

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:

VENARD



'Venard', former Moore house

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No.:	BX008
Address:	18 Jubilee Street, Belleknowes, Dunedin
Legal Description:	Lot 1 DP 9371
Other Building Name:	former Moore house
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Private residential
Condition of Property:	Building 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 excluding rear elevation
✓	External/ancillary elements	Brick garage with tile roof
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
✓	Excluded elements	Rear elevation

STATEMENT OF SIGNIFICANCE

‘Venard’, the former Moore house has heritage significance to Dunedin. Built in 1898-99 for William Alexander Moore on the eve of his marriage to May Kinsey, the house has historic and architectural significance as a late Victorian Queen Anne style dwelling designed by leading Dunedin architect JL Salmond. The house has historic significance as the former home of a notable Dunedin businessman and his family and architectural significance as a residential building that retains a high level of authenticity and integrity and is a local landmark.

Venard 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	Victorian (1838-1901)
Style	Queen Anne
Era/Date of Construction	1898-99
Architect/Designer/Builder	JL Salmond, architect
Historic Use & Cultural Associations	Home of Moore family
Primary Construction Materials	Brick, plaster, Marseilles tile, timber joinery
Notable Architectural Characteristics	Typical Victorian architectural detailing, turret

Previous site development

In August 1887 Mrs E Matthews undertook a subdivision of her Belleknowes property, which included the future sites of ‘Venard’ and the Le Cren house at 12 Jubilee Street. The Matthews house was, and is, located at what is now 153 Kenmure Road.

House design and construction

Originally possessing a Hawthorn Avenue address, the subject house was built in 1898-99 for WA Moore, who called the house ‘Venard’. Design by JL Salmond, the house has two principal elevations, overlooking

Hawthorn Avenue and Jubilee Street. Hocken Collections holds the specifications.¹ The south-facing, Hawthorn Avenue façade is symmetrical about an arched portico on the ground floor. The portico is flanked by gabled bays of different widths that feature half-timbering in the gable ends. A faceted bay window is on the ground floor to the east of the portico, which has a bracketed cornice matching that of the gable ends.

The distinguishing feature of the east elevation is a turret atop continuous semi-circular bay windows on both floors. A return veranda is terminated by the turreted bay and another gabled bay on the north elevation. Plaster quoins and cornices create the dwelling's constructional polychromy; the clay tile roof and metal-clad turret roof also contribute to the building's distinctive appearance.

A brick garage with tile roof and exposed rafters was designed by Coombs and White, architects, for AEA McDougall in 1926. McDougall purchased the house from the Moores in the same year and then offered it for sale in 1931.

Later history and development

Having passed through several hands after 1926, the house was converted into four flats in c.1958 (DS Moir, builder); in that year the property was also subdivided to its current extent. In 1964 work was undertaken to reinstate internal material damaged by fire. In 1980 the original garage was restored, having also been converted into a flat in c.1958. Converted back into a single dwelling in the later 1970s, the house was subject to alterations in c.1986 that enlarged the kitchen and living room by removing some internal partition walls. Further internal alterations, involving the removal of walls between the study, living room and dining room/kitchen and the installation of an ensuite bathroom on the first floor, were approved by Dunedin City Council in early 2022; these plans were suspended by the owners later in the same year.

Notable People/Themes

William Moore

William Alexander Moore was born in Glasgow, Scotland in 1860 and immigrated to New Zealand in 1885; by this time, he was already in the employ of Turnbull, Martin & Co, a steamship company headquartered in London. In Dunedin Moore became the Australasian manager of Turnbull, Martin & Co; he was well known at the turn of the 20th century for his involvement in shipping the first load of frozen meat to England in 1885.

Moore married Edith Briscoe Macneil in 1890; the couple had two children. Edith (born c. 1868) died in 1894 and William remarried in 1900. His second wife was May Gertrude Kinsey (c.1874-1954), the daughter of Joseph Kinsey of Christchurch, who arranged aspects of Scott's ill-fated Antarctic expedition. This explains how the Moores came to host Robert Falcon Scott, Dr Edward Wilson, and their wives at 'Venard' in late November 1910 before the two men sailed to Antarctica.

After the Moores sold 'Venard' they moved to Timaru and gave their Wai-iti Road home the same name. By the time of William's death in 1938 the couple had retired to Christchurch, where May Moore was a generous supporter of Canterbury Museum. She died in 1954.

¹ W.A. Moore, specification for residence, Hawthorne Avenue, Mornington (1898), Reference No: MS-4275/162

James Louis Salmond

James Louis Salmond (1868-1950) was a noted Dunedin architect who served his articles with RA Lawson and established his own practice in 1891. Salmond was training Basil Hooper during the period in which the Moore house was being designed and he was briefly in partnership with Lawson between 1900 and Lawson's death in 1902. The firm was continued by Louis Salmond's son and grandson until it closed in 2008. The Hocken Library at the University of Otago has a large holding of Salmond Anderson Architects' records.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. The house has historic and social significance as the former home of May and William Alexander Moore and for its association with the contribution they made to Dunedin's commercial and civic life. The house demonstrates the wealth and social standing achieved by a notable local family and, more generally, the turn of the 20th century development of Belleknowes/Mornington.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. This JL Salmond-designed house is notable for its landmark quality and as a demonstration of the popularity of the Queen Anne style for residential architecture at the turn of the 20th century. The house has aesthetic significance in its use of materials and picturesque architectural detailing, particularly regarding the turret and exterior brick and plasterwork. JL Salmond was the founder of a long-running New Zealand architectural practise and 'Venard' adds to an understanding and appreciation of his work, which is already recognised by the scheduling and listing of several of his non-residential buildings. The house is also notable as a double brick masonry building with plaster trim that embodies the skill of its builders.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

WA Moore & 'Venard':

Evening Star 6 March 1890, p. 2; 19 March 1900, p. 3; 28 June 1900, p. 3; 21 August 1914, p. 5; 1 July 1915, p. 8; 16 August 1919, p. 5; 19 May 1926, p. 3; 4 June 1926, p. 7; 30 June 1942, p. 5.

Otago Daily Times 7 March 1900, p. 2; 10 June 1926, p. 16; 28 February 1931, p. 24; 5 July 2013, pp. 15-16.

Otago Witness 13 August 1902, p. 46.

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L Galer *Houses and Homes* Allied Press Ltd, Dunedin, 1981.

'Southward Bound' *Otago Early Settlers News* December 2010, Issue 107, pp. 1-2.

JL Salmond:

<https://www.otago.ac.nz/library/hocken/otago508606.pdf>

<https://builtindunedin.com/tag/james-louis-salmond/>

Assessment Completed	3 November 2022	Author	AM
Peer Reviewed	5 January 2023	Reviewer	HB
Peer Reviewed	19 January 2024	Reviewer	MM
Date Confirmed Complete	18 July 2024		

Photographs: DCC October 2022



South and east elevations respectively.