2 Richmond Avenue, Nelson

C ranked heritage item in the operative NRMP
Category 2 historic place on the HNZ List [# 1580]

Lot 3 DP 257



[AE McEwan, 17 Sept 2015]

Rusticated weatherboard cladding and decramastic tile roof [c. 1970?]. NRMP Appendix 1 gives 1920 date of construction [see HNZ information below].

Assessment: a low priority for further research. The building has been greatly modified and does not appear to merit scheduling.

HNZPT has provided the following information:

> In 1908, James Moorhouse's dairy farming land (Sec 609 Town of Nelson) was purchased by James Boon (chemist), John Porter Harris (land agent) and Frederic St John (accountant) for a subdivision venture. Seventeen lots were created, and the new Lot 3 DP 257 was bought by Lilias Kate Tolmie in 1911 (died 1931 aged 62, buried in Dunedin North Cemetery). Presumably the house was built for her soon after this date (newspaper articles reference in passing her residing there, being visited by her sister etc.) … The house looks like it was once a villa but has had many alterations over the years. There has been a disappointing degree of change. [B Wagstaff, 3/2/16]

Recommendation: Deferred. Subject to submission to notified plan this building does not warrant additional investigation at this time. *HNZPT has submitted to PC29 that they do not oppose deleting this item from Appendix 1.*

Dr Ann McEwan
Heritage Consultancy Services

22 December 2015 / amended 4 February 2016 [*italicised text added 15 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Tolmie house is not associated with a notable person or event and has modest historic and social value as a dwelling erected in the early 1910s in the Richmond Avenue subdivision.

Cultural And Spiritual Significance
The former Tolmie house has limited cultural value as a demonstration of the way of life of an early 20th century Nelson resident.

Architectural And Aesthetic Significance
The former Tolmie house has limited architectural value as a modified Edwardian villa that has been substantially modified. The building is not a significant or authentic example of its style. The designer is unknown.

Technological And Craftsmanship Significance
The former Tolmie 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 Tolmie house may have potential archaeological significance relating to its earlier use and development.

Scientific Significance
The former Tolmie house 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 Tolmie house has some group and contextual value as an early 20th century villa within the Richmond Avenue Heritage Precinct.

Summary Statement
The former Tolmie house dates to the early 20th century and has been substantially modified. It does not meet the criteria for scheduling and lacks sufficient authenticity to embody significant heritage values. The dwelling is located within the proposed Richmond Avenue Heritage Precinct and is therefore subject to its provisions. HNZPT does not oppose deleting this item from Appendix 1.

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

References:
Nelson Evening Mail 8 June 1916, p. 1; 7 November 1921, p. 6.
Timaru Herald 18 March 1931, p. 3.
HCS, 'Richmond Avenue Heritage Precinct Report', July 2022.
https://www.heritage.org.nz/list-details/1580/House
Historic Certificates of Title, Street Directories and Electoral Rolls.

Review date: 15 April 2024