11 Russell Street, Nelson

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

Lot 4 DP 1474


[23 April 2024]

c.1869 [?] house built on Section 50 Native Reserve, which was subdivided in 1925 on behalf of the Native Trustee. *Appears to have been* the former home of *William* Henry and Emma Goddard, who married in 1865. Henry was a carpenter who died in 1874. For the first half of the 20th century at least the cottage was the home of James and Minnie Williams; James was a mariner. A 'Māori Hostelry' was extant on the corner of Haven Road and Russell Street by May 1843.

Building permits that suggest the substantive loss of original fabric include 'reinstate dwelling' (1975), 'extend dwelling' (1978), and 'veranda alterations' (1999). A 'studio building' was erected on site in 2012*; a second prefabricated building has been located to the south of the house since c.2023.*

Assessment: The building is difficult to view from the public domain and *two modern* structures *have* been erected on the site. While it may date to c.1869 the cottage appears to have limited architectural values and typical historic ones. Property is likely an archaeological site per the HNZPTA.

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

Dr Ann McEwan
Heritage Consultancy Services

19 September 2020 [*italicised text inserted 9 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Williams cottage is not associated with a notable person or event and has modest historic and social value as a later 19th century dwelling that was erected on Native Reserve land.

Cultural And Spiritual Significance
The former Williams cottage has limited cultural value as a demonstration of the way of life of local workers and their families.

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

Technological And Craftsmanship Significance
The former Williams cottage has limited value under this criterion given its modified state and diminished authenticity. It may have been built by William Henry Goddard but this cannot be confirmed.

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

Scientific Significance
The former Williams 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 Williams cottage has some group and contextual value as a 19th century dwelling that, while largely hidden from view, makes a minor contribution to the historic character of the Russell Street Heritage Precinct.

Summary Statement
The house was described as being 'heavily modified' when it was assessed for NCC in c.1995. Inconclusive historic information, a site visit, and documented alterations and additions confirm that the primary dwelling on the property does not embody heritage significance or retain sufficient authenticity to merit scheduling. Inclusion within the Russell Street Heritage Precinct provides the appropriate level of recognition and planning oversight for this property.

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

References:
Nelson Evening Mail 22 June 1874, p. 2; 3 April 1894, p. 3.
Nelson Examiner & NZ Chronicle 27 May 1843, p. 253; 9 March 1865, p. 2.
Colonist 5 May 1868, p. 4; 4 January 1870, p. 2..
Archives NZ, Land Information NZ, Street Directories and Electoral Rolls.

Review date: 27 April 2024