326 Hardy Street, Nelson

C ranked heritage item in the operative NRMP

Pt Sec 429 A 588



[AE McEwan, 16 Sept 2015]

English Domestic Revival. Brick, timber board and batten and stucco cladding, corrugated steel roofing.

Former Haggitt residence, c. 1925? Part of NMIT campus, visible from the street and integrated in to campus environs. Unknown designer, extended to rear in 2006. Likely built by Frank and Lillian Haggitt, he was a solicitor, and then sold to Dr Robert Stenhouse in c.1938. Stenhouse was a city councillor and deputy mayor in the 1950s. Since 1976 part of NMIT.

The 2009 Clark/Mueller assessment does not provide sufficient evidence to support a finding of 'high local significance for physical and historic heritage values'. Earlier dwelling on the property was the home of Mrs Jane Sealy, the widow of Dr William Sealy, and her daughter Ellen.

Assessment: Research and assessment does not support a level of significance that merits a 'B' ranking on the NRMP. Attractive upper-middle class character dwelling that is now part of a tertiary education campus.

Recommendation: Delete from schedule.

Dr Ann McEwan
Heritage Consultancy Services

4 February 2016 [*italicised text added 21 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Haggitt house is not associated with a notable person or event and has limited historic and social value as the former home of a Nelson lawyer and his family.

Cultural And Spiritual Significance
The former Haggitt house has limited cultural value as a demonstration of the way of life of a Nelson legal professional and his family.

Architectural And Aesthetic Significance
The former Haggitt house has limited architectural value as an English Domestic Revival style house that appears to have been built in mid-1920s. The building is not a significant example of its style and has been extended and modified for non-residential use. The designer is unknown.

Technological And Craftsmanship Significance
The former Haggitt house has modest craftsmanship value as an interwar dwelling presumably built using the methods and materials of the day.

Archaeological Significance
The site of the former Haggitt house has potential archaeological value given its pre-1900 residential development and location in the central city.

Scientific Significance
The former Haggitt house may have minor scientific value for its potential to provide further information about its original design and construction.

Group, Landmark And Contextual Significance
The former Haggitt house has some contextual value as a building that contributes to the historic character of Hardy Street and the NMIT campus.

Summary Statement
The former Haggitt house appears to date to the mid-1920s, having been built for a local lawyer and his family. The designer and builder are unknown; the building has a modern extension and has been converted to non-residential use. There is insufficient evidence to substantiate the heritage significance of the building.

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

References:
M Clark & J Mueller 'Heritage Building Inventory' report for 326 Hardy Street, 2009.
Nelson Evening Mail 6 January 1882, p. 3; 3 October 1917, p. 1; 14 September 1921, p. 6; 13 March 1923, p. 1.
Evening Post 3 November 1925, p. 7; 22 July 1938, p. 14.
Otago Daily Times 15 February 1898, p. 7.
Feilding Star 27 February 1896, p. 2; 20 April 1905, p. 3; 10 April 1915, p. 3.
Evening Star 10 June 1920, p. 7.
Land Information NZ, Street Directories and Electoral Rolls.

Review date: 21 April 2024