

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
MELROSE HOUSE AT 24 MELROSE STREET



DCC, August 2024

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX028
Address	24 Melrose Street, Roslyn, Dunedin
Other Names	Glendining Residence, Claremont 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

HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets the criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets the 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 the c1992 single storey extension
	External/ancillary elements	
	Internal elements and/or rooms	Nil.
✓	Excluded elements	c1992 single storey extension (at the rear of the c1917 garage).

STATEMENT OF SIGNIFICANCE

‘Melrose House’, the former residence of Thomas Glendining, one of the original directors of Ross and Glendining, has historic significance for its association with the notable Glendining family. Melrose House demonstrates design significance as a substantial Edwardian bay villa gentleman’s residence designed by prominent architectural partnership Mason and Wales that retains a good level of authenticity and integrity. The c1907 dwelling illustrates the economic prosperity of Dunedin during the late nineteenth and early twentieth centuries that saw the construction of substantial dwellings across the city on the subdivided early estates. However, the large garden setting of the dwelling has been lost following subdivision of the original site in 1977.

Melrose 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	Edwardian (1902-1914)
Style	Bay villa
Era/Date of Construction	c.1907
Architect/Designer/Builder	Mason and Wales (architectural partnership) Armstrong and Moore (contractors)
Historic Use & Cultural Associations	Home of the Thomas Glendining family
Primary Construction Materials	Brick (now painted), plaster, Marseilles tile roof, timber joinery
Notable Architectural Characteristics	Multi-pane windows with coloured glass, balustrading and veranda frieze, cross-gabled tower,

	corbelled chimneys. Typical Edwardian architectural detailing.
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Previous site development

The 'Town of Melrose' was surveyed for Charles Roberts in c.1871. Roberts' 'town' comprised the residential properties lining Merlin and Melrose Streets between Highgate in the north-west and the town belt in the south-east. Roberts' own grand residence, Littlebourne House (demolished in 1949) was on the neighbouring block of the house later built for Thomas Glendining.

House design and construction

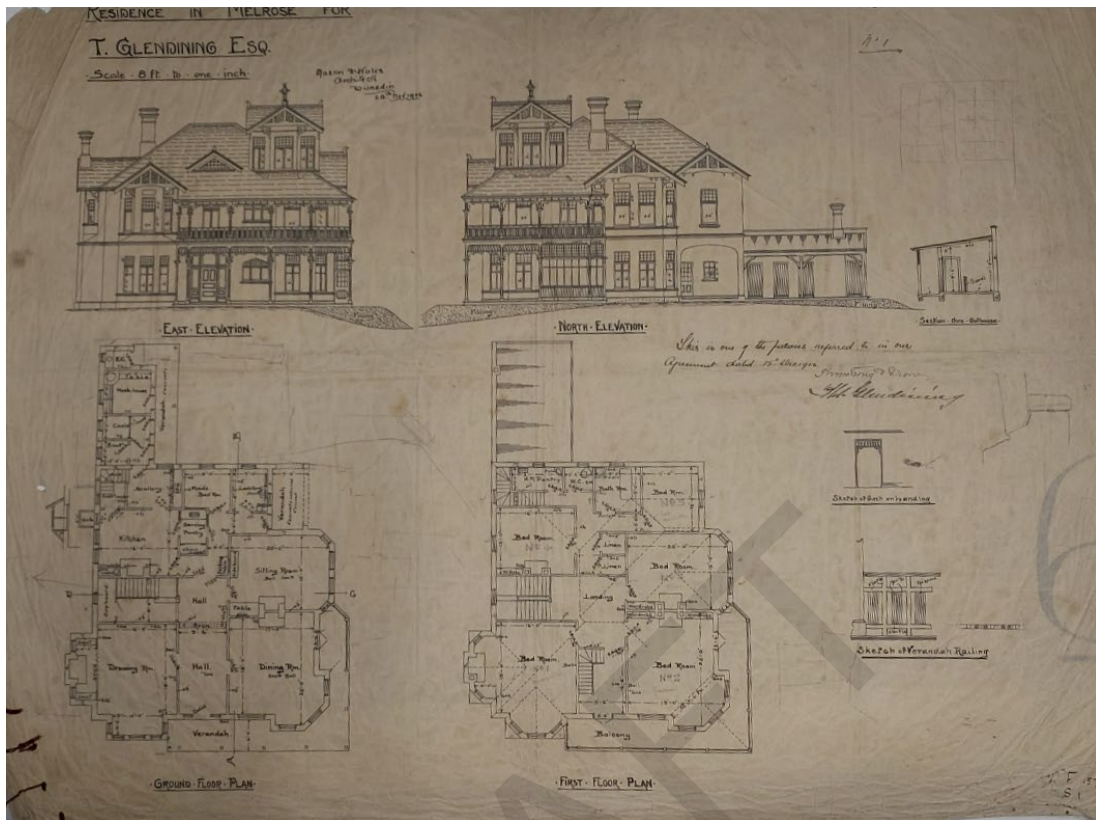
Thomas Glendining acquired a portion of Roberts' Melrose property in May 1905 and appears to have erected a new home for himself and his family by 1908.

Prominent Dunedin architectural partnership Mason and Wales designed Melrose House. The contractors were Armstrong and Moore. Armstrong and Moore were contractors working in Dunedin in the first two decades of the twentieth century. They worked on other Mason and Wales's projects, including the grandstand at the Dunedin Jockey Club (1906 and 1913), a block of shops and warehousing on Stuart Street (1913), the Kensington Drill Hall (1914).

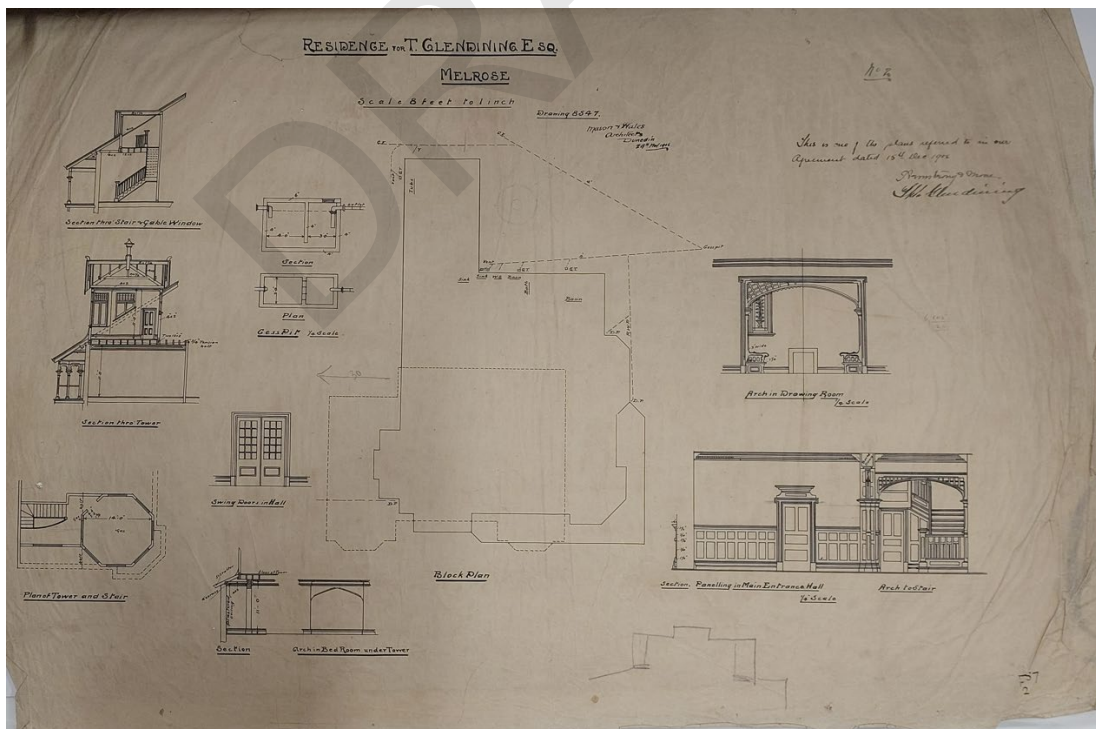
The house is a substantial 'gentleman's residence' – a bay villa of two storeys with a cross-gabled tower room above a return double-height veranda. It is built of brick (now painted) with a Marseilles tile roof with ornamental ridge tiles and finials. The casement windows include 12-light top sashes with coloured glass feature on the principal elevations (double hung sash windows are used at the rear). Decorative timber details feature on the veranda and on the eaves and gable ends. The dwelling demonstrates the transition from established Victorian styles to newer 'Arts and Crafts' styles in the early twentieth century. The overall form and layout of the dwelling maintains earlier characteristics; however, the design and detailing demonstrate aspects of 'Arts and Crafts'.

The dwelling in its original setting, was centrally located on a large site and is elevated above the road. The principal elevation of the dwelling faces east, with the original entry path and stairs connecting the main entry of the dwelling to Melrose Street, at the easternmost corner of the original site. Photographs from 1940s and 1950s show the dwelling prior to the site being subdivided and demonstrates the original setting of the dwelling.

On Glendining's death, the house was sold. The real estate advertisement described it as having a reception hall, lounge, dining, and breakfast rooms, kitchen, maids' rooms, billiard room, four bedrooms, two bathrooms, sunny tower room, and an array of outbuildings.



Mason and Wales Collection – Plans and elevations dated 24 Nov 1906



Mason and Wales Collection – details including the tower and joinery dated 24 Nov 1906



Melrose House and curtilage in 1947 (Date taken: 29/03/1947, Survey Number: SN399, Copyright: Crown, Source Retrolens)



*Melrose House and curtilage in 1955 (Dunedin, including Otago Boys' High School
Tiaki IRN: 688554; Tiaki Reference Number: WA-37714-F. PA-Group-00080: Whites Aviation Ltd National Library)*

Later history and development

A brick garage was erected for the Glendinings c. 1917. The property remained in the Glendining family until 1957, when it was transferred to Melrose Nursing Home Ltd. A fire escape was added to the house in c.1959 to meet nursing home requirements and the property was held by the nursing home company until 1971.

In 1977 the property was subdivided to its current extent; photographs below demonstrate the development that has occurred within the original garden of the dwelling. The subdivision and new dwellings have adversely affected the original garden setting of the house.

In 1982 the garage was converted into staff accommodation; ten years later (1992) an addition to the manager's accommodation in the converted garage was erected and connected to the main house by a covered way. Mason and Wales Architects designed alterations and additions to the house in 1989; these involved three internal partitions to create two bedrooms in rooms where there was previously one. Between c.2005 and 2021, the house was run as a bed and breakfast called 'Claremont House Hotel'.

The dwelling itself retains a high degree of architectural integrity, however, the original setting has been lost due to the 1970s subdivision. The external stairs remain extant, however are located within the adjacent property. The dwelling retains its timber window joinery and its decorative features; however, the external brickwork has been painted. It appears metal sheet cladding has been fixed to the upper portion of the gables, possibly concealing the half timbering detail indicated on the Mason and Wales plan.



Melrose House and curtilage in 1957 (Date taken: 24/02/1958, Survey Number: SN895, Copyright: Crown, Source: Retrolens)



Melrose House (24) showing new dwellings within its original curtilage in 2024 (DCC Geocortex Imagery)

Notable people/Themes

Ross and Glendining

Ross and Glendining were one of New Zealand's largest manufacturing companies, employing as many as 2,000 people in the 1940s. Company founder John Ross had migrated to Dunedin from Scotland in 1861. He had left school at 14 into a drapery apprenticeship. In Dunedin, he became a partner in Begg Christie & Co. He bought out his partners in 1862 and took Robert Glendining into the partnership. The Glendining family were from Dumfries, Scotland and came from humble origins, their father being employed as an agricultural labourer and then stone cutter.¹ His brothers John and Thomas were also to join the company.²

Ross and Glendining initially operated Begg, Christie retail store before selling the store to three employees (who traded as Brown, Ewing & Co). Ross and Glendining concentrated on the wholesale trade with new premises on Stafford Street. In 1865, the company decided to give up the retail trade, focusing entirely on the wholesale trade, building a warehouse on Stafford Street – switching from generally drapery to importing and warehousing.³

They financed the building of a woollen mill in 1878 – the Roslyn Mill. In 1883, they built a clothing factory in Stafford Street, expanding nationwide – warehouses in the four main centres, five subbranches, and 15 factories. Post World War Two the company 'languished.' In 1966 the company was taken over by Auckland-

¹ SRH Jones, *Doing Well and Doing Good: Ross & Glendining – Scottish Enterprise in New Zealand*, Otago University Press, Dunedin, 2010, p. 32.

² SRH Jones, p.32.

³ SRH Jones, p. 42.

based UEB Industries, which disposed of the warehouses and most of the apparel manufacturing. They sold the Roslyn Mill to Mosgiel Woollens in 1969.⁴

Thomas Glendining (c.1850-1930)

Thomas was the youngest of the Scottish-born Glendining brothers who emigrated to New Zealand. Robert, the best-known, founded Ross and Glendining in the early 1860s.

Thomas arrived in New Zealand four years after Robert, first joined the firm as a junior before gaining experience in his firm Kirkpatrick and Glendining. In 1890, he rejoined Ross and Glendining as warehouse manager. When the firm became a joint stock limited liability company Thomas was one of the original directors, a position he held until his death. He was also a director of the National Insurance Company, the Dominion Rubber Company, and several gold dredging companies. Glendining married Sarah Jane Kelly (died 1919) in 1877 and the couple had five children. Thomas Glendining, who reportedly did not take an active part in civic life, was a keen gardener. The original garden is no longer extant, having been lost by way of subdivision.

Mason and Wales

Andrew Barrie and Julia Gatley's summary of Mason and Wales' architectural practice is reproduced below:

With its origins in the practice formed by William Mason (1810–1897) in Dunedin in 1862, Mason & Wales is New Zealand's oldest architectural practice. Mason had worked in England and Australia before moving to Auckland in 1840, where his outputs included the building now known as Old Government House (1855–1956), and then on to Dunedin in 1862, where the discovery of gold signalled potential. He set up partnership briefly with David Ross (1827–1908) and then, more significantly, with William Clayton (1823–1877). Tasmanian-born Clayton had designed numerous buildings there before immigrating to Dunedin in 1863, again attracted by the gold rush.

Mason & Clayton's key buildings included the Colonial Museum in Wellington (1864–1865), Dunedin's Post Office (1864–1868) and the Otago Provincial Council Buildings (1867). None of these survives.

Mason had been elected to parliament in 1861 and then served as mayor of Dunedin (1865–1867). In semi-retirement, he lived on a North Otago farm from 1867. Meanwhile, Clayton was appointed Colonial Architect in 1869 and moved to Wellington. Mason returned to Dunedin practice in 1871, with Nathaniel YA Wales (1832–1903) as his junior partner. Wales, also English, had immigrated to Dunedin via Melbourne and worked for Mason & Clayton from 1862 as a clerk of works and then as an architect. Mason retired fully in the mid-1870s, and Wales continued the practice.

... Across more than 150 years, the firm's oeuvre has encapsulated the story of New Zealand architecture, most particularly of Dunedin architecture – from colonial-era pluralism and gold rush

⁴ Allan Kynaston, *Rising from the Golden Glow: Dunedin's Legacy of 19th Century Enterprise*, Southern Heritage Trust, Dunedin, 2012, pages 36-37.

exuberance to the gradual embrace of modernism, the adoption of regional inflections, a return to international themes and, now, the response to environmental imperatives.⁵

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling has historic value as the former home of Sarah and Thomas Glendining and their family. Thomas was one of the original directors of Ross and Glendining. The house demonstrates the wealth and social standing achieved by members of a notable local family and, more generally, the turn of the twentieth century residential development of Roslyn. The dwelling demonstrates the economic prosperity of Dunedin during the late nineteenth and early twentieth centuries that saw the construction of substantial dwellings across the city. Melrose House was constructed on land subdivided from Charles Roberts 'Melrose' estate. The subject dwelling demonstrates the first generation of development in the fringe townships (now suburbs) following the subdivision of early estates.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

Melrose House has design significance as a substantial Edwardian gentleman's residence designed by prominent Dunedin architectural practice Mason and Wales, New Zealand's oldest architectural practice. The dwelling demonstrates the transition from established Victorian styles to newer 'Arts and Crafts' styles in the early twentieth century and retains a good level of authenticity and integrity. However, the large garden setting of the dwelling has been lost following subdivision of the original site in 1977.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Evening Star 8 June 1908, p. 5.

Otago Daily Times 11 March 1931, p. 14.

Lake Wakatip Mail 8 July 1930 p. 5.

<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d39-d3.html>

<https://www.bayleys.co.nz/4600848>

⁵ <https://architecturenow.co.nz/articles/itinerary-dunedin/>

Date Initial Research Completed	4 November 2022	Author	AM
Further research and Date Assessment Completed	13 April 2023	Reviewer	HB
Date Peer Reviewed	21 June 2024	Reviewer	MM
Date Confirmed Complete	24 July 2024		
Date Revised	3 September 2024		

APPENDICES

APPENDIX A: PHOTOGRAPHS FROM THE PUBLIC DOMAIN SHOWING THE VISIBILITY OF THE PROPERTY



View from the bottom of the driveway



View from Melrose Street



View from further up Melrose Street



View from lower Melrose Street close to Littlebourne Road

APPENDIX B: PHOTOGRAPHS OF THE DWELLING



The north elevation of the dwelling that presents to Melrose Street. Source: DCC



The northeast corner of the dwelling showing the verandah. Source: DCC



The upper portion of the eastern gable. Source: DCC



The main entry door opposite the top of the stairs in the following image. Source: DCC



The top of the external stairs, part of the original entry path, is now separated from the dwelling by the later boundary fence. Source: DCC



The rear of the dwelling with the garage (now converted to accommodation) at the right of the image. Source: DCC

APPENDIX C: HISTORICAL INFORMATION

PARR, REID AND SONS
Auctioneers.

WEDNESDAY, 11th MARCH,
At 12 o'clock.

At Rooms Liverpool and Bond streets.
ONE OF DUNEDIN'S FINEST HOMES,
"MELROSE HOUSE," ROSLYN,
1 ACRE 3 RODS 25.2 POLES,
Beautifully laid out in lawns, gardens,
orchard, native bush, etc.

SCOPE FOR SUBDIVISION.
FRONTS MELROSE AND AVON
STREETS AND LITTLEBOURNE ROAD.
MODERN AND SUBSTANTIAL BRICK
RESIDENCE.
MAGNIFICENT VIEW. BEAUTIFULLY
SUNNY.
Close to car and city.

JOHN REID AND SONS LIMITED,
instructed by the Trustees in the
Estate of Thomas Glendinning (deceased),
will offer as above,
Part Allotment 15 and Part of Reserve
Township of Melrose, containing 1 acre 3
rods 25.2 poles (more or less), with big
frontages which lend themselves to sub-
division if a buyer so desired, and spacious
grounds would still be left with the house.
The imposing Brick Residence is most de-
lightfully situated, and is replete with all
modern conveniences. The wide reception
hall, lounge, dining and breakfast rooms,
kitchen, etc., and maids' rooms are down-
stairs while there are billiard room, 4 fine
bedrooms, 2 bathrooms, 2 lavatories, and
also sunny tower room (commanding com-
prehensive view), upstairs. There is a fine
range of brick outbuildings, including laun-
dry, also roomy garage, storerooms, etc.

The buildings are in splendid order, and
the picturesque grounds and gardens are
specially pleasing. We have no hesitation
in recommending this exceedingly fine pro-
perty to anyone in search of a really fine
home in a very favourite locality.

Further particulars from
Messrs DOWNIE, STEWART, AND
PAYNE, Solicitors:
Or
JOHN REID AND SONS LTD.,
Auctioneers.

Evening Star > 25 February 1931 > Page 12 > Th

THE DEFENCE FORCES. Otago Daily Times 11 June 1914

CHUCK, is a change in the contract for the erection of the new drill hall
for Dunedin. The tender of Messrs **Arm-
strong and Moore**—a shade under £14,000—

TERRITORIALS. Evening Star 30 June 1914

FOR ABSOLUTE SALE.

TUESDAY, 1st AUGUST.

At 2 o'clock.

On the Premises, Sargood street (off Dun-
edin street), Dunedin.

(Take electric car to Bishopscourt.)

BUILDERS AND OTHERS.

S C U R R AND CO.
have received instructions from Messrs
Armstrong and Moore (who have given up
business) to sell by auction, as above:

GOOD BUILDING MATERIALS.

200 SHEETS ROOFING IRON

6, 7, 8, 9, 10 feet.

BALTIC LINING, RED PINE, KAURI,

OREGON.

WINDOW SASHES AND FRAMES.

LUMBER, MOULDINGS, PLANES.

FIREPROOF SAFE, PORTABLE FORGE.

ANVIL, LIFT, LEFT GEAR, LYON.

CRANE, BLOCK and TACKLE.

40 5/8 SHUNKLOCK HIGH-PRESSURE

RANGE (diesel pattern).

Tools, Saws, Carpenters' Benches, Tools,

Boys' Wheelbarrows, Cedar Dock, Pallets

and Scaffold, Brackets, Cramps, Bricks, etc.

Also, LARGE GALVANIZED IRON

WORKSHOP (for removal).

TERMINAL 10.000000

5 > Evening Star > 25 July 1916 > Page 5 >



*Melrose House and curtilage in 1967 (Date taken: 20/02/1967, Survey Number: SN1876
Copyright: Crown, Source: Retrolens)*



*Melrose House and curtilage in 1975 (Date taken: 7/03/1975, Survey Number: SN3822, Copyright: Crown,
Source Retrolens)*