Street, Invercargill. (TN, WT 17 Nov 1877, 11)

Colonial Bank of New Zealand, Balclutha. (TN, WT 24 Nov 1877, 2)

Hotel for Mr Jas. Galbraith, Don Street, Invercargill.

(TN, WT 8 Dec 1877, 10), (Report, WT 19 Jan 1878, 16), (Report, WT 8 Jun 1878, 6)

McPherson's Store, Tay Street, Invercargill. (Report, WT 19 Jan 1878, 16), (Report, WT 9 Feb 1878, 7)

1878

Stables, Coach House, Harness and Servants Room; also fencing for Dr. Cotterall, Don Street, Invercargill. (TN, WT 12 Jan 1878, 3)

Banking Establishment and Manager's Residence, for the Union Bank of Australia, Tay Street, Invercargill. (TN, WT 19 Jan 1878, 3), (Report, WT 19 Jan 1878, 6), (Report, WT 16 Feb 1878, 6)

Granary &c., for P.K. McCaugham, Esq., Gore. (TN, WT 2 Feb 1878, 3)

City Hotel for Messrs Meadows and Wild, Dee Street, Invercargill. (TN, WT 30 Mar 1878, 3)

Hotel for Mr G.B. Purdie, Dipton. (TN, WT 18 May 1878, 2)

Buildings for W.H. Hall, Esq., Dee Street, Invercargill. (TN, WT 1 Jun 1878, 3), (Report, WT 4 Oct 1879, 6 + 7)

* Imperial Hotel, Dee Street, Invercargill. (Report, WT 18 Jan 1879, 15)

1879

Infant School at District High School, Invercargill. (TN, WT 4 Jan 1879, 3)

Brick Buildings for Mr J.T. Thomson, Esq., Esk Street, Invercargill. (TN, WT 18 Jan 1879, 3), (Report, WT 18 Jan 1879, 18)

School Buildings at Riverton. (TN, WT 25 Jan 1879, 3), (Report, WT 2 Aug 1879, 17)

Additions to District High School, Invercargill. (TN, WT 1 Feb 1879, 3)

Supreme and Resident Magistrates Court House, Tay Street, Invercargill. (Report, WT 20 Nov 1880, 2), (Report, WT 21 Jun 1879, 3), (Report, WT 21 Jun 1879, 17), (Report, WT 11 Oct 1879, 17)

School Buildings, Otaria. (TN, WT 1 Feb 1879, 3) (Report, WT 2 Aug 1879, 17)

Alterations to Shamrock Hotel for Messrs P. & M. Hayes, Riverton. (TN, WT 22 Feb 1879, 27),

3.

- Additions, School Buildings, Mataura. (TN, WT 1 Feb 1879, 3)
- Town Hall and County Officer, Riverton. (TN, WT 8 Feb 1879, 13)
(Report, WT 19 Apr 1879, 7), (Report, WT 29 Mar 1879, 17)
- Hotel, for Mr D. Rodie, Appleby, Invercargill. (Report, WT
4 Oct 1879, 7)
- Residence for Hon. W.H. Nurse, Blackwater. (TN, WT 15 Feb 1879, 26)
- Brick Building at Invercargill Hospital. (TN, WT 22 Feb 1879, 27)
(Report, WT 4 Oct 1879, 6 + 7)
- Horse Bazaar and Auction Room for Messrs McArdeall and Co.,
Invercargill. (TN, WT 1 Mar 1879, 24)
- School Buildings at Gladstone. (TN, WT 1 Mar 1879, 24)
- School and Teacher's Residence, Chatton. (TN, WT 15 Mar 1879, 3)
- School, Waikaia. (TN, WT 22 Mar 1879, 3)
- Strongrooms at Government Buildings, Invercargill.
(TN, WT 22 Mar 1879, 3)
- Manager's Residence, Edendale Estate, for the New Zealand and
Agency Land Co. (TN, WT 12 Apr 1879, 3)
- Granary for M. Instone, Esq., near Riverton. (TN, WT 12 Apr 1879, 3)
- Three Residences at Burton. (TN, WT 10 May 1879, 4)
- Residence, Thornbury. (TN, WT 14 Jun 1879, 2)
- School and Residence, Lumsden. (TN, WT 14 Jun 1879, 2)
- School, Flints Bush. (TN, WT 26 Jul 1879, 3), (Report, WT 2 Aug 1879
17)
- Alterations and Additions, to Schoolmasters Residence, Otaria.
(TN, WT 26 Jul 1879, 3)
- Shop and Residence for Mr C.F. Small, Dee Street, Invercargill.
(TN, WT 6 Sep 1879, 3)
- School Buildings, Limehills. (TN, WT 11 Oct 1879, 3)
- Girls' High School Buildings. (TN, WT 11 Oct 1879, 3)
- School Building, North Invercargill. (TN, WT 18 Oct 1879, 3)
(Report, WT 15 Nov 1879, 16)
- School Building, Woodlands. (TN, WT 22 Nov 1879, 3)
- Shop and Residence, Gladstone, Invercargill. (TN, WT 22 Nov 1879, 3)
- Additions to South District School, Invercargill. (TN, WT 22 Nov
1879, 3)
- Commercial Building for Mr Hae, Esk Street, Invercargill.
(Report, WT 4 Oct 1879, 6 + 7)

4.

- Alterations, Grammar School, Invercargill. (TN, WT 22 Nov 1879, 3)
- * Additions, Imperial Hotel, Dee Street, Invercargill.
(TN, WT 29 Nov 1879, 3)
- Additions, Commercial Hotel, Dee Street, Invercargill.
(TN, WT 29 Nov 1879, 3)
- School Buildings, Gropers Bush. (TN, WT 13 Dec 1879, 3)
- Wool and Grain Stores at Bluff for New Zealand Loan and
Merchantile Agency Co. Ltd. (TN, WT 7 Jun 1879, 3)
- Brick Buildings for David Roche Esq., adjoining Sloans Theatre,
Dee Street, Invercargill. (TN, WT 8 Nov 1879, 3), (Report, WT
8 Feb 1879, 20), (Report, WT 15 Nov 1879, 16)
- Arrow District Hospital. (Report, WT 13 Oct 1879, 16)
- Presbyterian Church, Roxburgh. (Report, WT 15 Nov 1879, 16)
- 1880 Residence, Gala Street, Invercargill. (TN, ST 3 Jan 1880, 5)
- Twenty-roomed Residence, Don Street, Invercargill.
(TN, ST 11 Feb 1880, 3)
- Villa Residence for Wm Bulleid Esq., Elles Road, Invercargill.
(TN, ST 20 Mar 1880, 3)
- School Buildings, Pukerau. (TN, ST 4 May 1880, 3)
- * Chambers for Lake County Council, Ballarat Street, Queenstown.
(TN, ST 26 Jun 1880, 3)
- Bank of New Zealand, Winton. (TN, ST 21 Jun 1880, 3)
- Hotel for Mrs Barron, Bluff. (TN, ST 14 Aug 1880, 3)
- Hotel for Mr R. Blackham, Dee Street, Invercargill.
(TN, ST 21 Oct 1880, 3)
- Store, Ballarat Street, Queenstown. (TN, ST 20 Nov 1880, 3)
- Warehouse for Messrs Thomson and Beattie, Invercargill.
(TN, ST 20 Nov 1880, 3)

5.

- 1881
- Anglican Church, Gore. (TN, ST 7 Jan 1881, 3)
- Presbyterian Church, Riverton. (TN, ST 21 Feb 1881, 3)
- Oddfellows Hall, Winton. (TN, ST 7 May 1881, 3)
- Masonic Hall, Kelvin Street, Invercargill. (TN, ST 21 Mar 1881, 3)
(Report, ST 23 Oct 1882, 2)
- * Warehouse for Messrs W. Paisley & Co., Dee Street, Invercargill.
(TN, ST 29 Jun 1881, 3), (Report, WT 1 Aug 1902, 8)
- Wesleyan Church, Leet Street, Invercargill. (TN, ST 21 Jul 1881, 3)
(Report, ST 7 Jul 1882, 2)
- Presbyterian Church Manse, Lumsden. (TN, ST 30 Jul 1881, 3)
- Colonial Bank of New Zealand, Invercargill. (Report, ST 30 Aug
1881, 2), (TN, ST 20 Oct 1881, 3), (Report, ST 16 Jan 1882, 2)
- * Additions St. Pauls Presbyterian Church, Invercargill. (TN, ST
20 Oct 1881, 3), (Report, ST 2 Sep 1882, 2)
- 1882
- Hotel & Stables, Nightcaps. (TN, ST 31 Jan 1882, 3)
- Hotel, Waikiwi, Invercargill. (TN, ST 7 Feb 1882, 3)
- * Hibernian Hotel for Mr A. McInerney, Dee Street, Invercargill.
(TN, ST 21 Feb 1882, 3)
- Warehouse for David Roche, Dee Street, Invercargill.
(TN, ST 21 Feb 1882, 3)
- Anglican Church, Thornbury. (TN, ST 7 Mar 1882, 3)
- Hotel, Gore. (TN, ST 7 Mar 1882, 3)
- Garrison Hall, Leven Street, Invercargill. (TN, ST 7 Jun 1882, 3)
- Wool Stores & Offices for National Mortgage & Agency Co., The
Crescent, Invercargill. (TN, ST 2 Aug 1882, 3), (Report, ST 16 Jan
1883, 2)
- Villa Residence for R.W. Aitkin, Esq., Invercargill.
(TN, ST 8 Aug 1882, 3)
- Invercargill Coffee Palace, The Crescent, Invercargill.
(TN, ST 2 Oct 1882, 3)
- Wool and Grain Store, Gore. (TN, ST 2 Oct 1882, 3)
- Southland Club Hotel, Dee Street, Invercargill.
(Report, ST 11 Oct 1882, 2), (Report, ST 12 Oct 1883, 2)
- Roman Catholic Church, Gore. (TN, ST 19 Oct 1882, 3)

6/.

- 1883 Hotel for J.K. Grant Esq., Gore. (TN, ST 30 Jan 1883, 1)
- Wool Stores and Offices for New Zealand Loan and Merchantile Agency Co., The Crescent, Invercargill. (TN, ST 22 Oct 1883, 1), (Report, ST 22 Nov 1883, 2)
- Warehouse for Mr Rabbidge, Dee Street, Invercargill. (TN, ST 22 Oct 1883, 1)
- Residence for James Williamson Esq., Wyndham. (TN, ST 22 Oct 1883, 1)
- Offices and Manager's Residence, for Bank of New Zealand, Gore. (TN, ST 12 Nov 1883, 1)
- Concert Hall, Otautau. (TN, ST 16 Nov 1883, 3)
- Farmers Arms Hotel, Wyndham. (TN, ST 20 Sep 1883, 1)
- 1884 Railway Hotel, Lumsden. (TN, ST 15 Jul 1884, 1)
- Manager's Residence for Messrs Reid and Gray, Riverton. (TN, ST 21 Jul 1884, 1)
- Terminus Hotel, Bluff. (TN, ST 1 Sep 1884, 1)
- Prince of Wales Hotel, Queenstown. (TN, ST 1 Sep 1884, 1)
- Warehouse for Robert Cleave Esq., Dee Street, Invercargill. (TN, ST 14 Oct 1884, 1)
- Shop and Warehouse for P.R. Ross Esq., Dee Street, Invercargill. (TN, ST 14 Oct 1884, 1)
- Six Shops for Messrs Rout & McKay, corner of Don and Dee Streets, Invercargill. (TN, ST 21 Oct 1884, 1), (Report, ST 20 Aug 1885, 2)
- * Three Shops, for Messrs J. & W. Sloan, Dee Street, Invercargill. (TN, ST 10 Nov 1884, 1)
- * Australian Mutual Provident Society Office, Esk Street, Invercargill (TN, ST 1 Dec 1884, 1), (Report, ST 8 May 1886, 2), (Report, ST 27 Oct 1887, 2)
- 1885 Shop and Showrooms for Messrs Cowper and Wilson, Dee Street, Invercargill. (TN, ST 7 Apr 1885, 1)
- Work at Black Eagle Brewery, Spey Street, Invercargill. (TN, ST 21 Apr 1885, 1)
- Stables, for Southland Tramway Co. (TN, ST 15 May 1885, 1)

7.

- Additions Colonial Bank of New Zealand, Dee Street, Invercargill.
(TN, ST 14 Sep 1885, 1)
- Bank of New Zealand, Riverton. (TN, ST 21 Sep 1885, 1)
- Carriers' Arms Hotel, for John Hughs, Dee Street, Invercargill.
(TN, ST 31 Oct 1885, 1)
- Fever Wards for Southland Hospital. (TN, ST 7 Nov 1885, 1)
- Wesleyan Manse, Invercargill. (TN, ST 1 Dec 1885, 1)
- Hotel, Head of Lake Wakatipu. (TN, ST 2 Sep 1885, 1)
- 1886 Office for W.S. Waterson Esq., Spey Street, Invercargill.
(TN, ST 22 Nov 1886, 1)
- Factory Buildings for Gore Dairy Factory Co. Ltd, Gore.
(TN, ST 22 Mar 1886, 1)
- Additions, Eichardts Hotel, Queenstown. (TN, ST 31 Mar 1886, 1)
- 1889 Factory, Ascot Vale, Melbourne Australia. (TN, ABCN 12 Oct 1889,
363)
- Terrace Houses, Ascot Vale, Mebbourne, Australia.
TN, ABCN 12 Oct 1889, 363)
- 1891 Additions, Royal Hotel, Seymour, Victoria. (TN, ABCN 7 Mar 1891,
171)

