

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER TRENGROVE RESIDENCE AT 109 MAITLAND STREET



Google Street View (2019)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX077
Address:	109 Maitland Street
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:	Not known to be at risk because of 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 excluding 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

SUMMARY OF SIGNIFICANCE

The former Trengrove Residence, at 109 Maitland Street, has historic and design significance as an example of an Interwar Stripped Classical dwelling. It was designed by Christchurch architectural partnership Trengrove and Brown in 1924 for prominent Dunedin racehorse owner and businessman John Trengrove. The former Trengrove Residence demonstrates interwar development in the Fernhill area and demonstrates the varied social and cultural history of this area during the nineteenth and early twentieth centuries. The dwelling is located on an elevated site and retains a good level of authenticity and integrity.

The 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	Interwar Stripped Classical
Era/Date of Construction	1924
Architect/Designer/Builder	Trengrove and Brown (architectural partnership)
Historic Use & Cultural Associations	Trengrove family home
Primary Construction Materials	Brick, render, Marseille tile roofing, steel-framed windows.
Notable Architectural Characteristics	Stripped Classical detailing and form, including symmetrical composition, arched windows, stucco finish

Previous site development

Part Section 26, Block I had various owners in the nineteenth century. Four timber cottages were removed from 109, 111, 113 and 115 Maitland Street in 1922.¹ Maitland Street and the surrounding

¹ Deed Index C13, Archives New Zealand; *Evening Star*, Issue 18105, 21 October 1922, Page 6; Deed Index X109, CT OT275/27

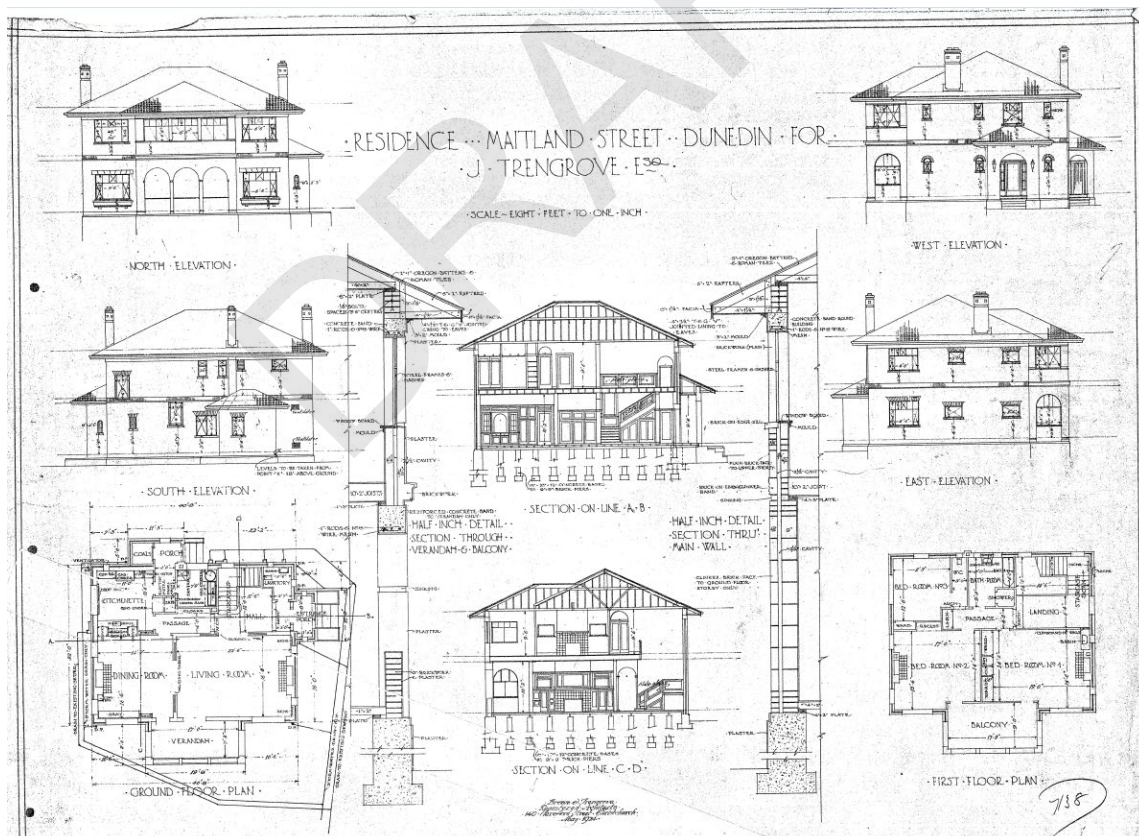
streets had a notable mix of substantial residences and dense housing long judged as 'slum' housing. The 1920s saw the construction of large residences such as Trengrove's, the last before the area became more characterised by the development of flats and the further subdivision of the larger sections.

Design and construction

Christchurch architects Trengrove and Brown designed the house for John Trengrove in 1924. William Henry Trengrove was a well-known Christchurch architect, after growing up in Dunedin, and younger brother of John Trengrove.

The design of the dwelling demonstrates an Interwar Stripped Classical style expressed through the symmetrical front elevation, arched openings of the colonnade, restrained design, and materiality. This style marked a return to the restrained simplicity and was popular during the interwar period, particularly for substantial buildings.

The central bay of the dwelling projects forward, creating a verandah at the ground floor and balcony at the upper level. Other than this projection the house is rectangular in form and its elevated position towards the rear of the site emphasises its formal composition. The simple use of materials, face brick, render, a Marseilles tile roof, and steel-framed windows complete the elegant composition (the large format windows break tradition with the more typical smaller vertically proportioned windows although the elevated site affords harbour views to the north that suit large format windows).



DCC Property File

Later history and development

The exterior of the dwelling appears to remain generally true to its original design, openings in the lower level balcony have been glazed, with the material and design matching those shown on the side walls on the Trengrove plans. Later owners included the Quirk, Jack, and Barrett families. The house remains a private residence.

Notable people/Themes

History of the Fernhill area

The triangle of land from High Street, Maitland, Princes Street has a rich and varied social and cultural history, of importance to the development of Dunedin; It has a substantial number of Victorian and Edwardian residential buildings. Buildings from these eras include workers cottages, small villas, terraces, bungalows, and grand residences. They represent what has been successive rebuilding of an historic quarter of the city that once provided temporary (tents and shacks) and semi-permanent accommodation for people during the 1860s' gold rushes.²

The 1920s saw the construction of large residences such as Trengrove's, the last before the area became more characterised by the development of flats and the further subdivision of the larger sections. Over the mid-twentieth century the area became characterised by the development of flats, further subdivision of the larger sections, and widespread clearance of substandard dwelling.

John Trengrove (1889-1954)

John Trengrove was a Dunedin-born butcher and horse racing enthusiast. Trengrove was a partner in Barton and Trengrove. They had a store on the corner of Manse and Stafford Streets. Both men were racing enthusiasts.³ Trengrove's trotter Great Hope brought home the New Zealand Trotting Cup in 1923, for only the second time in Dunedin's history. He had a long and significant involvement in the racing industry. On leaving the partnership in 1924, Trengrove had a long involvement in the hotel industry.⁴

Trengrove and Brown

William Henry Trengrove (1891-1953) was a well-known Christchurch architect and younger brother of John Trengrove. He grew up in Dunedin, son of butcher W H Trengrove (1866-1944). He served an apprenticeship as a carpenter and joiner before studying architecture at the Canterbury College School of Art c. 1915. He served in Belgium and France in the First World War, studying at the Architectural Association in London before returning to New Zealand, where he once again took up his architectural studies. He became an associate of the Royal Institute of British Architects and of the New Zealand

² Manor Place SCA Assessment 2012 DRAFT

³ <https://builtindunedin.com/2013/08/14/bartons-buildings/> accessed 17 May 2023.

⁴ *Evening Star*, 17 November 1923, Page 4

Institute of Architects. He entered practice with T Duncan Brown in 1923, continuing on his account after Brown's death in October of that year.⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The former Trengrove Residence has some historical significance for its association with businessman and prominent racehorse owner John Trengrove. The residence also has significance for its association with Christchurch architectural practice Trengrove and Brown.

This area of Dunedin was known for both grand residences associated with some of Dunedin's significant and wealthy families alongside dense working-class housing. The former Trengrove Residence demonstrates the 1920s development in the area; the dwelling is one of numerous substantial dwellings in the Fernhill area, albeit later, dating from the interwar period.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The Trengrove Residence has significance as an Interwar Stripped Classical domestic residence designed by Christchurch architectural practice Trengrove and Brown. The house's position on an elevated site emphasises its formal design, it also demonstrates interwar period architecture and redevelopment in the Fernhill area. The dwelling retains a good level of authenticity and integrity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

<https://builtindunedin.com/2013/08/14/bartons-buildings/> accessed 17 May 2023

Evening Star, 17 November 1923, Page 4

Press, 24 Mar 1953, p. 13., WH Trengrove, Obituary

Date Assessment Completed	17 May 2023	Author	HB
Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	9 August 2024		

⁵ *Press*, 24 Mar 1953, p. 13., W H Trengrove, Obituary.

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