

Bridge Street, 118-120

Commercial building

**Architect/designer:****Construction date:** 1875**Visible materials:** Rough cast cement render, cast iron post and corrugated steel side wall**Architectural style:** Victorian simplified classical**Use/building type:** Commercial**Date and compiler:** Ian Bowman, Miriam Clark and Jeannie Mueller, 2009**Legal description:** Part Sec 171 and DP 2901**Plans:** Original and alterations, 1994**PHYSICAL AND SOCIAL HISTORY****Site history**

There is no information in the Nelson City Council site file which can put a definite date on the construction of this building. The date given in the Nelson Heritage and Streetscape Survey is 1875.ⁱ

The property on which the building is currently located is on two separate titles. The first Certificates of Title date back to 1927 well after the construction of the building.

The building is probably located on part section 171 and a Certificate of Title for this was issued to Patrick Francis Thorpy in 1927. He transferred title to Horace Ivan Dimock of Nelson, Mechanic in 1936.

A separate CT was issued to Henry Richard Duncan of Nelson, Brewer in 1927 for parts of Section 171 and 173. This was subsequently divided and a parcel sold to Horace Ivan Dimock in 1939. This parcel is directly behind Part Section 171. By 1939 Horace Dimock was described as a Company Manager, whereas in 1936 he was described as a Mechanic.

Horace Dimock retained title until 1980 to these parcels of land when they was transferred to Leslie Harold Dimock, Neville David Dimock and Ronald Chadwick Dimock, Company Directors. They retain title to current day.

Very little is known about the building's early history and its actual use. During the 1990s it housed Rhythm Records and Mata Hari Indian Bazaar. Currently it is tenanted by the Good Vibrations Music Shop.

Modifications

There are few records of modification to the building. The ones which exist on the Nelson City Council site file appear to relate to the interior and not the exterior. Modifications on record are:

- In 1967 alterations were made to the shop including redesigning the shop front, lowering the shop ceiling and creating new shop floor space.
- In 1979 the shop frontage was altered and the ceiling lowered.

ARCHITECTURAL DESIGN

There are no drawings available from the NCC files and an assessment of the floor plan of this two storeyed building cannot be made. The exterior of the building appears rather unremarkable with almost any features of the original building invisible. Changes made include the rendering of the building, possibly the 1950s when it was common practice, the removal of original windows above the verandah and the addition of a simple stepped parapet which were common in the 1920s to 1950s. The verandah posts and possibly the verandah appears to be early, possibly original, although the shopfront is later than the 1870s.

STATEMENT OF SIGNIFICANCE

The building has high local significance for physical and cultural heritage values.

The building has archaeological values as it has occupied the site prior to 1900.

The building has little obvious architectural values, however as a building from the 1870s it is rare. The exterior form is likely to be authentic although the cladding and shopfront are not.

The building has group value as one of several in the central city from the 1860s and 1870s to 1900, a nationally rare grouping.

Its location and form represent the pattern of Nelson's Victorian commercial development and, given its age provides a sense of continuity through three centuries.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	H	People		Identity	H
	Architecture	L	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity	H			Tangata Whenua	
	Representative				Statutory	
	Integrity	L				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council
 Certificates of Title
 Heritage Assessment 1995
 Ian Bowman and John Achari, Nelson Heritage and streetscape Survey, 1992.

ⁱ Nelson Heritage and Streetscape Survey, p. 21.

Bridge Street, 42-46

Commercial building



Architect/designer: Houlker and Duke

Construction date: 1933

Visible materials: Concrete and render, steel windows, leadlight sover door.

Architectural style: Edwardian Baroque

Use/building type: Commercial

Date and compiler: Miriam Clark and Jeannie Mueller, 2009

Legal description: Part Section 163 DP2086

Plans: Original and alterations, 1994

PHYSICAL AND SOCIAL HISTORY

Site history

In 1933 F.W. Greenslade commissioned Houlker and Duke architects to design a building for the site 42-46 Bridge St. Mr Greenslade was a land agent and had purchased the site of Benjamin Trathen and Geoffrey Trathen in 1933.

According to plans the proposed building is two storied, with two retail spaces on the ground level and the upper level having been divided into two long narrow flats with living areas and bedrooms in the front and kitchen etc at the rear of the building.

Mr Greenslade owned the property until his death in 1937 when title transmitted to the Public Trustee. He oversaw the property until 1963 when title was transferred.

Subsequent owners have been:

- Muriel Ellen Joy Lowe and Nancye Jean Norgate, 1963-1980
- Richard Leonard Sanders of Richmond, Civil Engineer, 1981-1997
- Pixie Poore Sanders, widow of above, 1997-current.

The original uses of the shop is not known. From the time it was built it likely operated as two separate shops with two upstairs flats. The building housed Scott Todd Optometrists and Take Two Hair Studio for a number of years. Over recent years it has been occupied by Bodywise and Harvey World Travel.

Modification

Some modification has occurred to this building and there is evidence that the exterior may have been altered as a result of this. Modifications on record in the site file at the Nelson City Council are:

- In 1965 the existing shop was altered to accommodate an optician. According to plans the alterations were on the ground floor and consisted of creating a reception area at the

front of the building, with an office and work and testing rooms in the rear of the building.

- In 1972 the existing shop front was altered. According to the plans this alteration entailed changing the door ways, removing the existing tiles on the shop front and redecorating with an alternative material.
- In 1982 an illuminated under verandah sign was erected.
- There are also plans for a shop refit by Bodywise, dated 1994.

ARCHITECTURAL DESIGN

The original drawings show this two storeyed commercial building divided on the ground floor longitudinally into two shops, which extend the full length of the building. There is a recessed central entry to the first floor with the entries, also recessed, to the two shops either side with shop windows projecting to the street boundary. Toilets and loading bay are shown at the rear/north of the building.

The stairs to the first floor divide at right angles at a half height landing to give access to two flats. The stairs arrive at a hall which has a skylight above to give light. The plans for the flats are mirrored with corridors along the exterior boundaries with the living rooms located at the south/front of the building and kitchens and bathrooms at the north/rear. There are two bedrooms in between the living room and kitchen and the northern 2/3rds of the flats are separated by a light well. The living rooms have a common wall and, together extend the full width of the building.

The main stairs continue to give access to a flat roofed area at the south of the building, possibly for a clothes drying area.

The building is designed in an interpretation of the Edwardian Baroque style with Classical parapet cornice, and pilasters with sill

and parapet aprons. The first floor street elevation has two large steel framed windows with semi-circular central window in the Palladian style.

The original drawings show the shops as having continuous glazing above the verandah with a large shopfront with small paned toplights and glazed timber doors. The central door to the flats is shown as a timber panelled door with glazed upper panel.

The construction of the building is shown as reinforced concrete foundations, walls and parapets with timber framed floor and roof structure and partitions.

STATEMENT OF SIGNIFICANCE

The building has high local significance for physical, historic and cultural heritage values.

The building has architectural significance as a representative example of the work of acclaimed Nelson architectural firm Houlker and Duke and their use of Edwardian Baroque. The building is one of a group of similar styled and aged buildings designed by the firm in the central business district of Nelson.

The building appears to have high levels of external authenticity. Except for some modifications to the shop fronts, the remainder of the street elevation appears to be consistent with the original drawings.

The building is historically associated with the original owner, F W Greenslade, whose firm continues today, and the Sanders family, of whom Richard was a well-known engineer of Sanders and Lane.

The building contributes a sense of identity and continuity to Nelson given that a number of buildings of this style and this age survive, reflecting a period of growth and development in the city.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological		People	H	Identity	M
	Architecture	H	Events		Public esteem	
	Technology	L	Patterns		Commemorative	
	Scientific				Education	
	Rarity	M			Tangata Whenua	
	Representative	H			Statutory	
	Integrity	H				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council

Certificates of Title

Heritage Assessment 1995

Ian Bowman and John Achari, Nelson Heritage and Streetscape Survey, 1992.

Bridge Street, 95

Commercial building (Pumpkin Patch)



Architect/designer: Houlker and Duke

Construction date: 1930

Visible materials: Cement render, steel windows

Architectural style: Edwardian Baroque

Use/building type: Shop with accommodation over

Date and compiler: Miriam Clark and Jeannie Mueller, 2009

Legal description: Lot 2 DP20465

Plans: Alterations

PHYSICAL AND SOCIAL HISTORY

Site history

In 1930 Houlker and Duke, architects, were commissioned to draw plans and set tender for erection of a building at 97 Bridge St.

Ownership of the building is confusing as the current title traces back to three separate titles dated 1927. These three titles were amalgamated in 1979 and owned by Glassons Nelson Limited, although one of these had been transferred to Glassons Limited of Christchurch as early as 1928. Glassons held title until 1986 when it was transferred to Graeme Frank Thomas, Janette Mary Smith and Diane Fay Connolly. They retain current ownership.

Based on the Certificates of Titles, the succession of ownership and the information in the Nelson City council site file, it would appear that the building contained two or possibly three shops. Two of these were side by side with a third at the back of one of them. The building of 1930 probably contained the two side by side titles and the third title was purchased in 1979 and possibly used in one of the many extensions to the building.

The use of this building is also somewhat unknown. It is possible that part of the building was a boarding house in 1930. In the 1990s it was a clothes shop, 'Clothes for Less'. Currently the building houses Pumpkin Patch, a clothes shop for babies and children.

Modification

There are numerous records of modification to this building. Based on the information in the Nelson City Council site file it would appear that little modification has occurred to the front of the building but much internal modification has occurred, along with substantial extensions at the rear of the building. It would also appear that there was a fire in 1966, although the extent of the damage as a result of this is unknown. Modifications on record are:

- In 1930 a building permit was issued to alter the boarding house.

- In 1950 additions and alterations were made to the existing store.
- In 1959 a suspended verandah were erected at the shop front.
- In 1961 interior alterations were made including taking out a back wall and lining the interior.
- In 1962 further alterations occurred to the ground floor including enlarging the shop space by 10' x 10' at the rear and the removal of toilets from the centre of the shop and regrouping at the rear.
- In 1962 the shop/office was altered.
- In 1963 and 1964 building permits were issued to extend the shop premises.
- In 1966 a building permit was issued to reinstate a fire damaged building.
- In 1969 the shop premises were altered.
- In 1971 the shop front was altered to accommodate a new bassinet and sheepskin shop.
- In 1972 an internally lit Perspex sign was erected.
- In 1974 alterations were made to the shop including the installation of a spiral staircase.
- In 1978 an application by Glassons Nelson Ltd was approved to alter the premises and for dispensation to cay and open the boundary and fire wall between the two shops.
- In 1985 the verandah facia was altered and a factory/office building premises was erected. A Town Planning Permit was issued to use the premises for manufacture, storage, retail and offices.
- In 1986 the existing shop was altered including altering the shop front, construct fitting rooms and laying floor tiles.
- In 1993 a building permit was issued to alter/extend commercial work.
- In 1994 a sliding fire door was installed.
- In 1995 there were interior office alterations
- In 2004 the building was refurbished by Pumpkin Patch

ARCHITECTURAL DESIGN

There appear to be no original drawings available of this building, but it is possible that the plan would be similar to that of 44 Bridge Street with shops on the ground floor and accommodation on the first floor.

Existing drawings for the address show many alterations and additions but these may also relate to the building next door, Supre.

The building is designed in a simplified interpretation of the Edwardian Baroque style with Classical parapet with apron and bracketed cornice over the central window. Other Classical details are incised or implied. The first floor street elevation has three large steel framed windows with the centre window being semi-circular.

Given its similarity in age and style with 44 Bridge Street it is likely that the construction of the building is reinforced concrete foundations, walls and parapets with timber framed floor and roof structure and partitions.

STATEMENT OF SIGNIFICANCE

The building has high local significance for physical, historic and cultural heritage values.

The building has architectural significance as a representative example of the work of acclaimed Nelson architectural firm Houker and Duke and their use of Edwardian Baroque. The building is one of a group of similar styled and aged buildings designed by the firm in the central business district of Nelson.

The building appears to have high levels of external authenticity with no modifications to the above verandah elevation and the shop front is not inconsistent with the period.

The building is historically associated with national clothing firm Glassons and it continues today as a clothes shop.

The building contributes a sense of identity and continuity to Nelson given that a number of buildings of this style and this age survive, reflecting a period of growth and development in the city.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological		People	H	Identity	M
	Architecture	H	Events		Public esteem	
	Technology	L	Patterns		Commemorative	
	Scientific				Education	
	Rarity	M			Tangata Whenua	
	Representative	H			Statutory	
	Integrity	H				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council
 Certificates of Title
 Heritage Assessment 1995
 Ian Bowman and John Achari, Nelson Heritage and Streetscape Survey, 1992.

Bridge Street, 111-113

Commercial building

**Architect/designer:****Construction date:** c1881-83**Visible materials:** Cement render, timber joinery**Architectural style:** Victorian simplified Italianate**Use/building type:** Commercial**Date and compiler:** Ian Bowman, <iriam Clark and Jeannie Mueller, 2009**Legal description:** DP1755 Part Section 218**Plans:** Alterations, 1965 and 2005**PHYSICAL AND SOCIAL HISTORY****Site history**

There is no information in the Nelson City Council site file which can put a definite date on the construction of this building. The date given in the Nelson Heritage and Streetscape Survey is circa 1890.¹ However based on the information in the CT's it is likely to have been built a little earlier.

The initial Certificate of Title was issued in 1881 to David Gorrie of Nelson, Builder. It is probable that the building was constructed around this time by David Gorrie. Title was transmitted to executors on his death in 1883 and then transferred to one of the executors. Ellen Wright, Widow in 1893.

The original title was for a plot of land stretching between Bridge and New Streets. Over the ensuing years Ellen Wright sold the back portions in two separate lots but retained the street frontage onto Bridge Street.

Upon her death the block was subdivided in two and the portion containing the building sold to Mary Cook, wife of Charles Cook of Nelson, Butcher, in 1928. Subsequent owners have been:

- Alven John Flowers of Nelson, butcher, 1933-1939
- Windsor Sedgemere Howson of Hokitika, Butcher, 1939-1959
- Moores Butcheries Limited, 1959-1966
- Bevan Brough and Edward Brough, Company Directors, 1966-current

The property remains with the Brough's to this day, although the current owners are listed as Linda Mae Brough and Brian Edward Brough.

The early use of the building is unknown but from 1928 until 1966 it is likely the building was used as a butchers shop. It was Broughs plant

nursery and floral studio from 1966 until the 1990s. Currently the ground floor houses two shops. One is tenanted by Gizmos Body Piercing. The other is vacant.

Modifications

There are numerous modifications on file. Most of these are internal however, one of these was to stucco the shop front which would have altered the building's physical appearance. Modifications on record are:

- In 1960 a storeroom was erected.
- In 1965 the existing shop was altered. Plans indicate the proposed alterations were to divide the space into two shops and replace the existing shop doors and windows with modern alternatives (no structural alterations required)
- In 1966 a new floral storeroom was erected at the rear of the property by AE Brough and Sons (the new owners) and the shop front was altered. (no plans in file)
- In 1968 the store was converted into offices.
- In 1970 the exterior of the building was stuccoed.
- In 1977 internal alterations were made.
- In 1981 further internal alterations were made and two exit doors were installed.
- In 1984 the shop front was altered.
- In 1989 interior shop alterations were made to the floral studio. These alterations included the removal of a central wall, which was replaced with beams and posts and a new concrete ramp constructed at the rear of the building.

- Internal walls were erected in 2000
- In 2005 the street front canopy were removed and in 2006 a new verandah erected.

ARCHITECTURAL DESIGN

Drawings of the building, possibly in the 1980s shows the plan of the ground floor with two rectangular shops divided longitudinally, the west shop having access to a larger area to the rear. The east shop has stairs to the first floor at the rear of the shop. There are no other drawings to confirm the remainder of the planning or the first floor plan.

The drawings show the installation of two new angled shopfronts. The, possibly original, simple projecting verandah was changed to a curved trussed verandah with steel posts in 2006.

The street elevation is a simple rectangular façade with two symmetrically located windows above the verandah, a horizontal parapet and shops below the verandah. The windows have a curved head with two casements and triple paned toplight above.

The style of the building is difficult to ascertain, given the stucco application in the 1970s and the shopfront modifications, however it is possible it was of an Italianate style given the symmetry of the above verandah windows.

STATEMENT OF SIGNIFICANCE

The building has moderate local significance for its physical, historic and cultural heritage values.

As the building was constructed prior to 1900, it has potential archaeological heritage values.

The building has architectural values as a representative example of a simplified Victorian Italianate style which was a popular commercial style from the 1870s to 1900 in New Zealand.

The building has low to moderate external levels of authenticity of design, materials and craftsmanship

The building is one of a nationally significant group of buildings in the central city built in the 1860s to the 1890s.

The building has been historically associated with locally well known florists, Brouchs for nearly 40 years. Its location and form represent the pattern of Nelson's Victorian commercial development and, given its age provides a sense of continuity through three centuries.

¹ Nelson Heritage and Streetscape Survey, p. 20.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	M	People	H	Identity	M
	Architecture	M	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity	H			Tangata Whenua	
	Representative	M			Statutory	
	Integrity	L				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council

Certificates of Title

Heritage Assessment 1995

Ian Bowman and John Achari, Nelson Heritage and Streetscape Survey, 1992.

Hardy Street, 253-257

Commercial building

**Architect/designer:****Construction date:** circa 1880**Visible materials:** Cast iron columns to verandah, timber rusticated weatherboards, corrugated steel to side wall**Architectural style:****Use/building type:** Commercial**Date and compiler:** Jeannie Mueller and Miriam Clark, 2009**Legal description:** Lot 2 DP 372673**Plans:** Demolition Plan for Broccoli Row, 2006**PHYSICAL AND SOCIAL HISTORY**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1880.

The site on which this building is located was originally part of Town Acre 172 awarded to Algernon Gray Tollemache on 22 September 1852. Tollemache conveyed the town acre to D Sclanders on 29 June 1859. Sclanders, from 1861 to 1864 conveyed different parts of the section. The portion relating to the current dwelling was conveyed to Mary Ross on 19 March 1864. Ross retained title until 14 August 1882 when it was conveyed to Benjamin Allen. Allen then conveyed his equity to William Short on 5 November 1883.

This sequence of ownership makes the most likely date of construction as either 1882 when title was conveyed to Benjamin Allen or 1883 when title was conveyed to William Short.

Short retained title for a number of years until 1908 when it was conveyed to Cecil Greville Horne. Horne then conveyed title to Frederick Ryder on 17 December 1919.

The initial Certificate of Title is dated 30 July 1927 to Frederick Charles Ryder of Nelson, Umbrella Maker, for part section 172 together with a right of way. Ryder owned the building for 30 years and following his death in 1950 title went to his widow and following her death in 1958, title was transmitted to the Public Trustee. In 1961 title was transferred to Bernard Joseph Robert Byers of Nelson, Salesman.

Subsequent owners have been:

- Maurice James Martin of Motueka, Panelbeater, 1970-1973
- Murray Developments Ltd of Nelson, 1973-1979
- Domenico Antonio Vari, Fruiterer and Pauline Claire Vari, 1979-1982

- Lancelot Sydney Fairholme Edwards of Nelson, Company Manager, 1982-2007.
- Francis Leighton Saxton, 2007-current

Some of the land (69m²) was taken in 1976 by the Mayor, Councillors and Citizens of the City of Nelson for a parking space. In 2000 the land was subdivided (including the right of way) and Lot 1 DP 19922 was sold. The balance was retained by Lancelot Edwards. It appears there was a further subdivision in May 2007. Lot 2 DP 372673 (containing the heritage building) was retained by Lancelot Edwards but sold in June to Francis Saxton. As a result of the subdivisions a new address was given to the property. The existing street address of 257-259 Hardy Street became 253-257 Hardy Street.

The early use of the building is unknown but from 1927 until 1950 it is possible the shop housed an umbrella making business as it's owner at the time was listed as an Umbrella Maker.

In the 1960s the building housed Hinemoa Milk Bar, and in the 1990s had two shops, the Kitchen Dresser and Nelson Arts and Crafts. The back portion of the building, a lean-to, housed Broccoli Row Restaurant until 2006 when it was demolished. Latterly the building has been occupied by Green Ginger and subsequently Carol Priest Cosmetics. Currently the ground floor houses two shops. One is tenanted by Carol Priest Cosmetics The other by Mariposa, a clothing and gift shop.

Modifications

According to the Nelson City Council records some modification has occurred to the building. In August 1966 the verandah over the footpath was reinstated and in October 1967 there was a building application for a new shop front and sliding door for the Hinemoa Milk Bar at 257 Hardy St.

In July 1983 there was an application by L Edwards to alter the building. This was approved but it is unclear from the file what

alterations took place. In August 1984 an internally lit, double faced Perspex under verandah sign was installed.

In May 2006 an application for building consent was placed by Mr L Edwards for permission to demolish the back lean-to (housing Broccoli Row Restaurant). This was approved and the Broccoli Row Restaurant was subsequently demolished.

In July 2006 Mr L. Edwards applied for resource consent allowing for the relocation of a vehicle crossing to an area identified by a scheduled frontage. The crossing was to provide access to a single garage on the site serving a proposed upstairs residential unit. This consent was granted.

ARCHITECTURAL DESIGN

The only drawing available from the NCC files shows an outline of the ground floor plan as a consent drawing for the demolition of the Broccoli Row restaurant at the rear. Therefore an assessment of the floor plan of this two storeyed building cannot be made.

The timber framed and weatherboarded building has a gabled roof parallel with the street. The street elevation suggests it was originally an Italianate style building, which has had a number of the characteristic elements removed, leaving it rather non-descript. It has a parapet but a board in place of a cornice. There are two windows symmetrically located on the exterior and they appear to have been modified at some stage, being smaller than frame. The verandah appears to be original with cast iron posts and bull nosed roofing.

STATEMENT OF SIGNIFICANCE

The building has moderate local significance for physical and cultural heritage values.

The building has archaeological values as it has occupied the site prior to 1900.

The building appears to have been designed in the Italianate style, but modifications have removed a number of the characteristic elements of the style, leaving the building rather denuded, however as a building from the 1880s it is not common.

The building has group value as one of several in the central city from the 1860s and 1870s to 1900, a nationally rare grouping.

Its location and form represent the pattern of Nelson's Victorian commercial development and, given its age provides a sense of continuity through three centuries.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	H	People		Identity	H
	Architecture	L	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity	H			Tangata Whenua	
	Representative				Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	Moderate, local					

REFERENCES

Site File, Nelson City Council
 Certificates of Title
 Heritage Assessment 1995
 Ian Bowman and John Achari, Nelson Heritage and streetscape Survey, 1992.
 Deeds Index, LINZ, Christchurch

Hardy Street, 326**D Block, Nelson Marlborough Institute of Technology****Architect/designer:****Construction date:** c1925**Visible materials:** Timber weatherboards, brick, stucco, timber joinery, corrugated steel roofing**Architectural style:** English Domestic Revival style**Use/building type:** Educational**Date and compiler:** Miriam Clark and Jeannie Mueller, 2009**Legal description:** Pt Sec 429 A588**PHYSICAL AND SOCIAL HISTORY****Site history**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1920 in the original Heritage Assessment.

This dwelling is located on what was originally Section 429. On 7 March 1873 a Certificate of Title was issued to William Byers Sealy of Nelson, Surgeon, for the one acre of Section 429. He owned the section for many years and the property was transmitted, in 1898, to Jane Anne Sealy, Executor of the Will of William Sealy who had died in March 1886. Jane Sealy partitioned the land in 1898 and transferred one half of it in that year. The balance (which is the portion on which the dwelling is located) was retained by Jane Sealy and transmitted to her Executors in September 1922. This part was transferred to Lillian Josephine Haggitt of Nelson, Married Woman, on 6 February 1925. It is likely the dwelling was built after this transfer in 1925.

Subsequent owners of the property have been:

- Lillian Haggitt, 1925-1933
- Robert Francis Stenhouse of Nelson, Medical Practitioner, 1933-1931
- Wernhole Chambers Limited, 1961-1976.

In 1976 there was a Gazette Notice "taking the within land for a Technical Institute from and after 19.8.1976".¹ From herein the dwelling was part of the Nelson Polytechnic. It is currently known as D Block within the Nelson Marlborough Institute of Technology.

Modifications

It is difficult to determine what modifications have occurred to this dwelling as information pertaining to it is located within a large NMIT file and the physical addresses therein are not always identified.

Modifications which can be identified are:

- D Block was altered in 2000 although it is not known what this entailed.
- There was a PIM application in 2006 for an addition to D Block for a teaching facility.
- In early September 2006 a building consent was issued for Stage 1 – new foundations and repair and maintenance to existing building.
- Later in September a further building consent was issued for Stage 2 – alter and extend D Block.

ARCHITECTURAL DESIGN

There are no drawings available from the NCC files so that an assessment of the floor plan and construction of this two storeyed building is not possible.

The two storeyed building is a good representative example of the English Domestic Revival style, which was influenced by the Arts and Crafts Movement, which promoted the use of traditional art and craft. The movement saw the exploration of vernacular English styles and this former house retains the broad characteristics of the comfortable, homely, style. These include the steeply sloping dominating, intersecting gable roofs, asymmetry, the use of combinations of materials which, in this case are timber, brick and stucco, bay windows, circular windows, shallow arched openings and 'eyelid' dormers.

The exterior of the house appears to be authentic.

STATEMENT OF SIGNIFICANCE

The building has high local significance for physical and historic heritage values.

The building has archaeological values as it has occupied the site prior to 1900.

The building is a good representative example of the English Domestic Revival style, and is unusual in having been retained within the inner city.

The site is associated with Dr Sealey an early settler who was a church-warden at Nelson Cathedral in the first years of settlement.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	H	People	L	Identity	
	Architecture	H	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity	M			Tangata Whenua	
	Representative	H			Statutory	
	Integrity	H				
	Vulnerability					
	Context/group					
Significance	High, local					

REFERENCES

Site File, Nelson City Council
Certificates of Title
Heritage Assessment 1995

¹ Certificate of Title, NL 51/85

Russell Street, 33

House

**Architect/designer:****Construction date:** circa 1925**Visible materials:** Timber**Architectural style:** Californian Bungalow.**Use/building type:** Residential**Date and compiler:** Ian Bowman, Miriam Clark and Jeannie Mueller**Legal description:** SO 112 Pt Sec 1180**Plans:** None cited**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1925 in the original Heritage Assessment. The initial Certificate of Title is dated 1889 but this is well before the estimated date for the construction of the building.

On 4 November 1889 a fee simple was issued to Thomas Astle of Nelson, for fourteen perches or thereabouts, being part of the 21 acres of land awarded to G W Schrader by Crown Grant on 15 October 1851.

After Thomas Astle's death the Executors of his estate transferred the property to James Williams on 22 January 1925. The title then went to Emery James Williams, although the date at which this occurred is indecipherable on the CT.

Based on the sequence of ownership it is difficult to determine when the dwelling was built. A dwelling was likely to have been built in 1889 following the subdivision of the large acreage of land. The estimated date for the construction of the current dwelling is 1925 and it is therefore possible it was built after the transfer of title to James Williams in 1925.

Subsequent owners have been:

- Emery Williams 19??-1943
- Hayden Miller of Nelson, 1943-1949
- John Ronell, 1949-1953
- Ruby Ronell, Widow of above, -1957-1953.
- Andres Van Nek of Nelson, Printer and and Johanna Van Nek, his wife 1957-1976
- Edna Brown of Nelson, Widow, 1976-1981
- Michael Hackman of Nelson, Storeman, 1981-1989
- Sallie Denise May of Nelson, Homemaker, 1989-1992

- Erik Walter Inkster of Nelson, Master Mariner, 1992-1995
- Jennifer Claire Bowker of Nelson, Student, 1995-1995
- Ruth Noelene Marsh of Nelson, Scientist, 1996-2003
- Duncan Thomas Francis, 2003
- Robert Grant Sheehan, 2003-2007
- Terry George Bone and Elizabeth Justine Whitfield, 2007-current

Modification

Throughout the course of its history very little modification has occurred to the building. In 1992 the owner Sallie Denise Rasmussen applied to NCC for consent to create off street parking by removing the front fence and sunroom. This was granted.

In March 2009 the owners Terry Bone and Justine Whitfield applied to NCC heritage project fund for funding to fix/improve:

- Replace piles
- Correct level of cottage which had fallen on the North side
- Create ventilation and damp proofing below cottage floor to help preserve structure for longer term

The existing chimney was also removed at this time.

ARCHITECTURAL DESIGN

Original drawings of the building are not available from the NCC archives and therefore an assessment of the floor plan of the house cannot be made.

The exterior of the building is characteristic of a timber framed Californian Bungalow styled house with a shallow pitched gable roof and exposed rafter ends, wide eaves, shiplap weatherboards, a verge clad with shingles and with exposed framing ends with wide eaves. The bow window in the front of the house is also typical of the style.

STATEMENT OF SIGNIFICANCE

The house has moderate local significance for physical heritage values.

As the house is located in an area that has been occupied well before 1900, the section on which the house stands is likely to be an archaeological site under the HPA.

The house has few individual heritage values, other than having a characteristic forms and details of the Californian Bungalow, but it contributes to the built heritage values of the Russell Street precinct, a locally significant group of houses generally of pre-1900 cottages.

The front of the house appears to have been modified to allow for a car park in front.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	M	People		Identity	
	Architecture	M	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity				Tangata Whenua	
	Representative	M			Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	Moderate, local					

REFERENCES

Site File, Nelson City Council
Certificates of Title
Heritage Assessment 1995

Russell Street, 1/39 A

House

**Architect/designer:****Construction date:** circa1880**Visible materials:** Timber**Architectural style:** Carpenter Gothic**Use/building type:** Residential**Date and compiler:** Miriam Clark and Jeannie Mueller, 2009**Legal description:** Lot 1 DP10930**Plans:** Repairs and Improvements, for Richard Tidmarsh, no date.**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1870 in the original Heritage Assessment.

The land on which 39 Russell Street is currently located was part of the 21 acres which had been issued to G W Schroder by Crown Grant on 15 October 1851. This land was increasingly sub-divided and on 22 May 1880 a Certificate of Title was issued to John Griffin of Nelson, Miller, for one rood and 18 perches. It is probable the dwelling was built around the time of this transfer.

The property was transferred to John Arthur Owen of Nelson, Engineer, on 14 September 1910. He also purchased additional land on 19 October 1927, of twenty eight and four tenths perches being Lot 17 DP 1302 and part of Section 105. This land backed onto Mt Pleasant Avenue and there was a right of way between the parcels of land.

He then transferred parts of the section, Lots 2, 3 and 4, to Francis Frederick Doel during 1940 and 1941. The balance of the property then went to Florence Constance Owen as Executor on 29 March 1944 who in turn transferred it to Edgar Charles McConchie on 20 May 1944.

A new Certificate of Title was issued to Edgar Charles McConchie of Nelson, Carpenter, for 1 rood ten and six tenths perches being Lot 1, DP 1988 being part of Section 1180. He then transferred it to Horace Edgar McConchie of Nelson, School teacher, on 6 October 1949. Subsequent owners were:

- Charles Edward Baumfield of Nelson, Company Director, 1961-1968
- Richard Tidmarsh from 1968-1983.

- John Phillip Cooper, Plumber, and Susan Joy McFertridge, a Systems Analyst both of Nelson, 1983- 1992
- Susan Joy McFertridge, 1992-1994
- Peter Roderick Hall, Employment Adviser and Christine Hall, Early Childhood Worker, both of Nelson, 1994-current

In 1976 Richard Tidmarsh purchased an additional stretch of land between Mt Pleasant Avenue and Russell Street and a new Certificate of Title was issued for Lot 1 DP 10930 in 1982. Richard Tidmarsh retained title until 1983 when it was transferred to John Cooper and Susan McFertridge.

In 1990 the owners erected an apartment/house on Lot 1. Then in 1992 they leased Flat 1 (the heritage dwelling) and Flat 2 (the new apartment/house) to themselves for a period of 999 years. Later in 1992 title was transferred solely to Susan McFertridge.

In 1994 title in fee simple and leasehold was transferred to Peter and Christine Hall. They remain owners to current day.

Modifications

The original heritage assessment notes that significant modification has occurred to this property. Based on this and the age of the house it is possible that additions have occurred which are not on record. Modifications which are on record are:

- The dwelling was altered in 1976. No specifications were given but the plans indicate the roof was recovered and sliding door installed along the bedrooms, new aluminum windows were installed in the sunroom, and a new sloping roof put on the kitchen lean-to
- A retaining wall was erected in 1983.
- In 1985 an orbit fireplace model space heater was installed.
- The sunroom was converted into a verandah in 2002
- A space heater was installed in 2007

ARCHITECTURAL DESIGN

Drawings prepared by builder G Wilkinson shows plans of the building in the mid 1980s. It appears to originally have had a typical villa 'L' shaped floor plan with a gabled wing projecting forward of the other gabled wing at right angles and a verandah along the front of the house. The front entry is next to the projecting gabled with a central corridor to the rear of the house to the kitchen, laundry and toilet. Two bedrooms are shown on the east and a large bedroom and living room on the west of the corridor. Later additions have been made to enclose the verandah for a bathroom and a lean-to addition has been made on the west to create a sun room and to enlarge the living room.

The house is timber framed with timber joinery and stucco cladding. The gables have running cusp decorative bargeboards with finials at the apex. Windows are casements, some of which have diamond leaded glass.

The style of the house is most likely a carpenter version of Gothic where English Tudor Gothic was reinterpreted in timber but with simpler detailing and is known as Carpenter Gothic. The decorative bargeboards, steeply pitched roof, vertical proportions and finial are consistent with this style. It is not known if the square bay window at the front of the house is original or not but it resembles more a Bungalow styled window.

A related but much more exuberant style, more closely aligned with the original English Gothic is termed Rustic Gothic. Both styles derived from the cottage orné of the mid nineteenth century and are likely to have been influenced by pattern books such as those of Englishman, J C Loudon's Encyclopaedia of Cottage, Farm and Villa Architecture, and American, Calvert Vaux's Villas and Cottages. Both styles were particularly popular in Nelson with a number of Rustic Gothic examples from this time, such as the Harley House, 7 Cambria Street and Sunnyside.

The house is one of a number of similar aged cottages in Russell Street, which is listed as an historic precinct.

STATEMENT OF SIGNIFICANCE

The house has moderate local significance for physical heritage values.

As the house is located in an area that has been occupied well before 1900, the section on which the house stands is likely to be an archaeological site under the HPA.

The house has architectural heritage values as a somewhat modified but old Carpenter Gothic cottage which has the characteristic steeply pitched roof, decorative Gothic inspired gable decorations and the likely original 'L' shaped villa plan.

Although it has been somewhat modified over the years, it nevertheless contributes to the built heritage values of the Russell Street precinct, a locally significant group of houses generally of pre-1900 cottages.

REFERENCES

Site File, Nelson City Council
Certificates of Title
Heritage Assessment, 1995

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	M	People		Identity	
	Architecture	M	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity				Tangata Whenua	
	Representative	H			Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	Moderate, local					

Russell Street, 52

House

**Architect/designer:****Construction date:** circa 1890-1907**Visible materials:** Timber**Architectural style:** Bay Villa**Use/building type:** Residential**Date and compiler:** Ian Bowman, Miriam Clark and Jeannie Mueller, 2009**Legal description:** Lot 6 DP186**Plans:** None cited**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1890 in the original Heritage Assessment.

This land has a complex history of subdivision. Originally it was part of Section 41 granted to John Poynter on 15 October 1851 and 5 August 1853.

A Certificate of Title was issued on 10 January 1880 to Henry Francis Gray of Christchurch, Gentleman for over six acres being part of Section 41. This land purchased by Gray included the area around Queens Road, Victoria Heights, Britannia Heights and Russell Street.

The land was subsequently subdivided. A new Certificate of Title was issued on 1 June 1889 to William Wells, James Herbert Wells and Jabez Ely Wells all of Nelson, Milkmen, as tenants in common in equal shares of four acres, three roods, and thirty eight perches being Lots 4 to 16 DP 39. William Wells took over sole ownership on 4 February 1898. When William died in 1903 title reverted to Jabez Wells of Nelson, Dairyman, and Charles Wells of French Pass, Farmer. Charles then transferred his share to Jabez and others.

The land was subdivided once more and Henry Francis Holland of Nelson, Dairy Farmer obtained title to Lots 5 and 6 DP 186 in 1906. This was for two roods and thirteen perches. Henry Holland then subdivided this land and Lot 6 was transferred to Charles Hepburn Orlande Robson of Nelson, Settler in 1907. By this stage the land has been reduced to one rood and seven perches.

This sequence of ownership makes it difficult to determine when the dwelling was built. It is possible it was built by the Wells brothers following their purchase of four acres in 1889. Alternatively it could have been built when the land was further subdivided in 1906 and 1907.

Over the ensuing years subsequent owners have been

- Charles Robson 1907-1910
- Charles Reece Silcock, Blacksmith, 1910-1919
- John Cuthbert Wilson 1919-1962
- Evelyn May Wilson, Widow, 1962-1967
- Madge Evelyn Wilson and Dorothy May Brown as tenants in common, 1968-1979
- Madge Evelyn Wilson 1979- current.

John Wilson purchased the property in 1919 and it has remained in the family ever since. On his death, in 1962, it went to his wife and on her death, in 1967, to their two daughters as tenants in common. In 1979 Dorothy Brown transferred her share to her sister, Madge Evelyn Wilson and she retains ownership to this day.

Modification

Very little if any modification has occurred to the property throughout the course of its history. In 1972, Madge Wilson applied to the Council to erect a garage and in 1977 she applied for a permit to re-roof. A woodburner was installed in 1981. Beyond this there are no records of any alterations, renovations, demolitions or additions.

ARCHITECTURAL DESIGN

Original drawings of the building are not available from the NCC archives and therefore an assessment of the floor plan of the house cannot be made.

The exterior of the building is characteristic of a timber framed bay villa with moderate pitched gabled roofs, bay to the front of the house and verandah to the side of the bay window. Usually turned or massed produced timber elements decorated elements of the house such as eaves brackets, bargeboards and finials. The verandah appears to have been filled in at some stage.

The villa and the later Bay Villa, were a New Zealand small, domestic version of the Italianate Villas first made popular in England for large houses designed by architects Sir Charles Barry and John Nash. Pattern books were influential in the spread of the style with Englishman Charles Parker's Villa Rustica, style books by Andrew Jackson Downing, and American Calvert Vaux's Villas and Cottages. Many of these English houses were designed with arcaded porticos, which was quickly adapted into the ubiquitous verandah in Australia and New Zealand.

The Bay Villa typically had the characteristic bay window, flying gables, gable screens, modillions under eaves, pilasters, low-pitched roofs, and asymmetry of building forms. The front verandah was retained in the style and extended from the bay window to the corner of the house. Later developments lead to Double Bay and Corner Bay Villas, with the verandah extending between the bays. Early bays were faceted and later bays were square in plan.

The style was made popular and relatively common in the 1890s to 1910, by speculative builders who combined Queen Anne details to the original Italianate.

STATEMENT OF SIGNIFICANCE

The house has moderate local significance for physical heritage values.

As the house is located in an area that has been occupied well before 1900, the section on which the house stands is likely to be an archaeological site under the HPA.

The house is representative of the Bay Villa house style, common throughout New Zealand in the later nineteenth and early twentieth centuries. It has been modified with an enclosed verandah and new windows, but it nevertheless contributes to the built heritage values of the Russell Street precinct, a locally significant group of houses generally of pre-1900 cottages.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	M	People		Identity	
	Architecture	M	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity				Tangata Whenua	
	Representative	M			Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	Moderate, local					

REFERENCES

Site File, Nelson City Council
 Certificates of Title
 Heritage Assessment, 1995

Russell Street, 53

House



(photo)

Architect/designer:**Construction date:** circa 1924-25**Visible materials:** Timber**Architectural style:** Gabled bungalow**Use/building type:** Residential**Date and compiler:** Miriam Clark and Jeannie Mueller, 2009**Legal description:** Lot 4 DP1359**Plans:** Proposed addition, 1968.**NZHPT registration:** n/a**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1922 in the original Heritage Assessment.

This land has a complex history of subdivision. Originally it was part of the 21 acres granted to William Schroder in 1851. A CT was issued on 10 January 1880 to Henry Francis Gray of Christchurch, Gentleman for two roods and thirty five perches as well as three roods and eighteen perches. The parcel of 2 roods and 35 perches was on the corner of Russell Street and Stanley Crescent (the current site of the heritage dwelling). The parcel of 3 roods was further along Stanley Crescent.

On 8 June 1889 Henry Francis Gray transferred the parcel of 2 roods and 35 perches to Percy Bolland Adams of Nelson, Solicitor. This parcel was then divided into three lots.

The land was subdivided again and four lots created. Lots 2,3 and 4 consisting of one rood and twenty five and three tenths perches were transferred to Burchard Bartrum Jones of Nelson, Lead Glazier and John Patrick Hayes of Nelson. Solicitor, on 7 November 1924.

Within a few months, on 3 July 1925 Lot 4 had been transferred to Guy Langley Henry Oldershaw of Nelson, Clerk. By this stage the land contained twenty two and five tenths perches being Lot 4 DP 1359.

Based on this sequence of ownership it is most likely the dwelling was built in 1924 or 1925 following the subdivision of land and transfer of title.

Subsequent owners of the property have been

- Douglas Richard Reay of Nelson, Engineer, 1933-1939

- Lindsey Gorden Keeper of Nelson, Motor Mechanic, 1939-1984.
- Henry John Fitzpatrick, Diesel Mechanic and Valerie Fitzpatrick, 1984-2006
- David Gordon Phillips 2006 – current.

Modification

Some modification has occurred to the building during its history. In September 1968 Lindsay Keeper applied to NCC for a permit to make repairs and extend the dwelling. This was approved. The Plans indicate that the extension was a small room/sunroom built on the north east side of the house. Repairs were also made to the eaves.

ARCHITECTURAL DESIGN

The only drawing available for this house are those for an addition at the rear of the house for an enclosed rear porch. The plan of the remainder of the house is not included therefore an assessment of the floor plan of the house cannot be made.

The exterior of the building is characteristic of a timber framed Californian Bungalow styled house with small and large intersecting shallow pitched gabled roofs and exposed rafter ends, wide eaves, shiplap weatherboards, a projecting verge clad with weatherboards and with exposed projecting framing ends. The projecting square bay window with eaves and exposed rafter ends matching the house are typical of the style, as is the glazed porch with sliding/folding windows at the front of the house.

The site of the house is sloping and the front of the house is built with a high base, giving the house some prominence from the street.

STATEMENT OF SIGNIFICANCE

The house has moderate local significance for physical heritage values.

As the house is located in an area that has been occupied well before 1900, the section on which the house stands is likely to be an archaeological site under the HPA.

The house has few individual heritage values, other than having a characteristic forms and details of the Californian Bungalow, but it contributes to the built heritage values of the Russell Street precinct, a locally significant group of houses generally of pre-1900 cottages.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	M	People		Identity	
	Architecture	M	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity				Tangata Whenua	
	Representative	M			Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	Moderate, local					

REFERENCES

Site File, Nelson City Council
Certificates of Title
Heritage Assessment, 1995

Trafalgar Square, 349

The White House

**Architect/designer:****Construction date:** circa 1900**Visible materials:****Architectural style:** Two storey Italianate villa**Use/building type:** Drop in Community Centre**Date and compiler:** Ian Bowman and Miriam Clark, 2009**Legal description:** Part Sec 487**Plans** none cited**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its date has been estimated at around 1900 in the original Heritage Assessment .

There are a couple of land transactions around the time of the estimated construction of the house. The first was on 6 March 1893 from Andrew Burn Suter to Stephen Brown White. The next land transfer occurred on 14 January when title was conveyed to Miriam C C Pill. It is probable that the dwelling was built around this time. Miriam Pill had the land mortgaged from June 1904 until July 1919. In 1920 Pill subdivided the land and title to the dwelling now at 349 Trafalgar Square passed to William Travers on 18 November 1920.

The initial Certificate of Title is dated 13 December 1926. On this date a fee simple was issued to William Boyle Travers of Nelson, Mercantile Manager for 16 perches being part of Section 487. He owned the property for a number of years until his death in 1952. Since then there have been a modest number of owners. They are:

- Henry George Brodie, of Nelson, Solicitor, 1952-1964
- Elizabeth Brodie, Widow, 1964-1966
- Catherine Byers of Nelson, Married Women, 1966-1970
- Phylls Campbell of Nelson, Married Woman, 1970-1980
- Robin Virginia Robilliard of Takaka, Married Woman, 1980-1997
- Robin Robilliard, Garry Robilliard and Jonathan George Rutherford Tidswell, 1997-current

Modification

There appears to have been little modification to this building. There are no records of applications for structural alterations or renovations apart from the reinstatement of a garage in 1975 and a building consent for internal layout in 1997.

It is probable that from 1980 the building was rented and used as a residential property. In July 1999 resource consent was granted to operate a drop in centre for people living in the community with a mental illness. The applicant was The White House Incorp Society owned by the Robby Robilliard Family Trust.

The White House had been operating as a drop-in centre since 1997 but resource consent was required as membership of the centre had increased and with the increased membership extra office space was needed so upstairs was to be utilised. Previously this had been tenanted.

By 1999 there were approximately 100 members, with up to 25 people visiting daily. Activities in the house ranged from computer and board games to coffee and reading. There were also training programmes and house meetings. The location was chosen due to its proximity to the CBD.

ARCHITECTURAL DESIGN

Original drawings of the building are not available from the NCC archives and therefore an assessment of the floor plan of the house cannot be made.

The house is clearly two storied with verandah to both floor on the west and north. There is a small projecting wing on the north-east corner which the verandah finishes against. The main entry is on the south-west corner of the house and it is panelled with sidelights and toplights. Next to the front door is a square bay window while on the north is a faceted bay. Both bays have dentil details with a cornice. Windows are generally double hung sash. The verandah has simple posts but the handrail on the first floor is delicately detailed fretwork designed in the form of balusters while the valence under it has repeated quatrefoils. The cheeks of the verandah have scalloped boards. The eaves of the house have pairs of modillion brackets.

The roof is hipped.

The building is timber framed with rusticated weatherboards, timber joinery and corrugated steel roofing.

The house is a finely detailed two storey villa. The villa was a New Zealand domestic version of the Italianate Villas first made popular in England for large houses designed by architects Sir Charles Barry and John Nash. Pattern books were influential in the spread of the style with Englishman Charles Parker's Villa Rustica, style books by Andrew Jackson Downing, and American Calvert Vaux's Villas and Cottages. Many of these English houses were designed with arcaded porticos, which was quickly adapted into the ubiquitous verandah in Australia and New Zealand. There were many variants of the villa including the Bay Villa, the Double Bay Villa, and Corner Bay villa as well as the later transitional villa.

Consistent with the original design of the villa, the house at 349 Trafalgar Square has an asymmetrical plan, Italianate styled bay windows, modillions under eaves, pilasters, a low-pitched roofs, and a finely detailed verandah with Classically inspired balusters executed in outline.

The villa style was made popular and relatively common in the 1890s to 1910, by speculative builders who combined Queen Anne details to the original Italianate.

STATEMENT OF SIGNIFICANCE

The house has high local significance for physical heritage values.

As the house is located in an area that has been occupied well before 1900, the section on which the house stands is likely to be an archaeological site under the HPA.

The house is a rare and excellent and delicately detailed representative of the two storeyed Villa style, common throughout New Zealand in the later nineteenth and early twentieth centuries

The house has all the requisite elements of the style and appears to be authentic.

Of particular significance in examples of villas, such as this, is the use of very good quality, mechanically turned and sawn details, which are a characteristic of the style.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological	H	People		Identity	
	Architecture	H	Events		Public esteem	
	Technology		Patterns		Commemorative	
	Scientific				Education	
	Rarity	H			Tangata Whenua	
	Representative	H			Statutory	
	Integrity	M				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council
 Certificates of Title
 Heritage Assessment 1995
 Deeds Index, LINZ, Christchurch

Trafalgar Street, 232

Whitcoulls

**Architect/designer:** A R Griffin?**Construction date:** circa 1920**Visible materials:** Rendered concrete?, steel windows**Architectural style:** Stripped Classical**Use/building type:** commercial shop with offices over**Date and compiler:** Miriam Clark and Jeannie Mueller, 2009**Legal description:** DP1740 Part Section 164**Plans:** Alterations, 1976**NZHPT registration:** n/a**PHYSICAL AND SOCIAL HISTORY****Site History**

There is no information in the Nelson City Council files which enable a definitive date to be placed on the construction of this building. Its construction date has been estimated at around 1920 with the architect thought to be A R Griffin as its design is very similar to others of Griffin's at the timeⁱ. Arthur Griffin was an architect who practiced in Nelson from the turn of the century until about 1960, first working for J D and L Robertsons. He designed a number of significant buildings in Nelson and the West Coast, many of which are now registered with the NZHPT

A Certificate of Title was issued to the Bank of New Zealand for 18 perches being part of Section 164 on 22 November 1878. The Bank transferred title to John Charles Mercer of Nelson, Bicycle Manufacturer on 24 November 1904. Following his death in 1924 title transmitted to his widow and she transferred title to G Page and Sons Limited of Nelson on 24 January 1928. This sequence of ownership makes it difficult to know when the building was constructed but it could have been around 1928 when title transferred to G Page & Sons.

Subsequent owners have been:

- G Page & Sons, 1928-1945
- Ronald MacDonald of Nelson, draper and Effie Fraser MacDonald, his wife, 1945-1968
- Ronald MacDonald Estate 1968- 1977.
- Millers (Nelson) Limited, 1977-1993
- Australian Mutual Provident Society, 1993-1995
- Trafalgar Street Limited, 1995-2000
- Moncrief Alliance Limited, 2000-current

The building was occupied by G Pages and Sons for nearly twenty years. G Page is thought to have been a draper. The building was then sold and occupied by Ronald MacDonald, who was also a

draper, from 1945 until 1968. Whitcoulls took over tenancy in the building in 1994 and remain to current day.

Modification

Limited modification has occurred to this building over the course of its history. Modifications on record are:

- In September 1968 the Ronald MacDonald Estate made alterations to the building, including forming a new roof gutter, blocking up windows and providing light through the roof area.
- In May 1976 Millers (Nelson) Ltd altered and strengthened the building. The plans indicate that the alterations consisted of creating office and retail space, with unpacking, storage and staff room areas at the rear.
- A sign and aluminum awning were erected in 1977 and a hydraulic passenger lift installed in 1978.
- Further signs were erected in 1983 and 1991
- On 2 December 1997 there was a fire on the first floor of the building. The fire was confined to the front half of the first floor, confined by a full width fire partition and a stairwell. The fire vented out through the front window and the clear panels in the roof. Whilst no structural damage occurred some repairs were needed. As a result Kidson Construction were granted a building consent to repair the fire damage.
- Internal alterations to the ground floor retail and the first floor occurred in 2006.

Heritage assessment

There was no heritage assessment form for this building.

ARCHITECTURAL DESIGN

There are no original drawings available for this two storeyed building with only recent drawings prepared in the 1970s for an addition to the rear of the building giving access to the Montgomery carpark. The

drawings show this part of the building much as it is today. A Large open spaces are shown in both new and old portions on the ground floor with a dog-leg stair on the south wall giving access to the upper floor. Offices are shown on the upper floor.

The building is probably constructed of reinforced concrete with timber floor and roof framing and joinery.

The building is designed in a simplified Stripped Classical style with Classical parapet with subtle pilasters at either end, cornice, and projecting sill aprons under the first floor windows. The first floor street elevation has five equally spaced steel framed casement windows stepped inwards from the face of the building. The ground floor joinery has been replaced with aluminium.

The building is located between the International styled BNZ building designed by Alex Bowman in the 1960s and Kitts Shoe store, an Edwardian Baroque styled shop, possibly designed by Houlker and Duke.

STATEMENT OF SIGNIFICANCE

The building has high local significance for physical, historical and cultural heritage values.

The building has architectural significance as a representative example the Stripped Classical style probably constructed of reinforced concrete, a relatively new material at the time. Classical styles were popular for commercial buildings in Nelson at the time with a number designed in the Baroque style by Houlker and Duke.

The building appears to have high levels of external authenticity except for the aluminium ground floor joinery.

The building is most likely to be one of several significant buildings designed by well-regarded local architect, Arthur Griffin.

The building contributes a sense of identity and continuity to Nelson given that a number of buildings of this general Classical style and this age survive, reflecting a period of growth and development in the city.

ASSESSMENT SUMMARY

RMA/ NZHPT criteria/ values	Physical		Historic		Cultural	
	Archaeological		People	H	Identity	M
	Architecture	H	Events		Public esteem	
	Technology	L	Patterns		Commemorative	
	Scientific				Education	
	Rarity	M			Tangata Whenua	
	Representative	H			Statutory	
	Integrity	H				
	Vulnerability					
	Context/group	H				
Significance	High, local					

REFERENCES

Site File, Nelson City Council

Certificates of Title

Ian Bowman and John Achari, Nelson Heritage and streetscape Survey, 1992.

ⁱ Nelson Heritage and streetscape Survey, 1992, p. 140