**19 Fountain Place, Nelson**

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

Lot 12 City of Nelson



[NCC, 21 November 2017]

Title issued to John Sheppard *the younger*, a stonemason, in 1877. Later owned by Neil (died 1902) and Mary (died 1909) McLean. *Neil McLean was a carpenter which raises the possibility that he may have built the first stage of the house after he acquired the property in 1884.*

House appears to have been *altered* in c.1933, rather than rebuilt as suggested by council records. Further alterations undertaken in c.1988 & c.1998.

Assessment: The building appears to have a typical, rather than notable, history and has been substantially modified. The property is an archaeological site under the HNZPTA. *This house was not recommended for scheduling by I Bowman et al in 2009/10.*

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

Dr Ann McEwan
Heritage Consultancy Services

13 September 2020 [*italicised text added 16 April 2024*]

**Assessment according to the heritage criteria:**

**Historic And Social Significance**
The former McLean house is not associated with a notable person or event and has modest historic and social value as a demonstration of the residential development of Beachville.

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

**Architectural And Aesthetic Significance**
The former McLean house has limited architectural value as a highly modified Victorian cottage. The building is not a significant or authentic example of its style. The designer is unknown.

**Technological And Craftsmanship Significance**
The former McLean 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 McLean house has potential archaeological significance given the colonial development of the property.

**Scientific Significance**
The former McLean 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 McLean house has some contextual value as a building that contributes to the historic character of the Fountain Place Heritage Precinct.

**Summary Statement**
The former McLean house appears to date to the later 19th century but has been substantially modified. Located within the Fountain Place Heritage Precinct the house makes a character contribution to the precinct but lacks the authenticity and heritage significance of other, scheduled dwellings. It was not recommended for scheduling by I Bowman et al in 2009/10.

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

References:
M Clark, J Mueller 'Heritage Building Inventory' report for 19 Fountain Place, 2009.
*Colonist* 24 February 1877, p. 4; 7 July 1902, p. 2.
Historic street directories and electoral rolls.

Review date: 16 April 2024