

### 375 Wakefield Quay, Nelson

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

Lot 1 DP 7587



[A McEwan, 20 October 2015]

Site visit and real estate advertising has enabled a determination that the extent of modifications to the dwelling is considerable. New aluminium doors and window frames and plaster cladding has been undertaken. The building, while still a notable contributor to the historic character of Wakefield Quay, is not considered to have sufficient historic heritage significance to merit listing.

*The dwelling appears to have been built in c.1905 for Nell Everett, who had divorced Frank Everett in 1903. Frank Evelyn Everett was one of the sons of Annie and Edward Everett, the latter was a long-time city councillor and also served two, one-year terms as Mayor of Nelson. Everett senior held a large property in Wakefield Quay and this was subdivided after his death. Title for the subject property was issued to Nell Everett in July 1905 and after her death in 1940 the property passed to her daughter Irene and her husband Leonard Trent.*

*Stucco cladding and replacement of windows with aluminium joinery (c.1988?).*

*Assessment: The house is highly modified and does not meet the criteria for scheduling.*

Recommendation: Delete from heritage schedule.

Dr Ann McEwan  
Heritage Consultancy Services

26 May 2016 – updated 4 May 2023 [*italicised text inserted 16 April 2024*]

## **Assessment according to the heritage criteria:**

### **Historic And Social Significance**

The former Everett house is not associated with a notable person or event and has modest historic and social value as the home of members of a well-known Nelson family.

### **Cultural And Spiritual Significance**

The former Everett house has modest cultural value as a demonstration of the way of life of its former residents.

### **Architectural And Aesthetic Significance**

The former Everett house has limited architectural value as a modified Edwardian bay villa. The building is not a significant or authentic example of its style and the designer is unknown.

### **Technological And Craftsmanship Significance**

The former Everett 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 Everett house may have potential archaeological significance given its location within the city.

### **Scientific Significance**

The former Everett 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 Everett house has some landmark and contextual value as a prominently-located building that contributes to the historic character of Wakefield Quay.

### **Summary Statement**

The former Everett house is a two-storey Edwardian bay villa that has been considerably modified. It appears to have been built in c.1905 for Nell Everett; no architect or builder has been associated with the property to date. The house contributes to the historic character of Wakefield Quay but does not meet the criteria for scheduling on Appendix 1. It was not recommended for scheduling by I Bowman et al in 2009/10 and at the time of that assessment it was recorded that NCC had indicated to the then owner that the building would be removed from Appendix 1 of the NRMP.

### **Recommendation**

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

### **References:**

M Clark & J Mueller 'Heritage Building Inventory Form for 375 Wakefield Quay', 2009.

*Nelson Evening Mail* 10 December 1897, p. 3; 4 February 1901, p. 3; 5 February 1901, p. 3; 3 June 1910, p. 8; 15 October 1936, p. 6.

<https://collection.nelsonmuseum.co.nz/objects/67049/everett-mrs>

Historic Street Directories and Electoral Rolls.

Review date: 16 April 2024