

SCHEDULED HERITAGE BUILDING - HERITAGE ASSESSMENT:

J. LOUIS SALMOND'S HOUSE (FORMER)



PROPERTY INFORMATION

Temporary 2GP Heritage Schedule Number:	BX039
Address:	28 Bellevue Street, Belleknowes, Dunedin
Building Name:	J. Louis Salmond Residence (Former)
Located within a Heritage Precinct:	NA
HNZPT List Reference & Description:	No
Heritage Covenant:	No
Building Use at Time of Record:	Residence – 2 flats
Condition of Property:	Not known to be at risk due to condition

SUMMARY OF 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

J. Louis Salmond's residence has heritage significance to Dunedin. Built in 1897 as the architect's own home, it has architectural, aesthetic, and historical significance as a Victorian Queen Anne style dwelling by a leading Dunedin architect. It has historical significance for its long association with the Salmond family, particularly Arthur and John Salmond whose own work are also demonstrated by the sensitive alterations to the house.

28 Bellevue Street is comparable to scheduled heritage buildings within Dunedin of a similar period and architectural quality. It also has a demonstrable significant association with notable people. When compared with other scheduled buildings, 28 Bellevue Street meets the threshold to be included on the District Plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Queen Anne
Era/Date of Construction	1897
Architect/Designer/Builder	James Louis Salmond
Historic Use & Cultural Associations	Family and descendants of architect James Louis Salmond
Primary Construction Materials	Weatherboard, slate.
Notable Architectural Characteristics	Octagonal turret, Typical Victorian villa detailing.

Previous site development

This section was originally part of Archibald Anderson's estate. The estate was subdivided and named Bellevue. The first sections in the 19-lot subdivision were offered for sale in October 1894. Salmond's section was on the corner of Michie and Bellevue Streets.

House design and construction

John Louis Salmond invited tenders for a residence in Michie Street in February 1897 – likely his own residence. The house was complete by November 1897. The house is a single storey timber Queen Anne style residence with a slate roof. The house has an asymmetrical façade, octagonal turret presenting to the street corner, decorative timber detailing, and cast-iron fretwork on the verandah and a finial at the peak of the turret. A primary feature of the dwelling is the extensive use of decorative timber components, including corbelled eaves, quoins, gable brackets, and arch headed windows. The slender plastered chimneys have a projecting architectural detail at the top. The dwelling is in an established garden setting and presents to both Granville/Michie Streets and Bellevue Street.

In 1901 the house was extended to the west to provide for additional bedrooms for the growing Salmond family.

In 1939, the house was divided into two flats. The outhouse was converted to a garage in 1948. In 1952, Arthur Salmond designed a sunroom for the north elevation. Aspects of the interior have been upgraded to reflect contemporary tastes. Alterations to the dwelling have been sympathetic to the original design and the exterior has maintained its original design intent and decorative details from construction. Various members of the Salmond family lived in the flats over the years.

Later history and development

At the time of writing, the house remains in Salmond family ownership.

Notable people/Themes

Salmond's family grew up in this house – two daughters and two sons were born there between 1899 and 1906. In 1907, Salmond designed a new house for his growing family on Albert Street (now Stuart Street). Salmond retained ownership of the Michie Street house as a private rental. In the 1939, the house was divided the Bellevue Street house into two flats. Various family members lived there at different times, including Arthur and wife Honor, George, and John and wife Adrienne.

J. Louis Salmond (1868-1950)

Hardwicke Knight records that Salmond was born in England, son of Rev. Dr William Salmond who came to Dunedin to take up the position of Professor of Mental and Moral Philosophy at Otago University.

Built in Dunedin's summary of J L Salmond's life and career is reproduced in edited form below:

J. Louis Salmond established his practice in Dunedin in 1891, in the difficult years of the Long Depression. He had been an articled pupil of Robert Arthur Lawson, who left Dunedin in 1889. After Lawson returned from Australia in 1900 the two men went into partnership as Salmond & Lawson. Early works by Salmond include the Shennan family home "Threave" in High St, and the Roslyn Presbyterian Church.

Lawson died in 1902 and Salmond subsequently went into practice with Newton Vanes, who served in World War 1 and afterwards remained in England.

Arthur Salmond (1906-1994)

Son Arthur Salmond also practiced as an architect. Born in 1906, Louis's son, Arthur, attended Otago Boys' High School. He studied at the Auckland University School of Architecture from 1926, the first year the school offered a full-time course. Salmond completed his fourth year at Auckland in 1929 and completed his thesis after returning to Dunedin. He was awarded a Bachelor of Architecture degree in 1931. He won the first Travelling Scholarship at Auckland Architectural school and visited Britain and Europe.

Arthur Salmond joined his father in partnership in 1934, forming Salmond & Salmond. Louis died in 1950 and in 1952, Arthur went into partnership with Harry Burt, forming Salmond & Burt.

Arthur John Salmond (John) (1940-2008)

John first worked as a draughtsman in his father's office while gaining his intermediate entrance to Auckland School of Architecture. He went to Auckland 1960-1964. Arthur's son, John, became a partner in the practice around 1973. Arthur retired in 1979. Later partners were Don Anderson and Tim Heath. The practice closed following the death of John Salmond in 2008.

Legacy of the Practice

The nomination for the Salmond archive to be included in UNESCO Aotearoa/New Zealand Memory of the World Register (inscribed 2017,)), records that the 'legacy of this practice can be found in surviving buildings throughout Otago, and in the extensive and significant collection of practice records now recognised by the New Zealand Register of the Memory of the World. The value of the archive goes beyond recording these buildings individually. It provides a broader insight into the ways New Zealanders have designed and lived in their built environment, over more than a century of architectural and social development.'

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL SIGNIFICANCE

The building demonstrates heritage values within this criterion. The Salmond House is historically significant as the home of prominent Dunedin architect J. Louis Salmond, and for its long association with the Salmond family including architects Arthur Salmond (son of J.L. Salmond) and Arthur John Salmond (grandson of J.L. Salmond).

SPIRITUAL/CULTURAL SIGNIFICANCE

The building does not demonstrate heritage values within this criterion.

DESIGN SIGNIFICANCE

The building demonstrates heritage values within this criterion. The JL Salmond designed house is notable for its aesthetic and architectural qualities, demonstrating the popularity of the Queen Anne style for residential architecture at the turn of the twentieth century. Its corner turret, decorative timber detailing, corner location, and garden setting contribute to its aesthetic appeal. As the architect's own residence, it is modest in size but well planned and carefully detailed.

TECHNOLOGICAL/SCIENTIFIC SIGNIFICANCE

The building does not demonstrate heritage values within this criterion.

REFERENCES

David Murray, [Drawn to our attention | Otago Daily Times Online News \(odt.co.nz\)](https://www.odt.co.nz/news/otago/drawn-our-attention), accessed 10 November 2022

Salmond Anderson Architects: Records (1862-2008) [Components of the Nomination Form \(unescomow.nz\)](https://unescomow.nz/)

Personal correspondence with Adrienne Salmond (November 2022-March 2023)

See appended information

Assessment Completed	21 December 2022	Author	HB
Peer Reviewed	21 December 2022	Reviewer	MM
Date Confirmed Completed	12 July 2024		

APPENDICES

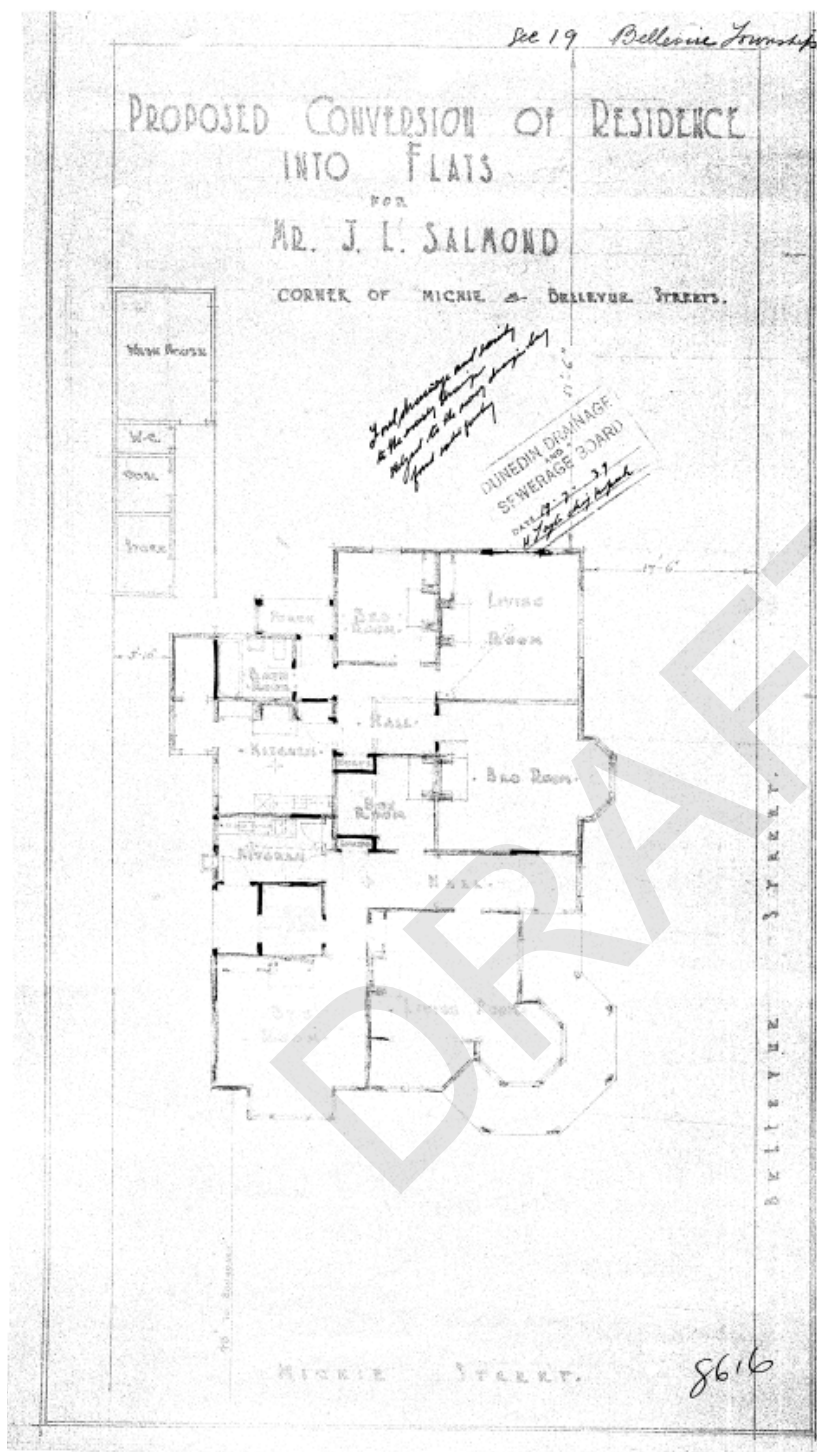


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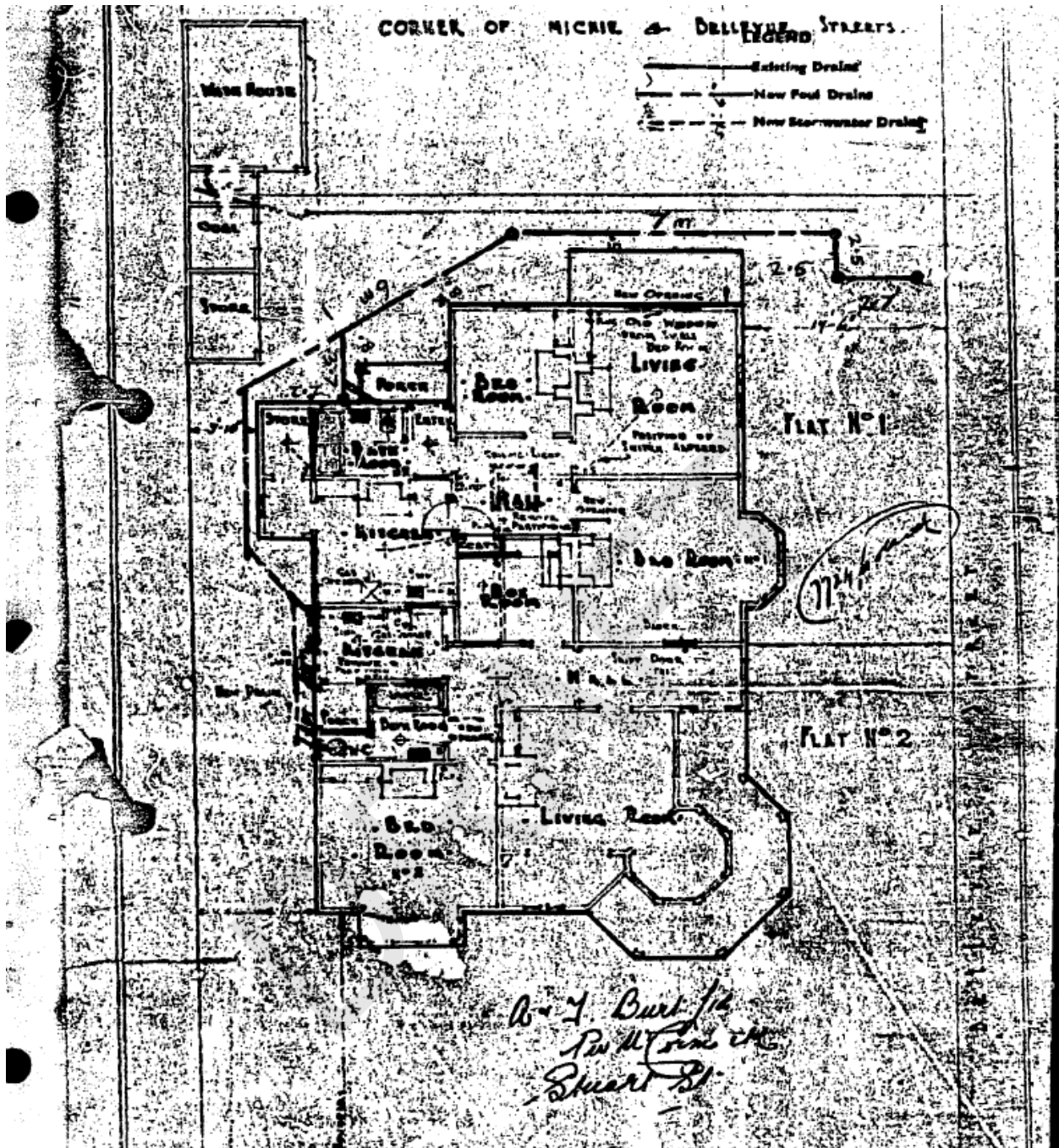


Google Streetview, accessed 11 November 2022

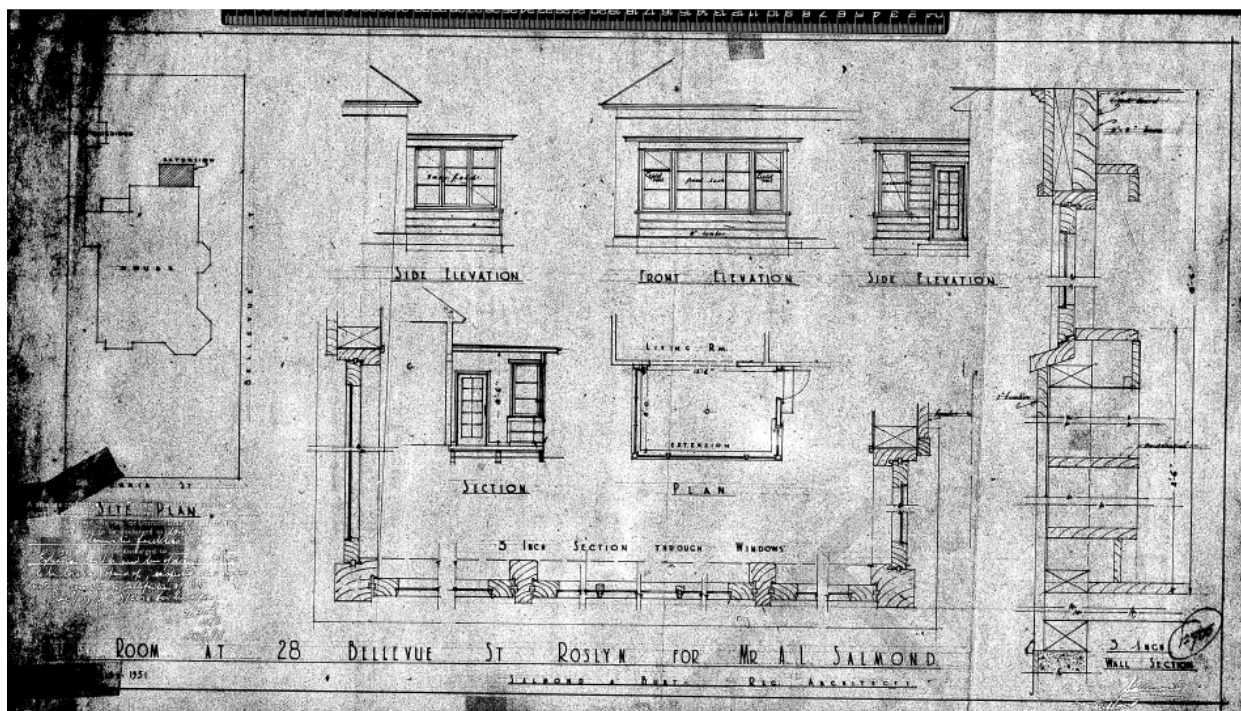
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Flat conversion (1939)



Flat conversion (1939)



Addition of sunroom (1959)

WEDNESDAY, 19th JANUARY,
At 2.30 o'clock.

13 BUILDING SITES, 13
BELLEVUE, ROSLYN,
Fronting the Town Belt, Michie street, and
Anderson Crescent,

Commanding a lovely and extensive view of the
City, Harbor, and Ocean, adjoining the
residence of A. Tapier, Esq., and
having easy access to all parts of
the City.

THE PERPETUAL TRUSTEES, ESTATE,
AND AGENCY COMPANY OF NEW
ZEALAND, LIMITED, are instructed by A.
Anderson, Esq., to offer for sale, in their
Rooms, Hattry street, on Wednesday, 19th
January, at 2.30 o'clock,

13 building sections in the Township of
Bellevue, Roslyn, having frontages to
Town Belt, Michie street, and Ander-
son crescent, and containing areas of
from 32 poles to 1 rood and 3 poles.

The sections are the choicest in the locality
and for situation and outlook cannot be sur-
passed.

They are for absolute sale, and the terms
offered should ensure keen competition.

TERMS: One-tenth cash; balance by 10 half-
yearly payments, with interest at 5 per cent.

Plans now ready, and can be had on applica-
tion to

THE AUCTIONEERS.

> Evening Star > 10 January 1898 > Page 3 > T1

for all departments. Apply sharp.

TENDERS.

TENDERS will be received until noon on WEDNESDAY, August 18th, for the ERECTION OF A COTTAGE in Bellevue street, Roslyn.

J. L. SALMOND, Architect,
A.M.P. Buildings.

ers > Evening Star > 6 August 1897 > Page 3 > This

KATHAY STREET.

TENDERS.

TENDERS will be received until noon on TUESDAY, March 2nd, for the ERECTION of a RESIDENCE in Michie street, Roslyn.

J. L. SALMOND, Architect,
A.M.P. Buildings.

SPECIAL BANK HOLIDAY.

rs > Evening Star > 18 February 1897 > Page 3 > This

Newspapers > Evening Star > 20 November 1897 > Page 3 (Supplement) > T

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↑ Back to search results

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MUNICIPAL.

ROSLYN. — This Borough Council met last night; present—the Mayor (Mr Kemnitz), Crs Begg, Scott, Wedderspoon, Drew, Watson, Philp, Blackwood, Miller, Hunter, Sutherland, Wilson, and Sim. It was agreed to kerb and channel the north side of Pacific street, Nevada, and to form the continuation of Hart street to Bellevue street. The Finance Committee reported that the overdraft stood at £919.—The Works Committee's report, which was adopted, recommended that the letter of Mr Brown as to track on the Town Belt be received; that Mr Wilkinson be informed that the Council could not undertake to kerb and channel the south side of Pacific street at present, as it was contemplated to kerb the north side of the street; that a pipe drain be laid in front of Mr Salmond's house in Michie street; that a footpath and kerb and channel be formed in Tweed street, Melrose, providing Mr Reade agreed to pay half cost of kerb and channel; that the owners of frontages in Charlotte street be asked if they are willing to pay half cost of a concrete channel in front of their respective properties; that the surface water coming along the west side of Tweed street, Littlebourne, be conveyed down the open channel along the Littlebourne road in lieu of being taken, as at present, through the properties of Mrs Taylor and Mr Corey; that the tender of Messrs Cameron and Kedzie for formation of part of Tay street, Linden, for the sum of £14, be accepted; that about four chains of the footpath on the south side of King street, Hawthorndale, be asphalted.—On the motion of the MAYOR it was resolved—"That in the opinion of the Council the Municipal Corporations Act, 1895, has worked fairly well, and the Council deprecates any experimental legislation so far as the affairs of local bodies are concerned."

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April, the wife of Henry Guy Nevill, of the Bluff—a son.

SALMOND.—On the 27th April, at **Michie** street, Roslyn, the wife of J. L. **Salmond**—a daughter.

BETT—KIRKLAND.—On the 19th April, at West Taieri, by the father of the bride, assisted by the Revs. Wm. Bannerman and J. M'Kerrow, Philip Spence Blackader,

› Otago Witness › 4 May 1899 › Page 30 › Th

Newspapers › Otago Witness › 6 February 1901 › Page 39 ›

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BIRTHS

BROWN.—On the 24th January, at her residence, Bank of New Zealand, St. Bathans, Otago, the wife of W. H. Brown, of a daughter.

BUCHANAN.—At Alexandra, on the 29th January, the wife of J. D. Buchanan, of twin sons.

FULTON.—On the 28th January, at Ravenscliffe, Taieri, the wife of H. V. Fulton—a son.

JACKSON.—On the 15th January, the wife of H. Jackson, Mosgiel, of a daughter.

MAY.—On the 25th January, 1901, at Liddell street, Invercargill, the wife of W. J. May, of Woodlands—a daughter.

SALMOND.—On the 28th January, at **Michie** street, Roslyn, the wife of J. L. **Salmond**—a son.

BIRTH

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Newspapers › Otago Witness › 2 September 1903 › Page 43 ›

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BIRTH

FORD.—On the 21st August, at Cromwell, the wife of Joseph Ford, newsagent and hairdresser, of twin boys. All doing well.

MOUAT.—On the 26th August, at Reefton, Mrs W. G. Mouat, of a son.

M'INTOSH.—On the 29th August, at Kaikorai, the wife of G. N. M'Intosh, of Ida Valley, of a son.

M'PHAIL.—On the 20th August, at Tweed street, Invercargill, the wife of E. M'Phail—a daughter.

ROSS.—On the 18th August, at Alexandra, the wife of W. R. Ross, of a son.

SALMOND.—On the 22nd August, at **Michie** street, Roslyn, the wife of J. L. **Salmond**—a daughter.

BIRTH

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PAGE 43

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Wanted, Macgibbon Street.

WANTED, a Girl about 14 or 15 years as nurse. Mrs J. L. **Salmond**, **Michie** street, Roslyn.

WANTED, 2 Machine Shearers. at once.

BIRTHS.

Otago Daily Times

24 January 1906

SALMOND.—On the 23rd January, at **Michie** street, Roslyn, the wife of J. L. **Salmond**—a son.

TAYLOR.—On the 22nd January, 1906, at

Victoria Street, Dunedin, the wife of G. T.

Page 8 Advertisements Column 1

Evening Star

26 February 1908

WANTED, a competent General. Mrs J. L. **Salmond**, **Michie** street, Roslyn.

WANTED, Roll-top Desk or small Office

Page 5 Advertisements Column 1

Evening Star

30 March 1908

phone 1,001.

WANTED, a good General for Albert street. Mrs J. L. **Salmond**, **Michie** street, Roslyn.

WANTED. smart Boy to learn trade

Page 7 Advertisements Column 2

Evening Star

23 May 1908

South Dunedin.

WANTED, a competent General. Mrs J. L. **Salmond**, **Albert** street, Dunedin.

WANTED Known—Alice Lee was not the person referred to in Dunedin

BIRTHS.

Otago Daily Times

18 September 1940

SALMOND.—On September 17, at "El Nido," to Mr and Mrs G. M. **Salmond**, 1 **Michie** street, Roslyn—a son.

BIRTHS.

Evening Star

4 January 1944

son, both well.

SALMOND.—On January 2, 1944, at "Redroofs," to Dorothy, wife of G. M. **Salmond**, 1 **Michie** street, Roslyn—a son. Both