411 Wakefield Quay, Nelson

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

Lot 1 DP 7587


[A McEwan, 20 October 2015]

Site visit has enabled a determination that the extent of modifications to the dwelling is considerable. The entrance porch and balcony above are no longer original and roughcast stucco cladding has been undertaken. The building, while still a notable contributor to the historic character of Wakefield Quay, is not considered to have sufficient historic heritage significance to merit listing.

This dwelling was built for John Wilson Brown (known as Jack, died 1930), an engineer, and his wife Mary (died 1938) in c.1905. Jack Brown had married Mary Penman Wilson in 1903 and the Browns called their home 'Lark Hall'. The property remained in the Brown family until 1947 and has passed through a number of hands since that time.

Porch enclosed to extend the living room [1996]. New fenestration at ground floor and first floor veranda/porch; stucco plaster cladding [date unknown].

Assessment: The house is highly modified and does not meet the criteria for scheduling.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan
Heritage Consultancy Services

26 May 2016 – updated 4 May 2023 [*italicised text added 16 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Brown house is not associated with a notable person or event and has modest historic and social value as the Edwardian home of a professional family.

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

Architectural And Aesthetic Significance
The former Brown house has limited architectural value as a modified Edwardian bay villa. The building is not a significant or authentic example of its style and the designer is unknown.

Technological And Craftsmanship Significance
The former Brown 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 Brown house may have potential archaeological significance given its location within the city.

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

Group, Landmark And Contextual Significance
The former Brown house has some contextual value as a building that contributes to the historic character of Wakefield Quay.

Summary Statement
The former Brown house is a two-storey Edwardian bay villa that has been considerably modified. It was built in c.1905 for John and Mary Brown; no architect or builder has been associated with the property to date. The house contributes to the historic character of Wakefield Quay but does not meet the criteria for scheduling on Appendix 1. It was not recommended for scheduling by I Bowman et al in 2009/10.

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

References:
M Clark & J Mueller 'Heritage Building Inventory Form for 411 Wakefield Quay', 2009.
Nelson Evening Mail 12 October 1903, p. 2; 16 February 1915, p. 1.
Historic Street Directories and Electoral Rolls.

Review date: 16 April 2024