

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER MAJOR RESIDENCE AT 52 MANOR PLACE**



PROPERTY INFORMATION

| | |
|--|--|
| Temporary 2GP Scheduled Heritage Building Reference No: | BX075 |
| Address | 52 Manor Place |
| Other Name: | Croom |
| 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 | 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 | Stone retaining walls, wrought iron fence and gates |
| | 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 former Major residence has historic significance for its association with Dunedin hotelier and businesswoman Margaret Braun. The house has design significance as an Edwardian townhouse designed by prominent architectural partnership Mason and Wales. The dwelling demonstrates the varied social and cultural history of the Fernhill area during the nineteenth and early twentieth centuries; development from this period comprised both substantial residences and dense working-class housing. The c1905 dwelling is located on a prominent corner site and retains a good level of authenticity and integrity.

52 Manor Place 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 | Italianate bay villa |
| Era/Date of Construction | 1905 |
| Architect/Designer/Builder | Mason and Wales |
| Historic Use & Cultural Associations | Inner city townhouse |
| Construction Materials | Brick, plaster, cast iron, timber joinery, corrugated metal roof, stone |
| Architectural Features | Unpainted brick, timber window and door joinery, verandahs, cast iron lace and balustrading, stone boundary wall and wrought iron fence |

Previous site development

This land was part of a larger block owned by Walter Guthrie from the 1880s. Margaret Braun purchased the vacant section in 1904.

Design and construction

Council records refer to a building permit to erect a brick dwelling in 1905 for a person with the surname Major. Council do not hold plans for the property. Antonietta Major was the daughter of Margaret Braun

who had purchased the land in 1904. It appears that it was Antonietta's family who occupied the house on completion, however, Braun retained ownership.

The residence, a two-storey brick bay villa, is a substantial Edwardian townhouse on a prominent elevated corner site. It presents a faceted bay to Manor Place and a flat bay to Melville Street, with return verandas wrapping the corner between. The verandas have elaborate cast iron lace decoration and balustrades. A later addition partially enclosed the ground floor veranda. Further decoration includes decorative eave brackets and the rendered facings to windows and doors. An elevated sunroom is a later addition on the west elevation, the cast iron posts that support this sunroom would have been part of an earlier verandah. There is a substantial stepped bluestone retaining wall to both Melville Street and Manor Place.

Mason and Wales invited tenders for a brick residence on the corner of Melville Street and Manor Place in June 1904 (appended). A local architectural historian has verified Mason and Wales as the architects of the house.

The house was named 'Croom' in its early years. This name is recorded in a birth notice; the wife of J Major of 52 Manor Place gave birth to daughter in 1905, and in 1910, a son – the house being named 'Croom' in the 1910 birth notice.

Later history and development

The property remained in Braun's name until 1924 – it looks to have been let for a period, as William Shand's death notice records his residence as 52 Manor Place in 1915.¹

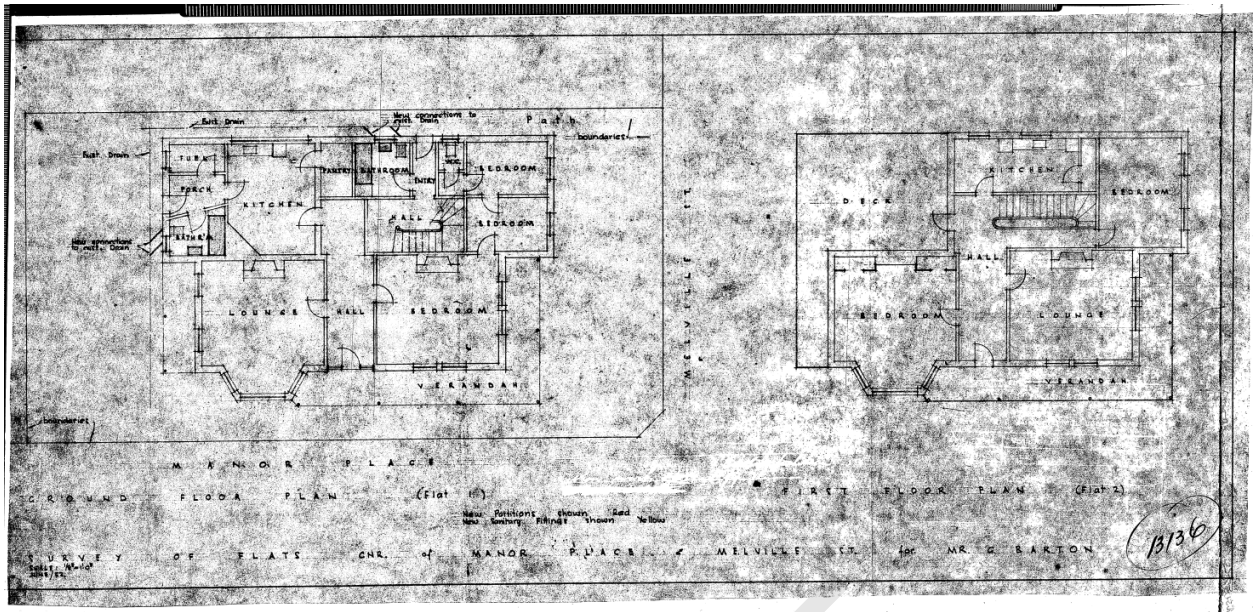
In June 1922, Mrs Braun's properties were offered for sale. Her estate included 52 Manor Place, described as a 'Fashionable Double-story Brick Residence. Eight spacious rooms: all modern conveniences.'² Margaret Braun died in 1924. Her daughter sold the property at that time. The property has changed hands several times since then. A subsequent notable owner was butcher George Barton, who ran a successful business based on the corner of Stafford and Manse Streets.³

The building was converted to two flats in 1952. The ground floor sunporch was closed in in 1957. A conservatory was added to the west elevation in 1985.

¹ *Otago Witness*, Issue 3196, 16 June 1915, p. 63.

² *Evening Star*, Issue 17998, 19 June 1922, p. 8.

³ [Barton's butchers | Built in Dunedin](#) accessed 17 May 2023.



DCC Property File



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A photo of the subject dwelling by Hardwicke Knight (date not confirmed- post 1957); Source: CARGILL E.B. resident on section (c. 1869). Hocken Digital Collections, accessed 08/08/2024, <https://hocken.recollect.co.nz/nodes/view/39701>

Notable people/Themes

History of the Fernhill area

The triangle of land from High Street, Maitland, Princes Street has a rich and varied social and cultural history, of importance to the development of Dunedin; It has a substantial number of Victorian and Edwardian residential buildings. Buildings from these eras include workers cottages, small villas, terraces, bungalows, and grand residences. They represent what has been successive rebuilding of an historic quarter of the city that once provided temporary (tents and shacks) and semi-permanent accommodation for people during the 1860s' gold rushes.⁴

Margaret Braun

While Braun never lived at this property, she commissioned the pair of semi-detached residences next door in 1908. Margaret Braun (previously Vannini, nee Moloney, 1850-1924) was born in Ireland, moving to England and marrying Santino Damiano Vanini (also spelled Vannini) in 1855. The couple moved to Victoria, Australia, prior to 1874, and to New Zealand before 1879. The couple were publicans, running several hotels, including the Outram and West Taieri Hotels. Damiano died in 1890. Margaret remarried in 1891 to Wilhelm Braun, continuing to run Vannini's Hotel on Moray Place. Wilhelm Braun died in 1897. After her husbands' deaths Margaret continued to run hotels.⁵

Braun accumulated a substantial property holding. On her death in 1924, she had an estate of over £4,000, including the three properties on Manor Place, a 10-roomed residence on Tennyson Street, and a nine-roomed residence on Dundas Street.⁶ As a woman running her own business affairs in a period dominated by men, Margaret Braun is of historic interest.

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.

⁴ Manor Place SCA Assessment 2012 DRAFT

⁵ Ancestry.com entry for Margaret Moloney (1850-1924).

⁶ *Evening Star*, Issue 17998, 19 June 1922, Page 8; Will held at Archives New Zealand.

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 exuberance to the gradual embrace of modernism, the adoption of regional inflections, a return to international themes and, now, the response to environmental imperatives.⁷

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. The Major Residence is associated with Margaret Braun and her family. Braun was a hotelier and property developer who had accumulated a substantial property portfolio, a notable feat during a period when business was dominated by men. This house was home to Margaret's daughter and her family. The dwelling represents the historic development of the area, as an enclave containing both grand residences associated with some of Dunedin's significant and wealthy families alongside dense working-class housing that was subject to widespread clearance in the latter half of the twentieth century. Braun also commissioned the neighbouring semi-detached residences at 54 and 56 Manor Place.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The building demonstrates heritage values within this criterion. The former Major residence has design significance as an Edwardian townhouse designed by prominent architectural partnership Mason and Wales. It is a fine example of the grand residences that were developed in this part of Dunedin. The c1905 two-storey brick bay villa is located on a prominent elevated corner site and retains a good level of authenticity and integrity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

⁷ <https://architecturenow.co.nz/articles/itinerary-dunedin/>

REFERENCES

www.Ancestry.com entry for Margaret Moloney (1850-1924).

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

[Barton's butchers | Built in Dunedin](#) accessed 17 May 2023

Evening Star, Issue 17998, 19 June 1922, Page 8

Margaret Braun: will held at Archives New Zealand: BRAUN Margaret - Dunedin – Widow, Item ID: R22068029

Otago Witness, Issue 3196, 16 June 1915, p. 63.

| | | | |
|----------------------------------|----------------|-----------------|----|
| Date Assessment Completed | 4 October 2023 | Author | HB |
| Date Peer Reviewed | 8 August 2024 | Reviewer | MM |
| Date Confirmed Complete | 8 August 2024 | | |

APPENDIX

Makes Lovely Scones.

TENDERS are invited till 2 p.m. on **FRI-**
DAY, 17th inst., for the **ERECTION**
of a **RESIDENCE** (brick), **corner** of **Manor**
place and **Melville** street.

MASON AND WALES,
Architects.
Rattray street.

TENDERS are invited till 2 p.m. on **WED**

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no cloth), 3 sets billiard balls, etc.

THURSDAY, 22nd JUNE,
At 12 o'clock.

At Rooms, Manse street.

Instructed by Mrs M. Braun (who is leaving
Dunedin immediately).

VALUABLE CITY RESIDENCES.

Lot 1.—MANOR PLACE (No. 52), corner of
Melville street: Fashionable Double-story
Brick Residence, 8 spacious rooms: all
modern conveniences.

Lot 2.—MANOR PLACE (No. 56): Modern
8-roomed Brick Residence, with all
latest improvements.

Lot 3.—TENNYSON STREET (No. 147):
Commodious 10-roomed Brick Residence,
with all conveniences; near St. Joseph's
Cathedral, High Schools, and Technical
College.

Lot 4.—DUNDAS STREET (No. 9), near
George street: Large 9-roomed Resi-
dence: suitable for nursing home, resi-
dential flats, rest home, boarding-
house.

Lot 5.—RATTRAY STREET: Lovely,
Warm, Sunny, Sheltered Building Site,
area 17.17 poles.

As Mrs Braun is leaving Dunedin immedi-
ately, she has decided, rather than collect
rents from her properties, to sell them on

EASY TERMS. EASY TERMS.

25 per cent. deposit, balance payable within
5 years.

The upsets fixed are less than the cost of
building to-day.

PARK, REYNOLDS, LIMITED,
Auctioneers.