

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
PAIRED DWELLINGS AT 54 & 56 MANOR PLACE**



Google Streetview, accessed 18 May 2023

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX076i – 54 Manor Place BX076ii – 56A, 56B Manor Place
Address	54, 56A, 56B Manor Place
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	54 Manor Place – Façade to Manor Place and east wall 56A, 56B Manor Place – Façade to Manor Place and west wall
✓	External/ancillary elements	Iron fence and gates to Manor Place
	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 pair of semi-detached residences at 54-56 Manor Place have historic significance for its association with Dunedin hotelier and businesswoman Margaret Braun. These residences have design significance as semi-detached Edwardian townhouses designed by prominent Dunedin architect Robert Forrest. The semi-detached dwellings demonstrate 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 c1908 townhouses have strong street appeal with their elevated site and their relationship with the neighbouring residence. The pair retains authenticity, however, the dwelling at 54 demonstrates a better level of integrity.

They are comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Edwardian (1902-1914)
Style	Edwardian semi-detached villa residences
Date of Construction	1908
Architect	Robert Forrest
Historic Use & Cultural Associations	Residential
Primary Construction Materials	Brick, render, timber window joinery at 54, corrugate roofing.
Notable Architectural Characteristics	Mirrored façade, bay windows, timber joinery, verandahs, architectural detailing and metalwork, retaining walls and front steps

Previous site development

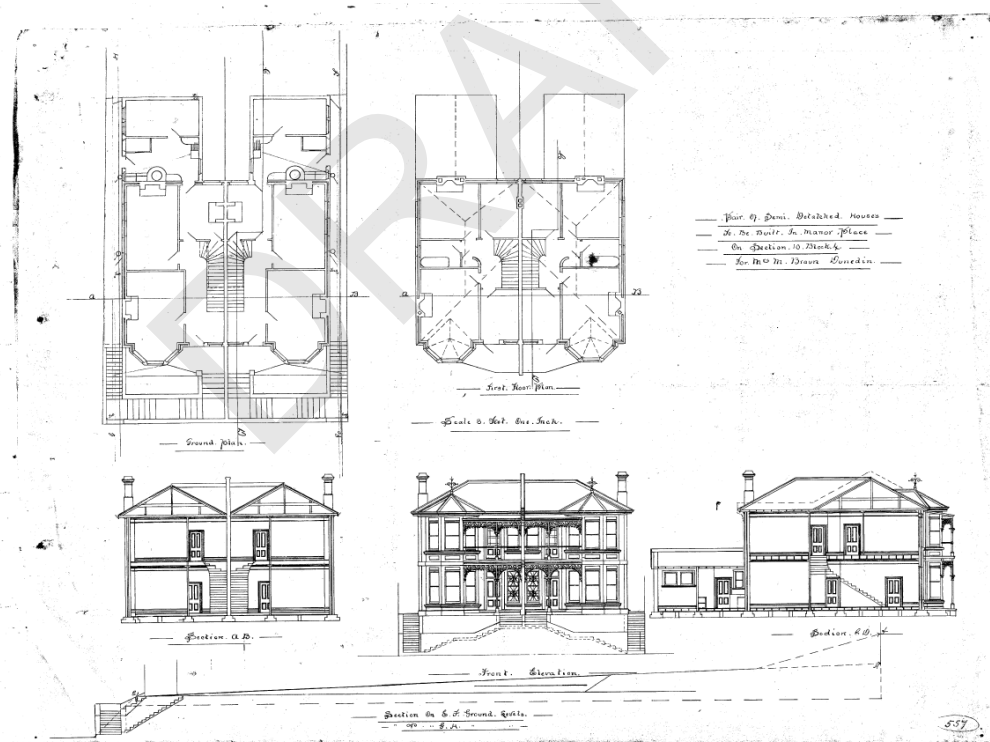
Part sections 9-10 Block IV were part of a larger block owned by John Jones from the 1860s, on which several substantial houses were built. This section was subdivided from that holding around 1900. It was conveyed to Margaret Braun in 1904, the same year she purchased the neighbouring property at 52 Manor Place.

Design and construction

Unsigned plans show the current pair of semi-detached residences were built for Margaret Braun in 1908. The houses appear to have been tenanted while Braun owned them.

Like the house immediately to the east, also built for Braun (to a Mason and Wales design) in 1905, the subject residences are substantial two storied brick townhouses. The stamped site plan indicates the dwellings were designed by Dunedin architect Robert Forrest. Forrest invited tenders for a 'pair of Semi-detached DWELLINGS' in Manor Place in June 1908.¹

The Edwardian townhouses are two storeyed, built in brick with cement render detailing. They have double-height faceted bay windows on the outer of the street elevation and verandah between the bay and party wall. The townhouses command an elevated position with the retaining wall topped by an iron railing contemporary with the original construction.



DCC Plans

¹ *Otago Daily Times*, 30 Jun 1908, p. 6.

Later history and development

Braun owned the dwellings until 1923, when they were sold to Jane Chilcott, wife of hotel keeper Edward Chilcott².

The left-hand dwelling has had its double hung sash windows replaced with aluminium. With the exception of the new window joinery, the dwellings retain a good level of architectural integrity. They remain private dwellings.

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.³

Margaret Braun (previously Vannini, nee Moloney)

While Braun never lived at this property, she commissioned the pair of semi-detached residences and owned them until 1923. Her daughter's family lived next door in another house owned by Braun

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. Braun died in 1897. After her husbands' deaths Margaret continued to run hotels.⁴

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.⁵ As a woman running her own business affairs in a period dominated by men, Margaret Braun is of historic interest.

Robert Forrest (architect)

Hardwicke Knight and Niel Wales record that Scottish-born Forrest came to New Zealand in 1862, studying architecture at the Dunedin School of Art under David Hutton. Forrest and David McGill entered a partnership as contractors. Their major projects included the City Hotel, the Bank of New Zealand at Port Chalmers, buildings at Otago University, a large wharf at Port Chalmers and the Southern Reservoir. On retiring as a contractor, Forrest took up the architectural profession. Forrest's obituary records his major projects as including the Speights and Union breweries, the Excelsior Hotel, and the private

² Deed index X5 and T301, LINZ

³ Manor Place SCA Assessment 2012 DRAFT

⁴ Ancestry.com entry for Margaret Moloney (1850-1924).

⁵ *Evening Star*, Issue 17998, 19 June 1922, Page 8; Will held at Archives New Zealand.

residences of Charles Speight and Charles Greenslade. He was a Freemason and active in the acclimatisation and Caledonian societies.⁶

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The dwelling demonstrates heritage values within this criterion. They have significance for their association with Margaret Braun. 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. These paired dwellings represent 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 owned the neighbouring residences at 52 Manor Place, her daughter's family's residence.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The pair of semi-detached residences demonstrate heritage values within this criterion. The dwellings have design significance as semi-detached Edwardian townhouses designed by prominent Dunedin architect Robert Forrest. The townhouses are a fine example of the substantial residences that were developed in this part of Dunedin, albeit semi-detached. The c1908 townhouses have strong street appeal with their elevated site and their relationship with the neighbouring residence, of a slightly earlier date, also commissioned by Margaret Braun. The pair retains authenticity, however, the dwelling at 54 retains a better level of integrity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

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

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

⁶ Hardwick Knight and Niel Wales, *Buildings of Dunedin: An Illustrated Architectural Guide to New Zealand's Victorian City*, John McIndoe, Dunedin, 1988, p. 106.

Hardwick Knight and Niel Wales, *Buildings of Dunedin: An Illustrated Architectural Guide to New Zealand's Victorian City*, John McIndoe, Dunedin, 1988, p. 106.

Otago Daily Times, 30 Jun 1908, p. 6.

Date Assessment Completed	4 October 2023	Author	HB
Date Peer Reviewed	9 August 2024	Reviewer	MM
Date Confirmed Complete	9 August 2024		

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APPENDIX



Google Streetview, accessed 18 May 2023

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Research info i

TENDERS.

TENDERS invited for a Pair of Semi-detached DWELLINGS in **Manor place** until JULY 4, at noon.

R. FORREST,
27ju **Architect**, Crawford street.

TENDERS will be received until 4 o'clock



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