

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:**  
**70 GRENDON STREET - 'TE KAURI'**



*Photograph: DCC*

**PROPERTY INFORMATION**

<b>Temporary 2GP Scheduled Heritage Building Reference No:</b>	BX031
<b>Address:</b>	70 Grendon Street, Māori Hill, Dunedin
<b>Located within a Heritage Precinct:</b>	No
<b>HNZPT List Reference &amp; Description:</b>	N/A
<b>Heritage Covenant:</b>	No
<b>Building Use at Time of Record:</b>	Residential
<b>Condition of Property:</b>	Building not known to be at risk due to condition

**SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT**

<b>Historic/Social</b>	Meets criteria
<b>Spiritual/Cultural</b>	Does not meet criteria
<b>Design</b>	Meets criteria
<b>Technological/Scientific</b>	Does not meet criteria

**RECOMMENDATION:**

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

## RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external building envelope, excluding the rear elevation.
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
✓	Excluded elements	Rear elevation

## STATEMENT OF SIGNIFICANCE

70 Grendon Street, previously known as 'Te Kauri', has heritage significance to Dunedin. Built in 1922 for Herbert and Edith Price, to the design of leading Dunedin architects Mandeno & Fraser, the house has historic and architectural significance as an interwar Arts & Crafts style dwelling and for its association with the Herbert Price and family. The house retains a good level of authenticity and integrity and for the quality of its construction and detailing. It also demonstrates the early to mid-20<sup>th</sup> century development of Māori Hill as a desirable residential enclave.

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

## HISTORICAL SUMMARY

<b>Architectural Period</b>	Interwar (1914-1939)
<b>Style</b>	Arts & Crafts
<b>Era/Date of Construction</b>	1922
<b>Architect/Designer/Builder</b>	Mandeno & Fraser, architects
<b>Historic Use &amp; Cultural Associations</b>	Home of Herbert & Edith Price
<b>Primary Construction Materials</b>	Plaster, slate roofing, leadlight glazing
<b>Notable Architectural Characteristics</b>	Symmetrical principal elevation, dormers windows, loggia.

### Previous site development

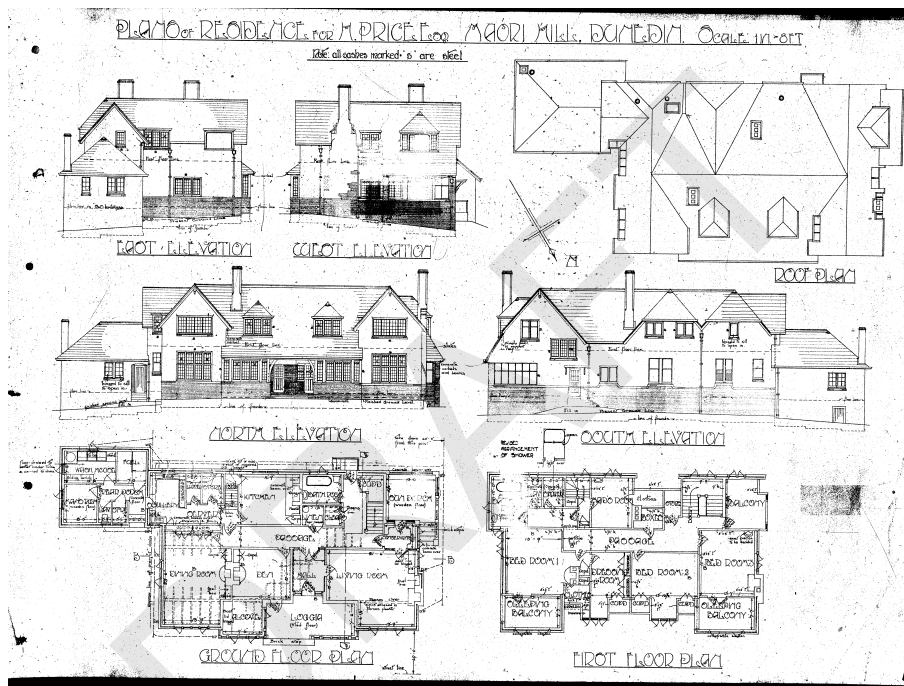
The 'Township of Grendon Extension' was surveyed for Jeannie Duncan in 1915. Lots 15-20 inclusive of that subdivision (see DP 2602) were transferred to Edith Price, the wife of Herbert Price, in November 1920. Māori Hill developed in the 1920s as the expansion of public and private transport opened up the suburb. Grendon Street, in particular, with its 'glorious views' and bush setting saw high quality residences built in the early 1920s.

### House design and construction

The house is an Arts and Crafts style dwelling with a rectangular footprint and gabled roof forms. The Price house's Arts and Crafts style was influenced by early 20<sup>th</sup> century English domestic architecture,

exemplified by the work of CFA Voysey; it can also be seen in the work of Dunedin architect Basil Hooper. This substantial residence has a hybrid form between Arts and Crafts and the formal symmetrical architecture for which, in time, the partnership would become recognised.

The architectural drawings show, on the ground floor, an open entrance porch leading to a hall and passage off which a living room, den and dining room open. A conservatory off the living room connects to a sunroom and a bathroom, kitchen, and other service rooms are arranged along the rear wall of the house. A maid's room was included in the single-storey wing at the south-east corner of the building. On the first floor four bedrooms, two with sleeping porches, a bathroom, maid's room and two sets of stairs, completed the accommodation.



#### Later history and development

In 1947 Herbert Price submitted plans for alterations to the house to convert it into two flats; the plans were simply signed JMA. The property remained in the Price family until 1959; it has since passed through other hands. Miller, White & Dalziel designed a new, concrete block garage for the property in 1980. After several subdivisions over the years, the property was subdivided to its current extent in c.1992.

#### Notable people/Themes

##### Herbert Price (1863-1950)

Price was managing director of one of Dunedin's major stock and station firms, merchants, and auctioneers Donald Reid & Co. and an active member of Dunedin society. Price was the stepson of company founder Donald Reid, taking over as managing director on Reid's retirement in 1918. Price was also director of the other companies, including the Dominion Rubber Company and the Standard

Insurance Company. In 1934 Price and his siblings gifted the children's chapel in St Paul's Anglican Cathedral in honour of their brother Ernest (died 1932).

Price married Edith Norris, formerly of Christchurch in 1919; the couple had two children. His wife Edith was elected as first president of the YWCA Women's Auxiliary. Herbert was a life member of the Otago A and P Society, a committee member of Otago Art Society, and a member of the Royal Society of New Zealand. Herbert Price was also active in the militia as captain of the Otago Hussars. Their community involvement is recorded by events such as a garden party fundraiser for the YWCA in February 1941.

#### Mandeno & Fraser

Mandeno and Fraser were leading Dunedin architects whose most notable commissions were the Dunedin Town Hall (1927-30) and the Central Fire Station (1930-31). Henry Mandeno (1879-1973) and Roy Fraser (1895-1972) formed their partnership in 1921; the firm was still extant in 1950. In addition to major commercial, civic and institutional buildings, Mandeno & Fraser designed numerous Arts and Crafts style houses around the city and beyond. The subject building was one of the first buildings designed by the partnership.

#### William McLellan Ltd

William McLellan Ltd was one of Dunedin's most significant building firms. 'In 1910, the three McLellan Brothers, William, James, and Duncan, together with Louis Joel formed a business partnership. William McLellan became Managing Director and Louis Joel Accountant/Secretary. Their first major building contract was the King Edward Technical College completed in 1913. Many contracts followed including St Paul's Cathedral, the Otago Medical School, Sargood Wing of the Art Gallery, Mosgiel Knitwear Factory, Waipiata Sanatorium and the Rakaia Bridge. Other buildings were modernised such as the Octagon Theatre and the Empire Theatre (later the St James). In 1933, the firm obtained the contract to build the Kew Hospital and it was at this point that the Invercargill branch was opened. In addition, a great deal of maintenance work was undertaken. The last major contract was the State Fire Office on the corner of Rattray and Princes Streets. None of the family members had been trained for the building trade, and shortly after the death of William McLellan, the last surviving member of the partnership, the company went into voluntary liquidation.'<sup>1</sup>

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The house demonstrates heritage values within this criterion. The building has historic significance as the former home of Dunedin businessman Herbert and his wife Edith Price and for its association with the contribution the Prices' made to Dunedin's community and commercial life. The house demonstrates the taste and social standing of a notable local family and, more generally, the early to mid-20<sup>th</sup> century development of Māori Hill as a desirable residential enclave.

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<sup>1</sup> *Reference Guide Architecture and Building Sources at the Hocken Collections*  
<https://www.otago.ac.nz/library/hocken/otago758347.pdf>

## SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

## DESIGN

The house demonstrates heritage values within this criterion as an example of the residential work of leading Dunedin architects, Mandeno & Fraser. The exterior of the house retains a good level of authenticity and integrity demonstrating design significance in its symmetrical presentation, use of materials, and architectural detailing. 'Te Kauri' adds to an understanding and appreciation of the work of Mandeno & Fraser, which is already recognised by the scheduling and listing of several of their non-residential buildings.

## TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

## REFERENCES

Price family:

*Otago Witness* 20 October 1923, p. 6.

*Otago Daily Times* 28 July 1921, p. 4; 4 May 1937, p. 3; 22 February 1941, p. 11; 27 February 1941, p. 3; 4 September 1950, pp. 1 & 6.

*Evening Star* 14 December 1934, p. 8; 16 March 1946, p. 3.

Mandeno & Fraser:

*Evening Star* 19 July 1921, p. 5.

<https://builtindunedin.com/tag/mandeno-fraser/>

<https://www.heritage.org.nz/the-list/details/2150>

<https://www.odt.co.nz/lifestyle/magazine/grey-walls-springs-surprises>

<b>Date Initial Research Completed</b>	7 November 2022	<b>Author</b>	AM
<b>Further research and Date Assessment Completed</b>	13 April 2023	<b>Reviewer</b>	HB
<b>Date Peer Reviewed</b>	5 July 2024	<b>Reviewer</b>	MM
<b>Date Confirmed Completed</b>	24 July 2024		

## APPENDIX

H. Mandeno reports the following works completed during the year:—Banking Premises for the Bank of New Zealand, Mosgiel; cost £4100; W. H. Naylor, contractor. Detached Class rooms, Otago Girls' High School; cost £1150; W. McLellan, contractor. 12-Roomed brick residence for Mrs. Watson, Dunedin; D. O'Connell, contractor. Extensive alterations and renovations to the offices of National Mortgage & Agency Company, Dunedin; G. Simpson & Coy., contractors. Additional open air sleeping balconies at Archerfield for Mrs. Nisbet; R. Crawford & Coy., contractors. Additions to Holy Cross College, Mosgiel; D. O'Connell, contractor. Extensive alterations to premises for Messrs. Butterworth Bros.; cost £2500; W. H. Naylor, contractor. Alterations to offices for Messrs. Murray, Roberts & Coy.; G. Simpson & Coy., contractors. Alterations to offices for Messrs. Wright, Stephenson & Coy.; W. McLellan, contractor. Renovations to residence, Roslyn, for Mrs. J. C. Begg. Assembly Gymnasium Hall, King Edward Technical College; cost £4400; Geo. Gibbs, contractor.

The same Architect has the following works in progress:—10-roomed brick residence and garage for C. F. Oliver, Esqr.; W. H. Naylor, contractor. Extensive alterations to residence on North Taieri for Chas. Findlay, Esqr.; Geo. Gibbs, contractor. Renovations at Corstorphine for the Trustees in the Estate of the late John Sidey; W. McLellan, contractor. Concrete Church at Roxburgh; cost £1785; D. T. Boyd, contractor. Stone residence for Jas. A. Roberts, Esqr. at Gladbrook Station, Middlesmarch; D. O'Connell, contractor.

Mr. Mandeno is at present preparing plans for the following:—Girls' Hostel to accommodate 30 students with provision for extensions, for King Edward Technical College. Alterations to premises at Wakari for farming students, for King Edward Technical College. Six class rooms in stone at Otago Boys' High School with provision for further extension. New lavatory block, Otago Boys' High School. New shelter shed and dressing rooms, Otago Boys' High School. New premises for the "New Zealand Tablet." Residential buildings for the Christian Brothers. Additions to seaside cottage Messrs. C. Seelye and J. McKechnie.

Mr. F. W. Weller reports that he has a number of alter-



Mr. H. Mandeno, registered architect, reports the following works just completed:—Residence (stone) for J. A. Roberts, Esq., on Gladbrook Station, contractor, D. O'Connell; large residence (brick) for C. F. Oliver, Esq., in Albert Street, contractor, W. H. Naylor; Catholic church (concrete) at Roxburgh, contractor, D. Boyd; renovating buildings at Wakari for the King Edward Technical College, contractors, W. McLellan (timber work), M. Scott (plumbing); motor repair shop, King Edward Technical College, contractor, W. H. Naylor; lavatory block at Otago Boys' High School, contractor, A. Ferry; dressing and shelter sheds, Otago Boys' High School, contractors, Fletcher Bros.; additions to South Dunedin convent, contractor, W. McLellan. Works in course of erection—Large residence at Dunottar for S. Bowman, Esq., contractor, W. H. Naylor; malt houses, kilns, and stores for the Wilson Malt Extract Company, contractors, Geo. Simpson & Co.; strong rooms and alterations for the Standard Insurance Company, contractors, Jas. McGill & Sons; six class rooms (stone) Otago Boys' High School, contractor, W. McLellan; residence (brick) for J. B. Moss, Esq., contractor, Geo. Gibbs; renovations to residence A. Bathgate, Esq., contractor, W. McLellan; alteration for J. G. Patterson, Esq., contractor, Geo. Gibbs; warehouse (brick and concrete) for Messrs. Sargood, Son & Ewen, Ltd., at Invercargill, contractors, Jas. McGill & Sons; Convent chapel (stone) at Oamaru for the Dominican Nuns, contractor, W. McLellan; Kelsey-Yaralla Kindergarten in Leith Avenue, contractor, J. L. Hamilton; shop and workshop for Mr. D. Boyer in Carroll Street, contractor, J. L. Hamilton; residence (timber) Balclutha, for Mr. Smith, contractor, J. P. Ball; alterations to business premises for Messrs. John Chambers & Sons, contractors, Wood & McCormack; residence for Mrs. W. J. Tonkin at Ettrick, contractor, D. Boyd. Plans are being prepared and tenders are being called for:—Garage and motor repair shop for Messrs. Cooke, Howlison & Co., Ltd., in Ward Street; class rooms (brick) for the Dominican Nuns at Invercargill; Catholic church (concrete) at Palmerston; shop, workrooms and dwelling at Balclutha for C. Kirby, Esq.; large residence for the Christian Brothers at Rattray Street; open-air sleeping shelters and lavatory block for the King Edward Technical College at Wakari; alterations and additions to seaside cottage for J. C. Stephens, Esq.; additions to Archerfield School for Mrs. Nesbit; residence (timber) at Anderson's Bay; residence (timber) at Balclutha; business premises in reinforced concrete in Wellington; several large building schemes are also in the preliminary stages and will be proceeded with as soon as labour and material are available.

Mr. D. C. Mowatt reports that he has let a contract  
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pump, which has to be manned by men.

Mr Henry Mandeno, architect, has taken into partnership Mr Roy H. Fraser, and the firm will in future be known as **Mandeno and Fraser**.

> Evening Star > 19 July 1921 > Page 5 > Th

#### CATHOLIC CHURCH, WAITAHUNA.

**T**ENDERS for the ERECTION of the above (in Reinforced Concrete) CLOSE on TUESDAY, October 25th, at 2 p.m.

Plans and specifications may be seen at our Office, where tender must be lodged.

**MANDENO AND FRASER**

Registered Architects,  
 N.Z. Express Co.'s Buildings.

> Evening Star > 15 October 1921 > Page 1 > T

## TENDERS.

**T**ENDERS are invited for EXTENSIVE ADDITIONS in Stone to the Convent School, Teeschemakers, for the Dominican Nuns.

Plans and Specifications may be seen at the Office of the 'Oamaru Mail' or at our Office in Bond street, where Tenders must be lodged by 10 a.m. on MONDAY, January 30th.

The lowest or any tender not necessarily accepted.

**MANDENO AND FRASER,**

Registered Architects,  
N.Z. Express Company's Buildings.

**IF YOU HAVE** a Starr-Bowkett Building

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## MAORI HILL AFFAIRS

### BUILDING STATISTICS.

#### INCREASE OF RATEABLE VALUES.

The **Maori Hill** Amenities Society recently submitted the following questions to the City Council:—

1. How many buildings (residences and otherwise) have been erected or permits issued for buildings in **Maori Hill** district since the city took over Roslyn and **Maori Hill** tramways?

2. What is the capital value of the buildings so erected?

3. By what amount has the rateable value in **Maori Hill** district increased during the last two years?

The answers to the above, to be tabled at the meeting of the City Council next Wednesday, are as follow:—

1. From the date of taking over the Roslyn cable and electric service, which was February 1, 1921, twenty-nine dwellings and one workshop have been erected.

2. The capital value of the buildings so erected is £34,608.

3. The rateable value has increased by £1,416 during the past two years.

Registered Architect,  
26 Dowling street.

**T**ENDERS for the ERECTION of a COMMODIOUS BRICK RESIDENCE at Maori Hill CLOSE on TUESDAY, June 6th, at 2 p.m.

Plans and specifications on application at our Office, where tenders must be lodged.

**MANDENO AND FRASER,**

Registered Architects,  
N.Z. Express Company Buildings.

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