HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDINGS:

FORMER GRINDLEY RESIDENCE - 45 CLYDE STREET

SEMI-DETACHED RESIDENCE - 130-132 ALBANY STREET

SILVERWOOD TERRACE – 134 -144 ALBANY STREET

Photograph: Built in Dunedin

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference Numbers:	BX104 - 45 Clyde Street BX103i - 130 Albany Street BX103ii - 132 Albany Street BX097i – 134 Albany Street BX097ii – 136 Albany Street BX097iii – 138 Albany Street BX097iv – 140 Albany Street BX097v – 142 Albany Street BX097vi – 144 Albany Street
Address	45 Clyde Street 130-144 Albany Street
Other Building Name	45 Clyde Street – Former Grindley Residence 130-132 Albany Street – Semi-detached Residences 134-144 Albany Street – Silverwood Terrace /Small Terrace
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Residential

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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**	45 Clyde Street – Façade to Albany and Clyde Streets and south wall 130 Albany Street – Façade to Albany Street 132 Albany Street – Façade to Albany Street 134 Albany Street – Façade to Albany Street 136 Albany Street – Façade to Albany Street 138 Albany Street – Façade to Albany Street 140 Albany Street – Façade to Albany Street 142 Albany Street – Façade to Albany Street 144 Albany Street – Façade to Albany Street and east wall
	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	

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STATEMENT OF SIGNIFICANCE

The c1902-1904 terrace row at 130-144 Albany Street and 45 Clyde Street (comprising the Silverwood Terrace, the Grindley Residence, and semi-detached residences) demonstrates heritage significance as examples of terraced inner-city residential development in Dunedin at the turn of the twentieth century. The dwellings have design significance as good representative examples of terraced inner-city housing that together form an aesthetically unified block. The Silverwood Terraces have heritage significance for their association with prominent Dunedin builder James Small.

This terrace row is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORIC SUMMARY

Architectural Period	Edwardian (1902-1914)
Style	Terraces/Semi-detached dwellings
Era/Date of Construction	1902-1904
Architect/Designer/Builder	James Small (likely designer and builder of the Silverwood Terrace)
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Rendered masonry, face brick, slate roofing, timber door and remaining window joinery, cast iron balustrading
Notable Architectural Features	Two storey terrace row, corner turret, bay windows, balconies, parapet on street elevation, period detailing.

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Previous site development[1]

Built in Dunedin recounts the early history of this site:

> *'Percival Clay Neill lived at the original Silverwood from 1872. His posthumous claim to fame is as the great-grandfather of actor Sam Neill, but in his own day he was one of Dunedin's most successful merchants. Born in Belfast, Ireland, he founded Neill & Company, a firm that imported wines, spirits, and other goods. It later merged with R. Wilson & Co. to become Wilson Neill & Co. Neill was also the French Consul from 1873.*
>
> *In 1877, Neill moved to Chingford, North East Valley. He subdivided the Silverwood property but kept the house as his town residence until 1882, when the solicitor Edward Chetham Strode purchased it. Around this time it was described as a thirteen-room house with 'pantry, and cellar, stable, loose boxes, coach house, laundry, tool house, fowl house, and cow house. Water laid on to the house, stable, and garden'.*
>
> *It was at Silverwood that Strode died of typhoid fever in 1886, at the age of 34. His wife, Jessie, left for England soon afterwards.*

[1] This assessment reproduces 'Built in Dunedin' entry for Silverwood Terrace. https://builtindunedin.com/2017/12/24/silverwood-terrace/ accessed 21 June 2023.

A view from about 1889, looking along Albany Street towards the harbour. The future Silverwood Terrace site is where the trees meet the road on the right-hand side. The old house is obscured. Image: Te Papa C.018395. Detail from Burton Bros photograph.

Later occupants of Silverwood included the warehouseman Allan Broad (1841-1930), who was manager of the Mutual Stores and a foundation member of the Hanover Street Baptist Church. He was followed by William Reid (c.1834-1909), a prosperous seed merchant turned florist, resident from about 1890 to 1898. Reid had worked at the Royal Norfolk Nurseries in England and had an international reputation as a collector of native ferns and shrub seeds, which he exported. His daughter, Annie Elsom, followed the same profession and became a successful businesswoman in Christchurch.

From 1898, Silverwood was the home of James and Elizabeth Small.

Design and construction

'Small built the six Silverwood Terrace houses next to his own home between 1902 and 1904. It is likely he designed them himself, as I have found no record of an architect's involvement and the surviving plans show only sketchy drafting. The first building permit, issued in November 1902, was for the two houses closest to Clyde Street. The permit for the middle two houses followed in April 1903, and the final two were approved in November 1903.'

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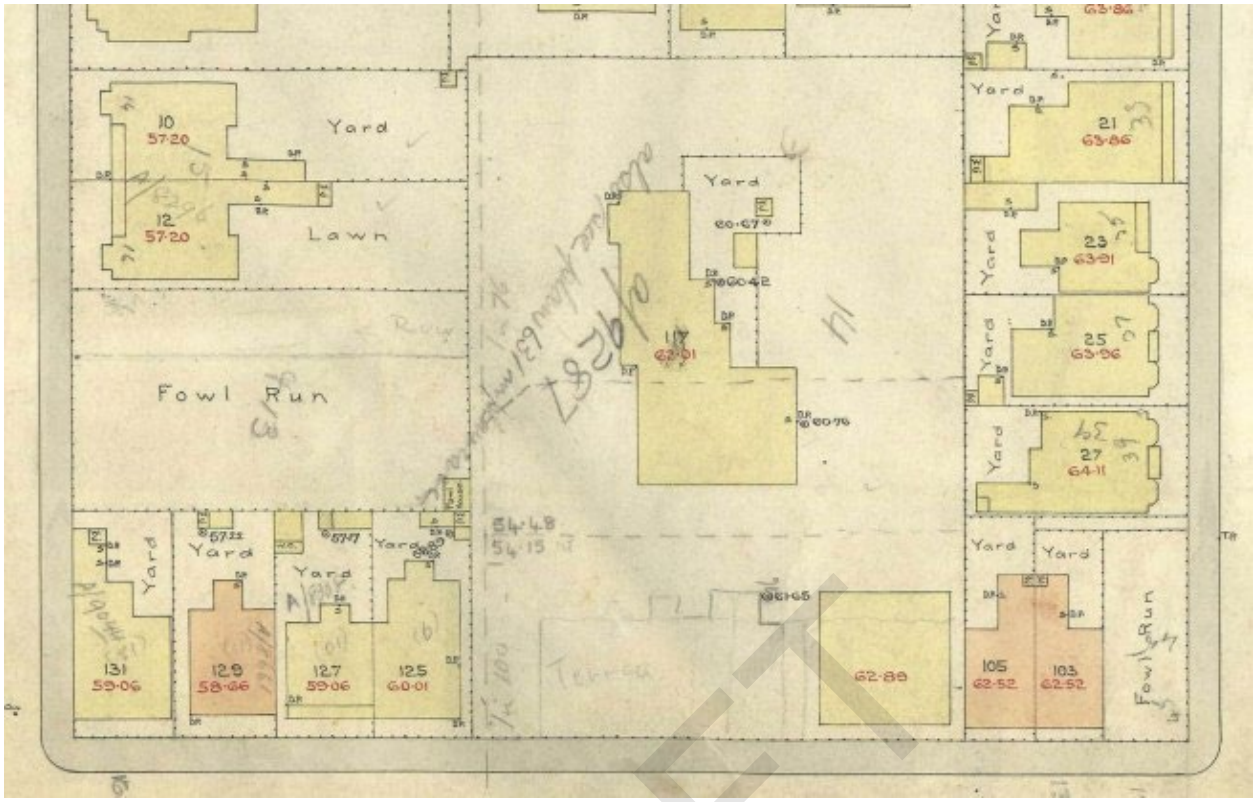

Detail from a Dunedin Drainage and Sewerage Board plan dated 1905. Albany Street runs across the bottom of the image. The large footprint of Silverwood can be seen at the centre, and the new terrace has only been pencilled in. Image: DCC Archives.

> *'Terraces were not typical of New Zealand housing, but they were relatively numerous in the urbanised environment of central Dunedin. More than twenty historic examples stand in the city today. The earliest dates from the 1870s and the latest from about 1914, by which time public transport and private cars were providing easier access to the suburbs, and blocks of flats were beginning to find favour. Usually built as investment properties or speculative builds, the grandest terraces were handsomely finished for a market that included working professionals and the genteel. At the other end of the spectrum were rough wooden tenements rented to the poor.*

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Silverwood Terrace (134-144 Clyde Street)

> *Silverwood Terrace, though not among most expensive, is one of the better examples. Built in brick, it has a neatly cemented street front, with exposed brickwork at the back and sides. Its style is plain and unfussy, with simple cornices and other mouldings, and a touch of the Italianate about it. Variations in the design contribute to a pleasing rhythm: the middle two houses have faceted bays grouped together at the centre, while the outer houses have square bays with the balconies grouped together. The overall effect is approximately symmetrical, although the houses at the Clyde Street end are narrower than the rest. The cast iron balcony railings are excellent examples of their type and provide the most ornate features.*

Photograph: Built in Dunedin Silverwood Terrace | Built in Dunedin

Photograph: Built in Dunedin Silverwood Terrace | Built in Dunedin

Each of the Smalls' houses had a conventional floor plan. The two largest rooms were on the ground floor, with the one facing the street presumably intended as a parlour. A long hallway ran through to a single-storey extension at the rear, housing the kitchen and scullery. Stairs were at the centre and at right angles to the hall, due to the narrowness of the buildings. On the first floor were four bedrooms and a small bathroom. There were five fireplaces in each house. Toilets were in outhouses.

The houses remained in the ownership of the Smalls for nearly twenty years, and were sometimes referred to as Small's Terrace. Neither this nor the Silverwood name appears to have remained in use for long. Street directories give some insight into the backgrounds of the Smalls' first tenants. The heads of the households were two widows, a mechanical engineer, a storeman, a bootmaker with his own business, and a retired seedsman. Most stayed only a few years, but after her husband's death Margaret Buchanan remained at no.136 until her passing in 1923, and John and Catherine Mitchell lived at no.140 until 1930.

Elected to the Dunedin City Council in 1905, James Small served as a councillor for thirteen years, as Chairman of the finance committee, and as an elected member of the Dunedin Drainage Board. He died at Silverwood on 3 March 1919, aged 75. The following day the flag of the Grand

Hotel flew at half-mast, as a mark of respect to its builder. Obituaries describe Small as an unassuming, unostentatious, and capable man, who 'worked hard and keenly in his own quiet way for the good of Dunedin as a whole'.

Elizabeth Small gave 'unostentatiously to the poor and needy of the neighbourhood' until her health declined. She died on 24 July 1923. The couple had no children and Elizabeth's estate, with the exception of a few bequests to friends, was left to charity. Silverwood was demolished later that year, the Otago Daily Times recording that in the early days 'it was among the most handsome residences in the city. But it did not escape the changes of time, and, after a period of retiring shabbiness, the last straw has been placed on the camel's back and tenders for removal have been called.'

The Silverwood Terrace houses went to auction in 1925. Notices described them as being of superior construction, and no.134 as a 'splendid double-storey brick residence, containing 7 commodious rooms, bathroom, hot and cold water, washhouse, copper and tubs, and conveniences; handsome appearance; freehold section'.

The main outward change in recent years has been the replacement of wood-framed sash windows with aluminium framed ones, but the original style and glass remains on one of the houses. A uniform colour scheme helps to show off the architecture. The houses are now student flats, and according to the Dunedin Flat Names Project, no.138 has been known as both 'Wards Manor' and 'Mope on in'. Perhaps the old name 'Silverwood' might again become familiar.'

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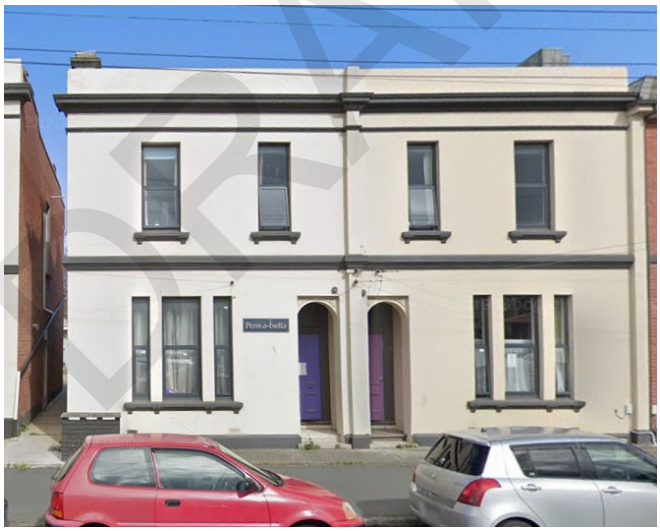
<u>Semi-detached Residences (130-132 Clyde Street)</u>



Google Streetview (September 2019)

The semi-detached residences (originally 103 and 105 Albany Street) look to have been built as a private residence (and perhaps, rental investment) by Dunedin grocer David Guthrie Shepherd. Rates records show the land on which they were built was owned and occupied by grocer David Guthrie Shepherd, with possibly one of the residences was his own in 1895-1896. They were built about 1896. Margret and David Guthrie are recorded on the electoral roll as residents at 105 Albany Street in 1903.[2] No record of the designer or builder, nor plans of the residences has been found.

[2] Silverwood Terrace | Built in Dunedin

David Shepherd died in 1905. His executors offered for sale part of Section 4, including '2 substantial and modern two-storey Dwelling-houses' (numbers 103 and 105 Albany Street), and the adjoining vacant lot on the street corner.[3] The property was purchased by W Grindley in October 1905.[4]

Built in Dunedin notes the sympathetic relationship between the terraces and the semi-detached residences.

Grindley Residence (45 Clyde Street)

Google Streetview (September 2019)

DCC Property File

Adjoining the semi-detached residences built to the corner of Clyde and Albany Streets is the Grindley residence, built in 1907 by Alexander Dempster.[5] From 1887 until 1905 the property

[3] *Otago Daily Times*, Issue 13425, 27 October 1905, Page 8

[4] *Evening Star*, Issue 12648, 31october 1905, Page 5

[5] DCC 1907-86 Building permit 27 February 1907.

was owned by David Shepherd (who also owned the adjoining land on which the semi-detached residences were built.

William Richard Lewis Grindley (1861-1933) was a Dunedin butcher. He lived and had his family butchery business on Albany Street, working alongside his brothers.[6] He sold the business in 1912, moving to Heriot Row about this time.[7] It is likely the house was rented.

In 1950, the house was offered for sale. It was described as a 'substantial two-storey double-brick slate-roofed family house', containing six rooms, bathroom, kitchen, offices, and a laundry.[8]

Grindley's residence is a substantial residence. It is built of high-quality materials – double brick, with a slate roof. Its faceted turret articulates the street corner.

Later history and development

The dwellings remain private residences, assumed to be student accommodation based on the names given to individual dwellings.

The overall form and presentation of the terrace row remains intact. Typical alterations to the street elevation include the replacement of almost all timber double hung sash windows with aluminium, removal of cast iron lacework, and removal of period decoration.

Notable people/Themes

James Small

Reproduced from *Built in Dunedin*

> *Born in Forfar, Scotland, around 1843, James married the slightly older Elizabeth Gall at Dundee in 1873. The following year the couple arrived in Dunedin, where James became a successful building contractor. His first major project was the Dominican Priory in Smith Street, designed by Frank Petre and built between 1876 and 1877. The innovative use of poured concrete in this building is celebrated today, but Small's contribution remains overlooked. Petre's call for tenders specified a brick building, and Small submitted the only tender for concrete construction. This was identified as the more cost-effective option, and it seems likely concrete was Petre's plan from the beginning, with the tenders for brick construction being called to determine an alternative price.*

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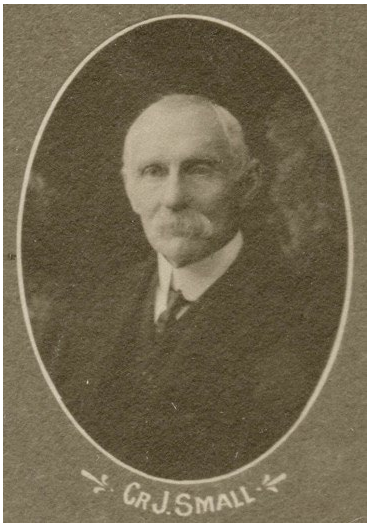
[6] *Evening Star*, Issue 9922, 6 February 1896, Page 3

[7] *Evening Star*, Issue 14997, 3 October 1912, Page 5

[8] *Otago Daily Times*, Issue 27544, 11 November 1950, Page 2



James Small (c.1843-1919). Image: DCC Archives

Small was the contractor for the Grand Hotel (1882-1883), designed by Louis Boldini. Image: Te Papa O.034103. Burton Bros photographers.

The collaboration continued. Other buildings designed by Petre and constructed by Small and his team included the Exchange Buildings on Liverpool Street (now Guardian Apartments), the Equitable Insurance buildings (Phoenix House), an office building for the Otago Harbour Board (Donald Reid Building), and the Catholic Basilica in Wellington.

Small was the main contractor for three buildings designed by Louis Boldini: the Grand Hotel, Butterworth Bros warehouse, and the AMP Society's buildings. These were among the most impressive commercial buildings of Victorian Dunedin, each with an elaborate four-storey stone facade. They were notable for extensive structural use of iron and concrete, including concrete floors on iron joists.'

William Grindley[9]

William Grindley was a well-known North End businessman, son of William and Mary Ann Grindley who had opened a butcher's shop in Albany Street in the 1880s.[10] After his father's death in 1880, Grindley took over his father's business a. Grindley was an active member of All Saints Church, the A and P Society (where he was a cattle judge), and Dunedin Bowling Club among other civic activities. He was an active community member.

Terrace Housing

> *'Terraces were not typical of New Zealand housing, but they were relatively numerous in the urbanised environment of central Dunedin. More than twenty historic examples stand in the city today. The earliest dates from the 1870s and the latest from about 1914, by which time public transport and private cars were providing easier access to the suburbs, and blocks of flats were beginning to find favour. Usually built as investment properties or speculative builds, the grandest terraces were handsomely finished for a market that included working professionals and the genteel. At the other end of the spectrum were rough wooden tenements rented to the poor.'*[11]

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Albany Street in 1923, with terraces on Clyde Street also visible to the right rear (Detail from Alexander Turnbull Library (Tiaki Reference Number: 1/1-008293-G; PA-Group-00103: The Press (Newspaper): Negatives, 1923))

[9] Obituary, *Otago Daily Times,* 23 December 1933, Page 9

[10] https://nzhistory.govt.nz/suffragist/mary-grindley accessed 13 November 2023.

[11] https://builtindunedin.com/2017/12/24/silverwood-terrace/ accessed 17 November 2023.

Photograph: Built in Dunedin Silverwood Terrace | Built in Dunedin

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The terrace row demonstrates heritage values within this criterion. The dwellings have historic significance for their association with the dense urban development of the late nineteenth century/early twentieth century. Uncommon in New Zealand when compared to Australia, terrace housing was usually built as investment properties or speculative builds, and the subject dwellings provide an insight into the housing of this period. Silverwood Terrace has significance for its association with builder James Small.

SPIRITUAL/CULTURAL

The buildings do not demonstrate heritage values within this criterion.

DESIGN

The terrace row demonstrates heritage values within this criterion. The terrace and the semi-detached dwellings have design significance as representative examples of nineteenth/early twentieth century housing in the inner city. The dwellings are designed and built to make maximum use of their small city sections, reflecting the density of development during this period. Despite minor alterations, the overall form and presentation of the terrace row remains intact. Aesthetically, they form a unified block, with Grindley's residence being the key element with its turret presenting to the corner of Albany and Clyde Streets.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

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REFERENCES

Built in Dunedin: https://builtindunedin.com/2017/12/24/silverwood-terrace/ accessed 13 November 2023

Otago Daily Times 2 February 1872 p.2 (birth of Neill's daughter), 5 November 1874 p.1 (reference to house as 'Silverwood'), 16 March 1897 p.4 (Reid's advertisement), 4 March 1919 p.6 (James Small obituary), 6 March 1919 p.5 (appreciation of Small); *Evening Star* 10 January 1873 p.2 (Mrs Neill's advertisement),), 27 February 1878 p.3 (subdivision), 2 March 1882 p.3 (sale of Silverwood), 15 March 1886 p.3 (Mrs Strode), 27 February 1906 p.5 (reference to Small's Terrace), 18 October 1909 p.4 (death of William Reid), 4 March 1919 p.6 (James Small obituary), 6 March 1919 p.5 (appreciation of James Small), 10 March 1919 p.6 (tribute to Small), 23 July 1923 p.8 (Elizabeth Small obituary), 4 September 1923 p.6 (demolition of Silverwood), 5 September 1925 p.24 (sale of properties), 23 April 1930 p.7 (Allan Broad obituary); *Lyttelton Times* 6 January 1886 p.4 (Strode obituary); *Otago Witness* 28 December 1920 p.53 (correction).

Directories (Stone's, Wises, and telephone)
Dunedin City Council Archives, including building register, permit plans, and drainage records
Death registration of James Small

Date Assessment Completed	13 November 2023 edited version of 'Built in Dunedin' entry	**Author**	HB
Date Peer Reviewed	31 July 2024	**Reviewer**	MM
Assessment Updated	1 August 2024		

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