280 Hardy Street, Nelson

B ranked heritage item in the operative NRMP

DP 1178 Pt Sec 437



[22 April 2024]

Colonial vernacular building with interwar façade. May have been built for John Snook Anstice, baker, in c.1864. Designer/builder unknown. Anstice's second wife opened 'St Albans House' drapery and millinery in the adjacent shop (274-278 Hardy Street) in 1891; she had previously occupied the former bakery. The Helping Hand Shop, whose profits were given to the Red Cross Fund, opened in the building in November 1915; it appears to have operated until 1921.

Site has potential archaeological values due to pre-1900 use and development. 1995 NCC assessment states that the facade of the building was remodelled to the design of AR Griffin, architect, in 1933. Building's appearance is highly modified; side elevation reveals earlier construction. *Owner between 1926 and 1946 was William LN Forster, a baker.*

Assessment: there is insufficient evidence at this time to support significant historic heritage values. Inclusion within *a Hardy Street Heritage Precinct*, as a *contributory* character building, *would* provide 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

25 October 2019 [*italicised text added 21 April 2024*]



Assessment according to the heritage criteria:

Historic And Social Significance
The former Anstice/Forster bakehouse and store is associated with several bakery businesses and has some historic and social value as a demonstration of the development of the city's central business district.

Cultural And Spiritual Significance
The former Anstice/Forster bakehouse and store has modest cultural value as a recognised character building in the central city.

Architectural And Aesthetic Significance
The former Anstice/Forster bakehouse and store has limited architectural value as a modified Victorian commercial building with an interwar façade. The building is not a significant or authentic example of its style. The designer[s] are unknown.

Technological And Craftsmanship Significance
The former Anstice/Forster bakehouse and store has limited value under this criterion given its modified state and diminished authenticity. The builders of the various stages are unknown.

Archaeological Significance
The site of the former Anstice/Forster bakehouse and store has potential archaeological significance given the colonial development of the property.

Scientific Significance
The former Anstice/Forster bakehouse and store may have 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 Anstice/Forster bakehouse and store has some contextual value as a building that contributes to the historic character of Hardy Street and the central city as a whole.

Summary Statement
The former Anstice/Forster bakehouse and store is a commercial structure that appears to combine a 19th century building with an interwar facade. While it is still in commercial use and contributes to the historic character and amenity of Hardy Street, the building has been modified and now embodies modest historic and limited architectural qualities. There is insufficient evidence available at this time to identify AR Griffin with the design of the façade.

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

References:
Colonist 16 September 1882, p. 3; 22 November 1915, p. 4; 12 May 1919, p. 6; 5 December 1919, p. 6.
Nelson Examiner & NZ Chronicle 31 March 1864, p. 2; 22 March 1866, p. 4.
Nelson Evening Mail 29 January 1867, p. 1; 14 February 1867, p. 3; 4 August 1888, p. 4; 12 July 1909, p. 3; 4 March 1916, p. 4; 11 May 1917, p. 4; 26 October 1921, p. 6; 30 May 1923, p. 6; 5 June 1928, p. 1; 19 December 1928, p. 10; 30 November 1929, p. 1; 20 August 1931, p. 2.
Press 14 May 1917, p. 5.
Historic street directories, deeds, and certificates of title.

Review date: 26 April 2024