258 Hardy Street, Nelson

C ranked heritage item in the operative NRMP

Lot 1 DP 1791



[25 February 2016]

First floor façade and cast iron veranda posts are notable features. Research suggests there has been a building on this site since 1863/64 – potential archaeological significance.

Veranda reinstated 1978 [NCC property files]. Possible that first floor façade dates to 19th C, however DP 1791, dated September 1927, notes that HF West's building was then in the course of demolition.

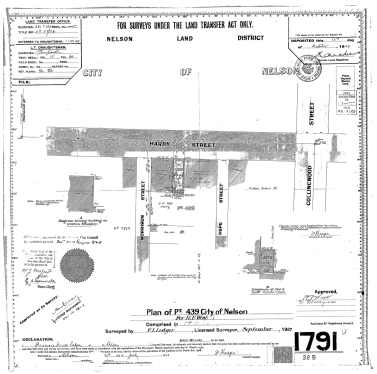
First floor façade dating to c.1928 evokes the classical form of a late Victorian or Edwardian commercial building. Historic photographs show that the building on the site had quite a different form around the turn of the 20th century when the neighbouring Snodgrass building was erected. The first title for the lot was issued to Henry Francis West, a chemist, in February 1927; West had held the property since 1923 [Deeds Index 6/25]. Modern shop frontage.

Assessment: The building does not appear to merit a 'B' ranking. Inclusion within the CBD heritage precinct provides the appropriate level of recognition and protection. *The assessment of 'high local significance' in the Clark report of 2009 cannot be supported by the available evidence, especially in view of the erroneous attribution of the building to c.1902.*

Recommendation: Delete from schedule.

Dr Ann McEwan
Heritage Consultancy Services

7 February 2016 / 5 May 2023 [*italicised text inserted 20 April 2024.*]




DP 1791 records that the building on the subject lot was then in the course of demolition. Earlier building on site is shown here after 1901. Nelson Provincial Museum.

Assessment according to the heritage criteria:

Historic And Social Significance
The former West building is not associated with a notable person or event but has some historic and social value as a demonstration of the commercial development of the city's central business district during the interwar period.

Cultural And Spiritual Significance
The former West building has limited value in relation to this criterion.

Architectural And Aesthetic Significance
The former West building has limited architectural value as an interwar commercial building with a modern, faux historic veranda and shopfronts. The designer of the c.1928 building is unknown.

Technological And Craftsmanship Significance
The former West building may have some minor value under this criterion as a demonstration of the methods and materials used in interwar commercial construction. The builder is unknown.

Archaeological Significance
The site of the building has potential archaeological significance given the development that has occurred on the site since the mid-19th century.

Scientific Significance
The former West building 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 West building has contextual value as a building that contributes to the established character of Hardy Street and the central city as a whole.

Summary Statement
The former West building is an interwar commercial building with a late 1970s veranda and modern shop fronts. While it remains in commercial use and contributes to the established character and amenity of Hardy Street, the building has modest historic and limited architectural qualities.

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

References:
M Clark 'Building Heritage Inventory' report for 258 Hardy Street, 2009.
Nelson Evening Mail 17 May 1917, p. 4; 27 December 1918, p. 6.
Colonist 10 May 1892, p. 4; 20 March 1901, p. 1 [tender notice for new Snodgrass building at 254 Hardy Street].
Historic street directories.

Review date: 20 April 2024