84 Hardy Street, Nelson

B ranked heritage item in the operative NRMP

Lot 2 DP 18957



[22 April 2024]

Interwar *[or earlier?]* commercial classical style building with suspended veranda and modern shopfront. Façade at first floor level is divided into three bays with shallow arch over wider, central window. Projecting cornice, segmental pediment bearing 'figure' of a kiwi. Designer/builder unknown. Building at 80 Hardy Street is also scheduled in the operative NRMP.

Site may have archaeological potential; historic photograph in Nelson Provincial Museum appears to show an earlier colonial building on the site and there was a shop on the property in 1907 (see DP 223*, surveyed for FI Ledger*). Late 1940s / early 1950s building occupied by a drapery and baby shop run by Mrs May Hamilton (c.1903-70). 1995 NCC assessment states that the building had been occupied by NZI. See 204 Hardy Street for history of firm, which had premises in Trafalgar Street before erecting offices in Hardy Street in 1956.

Title issued to John Moses Smith and John Thomas Whitford, bootmakers, in August 1907; owned by Smith (died 1910) alone from September 1907 until it was transferred to his wife Louisa in August 1908. Held by Smith family until 1950.

Assessment: there is insufficient evidence at this time to support significant historic heritage values. Inclusion within the CBD historic area, as a recognised historic character building, provides the appropriate level of recognition and protection.

Recommendation: Delete from Appendix 1 Schedule of heritage buildings, places and objects.

Dr Ann McEwan
Heritage Consultancy Services

22 October 2019 [*italicised text inserted 19 April 2024*]



Assessment according to the heritage criteria:

Historic And Social Significance
The former Smith Bros building is not associated with a notable person or event and has some historic and social value as a demonstration of the commercial development of the city's central business district in the early 20th century.

Cultural And Spiritual Significance
The former Smith Bros building has minor value in respect to this criterion.

Architectural And Aesthetic Significance
The former Smith Bros building has modest architectural value as an early 20th century commercial classical building. The architect is unknown.

Technological And Craftsmanship Significance
The former Smith Bros building may have some minor value under this criterion as a demonstration of early 20th century construction methods and materials. The builder is unknown.

Archaeological Significance
The site of the building may have potential archaeological significance given the colonial development that occurred before the current building was erected.

Scientific Significance
The former Smith Bros building may have minor scientific value for its potential to provide further information about its design and construction.

Group, Landmark And Contextual Significance
The former Smith Bros building has contextual value as a building that contributes to the established character of Hardy Street.

Summary Statement
The former Smith Bros building is a typical early 20th century commercial building; neither the architect nor contractor are known. While it remains in commercial use and contributes to the established character and amenity of Hardy and Rutherford Streets, the building has modest historic and architectural qualities.

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

References:
Nelson Evening Mail 17 September 1907, p. 3.
Colonist 17 December 1902, p. 2; 2 February 1904, p. 1 (supplement); 6 December 1910, p. 2.
Historic street directories and survey plans.

Review date: 19 April 2024