205 Haven Road

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

Lot 1 DP 441237


[www]

Largely reconstructed Victorian cottage. *Part of Town Acre 51* was awarded by crown grant to John Gibson in 1851. Gibson *is believed to have* erected a two-room cottage on the site *in the 1840s*, which*, judging from the Nelson Rating Rolls,* was no longer extant by the mid-1860s. John Henry Reardon, the second husband of Gibson's daughter Mary, *appears to have taken* possession of *part of Gibson's* property in *May* 1868*. Deeds Index records show that Reardon raised a mortgage on the property in July 1868, suggesting the construction date of a new dwelling on the property [this would align with Rating Roll information cited by Clark & Bowman]. Notwithstanding Reardon's involvement, the property was held by John Gibson's estate when probate was declared in March 1889. Gibson died at Kaituna in Marlborough, having lived at Gibsonstown since the 1850s, and so it would appear the Haven Road cottage was a rental for many years, possibly from the start.*

After John Gibson died the property was transferred to PB Adams in September 1899. Local solicitor Percy Bolland Adams conveyed the property to fellow lawyer CY Fell in June 1900 and it was then transferred to Robert Henry in April 1912. Henry (c.1852-1928) was issued with the first title to the subject property in April 1925; he and his wife Ann (nee Watt) lived at a property they called 'Hinemoa' in Stepneyville. The property has passed through a number of hands since *1932*; it remains in private residential use.

2006 renovations, including repiling, reroofing, replacement of external doors and windows, partial recladding and the *reinstatement* of a veranda on the north elevation, have significantly compromised the authenticity of the building. The west veranda is a later addition*, as can be seen from the c.1890 photograph below*.

Assessment: The dwelling has a typical, but not significant, history and has insufficient authenticity to merit scheduling. The heritage assessment used to support scheduling of the building as an 'A' ranked item in Appendix 1 of the NRMP is based upon a construction date of 1843, despite the historical narrative, *and visual appearance of the building, providing much stronger evidence of the construction of a rental cottage by the Gibson*/Reardon family in *c.*1868.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan
Heritage Consultancy Services

5 August 2020 [*italicised text added 10 April 2024.*]



‘Haven Road, looking towards city’, undated. Kingsford Collection, 164933, Nelson Provincial Museum.



‘Haven Road and Russell Street from the sea’, undated. FN Jones Collection, 321352, Nelson Provincial Museum.

Assessment according to the heritage criteria:

Historic And Social Significance
The former Gibson/Reardon/Henry rental cottage is associated with the Gibson, Reardon and Henry families but as a c.1868 rental cottage it has modest historic and social value within the context of the development of the port and its residential environs.

Cultural And Spiritual Significance
The former Gibson/Reardon/Henry rental cottage has modest cultural value as a demonstration of the way of life of its early tenants and their families.

Architectural And Aesthetic Significance
The former Gibson/Reardon/Henry rental cottage has limited architectural value as a modified mid-Victorian vernacular dwelling. The building is not a significant or authentic example of its style. The designer is unknown.

Technological And Craftsmanship Significance
The former Gibson/Reardon/Henry rental cottage has limited value under this criterion given its modified state and diminished authenticity.

Archaeological Significance
The site of the former Gibson/Reardon/Henry rental cottage has potential archaeological significance given the colonial development of the property.

Scientific Significance
The former Gibson/Reardon/Henry rental cottage 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 Gibson/Reardon/Henry rental cottage has some group and contextual significance as a reconstructed Victorian cottage that makes a contribution to the historic character of Haven Road.

Summary Statement
The house has been substantially reconstructed and the evidence of land records, electoral rolls, street directories and other primary sources does not support a construction date of 1843. That does not mean that the cottage cannot have started as a very small, two-room dwelling that was progressively altered and extended over the years. Rather that the verifiable history and the appearance of the house as it now stands, upon which basis an assessment of heritage significance is made, points to a late 1860s vernacular bay villa that served as a rental property for six decades.

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

References:
Nelson Evening Mail 24 December 1873, p. 3; 4 October 1888, p. 2; 15 March 1889, p. 3; 16 May 1928, p. 4; 13 July 1928, pp. 1 & 4; 14 July 1928, p. 6; 7 September 1928, p. 4.
Nelson Examiner & NZ Chronicle 15 April 1843, p. 230.
Colonist 16 October 1866, p. 2; 13 August 1872, p. 1; 16 August 1872, p. 1; 21 March 1889, p. 3.
Marlborough Press 26 January 1877, p. 2; 8 November 1905, p. 3.
M Clark & I Bowman 'Heritage Building Inventory Report for 205 Haven Road' 2009.
Archives NZ, Land Information NZ, Street Directories and Electoral Rolls.

Review date: 10 April 2024

[insert latest pic with date of site visit]



Detail from photograph of ‘Nelson Harbour and Port Road’, c.1890, showing subject house at top. Tyree Studio, Alexander Turnbull Library, Wellington.