140 Nile Street

B ranked heritage item in the operative NRMP
Not listed by HNZPT

Lot 1 DP 2895


[www]

It appears that the house was originally a match with 142 Nile Street; the latter retains a much higher level of authenticity, although it too has been modified. George Slatter, a carpenter, immigrated from England with his wife Sarah and five children in 1849. He was awarded by crown grant section 409 in Nile Street in 1857 and died at his residence in Nile Street East two years later. After Sarah's death in 1889 the Nile Street property passed to her son George Henry Slatter of Motueka, who in turn transferred the subject lot to James McEachen, a newspaper printer, in 1890. James McEachen (c.1849-1923) had married George and Sarah Slatter's daughter Agnes (c.1848-1932) in 1873; the couple had four children and took up residence in Nile Street East in c. 1894; they had previously resided in Alton Street. The property was in possession of the Slatter/McEachen family until 1929.

Alterations and additions undertaken before and since 1980 include the cross-gabled bay with batten detailing (pre-1948), the carport (1984) and various internal changes. The house would appear to date from the 1860s or 1870s, judging from the appearance of its neighbour at 142 Nile Street. The ownership history suggests both houses may have been built by George Slatter, or one of his sons, for rental or family accommodation. George's widow Sarah and their two sons John and James were all living in Nile Street in 1887-88. John was a carpenter like his father and was resident in Nile Street East by 1878-79.

Assessment: The dwelling has insufficient authenticity to merit scheduling. Its history is typical, rather than notable, and it does not meet the criteria for scheduling.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan
Heritage Consultancy Services

10 August 2020

Assessment according to the heritage criteria:

Historic And Social Significance
The former Slatter/McEachen house is associated with an early Nelson settler family but has modest historic and social value as a demonstration of the residential development of Nile Street East in the 19th and early 20th centuries.

Cultural And Spiritual Significance
The former Slatter/McEachen house has modest cultural value as a demonstration of the way of life of its former residents.

Architectural And Aesthetic Significance
The former Slatter/McEachen house has modest architectural value as a Victorian dwelling that has been substantially modified. The building is not a significant or authentic example of its style. The designer is unknown.

Technological And Craftsmanship Significance
The former Slatter/McEachen house has limited value under this criterion given its modified state and diminished authenticity. The builder is unknown.

Archaeological Significance
The site of the former Slatter/McEachen house has potential archaeological significance given the colonial development of the property.

Scientific Significance
The former Slatter/McEachen house may have minor scientific value for its potential to provide further information about the original design and construction of the building and its history of modification.

Group, Landmark And Contextual Significance
The former Slatter/McEachen house has some contextual value as a building that contributes to the historic character of Nile Street East.

Summary Statement
The former Slatter/McEachen house was built in stages and appears to date to the later 19th and early 20th centuries. Although it was owned by the Slatter/McEachen family for many years its history of construction and use is uncertain. In the absence of a verifiable construction history, the extent of change to the building undermines any historic values it may possess.

Recommendation
Delete this item from Appendix 1 as it does not meet the heritage assessment criteria.

References:
M Clark, I Bowman 'Heritage Building Inventory' report for 140 Nile Street, 2009.
Colonist 7 October 1864, p. 1; 17 December 1889, p. 3; 10 May 1900, p. 1 (supplement).
Nelson Evening Mail 24 February 1873, p. 2; 22 February 1923, p. 4; 9 August 1923, p. 4; 29 August 1932, p. 4.
Nelson Examiner & NZ Chronicle 19 October 1859, p. 2.
Land Information NZ, Street Directories and Electoral Rolls.

Review date: 16 April 2024