

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
FORMER CAMERON HOUSE



PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No	BX017
Address	54 Grendon Street, Māori Hill, Dunedin
Legal Description	Lot 1 DP 504750
Other Building Name	Former AC & D Cameron house
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	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	
	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 AC Cameron house has heritage significance to Dunedin. Built in 1928 for AC and Dorothy Cameron, to the design of leading Dunedin architects Miller and White, the house has historic and architectural significance as the former home of a prominent local businessman and community leader and as an interwar Georgian Revival Style dwelling and early work of a noted architectural practice. The house retains a high level of authenticity and integrity and for the quality of its construction and detailing. It also demonstrates the early to mid-20th century development of Māori Hill as a desirable residential enclave.

The former Cameron house 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

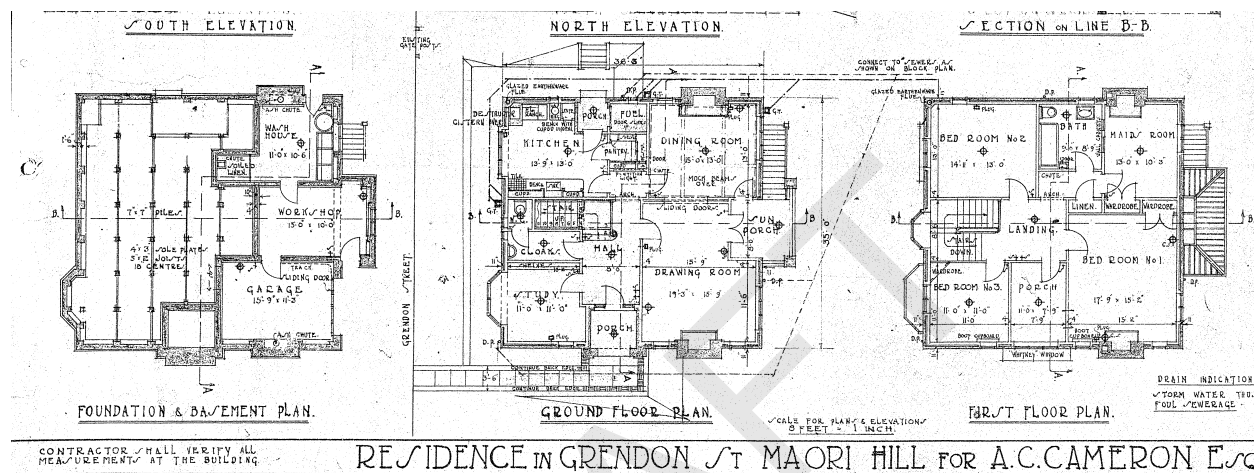
Architectural Period	Interwar (1914-1939)
Style	Georgian Revival
Era/Date of Construction	1928
Architect/Designer/Builder	Miller & White, architects
Historic Use & Cultural Associations	Home of AC & Dorothy Cameron
Primary Construction Materials	Brick, cement plaster, tile roof, leadlight windows
Notable Architectural Characteristics	Georgian Revival detailing

Previous site development

The 'Township of Grendon Extension' was surveyed for Jeannie Duncan in 1915. Lots 12 and 30 of that subdivision (see DP 2602) were transferred to AC Cameron in May 1928. The survey shows a bush clad gully to the northwest edge of the lots.

House design and construction

The house is a two-storey masonry and tile dwelling with a half-basement that was designed to accommodate an internal garage, workshop, and washhouse. On the ground floor a central hall provides access to a study, drawing room, dining room and kitchen; a staircase lit by an oriel window is centred on the east elevation. The main entry on the principal, north-facing elevation is accessed via a brick-paved patio; on the west elevation a flight of external stairs leads to a sun porch opening off the drawing and dining rooms. On the first floor the architectural drawings show three bedrooms, a sleeping porch, bathroom, and maid's bedroom opening off the stair hall.



The Georgian Revival style enjoyed considerable popularity for upper-middle class housing in New Zealand between the two world wars. Both English and American models were followed by local architects; in contrast the California Bungalow style was the favoured for lower cost builders' housing.

The house was oriented to the bush rather than the road – set back on its section, oriented to make the most of the sun. The surrounding area is notable for its mature planting (including scheduled trees on an adjacent section).

Later history and development

The property remained in Cameron family ownership until 1973; it has since passed through other hands. In 1989 an ensuite bathroom was added to one of the bedrooms on the first floor. The property was subdivided to its current extent in 2017, although the two lots thus created were held at the time of the assessment.

Notable people/Themes

Alexander Cameron

Alexander Christie Cameron (1893-1961) was a Dunedin-born businessman and the founder of the Young Farmers' Club. He married Dorothy Mary Smith in Perth, Scotland in 1922; the couple had three children and lived in Clifford Street before building their new home in Māori Hill. AC Cameron retired as general manager of the Farmers' Mutual Insurance Association in March 1961 and died suddenly at his home a month later. Cameron also served as president of the Dunedin Chamber of Commerce in 1931-34 and was active in many

civic and social enterprises. He was heavily involved, for example, in organising the celebration of the centenary of Otago in 1948 and held senior roles in both the NZ Federation of Young Farmers' Clubs and the Royal Agricultural Society of NZ. He received honours for his service during World War I and was made an MBE in 1951 for service to the community.

Miller and White

The architectural practice of Miller and White was established by Eric Miller and James Hodge White in 1927; the records of the firm, and its successors, were gifted to the Hocken Library by Rodney Dalziel after his retirement in 1997. Among the firm's most notable commissions was the Methodist Centennial Memorial Church at Otakou (1940-41). Miller (c.1896-1948) and White (1896-70) were architects to the University of Otago and designed a wide range of commercial, ecclesiastical, and residential buildings in the city.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The house demonstrates heritage values within this criterion. The house has historic and social significance as the former home of AC and Dorothy Cameron and for its association with the contribution AC Cameron made to Dunedin's commercial and civic life. The house demonstrates the taste and social standing of a notable local family and, more generally, the early to mid-20th century development of Māori Hill as a desirable residential enclave.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The house demonstrates heritage values within this criterion as an early work by noted firm Miller & White. The house has aesthetic significance in its use of materials and architectural detailing, particularly regarding the fenestration and exterior brickwork. Miller & White were prominent architects in New Zealand in the 1930s and 1940s and the former Cameron house adds to an understanding and appreciation of their work, which is already recognised by the scheduling and listing of several of their non-residential buildings. The exterior of the house retains a high level of authenticity and integrity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

Cameron family:
Evening Star 27 February 1941, p. 6.

Otago Daily Times 20 June 1933, p. 3; 24 February 1937, p. 5.

<https://teara.govt.nz/en/1966/cameron-christie-alexander-mbe-mc>

<https://rwdunedin.co.nz/properties/sold-residential/new-zealand/maori-hill-9010/house/1610183>

Miller & White:

https://www.otago.ac.nz/library/pdf/hoc_fr_bulletins/Bull_60_Architects.pdf

Date Initial Assessment Completed	4 November 2022	Author	AM
Date Peer Reviewed	5 July 2024 (Format update)	Reviewer	HB
Date Peer Reviewed	5 July 2024	Reviewer	MM
Date Confirmed Complete	22 July 2024		

Photographs: DCC October 2022; Google Street View September 2019.





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