

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 43
**COMMERCIAL BUILDING AND SETTING – 186
MAIN ROAD, CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 10/01/2015

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.

186 Main Road has historical and social significance as a colonial combination shop and dwelling that stood at 157 Armagh Street and was relocated to Redcliffs in 1997. 157 Armagh Street was subdivided and sold to James Heslip, a bootmaker in 1873 and by 1877, according to the map of the inner city prepared in that year, the site contained a building whose location and dimensions matched this shop/dwelling.

In 1890 the site and probably this building were acquired by Joseph Lee, a painter, who already owned the buildings on the same parcel that overlooked Manchester Street. During the 1890s a building on the site was occupied by Henry Rossiter, a watchmaker, and Harry Rossiter, Professor of Music. From the turn of the century, the building was residential until the 1930s. In the 1950s it was occupied by sign writer, H R Lee. Later occupants through to the 1970s included Canterbury Office Supplies, Collins Publishers, Red Frog antiquarian books and Mother Hubbard antiques. During the last years on its Armagh Street site, the building was used for storage by a neighbouring cycle shop. The Lee family finally sold the building in 1987. In 1997 the building was acquired by its current owner and moved to the corner of Main Road and Augusta Street, Redcliffs, where it was restored for use as a gallery and gift shop.

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.

186 Main Road has cultural significance as a demonstration of the way of life of 19th and 20th century retailers who commonly lived above or beside their business premises. The building also demonstrates the philosophy of heritage conservation that the owner had earlier shown with the relocation of a Woolston cottage to 178 Moncks Spur Road.

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.

186 Main Road has architectural and aesthetic significance as a surviving, albeit relocated, example of a colonial commercial building that was once common in the central city. The building is a simple rectangular box, with a steeply pitched single-gabled roof. The most notable architectural feature of the exterior is the round-headed windows on the first floor. Inside, narrow stairs rise from the rear rather than front of the building suggesting it was designed to accommodate two tenants, or both domestic and commercial use. Although such buildings were common in the colonial city, few remain today. One which does is the similar Shand's building in Hereford Street, although this was always an office building without any domestic use.

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.

186 Main Road has technological and craftsmanship significance as a colonial timber building, displaying techniques of construction and the utilisation of materials common in the first 25 years of the city's development. These include balloon framing and wide weatherboards. The shingled roof is new. The timber in the building is largely white pine, milled, according to stamp, by the Cumberland Sawmills.

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.

186 Main Road has contextual significance within the Mai Road streetscape, even though it has only stood on this site since the late 1990s. Mother Hubbard's was originally located on a small site fronting Armagh Street in the central city, with larger turn-of-the century commercial and industrial buildings to the east and west. In its present location, the building occupies a larger corner site in a low-density mixed-use area. The building is set slightly back from the road, with a hedge and small garden in front, and a carpark at the rear. To the west is a small single storey replica building that is set back further from the roadway. Although Mother Hubbard's has lost its original context, it is now a local landmark on the main route to the Sumner.

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.

186 Main Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including pre-1900.

ASSESSMENT STATEMENT

The shop/dwelling known as Mother Hubbard's and its setting at 186 Main Road are of overall significance to Christchurch, including Banks Peninsula. The building has historical and social significance as a colonial shop/dwelling that stood in Armagh Street until 1997. The building has cultural significance as a demonstration of the way of life of 19th and 20th century retailers and architectural and aesthetic significance as a distinctive building typology with notable fenestration. The shop/dwelling has technological and craftsmanship significance for its construction and finishing and contextual significance as a relatively new landmark in the seaside suburb of Redcliffs. 186 Main Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including pre-1900.

REFERENCES:

CCC Heritage File *Mother Hubbard's: 186 Main Road*

Strout's Christchurch Map, 1877

Shoreline September 1999 p 18.

<http://i.stuff.co.nz/the-press/news/9551382/Charming-nutter-saves-Shands-Emporium>

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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.

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