1/39A Russell Street

C ranked heritage item in the operative NRMP

Lot 1 DP 10930



[22 October 2015]

Highly modified Carpenter Gothic villa – *almost certainly* predates 1880. May have been built by GW Schroder, who was given 21-acre crown grant in this locale in 1851. Alterations (1976); sunroom converted to veranda (c.2003?).

Assessment: research to date has failed to establish early ownership and construction history, which means heritage significance cannot be substantiated. Inclusion within the Russell Street heritage precinct provides the appropriate level of recognition and protection.

Recommendation: Deferred. Subject to submission to notified plan this building does not warrant additional investigation. [*No further information was supplied with Submission 495 in respect of this building.*]

Dr Ann McEwan
Heritage Consultancy Services

7 February 2016 / 15 September 2020 [*italicised sentences inserted 8 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Schroder house may be associated with an early Nelson settler and merchant but evidence for the connection is not robust.

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

Architectural And Aesthetic Significance
The former Schroder house has limited architectural value as a modified Carpenter Gothic dwelling that has had a long history of additions and alterations. The building is not a significant or authentic example of its style. The designer is unknown.

Technological And Craftsmanship Significance
The former Schroder house has limited value under this criteria given its modified state and diminished authenticity. The builder is unknown.

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

Scientific Significance
The former Schroder house may have minor scientific value for its potential to provide further information about the original design and construction of the building and history of modification.

Group, Landmark And Contextual Significance
The former Schroder house has limited contextual value given its location on a subdivided back section. Nevertheless it makes a minor contribution to the historic character of Russell Street Heritage Precinct and, more generally, Beachville.

Summary Statement
The house has been substantially modified. The building was assessed but not recommended for scheduling by Ian Bowman et al in 2009-10. The original mid-19th century dwelling has been obscured by multiple alterations and additions, including to the cladding, fenestration and form.

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 1-39A Russell Street, 2009.
Colonist 11 April 1912, p. 4.
Nelson Examiner & NZ Chronicle 26 September 1860, p. 1; 10 January 1867, p. 4; 13 March 1869, p. 2.
Nelson Evening Mail 27 March 1866, p. 3; 8 January 1883, p. 1; 24 March 1883, p. 4; 14 April 1893, p. 2.
Land Information NZ, Street Directories and Electoral Rolls.

Review date: 16 April 2024