13 Fountain Place, Nelson

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

Lot 6 Deeds 3


[22 April 2024]

Owned and occupied by Henry Barnes in 1881; possibly built in the early 1870s as the Barnes were resident in Beachville by July 1872. Barnes died at his home in September 1905.

Alterations appear to have largely preserved the footprint of the building, but the walls have been stuccoed and the roof renewed. Where a veranda would be expected across the front (westerly elevation) of the building is now an enclosed lean-to porch at the southern end.

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.

Recommendation: Delete. There is insufficient authenticity 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

14 September 2020

Assessment according to the heritage criteria:

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

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

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

Technological And Craftsmanship Significance
The former Barnes 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 Barnes cottage has potential archaeological significance given the colonial development of the property.

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

Summary Statement
The former Barnes cottage dates 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.

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

References:
Colonist 16 November 1858, p. 1.
Nelson Evening Mail 9 July 1872, p. 2; 4 September 1905, p. 2.
Nelson Examiner & NZ Chronicle 7 April 1866, p. 4.

Review date: 16 April 2024