12 Fountain Place, Nelson

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

Lot 35 Deeds Plan 3



[NCC, 21 November 2017]

Owned and occupied from 1878 by Mary Ann and Joseph Mallamo (died 1911), the latter a fisherman and Trafalgar Street fish supplier.

Alterations appear to have preserved the footprint of the building, but the fenestration has been changed to casement and fanlight type, presumably dating to the interwar period.

Assessment: The building appears to have a typical, rather than notable, history and has been modified. The property is an archaeological site under the HNZPTA. *It was not recommended for scheduling 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 sentences inserted 16 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Mallamo cottage is not associated with a notable person or event and has modest historic and social value as the former home of a fisherman and his family.

Cultural And Spiritual Significance
The former Mallamo cottage has modest cultural value as a demonstration of the way of life of a Nelson fisherman and his family.

Architectural And Aesthetic Significance
The former Mallamo cottage 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 Mallamo cottage has limited value under this criterion given its modified state and diminished authenticity. The builder is unknown.

Archaeological Significance
The site of the former Mallamo cottage has potential archaeological significance given the colonial development of the property.

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

Summary Statement
The former Mallamo cottage dates to the later 19th century but has been substantially modified. The building was assessed but not recommended for scheduling by Ian Bowman in 2009-10. Located within the Fountain Place Heritage Precinct the house makes a character contribution to the precinct but lacks the heritage significance of other, scheduled dwellings.

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 12 Fountain Place, 2009.
Colonist 16 August 1894, p. 3; 10 August 1897, p. 2; 16 August 1911, p. 2.
Nelson Evening Mail 10 July 1879, p. 2; 5 July 1892, p. 2; 7 May 1902, p. 2; 11 January 1905, p. 2; 15 August 1911, p. 4.
Historic Street Directories and Electoral Rolls.

Review date: 16 April 2024