



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 587
*FORMER LINWOOD TOWN BOARD OFFICES AND SETTING –
388 WORCESTER STREET, 84 STANMORE ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 6/101/2015

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.

This building has high historical and social significance for its construction in 1885 as offices for the Linwood Town Board (est. 1882). In March 1885 a site was purchased for the erection of the Town Board offices, plans were submitted by the architect J C Maddison in May, and the first meeting was held at the new offices on 24 August 1885. The contractors were G S Dale and Co. In February 1893 the Linwood Town Board was superseded by the Linwood Borough Council and ten years later, on 1 April 1903, the district was one of the five new wards of the newly enlarged Christchurch City Council. The building is therefore associated with the late 19th century evolution of local government in the city.

In 1908 the idea of establishing a library in Linwood was brought up at a meeting of the Linwood Citizens' Association. Other Christchurch suburbs had libraries by this time and, as Linwood was a growing suburb, a local library was regarded as desirable. As funds were scarce, the Citizens' Association requested permission to use the former Council offices to house the proposed library. Council granted the use of the building for a nominal rent and provided partial funding for the library. The building was re-opened as the Linwood Library and Reading Room by Mayor Charles Allison on 22 July 1909. Additions designed by City

Surveyor Charles Dawe doubled the length of the building along Worcester Street in the mid-1920s. Until its closure in 1993 the library was always staffed by volunteers. In 1994 a new Linwood library was built.

Since 1997 the building has functioned as the Linwood Community Arts Centre with Te Whare Roimata operating out of the building, as well as a toy library for a period. The building was damaged in the earthquake cycle of 2011-2012 with the brick fire wall collapsing and the roof falling in on the southern end. The centre reopened in July 2013 after the completion of repairs and strengthening work necessitated by the Canterbury earthquakes.

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.

The building is of high cultural significance for its association with local government in the city and for its use for 84 years as a volunteer-run suburban public library. The building has high cultural significance for its service to and identification with the local community since 1885. The building has additional cultural significance for its use since 1997 as a community arts centre and due to its association with Te Whare Roimata's arts and cultural programme which provides for, and enables, people in eastern inner city neighbourhoods of Christchurch to access a broad range of cultural and artistic activities.

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 building has high architectural significance because it was designed by Joseph Clarkson Maddison (1850-1923). Maddison commenced practice in Christchurch in 1872 and became a specialist in the design of hotels and industrial buildings, particularly freezing works. His best-known work is the former Government Building in Cathedral Square, which is an outstanding example of the classical style that he favoured for public buildings. Among Maddison's remaining works are the Wood Brothers' Flour Mill, Addington (1890) and Mona Vale homestead (c1898). The building also has comparative significance as an example of J C Maddison's work within the group of local government buildings in the city, including the former Municipal Chambers that were built very shortly after the Linwood Town Board offices (1886-87).

The former Town Board building is a notable example of Maddison's classically inspired work in timber. As originally built the building somewhat resembled an overscaled bay villa, which suggests that the budget for the project may have been fairly modest. The building also has architectural significance for the way in which the 1924 addition designed by C R Dawe created a mirror image of the original Worcester Street elevation. The building's decorative elements, including the eaves brackets, tripartite sash windows and corbelled chimneys (removed 2012), emphasise the classical symmetry of the principal elevation overlooking Worcester Street.

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.

The building is of technological and craftsmanship significance for its use of materials and the skill evidenced in its detailing. The original section of the building is a good example of a timber construction of the 1880s, and the 1924 addition has significance as an illustration of the building industry's ability during the 1920s to create replica building elements, such as windows and brackets. Craftsmanship significance arises from the coloured leadlights, sash windows, bracketed eaves, timber panelling, doors and circular vents. Interior features which show craftsmanship skill and the use of different materials include timber, iron, brick and tiled fireplaces and surrounds and decorative ceiling vents

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 building has high contextual significance for its setting and landmark status. The building is a key element within the Stanmore Road shopping precinct. Its prominent corner location, community use and architectural style give this building considerable landmark value within Linwood. The building is consistent in scale with the other shops in the Stanmore Road area. The setting consists of the area of land on which the building rests, and an open area of land - partially grassed and partially hard surfaced, with some plantings - around the building which is rectangular in shape. This setting allows for the visual prominence of the building on the corner of Worcester Street and Stanmore Road, and allows space for the building to be visually appreciated.

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 building and its setting are of archaeological significance because they have potential to provide archaeological evidence relating to past building construction methods and materials, and other human activity, including that which pre-dates 1900. During the recent repair work a number of artefacts were found under the building and in the wall cavities - these included cast iron vents, a section of wall that was part of an old Council safe and pieces of old newspapers. These have been archived and will be returned as display material in the building.

ASSESSMENT STATEMENT

The building is of high overall significance to the Christchurch District, including Banks Peninsula for its former use as a Town Board and Borough Council office and association with the early local government system of town boards and boroughs in Christchurch. The building is also of high historical and social significance for its 84-year use as a suburban public library, established and run by volunteers with support from Council. The building has

high cultural significance because it represents the contribution of local residents to providing a valuable educational and recreational facility in their community. The building is of high architectural significance as the work of local architect J C Maddison, with sympathetic additions by Charles Dawe. The construction and classical detailing of the building lends it craftsmanship significance. It has high contextual significance in the city for its prominence on a corner site and within the oeuvre of J C Maddison. Archaeological significance arises from the 1885 construction of the building within one of the city's early suburbs.

REFERENCES:

Cyclopedia of New Zealand – Canterbury Provincial District (Christchurch, 1903)

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d3-d59-d3.html>

Linwood Community Arts Centre – Future Christchurch – Greater Canterbury

<http://www.futurechristchurch.co.nz/facilities-rebuild/linwood-community-arts-centre>

Historic place # 5382 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/5382>

CCC Approved Consent Document RMA92020016, dated 12 June 2012

Christchurch Libraries

<http://christchurchcitylibraries.com/digitalcollection/archives/archive107/>

<http://christchurchcitylibraries.com/Heritage/LocalHistory/Linwood/LinwoodLibrary/>

The Architectural Heritage of Christchurch – 10. Pavilions, temples & four square walls

<http://christchurchcitylibraries.com/Heritage/Publications/ChristchurchCityCouncil/ArchitecturalHeritage/PavilionsTemplesFourSquareWalls/1877313092.pdf>

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