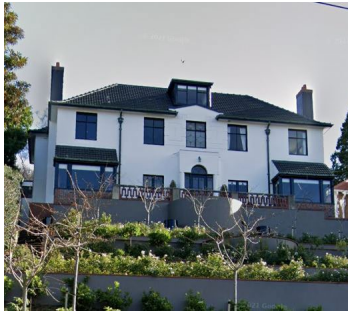


HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: CHALLOW DENE



PROPERTY INFORMATION

Current 2GP CCB Reference No:	CC809
Temporary 2GP Scheduled Heritage Building Reference No:	BX011
Address:	275 York Place, Central Dunedin, Dunedin
Other Building Name:	Former GM & WJ Lloyd 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

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 arched entry gate, retaining walls
	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

Challow Dene, at 275 York Place, has overall heritage significance to Dunedin. Built in 1938 for Glynne and Winifred Lloyd, the house has historic and architectural significance as the former home of prominent Dunedin lawyer GM Lloyd and his family, as an interwar dwelling designed by notable Dunedin architects Mandeno & Fraser, and as one of a cluster of substantial dwellings associated with notable Dunedin families in upper York Place.

Challow Dene is comparable to scheduled heritage buildings within Dunedin of a similar type, location, history, 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	Stripped Classical
Era/Date of Construction	1938
Architect/Designer/Builder	Mandeno & Fraser, architects
Historic Use & Cultural Associations	Home of GM & WJ Lloyd
Primary Construction Materials	Masonry, render, concrete tile, steel window joinery, cast iron rainwater goods
Notable Architectural Characteristics	Stripped Classical form and detailing

Previous site development

Contractor Thomas Hastie was issued with title to section 17 of Block XI in May 1891; there was a timber house on the lot by 1897. He sold the property to Charles Coombs in 1903 and then bought it back from him

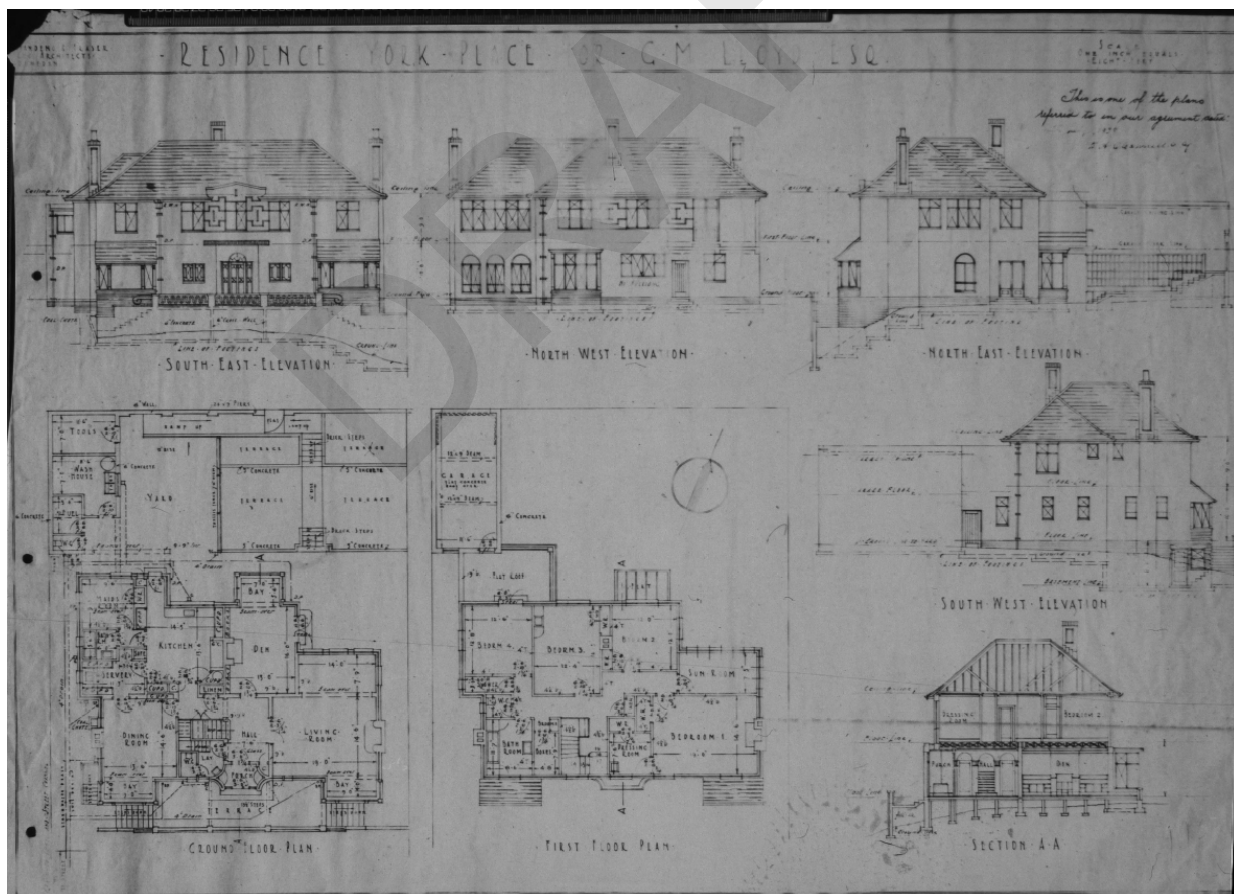
in 1910. The property was transferred to John Brown, architect, in 1912 and sold by his estate to GM Lloyd in 1936.

Upper York Place

Upper York Place, with its proximity to the tram route from the city, as well as its harbour views, became an enclave of wealthy Dunedin families. The wealth is reflected in the architecture and the inter-relationships between the families. The Lloyd Residence is one of the later dwellings from this period. Lloyd married Jessie Speight, whose family had two other houses nearby on York Place (one being the adjoining property, the other at the Russell Street corner designed by JL Salmond). The Scouler family lived in the Basil Hooper designed Kiftsgate at 319 York Place (a Category 1 historic place). Neighbour Mrs James Glendining commissioned an Arts and Craft style residence from architect Gorton Stone in 1941.

House design and construction

Mandeno and Fraser designed this two-storey dwelling for Lloyd in 1938. The house is an example of the practice's signature stripped classical architecture that has become part of their legacy. The primary elevation is symmetrical and presents to York Place. The building is located high on the subject site and its elevated position emphasises its scale and importance. The steep portion of the site between the dwelling and York Place has been landscaped and provides pedestrian access.



The footprint of the two-storey dwelling is rectangular. A simple hipped roof form is accentuated by bellcast eaves and chimneys at either end of the footprint. The building is rendered and painted with steel framed

window joinery; the roof is clad by concrete tile. The overall detailing is restrained with a focus on symmetry and proportions, fenestration, incised detailing, and pediment. The 'rear elevation' of the dwelling presents to Queens drive. Service areas and a garage (accessed from Queens Drive) are offset alongside a secondary entrance at the rear.

The plans held by DCC show a central hall opening off a porch on the south east (south) elevation off which dining and living rooms, a den and kitchen open. A maid's room was off the kitchen in the north-west corner of the house, beyond which is a service wing and terraced yard. Four bedrooms and a bathroom occupy the first floor, which also accommodates a sunroom and a dressing room off the primary bedroom.

Alongside Haeata, at 273 York Place, the Lloyd Residence has a highly visible presence within the city rise hillscape.

Later history and development

In 1958 the Lloyds erected a glasshouse on the property. The Lloyds sold the house in 1966 and it has passed through several hands since; it remains in private residential use. Two flat roof dormers have been constructed, one on either side of the main ridge, prior to 2007. It is assumed that the roof void was converted to habitable space at this time.

Notable people/Themes

Glynne Lloyd

Glynne Mansell Lloyd (c.1904-86) was a Dunedin lawyer who married Winifred Jessie Speight in 1935. The couple lived at Winifred's family home, at 273 York Place, before building their new house next door in 1938.

In 1959 the legal firm of Lloyd & Johnston merged with Brent Anderson Stewart, thus becoming Brent, Anderson Lloyd & Johnston. Glynne and Winifred's son Ted subsequently became a partner in the firm, which is now known as Anderson Lloyd Lawyers and continues to practice in 2023. Lloyd was active in social causes, including the Red Cross Society in the World War Two years. He was an active member of the Otago District Law Society, being president in 1950.

Mandeno and Fraser

Mandeno & Fraser were leading Dunedin architects whose most notable commissions were the Dunedin Town Hall (1927-30) and the Central Fire Station (1930-31). Henry Mandeno (1879-1973) and Roy Fraser (1895-1972) formed their partnership in 1921; the firm was still operating in the 1950s. In addition to major commercial, civic and institutional buildings, Mandeno & Fraser designed residences in the Arts and Crafts style in the early 1920s, developing a more formal stripped classical architectural language in the late 1920s and 1930s.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

Challow Dene demonstrates heritage values within this criterion. The house has historic significance as the former home of Glynne and Winifred Lloyd (nee Speight) and their family. It is one of a cluster of residences linked to the Speights and other notable families in upper York Place. The house demonstrates the wealth and social standing achieved by a local lawyer and his family and, more generally, the interwar residential development of central Dunedin.

SPIRITUAL/CULTURAL

Challow Dene does not demonstrate heritage values within this criterion.

DESIGN

Challow Dene demonstrates heritage values within this criterion. The house was designed by leading Dunedin architects Mandeno & Fraser, demonstrating the Interwar period stripped classical style for which the partnership became known.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Lloyd family:

Evening Star 11 November 1938, p. 8.

http://www.andersonlloyd.co.nz/wp-content/uploads/2012/10/AL161-Timeline_WEB.pdf

Mandeno & Fraser:

Evening Star 19 July 1921, p. 5.

<https://builtindunedin.com/tag/mandeno-fraser/>

<https://www.heritage.org.nz/the-list/details/2150>

<https://www.odt.co.nz/lifestyle/magazine/grey-walls-springs-surprises>

Research Completed	8 November 2022	Author	AM
Assessment Completed	4 January 2023 - Revised to include additional information	Author	HB
Peer Reviewed	20 January 2023	Review	MM
Date Confirmed Complete	18 July 2024		

PHOTOGRAPH



DCC October 2022