52 Russell Street, Nelson

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

Lot 6 DP 186


[NCC, 1 April 2019]

Modified bay villa located at the southern end of the Russell Street precinct. Changes to fenestration and enclosure of veranda have compromised authenticity of the building. Property subdivided for Wells Bros. in 1903. *The Prow web site records that the house was built in 1903 but various sources point to a later date of construction. Title for Lot 6 of DP 186 was issued to Charles Hepburn Orlando Robson in March 1907 and Robson transferred the property to Charles Silcock the younger, a blacksmith, in March 1910. Queens Road, which appears to have been the address of the house at first was not listed in Wise's Post Office Directory until 1912, by which time Silcock was living in the first house on Queen's Road off Russell Street. The house was then owned and occupied by members of the Wilson family from 1918 (CT 29/174 puts date of transfer as 16 June 1919) until 2021.*

A historic photograph on the Prow site shows that the house has been reroofed (c.1977), its veranda enclosed and the bay window altered from a faceted bay with decorative roof to a boxed bay window with casement windows.

Assessment: The building appears to have a typical, rather than notable, history and has been modified.

Recommendation: Delete. There is insufficient evidence to support scheduling on the proposed Nelson Plan. Inclusion within the Russell Street Heritage Precinct will suffice to manage character and amenity values.

Dr Ann McEwan
Heritage Consultancy Services

15 September 2020 [*italicised sentences inserted 16 April 2024*]



The Prow.

Assessment according to the heritage criteria:

Historic And Social Significance
The former Silcock/Wilson house is not associated with a notable person or event and has modest historic and social value as an example of Edwardian residential development in Russell Street.

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

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

Technological And Craftsmanship Significance
The former Silcock/Wilson house has modest value under this criterion as an example of typical Edwardian construction methods and materials. The builder is unknown.

Archaeological Significance
The site of the former Silcock/Wilson house may have potential archaeological significance given the colonial development of this part of the city.

Scientific Significance
The former Silcock/Wilson 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 Silcock/Wilson house has some contextual value for the contribution it makes to the historic character of Russell Street Heritage Precinct and, more generally, Beachville.

Summary Statement
The house is a typical example of its Edwardian period and style but modifications to the house have undermined its authenticity and integrity and there is no evidence to support an assessment of historic or architectural significance.

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

References:
Nelson Evening Mail
https://www.theprow.org.nz/yourstory/madge-wilson/
https://www.raywhite.co.nz/nelson-tasman/nelson/stepneyville/MOT30018/
Land Information NZ, Street Directories and Electoral Rolls.

Review date: 16 April 2024