

## HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: KIPPIEHOE



Google Streetview, accessed 16 December 2022 (the building in front was constructed in 2018)

### PROPERTY INFORMATION

Current 2GP CCB Reference No:	CC709
Temporary 2GP Scheduled Heritage Building Reference No:	BX043
Address:	30 Tennyson Street, Dunedin
Located within a Heritage Precinct:	View Street Commercial Heritage Precinct
HNZPT List Reference & Description:	Not listed with Heritage New Zealand
Heritage Covenant:	No
Building Use at Time of Record:	Residential - flats
Condition of Property:	Not known to be at risk because of condition

### HERITAGE SIGNIFICANCE ASSESSMENT

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

#### RECOMMENDATION:

The building meets one or more of the significance criteria 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
	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	

## STATEMENT OF SIGNIFICANCE

Kippiehoe has historical significance as a substantial inner-city residence associated with Charles Greenslade, founder of the nearby Speights Brewery. It has design significance as an example of architect Robert Forrest's residential work for an important client located on a prominent inner city site.

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

## HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Bay villa
Era/Date of Construction	c.1886
Architect/Designer/Builder	Robert Forrest (architect)
Historic Use & Cultural Associations	Residence of the Greenslade family
Primary Construction Materials	Timber, slate roof, masonry
Notable Architectural Characteristics	Typical villa detailing

An edited version of the historical information from '30 Tennyson Street, Dunedin, Letter Report for Site Works Undertaken under Archaeological Authority 2015/302 Report Prepared by: New Zealand Heritage Properties Ltd' is reproduced below.

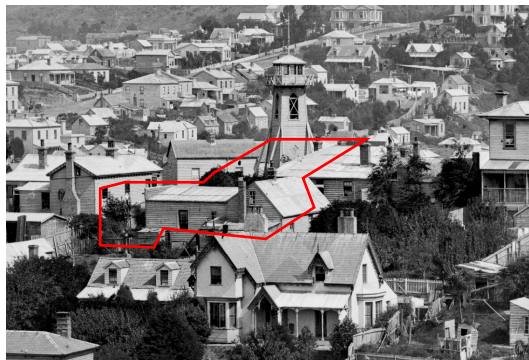
### Previous site development

*The property at 30 Tennyson Street is a part of High Ward, Block XIV, Section 19. Originally considered a section of Dowling Street, the Dunedin City Council list of street name changes from 1916 records the change of Dowling Street (top of steps to York Place) to Tennyson Street. Being close to the centre of town and situated off Princes Street, Tennyson Street was situated in an early area of Dunedin that expanded rapidly.*

*The first historic record of the property was in the 1857 to 1862 rates book where it is under the ownership of Rev. Philip Filleul (DCC Town Board Rates book Transcript 1857-1862). Filleul is notable for early land ownership in Dunedin that led to the naming of Filleul Street; however, he*

*never lived on the Tennyson Street property as two different occupiers are recorded during this period.*

*An image from 1874 shows the two houses on Section 19. A stable was accounted for within the 1861 rates records, although the size of the houses and the presence of chimneys indicate that the stable was either added to or more likely removed to build one of the houses photographed. Unfortunately, due to the loss of Dunedin rates books between 1862 and 1874 it is unknown exactly when these houses were constructed and a photo from 1865 appears to only show the front house (along Tennyson Street). This indicates that the first house on the property was built first sometime between 1861 and 1865.*



*Structures prior to Kippiehoe ([Dunedin], Dunedin, by Burton Brothers. Te Papa (C.018408)*

*Only two deed entries exist for this property, a crown grant to Filleul and a mortgage of Filleul's multiple*

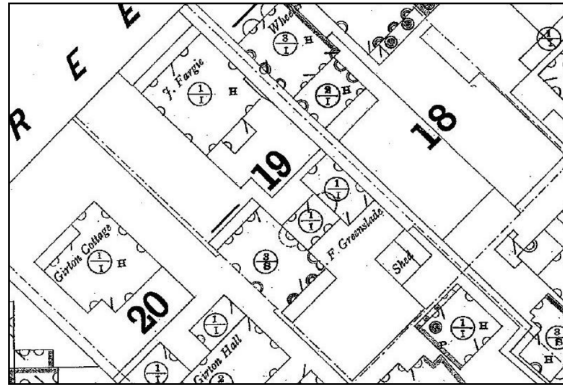
*properties. In 1877 the property was brought into the land transfer system. At this point, the property is recorded in ownership of Ann Penelope Filleul, a spinster and the likely daughter of Phillip Filleul. In 1886 the property was transferred to Charles Fredrick Greenslade, who was behind the construction of the current building on the property.*

*James Speight and Co. originally struggled financially. Greenslade lived with his family on the brewery grounds on Rattray Street prior to moving to Tennyson Street (Walshe, 1965). By 1886 the business was booming and Greenslade purchased section 19 from Anne Filleul.*

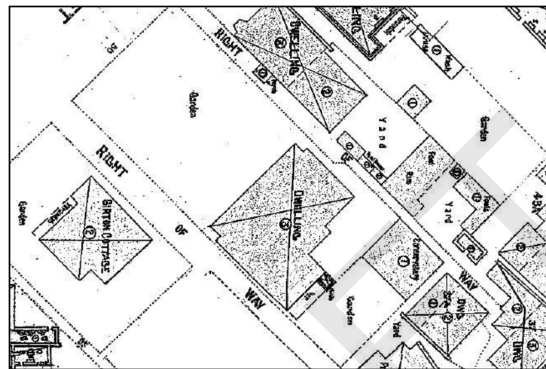
#### *Design and construction*

*Greenslade, impressed with the job on one of the Speights brewery buildings, commissioned Robert Forrest to design his house. The house was named 'Kippiehoe' (Gordon, 1993). The first house to the rear of the site is recorded as being 'rebuilt' in 1887 with the rates doubling in the Rates book of this year. In an 1888/1889 plan of Dunedin two houses are recorded on the section including what should be the new house built by Greenslade.*

*Photographs show a two-storey bay villa (three storeys with basement), with multiple double height hipped roof bay windows. The 1888-89 Bare plan shows a 3-storey building with a slate roof adjoining two single storey buildings with iron roofs. The 1926 Dunedin fire insurance plan shows a single 3-storey dwelling.*



*1888-1889 Bare plan*

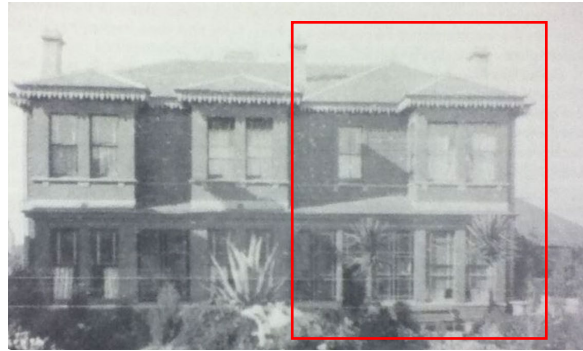


*1926 Dunedin Fire Insurance Plan*



*The east elevation of Kippiehoe in 1914 (DCC archives, Photo 178)*

*This indicates that the current building was built in two stages, borne out by the structure of the building which indicates that the south portion was likely built first (prior to 1888-89), and the addition made before 1914. It is a substantial inner-city residence that survives in an area that has seen much redevelopment.*



*First portion of Kippiehoe.*

Later history and development

1926 insurance block plans of the site show the structure to have been significantly modified. In this plan the entire structure is recorded as three stories, including the basement level. It likely that the extra levels were added after the demolition of the front house (post-1893). Given that the Greenslade dwelling was only single storey on the north side while the front dwelling remained, it is likely that the demolition of this front property coincided with the extension and construction of the second storey. The house and surrounding land stayed within the Greenslade family until 1969 when it was sold to the Otago Women's Club.

Various alterations have been made, including adding and closing in verandas. In 2018, a block of flats was built on its front yard, partly obscuring the elevation that faces Tennyson Street.

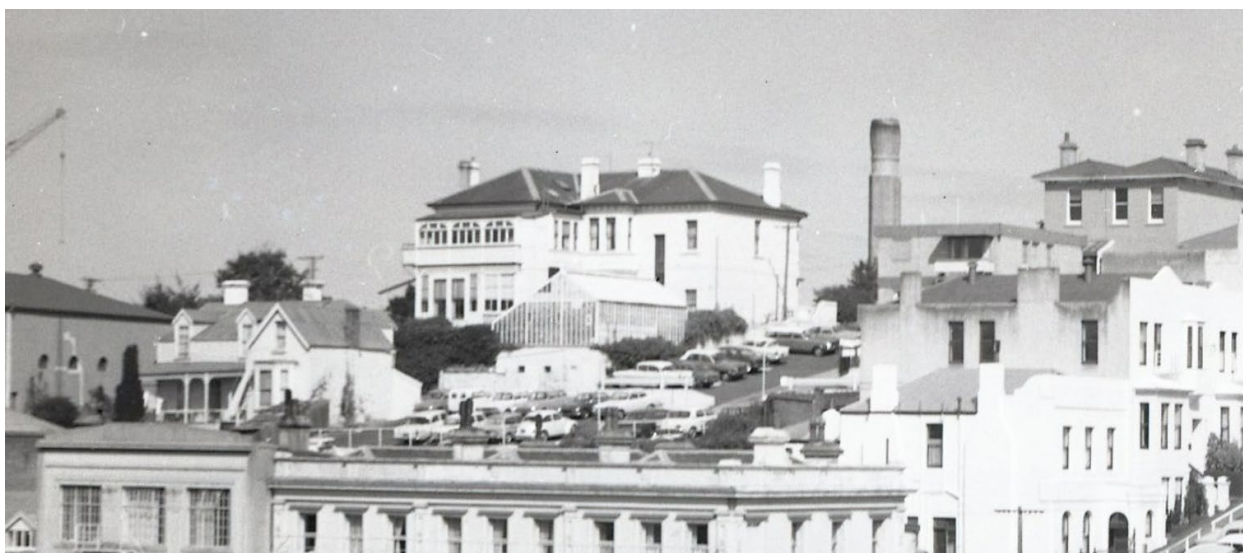


The house in 1938 (<https://www.odt.co.nz/news/dunedin/lawyer-steps-rescue-mansion-demolition>)



The Otago Women's Club Premises in the 1970s (Nancy Swarbrick, 'Women's networks and clubs - Women's self-improvement groups', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/photograph/31009/womens-clubs-otago-womens-club-premises> (accessed 16 December 2022))





Kippiehoe in 1975 (DCC Archives)

### **Notable people/Themes**

#### Charles Frederick Greenslade

*Charles Frederick Greenslade was born in 1843 in Devon and made his way to New Zealand in 1864 (Gordon, 1998). His first job in New Zealand was carting goods to the Wakatipu gold fields. After 18 months of hard labour with little return he moved to Dunedin where he worked as a Miller at Seimetz Bakery (Gordon, 1993), following this he moved to Waikouaiti where he worked as a flour-miller returning to Dunedin in 1868 (ibid). He subsequently worked for Red Lion brewers and Wellpark Brewers as a Maltster.*

*In 1876 he established James Speight and Co. with James Speight and William Dawson, whom he had worked with at Wellpark Brewery. Both Greenslade and Dawson originally held more shares than Speight in the business despite the name (Gordon, 1993).*

#### Robert Forrest (architect)

*Hardwicke Knight and Niel Wales record that Scottish-born Forrest came to New Zealand in 1862, studying architecture at the Dunedin School of Art under David Hutton. Forrest and David McGill entered a partnership as contractors. Their major projects included the City Hotel, the Bank of New Zealand at Port Chalmers, buildings at Otago University, a large wharf at Port Chalmers and the Southern Reservoir. On retiring as a contractor, Forrest took up the architectural profession. Forrest's obituary records his major projects as including the Speights and Union breweries, the Excelsior Hotel, and the private residences of Charles Speight and Charles Greenslade. He was a Freemason and active in the acclimatisation and Caledonian societies.<sup>1</sup>*

---

<sup>1</sup> Hardwicke Knight and Niel Wales, *Buildings of Dunedin: An Illustrated Architectural Guide to New Zealand's Victorian City*, John McIndoe, Dunedin, 1988, p. 106. Obituary appended.

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The building demonstrates heritage values within this criterion.

Kippiehoe has historic significance for its association with the Greenslade family and for its association with the contribution Charles Greenslade made to Dunedin's commercial and civic life. It was built as the residence of the Speights Brewery founder Charles Frederick Greenslade in the 1880s and remaining in the Greenslade family until 1969. The house demonstrates the taste and social standing of a notable local family.

### **SPIRITUAL/CULTURAL**

The building does not demonstrate heritage values within this criterion.

### **DESIGN**

The building demonstrates heritage values within this criterion. Kippiehoe has significance as an example of architect Robert Forrest's work, and as a substantial nineteenth century inner city residence. Aesthetically, it has a strong visual presence, located as it is overlooking The Octagon and Moray Place.

### **TECHNOLOGICAL/SCIENTIFIC**

The building does not demonstrate heritage values within this criterion.

### **REFERENCES**

'30 Tennyson Street, Dunedin, Letter Report for Site Works Undertaken under Archaeological Authority 2015/302 Report Prepared by: New Zealand Heritage Properties Ltd', 2018

<https://www.odt.co.nz/news/dunedin/lawyer-steps-rescue-mansion-demolition> accessed 16 December 2022

NZ Heritage Properties references:

Anonymous. (1874). Copied from Dunedin Panorama. Dunedin [N.Z.]: Hocken Snapshop. Retrieved from <http://hockensnapshop.ac.nz/nodes/view/7991>.

Bare, R. (1889). City of Dunedin. Part of Block XIV No 12 & 13. Dunedin [N.Z.]: Fire Department.

Dunedin Drainage and Sewerage Board. (1903). Dunedin Drainage and Sewerage Board Plans. Map Sheets No.

S1-S90, 101-132 [Map]. Dunedin: City of Dunedin.

Gordon, D. (1993). Speight's: The Story of Dunedin's Historic Brewery. Dunedin: Avon: Dunedin.

Gordon, D. (1998). Southern People: A Dictionary of Otago Southland Biography. Dunedin [N.Z.]: Longacre Press.

Muir, T., & Moodie, G. (1865). Panorama in 10 parts taken from roof of Bedford House (Mrs Muir's boarding house) Part 5. Hocken Snapshot. Retrieved from <http://hockensnapshot.ac.nz/nodes/view/30201>

The Council of the Fire Underwriters Associations New Zealand. (1910). The council of the Fire Underwriters Associations New Zealand - Block Plans, Dunedin. Dunedin [N.Z.]: The council of the Fire Underwriters Associations New Zealand.

The Cyclopedia of New Zealand. (1905). THE CYCLOPEDIA OF NEW ZEALAND [OTAGO & SOUTHLAND PROVINCIAL DISTRICTS] MR. C. F. GREENSLADE. Victoria University of Wellington Library.

Walshe, J. W. B. (1965). The History of a Family (The Life, Times and Descendants of Charles Frederick Greenslade). Dunedin: John McIndoe Limited.

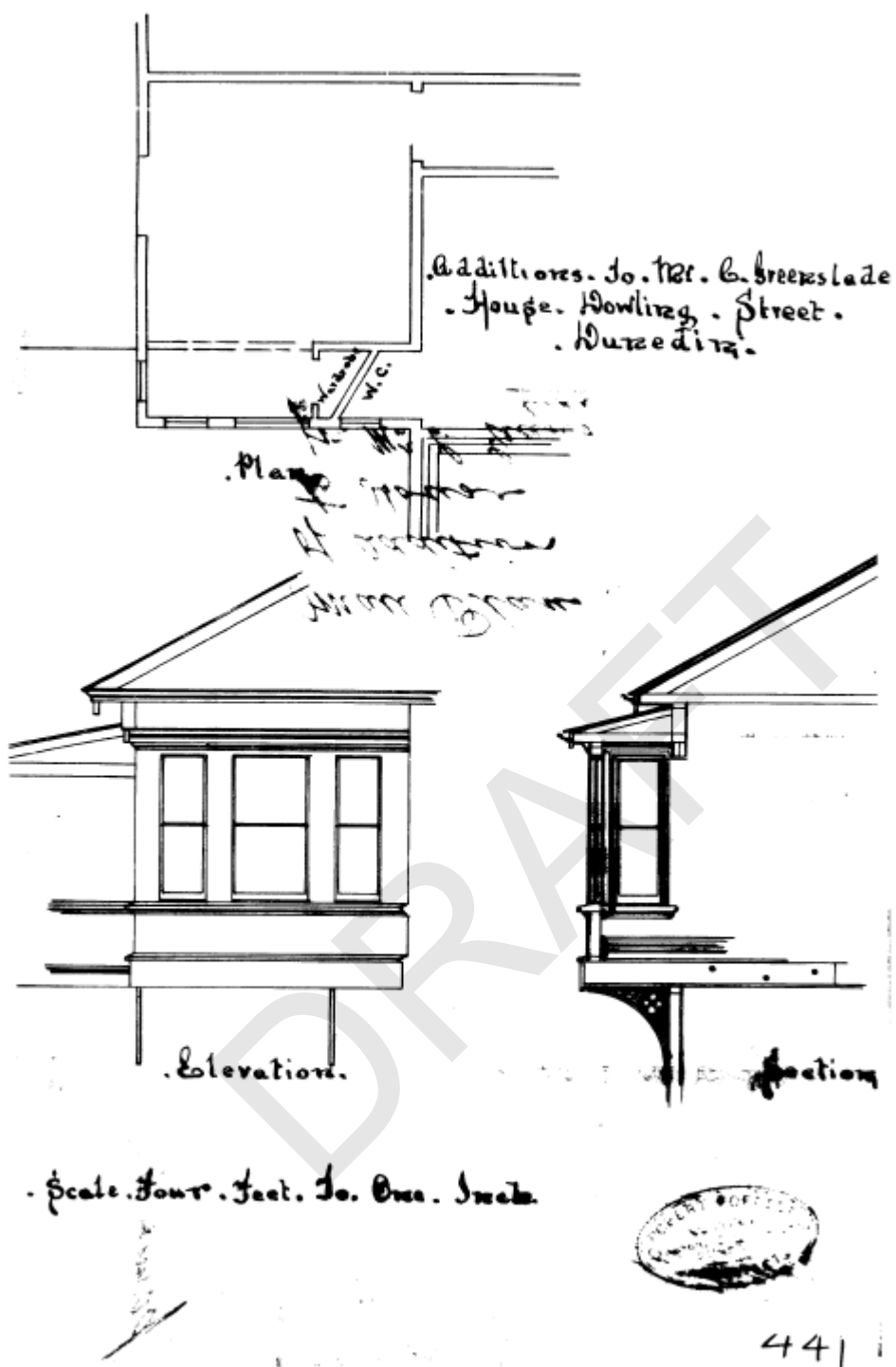
<b>Date Assessment Completed</b>	4 January 2023 Edit extract from '30 Tennyson Street, Dunedin, Letter Report for Site Works Undertaken under Archaeological Authority'	<b>Author</b>	HB
<b>Date Peer Reviewed</b>	19 July 2024	<b>Reviewer</b>	MM
<b>Date Confirmed Complete</b>	19 July 2024		



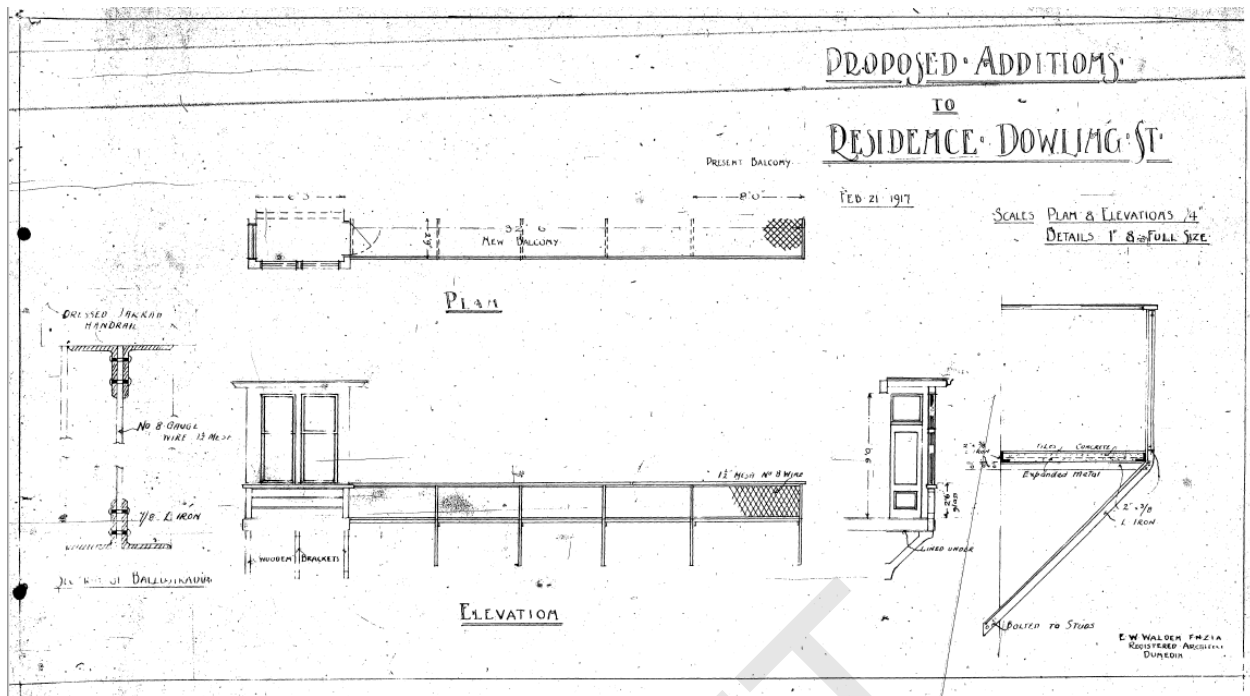
## APPENDIX



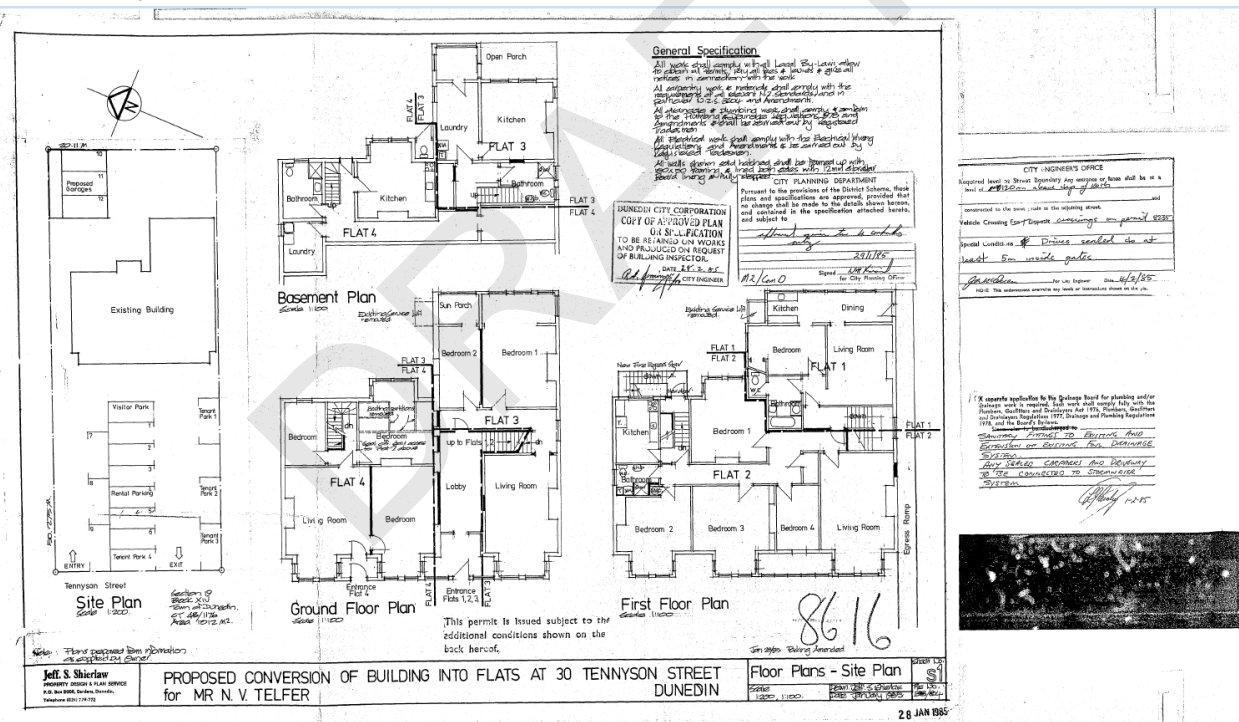
*Kippiehoe in 2007 (Google Streetview)*



1901 alteration



1917 Balcony addition



1985 conversion into flats

Image  Text  Research info 

## OBITU

**MR ROBERT FORREST.**

A life of material usefulness was brought to a close on the 18th at the death of Mr Robert Forrest, architect, aged 68 years. He had been confined to his home for some time. Mr Forrest was born in Hamilton Academy and came to New Zealand in 1862. Shortly afterwards he became engaged in the construction of buildings, and was employed in the erection of some of the most important buildings in the city. He was also engaged in large building contracts. He entered into partnership with Messrs G. & J. McNeill, and they carried on business as McGill and Forrest, contractors. They completed many of the principal buildings in Dunedin, and around Dunedin, including the City Hotel, Bank of New Zealand at Port Chalmers, the Commercial Union Assurance Co., Ltd., the Free Press office, the Harbour Board's Storehouse, the large wharf at Port Chalmers. The firm also built the first large scale building erected by the Otago Land and Waterfrontage Board, the Cantile Armery Company at Oamaru, and superintended the construction of the new Government Buildings from plans drawn by himself. His work included building and contracting, and since then has followed the profession of architect. Mr Forrest was a member of the Otago Farmers' Co-operative Association's building, and Speight's Brewery and the Otago Savings Bank. He was also the private residences of Messrs Speight and Greenwell, and the late Mr James Dundas street. Mr Forrest was at one time a member of the Acclimatisation Society, and the Otago Horticultural and Pomological Society. As a Freemason, he was connected with Lodge Otoko, Kilwinning, and the Otago Lodge No. 107, F. & A. M. Dunedin Bowling Club. Mr Forrest married the eldest daughter of the late Mr William

MR. W. G. P. O'CALLAGHAN.  
An old Maori war veteran. Captain W

## OBITU

**Using This**  
See our [copyright](#)

ous result

[↑ Back to search results](#)

Text  Research info 

# THIRD EDITION.

## Marriage.

**KING—GREENSLADE.**—On 28th March, at St. Paul's Cathedral, by Rev. H. J. Brooke, Frank Herbert, second son of the late Herbert King, of Winterset, Salisbury, England, to Helen M., eldest daughter of Charles F. Greenslade, "Kippleshoe," Dowling street, Dunedin.

### THIRD

EVENING S

### Using This



NO KNOWN

To the best of the  
Zealand law, the

You can copy the  
modified, remix

ous result

[↑ Back to search results](#)

Text  Research info 

### FOR SALE.

**F**OR SALE OR TO LET.  
That valuable Property known as  
**OAKDALE,**  
The Residence of Henry Young, Esq.,  
Situated in Heriot row and Queen street.  
For terms and particulars apply  
**JAMES A. PARK AND CO.**

**J. AND W. GAGE,** Estate and Commission  
Agents, Sharebrokers, etc., 10 Rattray  
street, Licensed Land Brokers. Bank, Insur-  
ance, and Mining Shares Bought and Sold at  
closest market prices. Cash Advances made on  
Shares and other securities.

### TENDERS.

**T**ENDERS are invited till 2 o'clock on  
Thursday, 23rd inst., for the Erection of  
a Two-storey Residence (wood) adjoining Town  
Belt, between Newington and Nevada, for  
Robert Chapman, Esq.

**JOSEPH L. SHAW,** Architect,  
Mutual Life Chambers, Princes street.

**T**ENDERS Invited for Additions to a Resi-  
dence in Dowling street, until December  
23, at noon. **ROBERT FORREST,**

Architect,  
Queen street, Dunedin.

**T**ENDERS Invited for Additions at the  
City Brewery, until December 23, at noon.

**ROBERT FORREST,** Architect,  
Queen street, Dunedin.

**TENDERS** will be received till December

## Page 1

EVENING  
1

### Using Th

NO KNOW

To the best of  
Zealand law.

You can copy  
modified, rem  
this item, it is

For further in





Houses on site before Greenslade's residence (Toitū 65\_65-1)