12 Bridge Street, Nelson

B ranked heritage item in the operative NRMP

Lot 1 DP 403462



[22 April 2024]

Modified Victorian [?] commercial classical building. Survey plans drawn in 1902 and 1925 identify a building on the north-west corner of Section 159 as a 'house'. Thomas and Barbara Louisson were painters and decorators; Section 159 was a Native Reserve and had been built upon*, in part,* by the mid-1860s. In August 1911 a 'very old' building on the site was gutted by fire; it was occupied by the Louissons' oil paint shop.

In September 1911 the Louissons wrote to the council in regard to 'repairing old buildings' in Bridge Street. The council replied that 'the by-laws be adhered to' (NEM 16 Sept 1911, p. 9). Historic photographs and the newspaper account of the fire and its aftermath suggest that an earlier building was given a new façade and cladding by the Louissons in late 1911. The corrugated iron cladding on the east side elevation of the building is consistent with early 20th century building by-laws that required fireproofing between buildings in town centres. The façade is a somewhat unusual mix of commercial classical detailing and bungalow-era casement-and-fanlight type windows, which could also be consistent with a c.1911 construction date. At the rear is a modern, single-storey addition; the west side elevation is clad in concrete. The building was occupied by Rollo's camping store from 1972 until January 2019. *The building is now occupied by Rollo's Locksmiths.*

Assessment: research to date has failed to establish the early ownership and construction history of the building, which means heritage significance cannot be substantiated. The façade of the building also lacks a sufficient level of authenticity to support architectural heritage values. Inclusion within the *Inner City area*, as a recognised historic character building with potential archaeological value, provides the appropriate level of recognition and protection.

Recommendation: Delete from Appendix 1 Schedule of heritage buildings, places and objects.

Dr Ann McEwan
Heritage Consultancy Services

15 October 2019 [*Italicised text inserted 18 April 2024.*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Louisson Bros building is not associated with an important person or event but has some historic and social value as a demonstration of the development of the city's central business district before WWI.

Cultural And Spiritual Significance
The former Louisson Bros building has modest cultural value as a recognised character building in the central city.

Architectural And Aesthetic Significance
The former Louisson Bros building has limited architectural value as a modified Victorian commercial building. The building is not a significant or authentic example of its style. The designer[s] of the building are unknown.

Technological And Craftsmanship Significance
The former Louisson Bros building has limited value under this criterion given its modified state and diminished authenticity. The builders of the various stages are unknown.

Archaeological Significance
The site of the former Louisson Bros building has potential archaeological significance given the colonial development of the property.

Scientific Significance
The former Louisson Bros building 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 Louisson Bros building has contextual value as a building that contributes to the historic character of Bridge Street and the central city as a whole.

Summary Statement
The former Louisson Bros building is a commercial structure that appears to have a 1911 façade, possibly with older, Victorian fabric contained within it. While it is still in commercial use and contributes to the historic character and amenity of Bridge Street, the building has been substantially modified and now embodies modest historic and limited architectural qualities.

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

References:
Colonist 9 July 1872, p. 4; 21 June 1882, p. 2; 15 July 1898, p. 4.
Otago Daily Times 15 August 1911, p. 5.
Nelson Examiner & NZ Chronicle 11 April 1865, p. 9; 24 June 1865, p. 1.
Nelson Evening Mail 14 March 1866, p. 1; 11 February 1869, p. 3; 1 October 1870, p. 2; 10 January 1884, p. 3; 17 January 1901, pp. 2; 9 July 1901, p. 4; 16 September 1911, p. 9; 12 January 1929, p. 2.
Stuff 23 January 2019; available online.

Review date: 26 April 2024