44 Bridge Street, Nelson

C ranked item on operative NRMP

DP 2086



[22 April 2024]

Group significance / contribution to streetscape. Part of Inner City Area historic character precinct. Age, style, design and history is of modest heritage value. 'Edwardian Baroque' style descriptor *in the Clark/Mueller assessment of 2009 is* not appropriate to an interwar commercial classical style building. 'High' local significance *in the same report is* not supported by assessment statement.

1933 Houlker & Duke architects for FW Greenslade; plans cited by Clark & Mueller. Two shops with two flats above, concrete construction. Investment property with various tenants over the years, possibly including office equipment suppliers Armstrong and Springhall. Modern shopfront; first floor façade and entry to first floor flats on ground floor are the only surviving original architectural features.

Recommendation: do not schedule as individual heritage item; acknowledge contribution to historic character of Bridge Street.

26 May 2016 – updated 4 May 2023 [*Italicised text added 18 April 2024.*]

Assessment according to the heritage criteria:

Historic And Social Significance
This 1933 commercial building is not associated with a notable person or event and has some historic and social value as a demonstration of the interwar development of the city's central business district.

Cultural And Spiritual Significance
This 1933 commercial building has modest cultural value as a recognised character building in the central city.

Architectural And Aesthetic Significance
This 1933 commercial building has some architectural value as an example of local firm Houlker & Duke's interwar commercial style. The building is not a significant example of its style and the authenticity of its façade has been diminished by the modernisation of the shop fronts.

Technological And Craftsmanship Significance
This 1933 commercial building has minor value under this criterion as an example of early 1930s concrete construction. The builder is unknown.

Archaeological Significance
The site of the building has potential archaeological significance given the colonial development of the central city.

Scientific Significance
This 1933 commercial building may have minor scientific value for its potential to provide further information about its original design and construction.

Group, Landmark And Contextual Significance
This 1933 commercial building has contextual value as a building that contributes to the established character of Bridge Street and the central city as a whole.

Summary Statement
44 Bridge Street dates to the early 1930s and is an example of the commercial work of local architectural practise Houlker & Duke. While it remains in commercial use and contributes to the established character and amenity of Bridge Street, the building has modest historic and architectural qualities.

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

References:
M Clark & J Mueller 'Building Heritage Inventory' report for 42-46 Bridge Street, 2009.
Nelson Evening Mail 7 September 1933, p. 2; 4 December 1940, p. 1; 5 December 1940, p. 3.
Historic street directories.

Review date: 18 April 2024