

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: HAEATA



PROPERTY INFORMATION

Current 2GP CCB Reference No:	CC808
Temporary 2GP Scheduled Heritage Building Reference No:	BX010
Address:	273 York Place, Central Dunedin, Dunedin
Other Building Name:	Former C & J Speight house
Located within a Heritage Precinct:	City Rise Residential Heritage Precinct
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
✓	External/ancillary elements	Street boundary fence and entry gate
	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

Haeata, at 273 York Place, has heritage significance to Dunedin. Built in 1915 for Jessie and Charles Speight, the house has historic and architectural significance as the former home of a notable Dunedin businessman and his family, for its use as a kindergarten teacher's college in the later 20th century, and as a Jacobean style dwelling reportedly designed by John Brown.

Haeata is comparable to scheduled heritage buildings within Dunedin of a similar type, history, location, and period. When compared with other scheduled buildings, Haeata meets the threshold to be included on the District Plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Interwar (1914-1939)
Style	Jacobean Revival
Era/Date of Construction	1915
Architect/Designer/Builder	John Brown, architect [?]
Historic Use & Cultural Associations	Home of Charles & Jessie Speight
Primary Construction Materials	Masonry, pebbledash render, timber, Marseilles roofing tile, cast iron rainwater goods, , and wrought/cast iron
Notable Architectural Characteristics	Jacobean Revival form and detailing

Previous site development

The property was transferred to Charles Speight in April 1915; it appears to have been undeveloped before this time.

House design and construction

The house was reportedly designed by John Brown to a homage to 'Olveston' (1904-7), the Royal Terrace home of Marie and David Theomin. Designed by English architect Sir Ernest George, the Theomin house was supervised by Mason & Wales, in whose office John Brown would later to work.

The Speight house is a two-storey building with a rectangular footprint and principal elevations facing southeast (south) and northeast (east). The south elevation features a Dutch gable over an entrance porch flanked by a faceted bay window extending through both storeys. The longer, east elevation is largely symmetrical with two cross-gabled bays flanking a veranda and first floor balcony. Service rooms are in the north-west corner of the building. The retaining walls and entrance gates on the York Place road boundary appear to be contemporary with the house. A garage was erected in c.1916 although it appears this has been replaced with a newer 'Versatile' garage; vehicle access to the site is from Queens Drive

Alongside the Lloyd Residence, at 275 York Place, Haeata has a highly visible presence within the city rise hillscape.

Later history and development

By the late 1930s the house was the home of Glynne Lloyd and his wife Winifred (nee Speight); they subsequently built a new home at 275 York Place (the site of Brown's former home) in 1938. After the Speight family sold the property, it was converted into the Dunedin Kindergarten Teachers' College in 1960. Upon its return to private residential use in 1990, plans were submitted to DCC for the enclosure of a balcony on the north elevation of the first floor to create a conservatory. At the same time a fire escape was added to the same elevation.

Notable people/Themes

Charles Speight

Charles Speight (1865-1928) married Jessie McCulloch Brown (1867-1958) in 1898; the couple had five children and lived at 362 York Place before they built a new home at 273. Charles was the son of Speight's Brewery co-founder James Speight; he went on to take over the company and serve as Dunedin manager of NZ Breweries Ltd, in whose creation he was instrumental. Charles Speight was appointed MBE in 1926 for his contribution to organising the NZ and South Seas Exhibition of 1925-26.

John Brown

John Brown (c.1875-1923) was born and trained as an architect in Kilmarnock, Scotland. He immigrated to New Zealand in 1908 and worked in the office of Mason & Wales until he established his own practice in 1914. Brown appears to have specialised in residential commissions, although his obituary also records two church designs and a memorial arch at Kaikorai. Brown and his wife Margaret lived at 275 York Place (their home was demolished to allow the construction of the extant dwelling) and thus were neighbours of the Speights family.

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 Charles and Jessie Speight 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 early 20th century development of Dunedin Central. The building also has historic value for its use as a kindergarten training centre.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The house is reported to have been designed by John Brown, a Dunedin architect whose design appears to have been a homage to 'Olveston'.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Speight family:

Evening Star 9 March 1932, p. 13; 18 May 1935, p. 14; 11 November 1938, p. 8.

Otago Daily Times 17 August 1933, p. 8; 27 December 2016 (available online):

<https://www.odt.co.nz/lifestyle/magazine/streets-gold-york-pl>

Waimate Daily Advertiser 20 February 1928, p. 5.

<https://www.wikitree.com/wiki/Speight-175>

<https://teara.govt.nz/en/biographies/3s29/speight-charles>

<http://www.kindergartenhistory.org.nz/media/1580/kindergarten-teaching-as-a-career-1960-nzku.pdf>

John Brown:

Otago Witness 20 March 1923, p. 60.

Otago Daily Times 12 March 1923, p. 6.

Assessment Completed	8 November 2022	Author	AM
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