

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER JS & MW CAMPBELL HOUSE**



Photograph: DCC October 2022

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX018
Address:	58 Grendon Street, Māori Hill, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Residential
Condition of Property:	Building not known to be at risk due to condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Does not meet criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Meets 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, the later garage extension (c. 1990) and the rear dormer addition (c. 1994).
	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, the later garage extension (c. 1990), and the rear dormer addition (c. 1994).

STATEMENT OF SIGNIFICANCE

The former Campbell house has heritage significance to Dunedin. Built by Messrs Ellis & Glue in 1923 for James and Mary Campbell, to the design of noted Dunedin architects Coombs and White, the house has architectural and technological significance as an interwar Arts & Crafts style dwelling built using an innovative reinforced concrete construction system.

The former Campbell house 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

Architectural Period	Interwar (1914-1939)
Style	Arts and Crafts
Era/Date of Construction	1923
Architect/Designer/Builder	Coombs & White, architects; Ellis & Glue, contractors
Historic Use & Cultural Associations	Home of James & Mary Campbell
Primary Construction Materials	Concrete, brick, cement plaster, Marseilles tile roof.
Notable Architectural Characteristics	Reinforced concrete construction. Arts and Crafts materials and detailing.

Previous site development

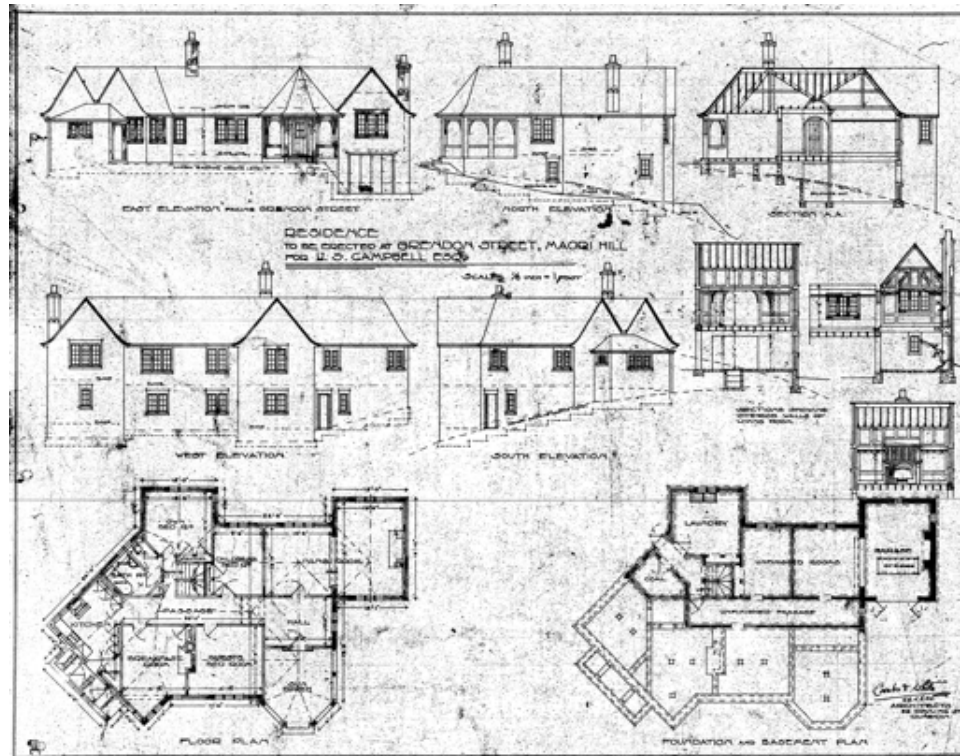
The 'Township of Grendon Extension' was surveyed for Jeannie Duncan in 1915. Lots 13 and 14 of that subdivision (see DP 2602) were transferred to JS Campbell in November 1923.

House design and construction

The house is a split-level dwelling designed to fit its sloping site. On the ground floor the original plan provided for entry via a sun porch into a hall from which opened a living room with fireplace. A kitchen

and breakfast room were separated from the living room by three bedrooms and a bathroom. Stairs leading to the lower level accessed a laundry, coal room and two unfinished rooms; the latter were still unfinished when the house was sold by George Stuart's estate in 1934.

The plans show a single-car garage was also located on the lower level, with the living room on the upper level above. Looking at historic aerial images, it appears that the dwelling was not constructed exactly per these plans.

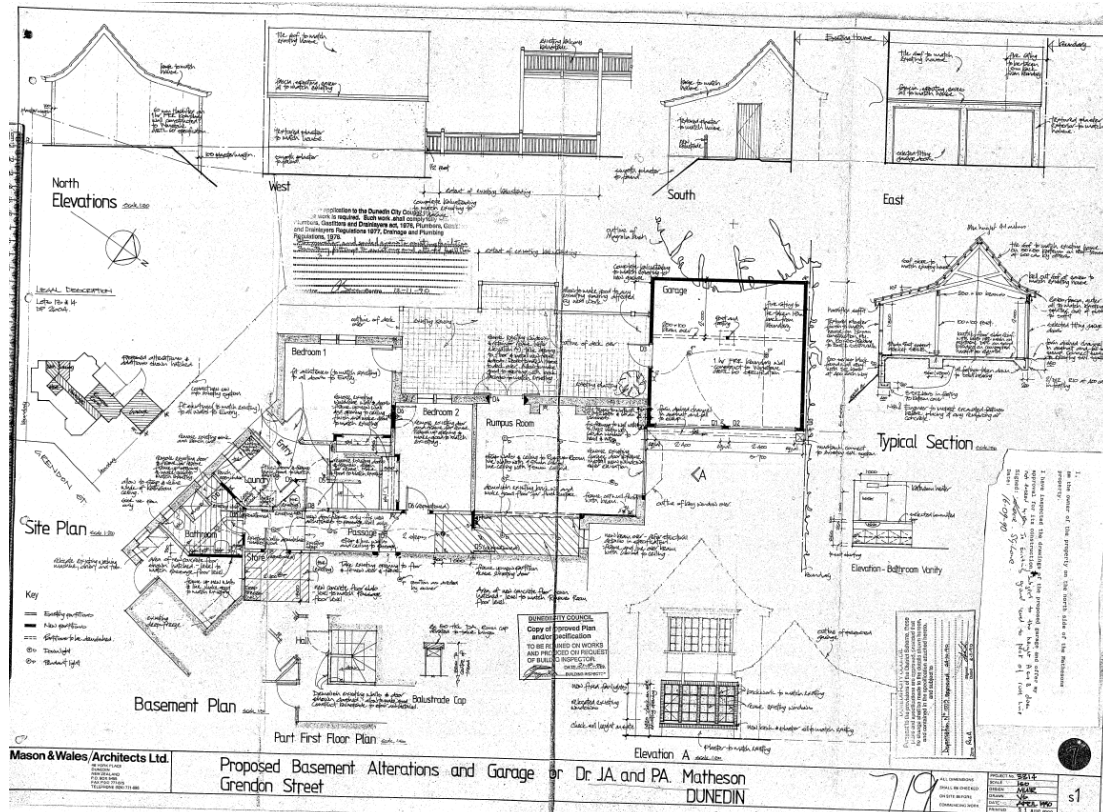


Residence for JS Campbell, Grendon Street, Māori Hill. Hocken Library, University of Otago.

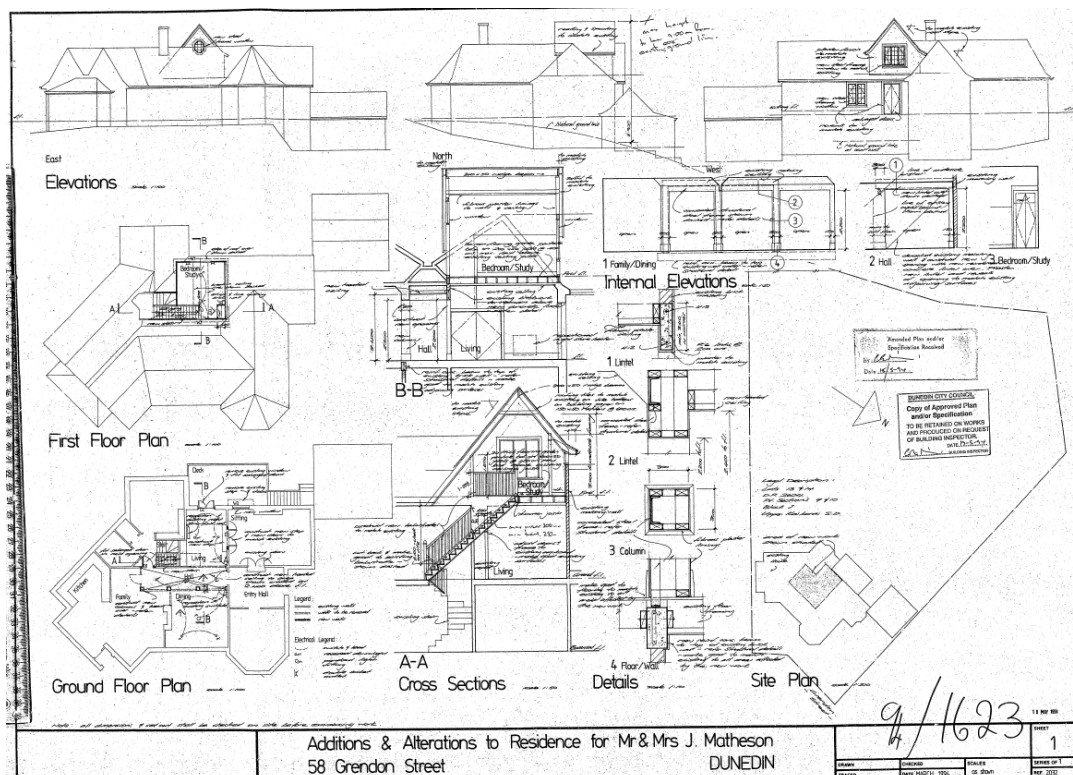
The Campbell house's Arts and Crafts style was influenced by early 20th century English domestic architecture, exemplified by the work of CFA Voysey; it can also be seen in the work of Dunedin architect Basil Hooper. In its setting, form and detailing, it has significant Arts and Crafts elements. As outlined below, the house has been subject to several alterations and additions since the early 1940s.

Later history and development

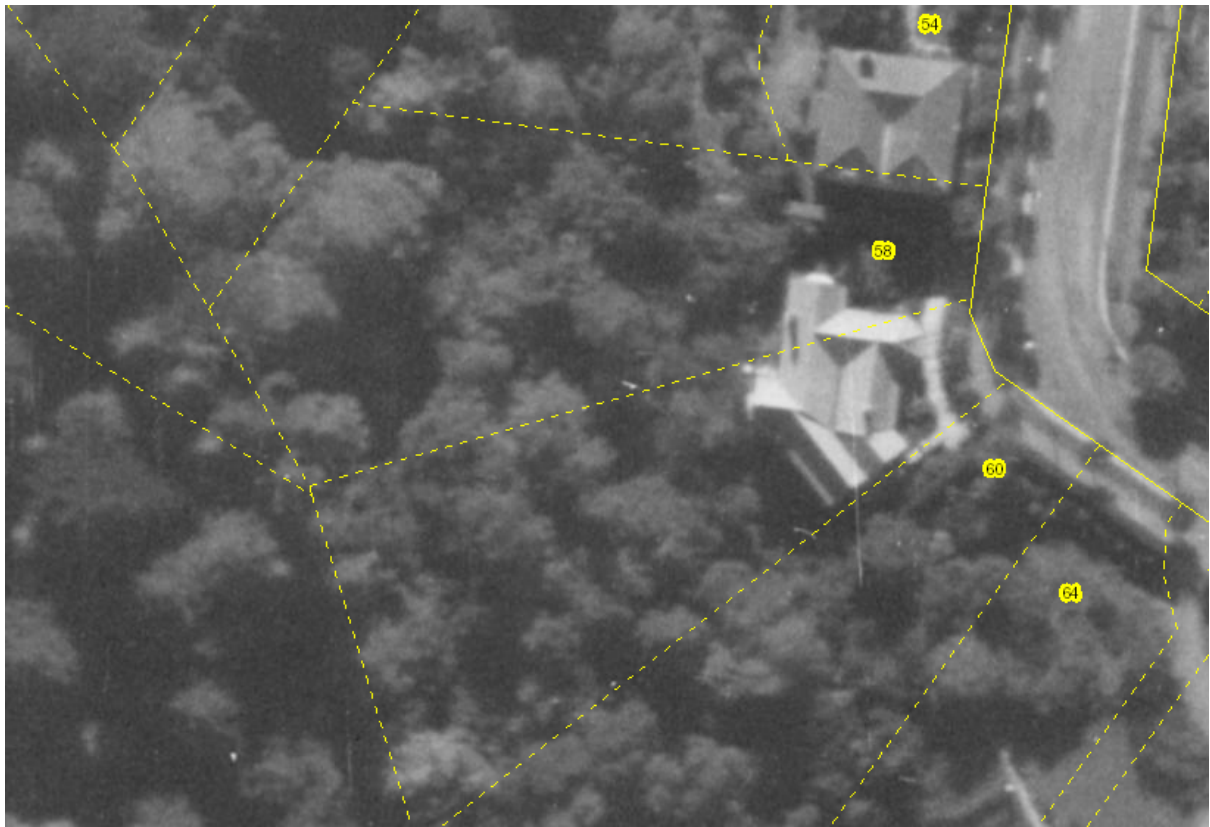
The property was transferred to George Stuart, retired, in 1931; it has passed through other hands since 1934. Mandeno and Fraser, architects, submitted a plan for a new balcony on the house in 1943. Plans were submitted to DCC in 1966 to enclose the sun porch at the north-east corner of the house and move the main entry to the west, directly into the hall. In 1972 the basement was converted into a flat. In 1990 alterations were made to the bathroom, kitchen and dining room and a new garage was erected; Mason & Wales were the architects. Plans were prepared by Richard Shackleton Architects for further alterations and additions to the house, including a first-floor bedroom study, in 1994. In 2011 the kitchen and bathrooms were subject to further refurbishment.



Plans dated 1990 showing the proposed single storey garage constructed in roughly the same location as shown on the original plans. Source DCC Property File



Plans dated 1994 showing the bedroom/study space additions extending through the original roof. Source DCC Property File



A comparison of aerial images from 1947-1952 (B&W) and 2023-2024 (colour) showing the later development. Source DCC Geocortex

Notable people/Themes

James Shaw Campbell

James Shaw Campbell (died 1959) was a local draper. He married Mary White Lowery (died 1949) in 1917 and the couple had two children. James Campbell was a confectioner in Queenstown at the time of his death in 1959.

Leslie Coombs

Leslie Coombs (1885-1952) was born and educated in Dunedin where he served his articles with JL Salmond. Except for nine years working as the Building Surveyor for Dunedin City Council (1932-41), Coombs was in private practice, sometimes in partnership with other architects (Edmund Anscombe & JH White). He was the assessor for the 1920 design competition held for the Bridge of Remembrance in Christchurch and designed buildings at Southland Girls' and Otago Boys' high schools. After his partnership with Coombs (1922-27), James Hodge White (1896-70) was in partnership with Eric Miller. Drawings of the Campbell residence are held by the Hocken Library at the University of Otago.

Glue Brothers

Brothers William Percy and Walter Frederick Glue were granted a patent for a reinforced concrete construction system in 1914. They went on to build reinforced concrete houses using the 'Simplex' method in Timaru, Dunedin, and Christchurch in the 1910s, 1920s and 1930s. The Glue brothers were in partnership with W Ellis in Dunedin between 1918 and 1929, during which time they built the Campbell house. In 1929 the firm became known as The Glue Construction Company Ltd.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building has historic interest for being hailed in late 1923 as one of the 'beautiful [new] homes' of Māori Hill.¹

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The building is an example of the work of Coombs & White, who practised together in the early-mid 1920s and both singly and together made a notable contribution to the city's architecture. The house has undergone several alterations and additions over the last 80 years, however, it remains a good example of an Arts and Crafts dwelling.

TECHNOLOGICAL/SCIENTIFIC

The building demonstrates heritage values within this criterion. Constructed by Messrs Ellis and Glue using their Simplex method of hollow concrete construction, the house demonstrates the work of a

¹ *Otago Daily Times* 30 October 1923, p. 6.

notable South Island construction company and the ongoing use of reinforced concrete for a small number of residential buildings in New Zealand during the 1920s.

REFERENCES

Campbell family:

Otago Daily Times 22 May 1923, p. 1; 30 October 1923, p. 6; 6 August 1927, p. 13; 8 April 1949, p. 1.

Evening Star 8 August 1927, p. 6; 11 August 1934, p. 16.

Press 10 April 1959, p. 17.

Lake Wakatipu Mail 20 November 1928, p. 4.

Northern Advocate 21 July 1927, p. 4.

Otago Witness 30 October 1923, p. 6.

Evening Star 21 July 1934, p. 12; 11 August 1934, p. 16.

Coombs & White:

https://www.otago.ac.nz/library/pdf/hoc_fr_bulletins/Bull_60_Architects.pdf

<https://builtindunedin.com/tag/l-d-coombs/>

Ellis and Glue:

Otago Daily Times 7 September 1918, p. 6; 14 December 1918, p. 8; 28 November 1929, p. 8.

Press 30 June 1923, p. 19.

Timaru Herald 17 April 1920, p. 1.

Evening Star 19 February 1923, p. 5.

<https://my.christchurchcitylibraries.com/the-glue-brothers/>

G Thornton *Cast in Concrete – Concrete Construction in New Zealand, 1850-1939* Reed, Auckland, 1996.

Date Initial Assessment Completed	7 November 2022	Author	AM
Date Peer Reviewed	5 July 2024 (Format update)	Reviewer	HB
Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	23 July 2024		
Date Revised (R1)	17 April 2025		

Photographs: DCC October 2022.

