

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 766
*DWELLING AND SETTING – 62 LONDON STREET, LYTTELTON***



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling and setting, known as Grubb Cottage, has high historical and social significance as an early surviving building from the mid-19th century and for its association with prominent early Lyttelton settler John Grubb and his family over a period of 110 years. Grubb arrived in New Zealand in 1847 as a ship's carpenter and decided to stay. In 1849 he joined up with Robert and Magnus Allan and their team to build the first jetty in Lyttelton, which was completed in 1850. Grubb played an important role in the early history of Canterbury's shipbuilding, ship-owning and construction industries. Grubb's enterprise began with the construction of the Heathcote ferry. In partnership with George Marshall he built other ships and then began trading to Wellington. He and his sons eventually owned a number of vessels trading out of Lyttelton. In 1856 Grubb resumed his partnership with the Allan brothers, and in 1858 they extended Peacock's Wharf. In 1876 Grubb built his last major project before retirement, the 26 tonne *Agnes*.

Grubb was able to purchase Town Section 45 on London St in July 1851. This was the first section sold by the Canterbury Association after balloted sections were allocated. Within a short period, the family had moved into a partly completed dwelling constructed by Grubb on the new site. This original cottage remains as the rear portion of Grubb Cottage. An extension was added to the house in the 1860s. Grubb was a prominent early citizen in Canterbury, a member of the early Lyttelton Borough Council, a founding member of the Kilwinning Masonic Lodge and in conjuncture with the Deans family of Riccarton instrumental in establishing St Andrews Church in Christchurch.

John Grubb died in 1900 and his son James continued to live in the house, becoming Mayor of Lyttelton in 1902. Members of the Grubb family continued to live in the cottage until 1961. The cottage was uninhabited from this time which resulted in the retention of a considerable amount of heritage fabric and archaeological material at the site.

Its sale in the early 21st century provided a rare opportunity to conserve a snapshot of social and cultural history, and provide evidence of the early period of the settlement of Canterbury. It is currently owned by Christchurch City Council and leased to the Grubb Cottage Trust, who are working with the Lyttelton Museum Trust to allow public access as an interpretation/heritage site every Saturday and on special occasions with a view to changing the use of the cottage to a museum/ interpretation/ education centre.

Prior to the Canterbury earthquakes extensive restoration and conservation work was carried out on Grubb Cottage.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

62 London Street has high cultural significance as it demonstrates the characteristics of the way of life in the colonial period in Banks Peninsula during the 19th century. It also has cultural value as a representation of generational occupation by the same family. It has cultural and spiritual significance to the local community for its representation of a colonial life and that of a particular early European local family this being demonstrated by the community will to preserve the cottage.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling has high architectural and aesthetic significance as one of the earliest surviving non-prefabricated dwellings in Christchurch and for its retention of materials and form from the mid-19th century and later. Research to date suggests that the rear portion of the dwelling dates from 1851 and is one of the oldest non-prefabricated workers dwellings in Christchurch. It is a simple early colonial structure. This section of the building is a good example of a simple, working family's dwelling during the early years of the Canterbury settlement. A two up, two down arrangement, the kitchen and living room are on the ground floor and two attic bedrooms upstairs in the high-pitched roof. This original structure faced towards the east and had a central door flanked by two windows.

This section of the building has been altered over time. A lean-to, intended as an indoor bathroom, has been added; the pit-sawn weatherboards on the lower half of the western walls have been removed and replaced with corrugated iron, and two chimneys on the northern and western walls have been removed. There is now a skylight on the western side

of the corrugated iron roof and a sash window in the upper storey of the north-facing gable. The building has been re-piled and the downstairs floor replaced.

An addition built to face the London Street frontage was added between 1864-68. While the addition conceals the original cottage from the road, it has not altered its design or layout to any extent. This later addition which gives it its traditional colonial cottage aesthetic includes a front door centrally located between two six-paned windows and a bull nose verandah extending along the front with simple curved brackets on each of the verandah posts. A large triangular gable with a central sash window rises above the verandah from the corrugated iron roof. The gable originally had decorative bargeboards in simple, scalloped fretwork design which were later removed and stored in the cottage, but are now lost. They were replicated from the photographs and reinstated. There are three bedrooms on the upper storey, and two alcoves to hold washstands alongside the passage joining it to the earlier cottage. On the ground floor is a central passageway flanked on the west by a sitting room with a fireplace, and another bedroom on the east. Remarkably, this part of the building seems to have undergone very little change in the intervening one hundred and forty years. Materials used in the construction are rimu and matai

Internally the house retains early examples of wall coverings, including newspaper, multiple layers of papers from different eras over original hessian scrim and silk ribbon and a number of examples of early linoleum floor coverings. In addition the early, original electrical conduits and switches remain in situ. Unusually the building still retains its original 1860s chimney, post earthquakes.

In addition there are rare surviving outbuildings consisting of a timber outhouse and a corrugated iron wood shed and laundry/washroom and the positioning of these in conjunction with the pathways suggests a direct link with the original dwelling form.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

62 London Street has high technological and craftsmanship significance for its ability to demonstrate construction techniques used in the early days of 19th century European settlement in Lyttelton, notably the use of square headed nails, short run iron roofing and pit sawn and hand adzed timber weatherboards. The wall coverings remaining from the 1890s until the 1930s also have high significance as do the original electrical fittings.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling and setting has high contextual significance through its relationship with other pre-1900 cottages in London Street, more particularly nos. 64 and 66. In association with these two properties Grubb Cottage forms part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. They form an important part of the historic streetscape of London Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and its setting are of archaeological significance because they have provided archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The dwelling being uninhabited from the 1960s resulted in the retention of a considerable amount of heritage fabric and archaeological material at the site during recent conservation work at the site.

ASSESSMENT STATEMENT

The dwelling and setting at 62 London Street has high heritage significance to Christchurch and Banks Peninsula as one of the earliest surviving non-prefabricated dwellings in Christchurch. It has high historical and social significance as a mid-19th century dwelling in near original condition and for its association with prominent early Lyttelton settler John Grubb and his family over a period of 110 years. It has high cultural significance as it demonstrates the characteristics of the way of life in the colonial period and has cultural value as a representation of generational occupation by the same family. It has cultural and spiritual significance to the local community for its representation of a colonial life and that of a particular early European local family this being demonstrated by the community will to preserve the cottage. The dwelling has high architectural and aesthetic significance as one of the earliest surviving dwellings in Lyttelton and for its retention of materials and form from the mid-19th century and later. It has high technological and craftsmanship significance for its ability to demonstrate construction techniques and use of materials during the European settlement in Lyttelton. 62 London Street has high contextual significance through its relationship with other pre-1900 cottages in London Street, more particularly nos. 64 and 66 London Street which together form part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. The dwelling and its setting are of archaeological significance because they have provided archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

Ross Amanda, *Statement of Significance, Grubb Cottage, 62 London Street, 2006*
Wright, Gareth, *Background Information Listed Heritage Place, Houses, 64 & 66 London St, Lyttelton, 2008.*
Grubb Cottage Conservation Plan 2010

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

