

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
GLENTHORNE AT 39 MELVILLE STREET**



Google Streetview (Aug 2019)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX074
Address:	39 Melville Street, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Residential
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	Meets 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 including the stone walls and iron fence to Melville Street.
✓	External/ancillary elements	Stone walls and iron fence to Melville Street.
	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

The dwelling Glenthorne at 39 Melville Street demonstrates heritage significance. The Carpenter-Gothic style residence has historic, technological, and design significance as an early inner-city timber dwelling dating from 1859-1860. The dwelling is associated with John Jones and Walter Guthrie, significant early Dunedin businessmen. The dwelling is a notably early example of Pākeha settlement and residential development in Dunedin and retains a high level of authenticity and integrity.

39 Melville Street 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	Carpenter Gothic
Era/Date of Construction	c.1859
Architect/Designer/Builder	Not known
Historic Use & Cultural Associations	Notably early example of Dunedin's residential development.
Primary Construction Materials	Timber weatherboard, corrugated metal roofing, timber door and window joinery.
Notable Architectural Characteristics	Gabled two storey form with upper level contained within the roof, decorative timber bargeboards, projecting bay window

Previous site development

Section 11 Block IV, on which the subject dwelling is located, was part of a larger holding owned by John Jones in the 1850s. Jones had moved from Waikouaiti to Dunedin in 1854, buying Fernhill, the house of

Captain Edmund Bellairs, located the next block over from the subject site. The Town Board Ratesbook indicates there were dwellings on the property by 1859/60.¹

Design and construction

The house, a substantial Carpenter Gothic-style two-and-a-half storey gabled residence (including a basement level), appears in a photograph dated 1859. At that time the land was owned by John Jones.

The Town Board Ratesbook records Jones owning several sections (8-11 and 19-22) in Block IV on which no dwelling houses were recorded in 1857. In 1859, a single 'large dwelling house' was recorded (£112/10). In 1860 'three large dwelling houses' are recorded (£420). Jones is recorded as the occupier in both years. In 1861 Sections 10-11 are recorded with a single dwelling house occupied by A G Anderson (£90). Alexander G Anderson was the interim manager of the Oriental Bank Corporation, which opened a branch in Dunedin in June 1860.² The subject house is one of two of the 'large dwelling houses' to survive; the other, tucked away in the middle of the same block and obscured from the street, is on the same block but with a Carroll Street address.

Lois Galer writes that the house was owned and occupied by Jones for a time and was 'one of the more substantial houses built in the first decade of European settlement.'³ The Crown Grant was issued to Jones in 1868. Jones died in 1869. The land remained in Jones' estate until 1880. Galer writes that the house was leased to Allan Holmes in 1876. Australian-born Holmes was educated at Edinburgh and Oxford, trained as a lawyer. He was admitted to the Supreme Court when he arrived around 1870. He was a first-class cricketer. He took up a position as a law lecturer at the University of Otago in 1874. In the mid-1870s he joined the law firm of William Downie Stewart, the firm being known as Stewart, Holmes and Denniston. He died in 1909.⁴

Holmes purchased the property before selling it to Walter Guthrie.



¹ E. J. Tapp. 'Jones, John', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1j4/jones-john> (accessed 16 May 2023)

² *Otago Witness*, 14 July 1860, p. 4.

³ Lois Galer, *An Illustrated collection of the city's historic homes*, Hyndman Publishing, Dunedin, 1995, p. 19.

⁴ Obituary, *Otago Daily Times*, 26 April 1909, p. 2. (Supplement)

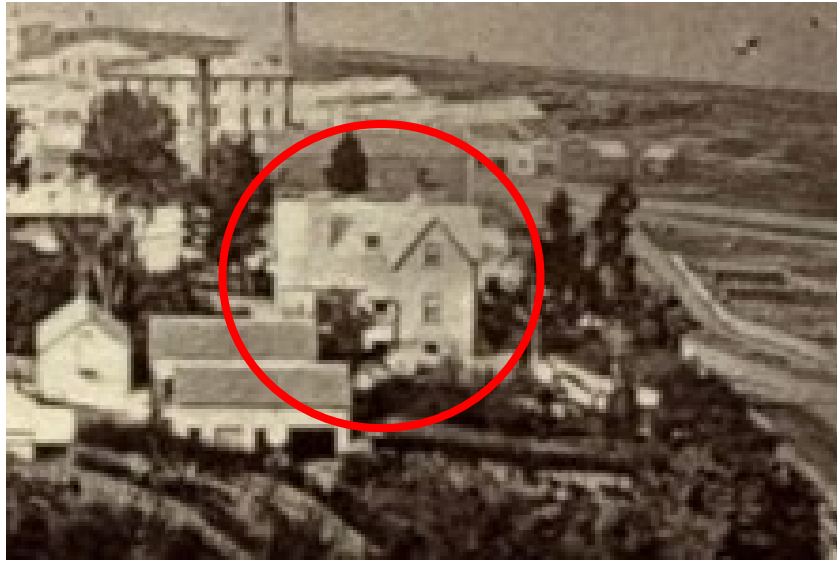
1859 (Te Papa MA_1250026, Muir and Moodie)



The full uncropped 1859 photograph showing the extent of development that had occurred around the time the dwelling was constructed. The dwelling is far left of the row of houses in the middle ground – refer arrows to the top and left of the image frame. (Te Papa MA_1250026, Muir and Moodie)



Cropped from Dunedin city from Bell Hill, photographed by William Meluish in 1863. (PA1-o-143-18, Alexander Turnbull Library)



Prior to construction of St Andrew's (completed 1870) (Toitu 65_77)



Toitu 65_37-1 – prior to 1870- 1875 (first church under construction)

Later history and development

In 1880 the property was conveyed to Walter Guthrie.⁵ Walter Guthrie co-founded the firm Guthrie and Larnach. Guthrie and Larnach were hardware merchants with premises on Princes Street. In 1887 a fire destroyed their premises. Guthrie then founded Walter Guthrie & Co Ltd in Invercargill – general importers of hardware and ironmongery. He had several other significant business concerns, including the Dunedin Timber & Woodware Company. He died in Dunedin in 1902.⁶ Guthrie left Dunedin in 1883, likely letting his property.

⁵ Deeds Index C77 Q831, T645, Certificate of Title OT284/40. Archives New Zealand. E. J. Tapp. 'Jones, John', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, C&A, <https://teara.govt.nz/en/biographies/1j4/jones-john> (accessed 11 May 2023).

⁶ Obituary prepared by the Historic Cemeteries Conservation Trust of New Zealand (www.cemeteries.org.nz) from an obituary in the *Otago Witness*, 19 February 1902.

Fanny Hertslet is recorded in street directories as living on the block between Walker and Manor Place in 1891. Hertslet (1830-1917) was the daughter of John Orbell of Waikouaiti, married Henry Charles Hertslet in 1853. In 1899, the property was offered up for sale. The house was described as 'substantially built' and 'in perfect order' with 10 rooms, 'large bathroom, kitchen, scullery, etc., with every modern convenience in the shape of grates, range, hot and cold water supply throughout, also gas. The grounds are tastefully laid out with shrubs etc, and asphalted.'⁷ The property was conveyed to Hertslet in 1902. In 1901 the social pages note that Hertslet's residence on Melville Street was called 'Glenthorne.'⁸ Fanny died at Melville Street in 1917.

The property was transferred to Luke D Browett, an inspector of factories, in 1918, and to Cameron in 1925. The exterior of the house largely retains its architectural integrity.

Notable people/Themes

Early Settlement of Dunedin

The house is notable as a very early surviving settler residence, likely dating from 1859. It is one of a small number of residences that survive from this period, a near contemporary of the Category 1 Clifton Villa, built c.1854, noted as one of Dunedin's earliest surviving houses. The house is much larger and grander than Clifton Villa, clearly built for an owner of standing and status.

John Jones

John Jones was a pioneer whaler and Dunedin businessman with a strong association with the area around Melville Street as a significant landowner. Although it is not known who built this residence its construction likely has an association with Jones as he owned the land at the time. A full biography of Jones is available on Te Ara.⁹

Walter Guthrie (1839-1902)

Scottish-born Guthrie landed in Dunedin in 1863. In partnership with William Larnach, he established hardware company Guthrie and Larnach. In 1883 their partnership was dissolved and Larnach established Walter Guthrie & Co Limited in Invercargill. He was involved in several Dunedin and Southland companies. He was a provisional director of the Otago Daily Times Company at its formation. He was a significant figure in Dunedin's business circles. He died in Dunedin in 1902.¹⁰

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. 39 Melville Street has historic significance as a very early surviving residence dating from 1859-1860. It is a rare surviving early dwelling

⁷ *Evening Star*, 11 Feb 1899, p. 3.

⁸ *Otago Witness*, 11 December 1901, p. 26

⁹ E. J. Tapp. 'Jones, John', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1j4/jones-john> (accessed 3 October 2023)

¹⁰ <http://www.cemeteries.org.nz/stories/guthriewalter201208.pdf> accessed 3 October 2023.

in an inner-city location. It also has historic significance for its association with John Jones and with Walter Guthrie, both significant figures in early Dunedin.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. 39 Melville Street has design significance as a residence dating from 1859-1860. It is designed in Carpenter Gothic style, with its steeply pitched main roof with transecting gable, and decorative bargeboards; aspects which characterise early residential development in Dunedin.

TECHNOLOGICAL/SCIENTIFIC

As an early extant residence, the building has the potential to demonstrate early New Zealand building technologies of the late 1850s.

REFERENCES

Deeds Index C77 Q831, T645, Certificate of Title OT284/40

Lois Galer, *An Illustrated collection of the city's historic homes*, Hyndman Publishing, Dunedin, 1995, p. 19.

Historic Cemeteries Conservation Trust of New Zealand, 'Walter Guthrie',
<http://www.cemeteries.org.nz/stories/guthriewalter201208.pdf>

E. J. Tapp. 'Jones, John', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1j4/jones-john> (accessed 3 October 2023)

Date Assessment Completed	16 March 2023	Author	HB
Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Completed	7 August 2024		
Date Revised	30 August 2024		

APPENDIX

DUNEDIN, NEW ZEALAND, TOWN BOARD RATEBOOK.				INDEX OF NAMES IN ALPHABETICAL ORDER 1857-1861.		Page 53
PAGE	YEAR	NO	NAME	OCCUPIER	R. VALUE	DESCRIPTION
119	1861	186	JONES J.	Occupier	£600/-	Insolvent. Blk 6; Sect 29 & part of 35; with Hotel Buildings & Stables.
109	1860	1012	JONES J. & Co	Occupier	£180/-	Stores on Beach Reserve.
157	1862	78	JONES J. & Co		£ 47/-	Footpath levy. Jetty St. [to nearest E.]
152	1861	1168	JONES J. & Co	Occupier	£ 90/-	Store in Jetty Street.
152	1861	1167	JONES J. & Co	Occupier	£180/-	Stores in Jetty Street.
136	1861	696	JONES James	JONES James	£ 74/-	Blk 19; Sect 65-68; with Dwelling House.
92	1860	600	JONES James	JONES James	£ 75/-	Blk 19; Sect 65-68; with Dwelling House.
53	1859	461	JONES James	Unoccupied	£ 8/-	Blk 19; Sect 65-68.
55	1859	503	JAMES & Alexr. WILLIAMSON	PRICOT George	£ 26/ 5/-	Blk 21; Sect 1; & Dwelling House.
7	1857	143	JONES James & WILLIAMSON Alex.	JONES & WILLIAMSON	£ 62/10/-	Blk 9; Part of Sect 55; with Stores & Dwelling House.
33	1858	456	JONES John	JONES John	£150/-	Stores - Beach Reserve.
12	1857	263	JONES John	Unoccupied	£ 2/10/-	Blk 34; Sect 53.
12	1857	268	JONES John	JONES John	£145/-	Stores, Beach Reserve.
14	1858	18	JONES John	JONES John	see 17	Blk 3; Sect 24-31, 52, 60.
35	1859	35	JONES John	JONES John	see 34	Blk 3; Sect 24-31, 52, 60, 68-70.
1	1857	7	JONES John	Unoccupied	£ 20/-	Blk 4; Sect 8-11, 19-22;
14	1858	25	JONES John	JONES John	£ 30/-	Blk 4; Sect 8-11, 19-22.
32	1858	444	JONES John	Unoccupied	£ 2/-	Blk 34; Sect 53.
36	1859	49	JONES John	BLACKWOOD J.F.	£ 9/-	Blk 4; Sect 29; & Dwelling House.
63	1859	707	JONES John	Unoccupied	£ 4/-	Blk 34; Sect 53.
114	1861	59	JONES John	JONES John	£ 48/-	Blk 3; Sect 40, 41, 60, 61, 68-70.
70	1860	67	JONES John	JONES John	£420/-	Blk 4; Sect 8-11, 19-22; with three large Dwelling Houses.
35	1859	44	JONES John	JONES John	£112/10/-	Blk 4; Sect 8-11, 19-22; with large Dwelling House.
106	1860	929	JONES John	Unoccupied	£ 5/-	Blk 34; Sect 53.
70	1860	73	JONES John	MITCHELL David	£ 12/-	Blk 4; Sect 29; with House.
114	1861	57	JONES John	CARRICK Alex. *	£ 36/-	Blk 3; Sect 24, 25, 30, 31; with Dwelling House. [* John JONES written underneath.]
115	1861	70	JONES John	RATTRAY James	£114/-	Blk 4; Sect 21, 22; with Dwelling House.
15	1858	31	JONES John	BLACKWOOD James E.	£ 9/-	Blk 4; Sect 29; & Dwelling House.
70	1860	58	JONES John	JONES John	£189/-	Blk 3; Sect 24-31, 40, 41, 60, 61, 68-70.
114	1861	58	JONES John	PROUDFOOT Mrs	£ 36/-	Blk 3; Sect 26-29; with Dwelling House. [RV £24/-/- in pencil above.]
149	1861	1084	JONES John	Unoccupied	£ 5/-	Blk 34; Sect 53.
115	1861	76	JONES John	"	£ 12/-	Blk 4; Sect 29; with House.
35	1859	34	JONES John	Occupier	£150/-	Blk 3; Sect 20-23, 32-34, 36, 42, 44-51, 53-59, 63, 71, 72.
114	1861	56	JONES John	Occupier	£168/-	with Dwelling House. Lodge, Stable & etc.
14	1853	17	JONES John	Occupier	£150/-	Blk 3; Sect 20-23, 32-34, 36, 42, 44-51, 53-59, 63, 71, 72;
115	1861	68	JONES John	WEBB Joseph	£150/-	with Dwelling House, Stable & Out houses.
115	1861	69	JONES John	ANDERSON A.G.	£ 76/-	Blk 4; Sect 8, 9, 19, 20; with Dwelling House.
159	1862	140	JONES John & Co	JONES John	£ 90/-	Blk 4; Sect 10, 11; with Dwelling House.
159	1862	155	JONES John, Esq. [crossed out]	JONES John	£ 10/-	Footpath levy Jetty St. [to nearest E.]
127	1861	419	JONES Roger	Occupier	£ 27/-	Footpath levy. MacLaggan St. see Page 159, 1862, No 155 & No 156 & No 157.
156	1862	65	JONES S.E.R.	JONES John	£ 14/-	Blk 11; part of Sects 32, 33; with Dwelling House.
70	1860	57	JONES Sarah, wife of	JONES John	£ 65/-	Footpath levy. Stafford St. [to nearest E.]
1	1857	3	JONES Sarah, wife of John	JONES John	see 58	Blk 3; Sect 20-23, 32-34, 36, 42, 44-51, 53-59, 63, 71, 72;
35	1859	34	JONES Sarah, wife/o John JONES	JONES John		with Dwelling House & etc.
14	1858	17	JONES Sarah, wife/o John JONES	JONES John	£ 65/-	Blk 3; Sect 33, 48-51, 53-59, 63, 71, 72. Large Dwelling House, Lodge, Stable and Garden Grounds.
					£150/-	Blk 3; Sect 20-23, 32-34, 36, 42, 44-51, 53-59, 63, 71, 72.
					£150/-	with Dwelling House. Lodge, Stable & etc.
					£150/-	Blk 3; Sect 20-23, 32-34, 36, 42, 44-51, 53-59, 63, 71, 72;

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Town Board Ratesbook