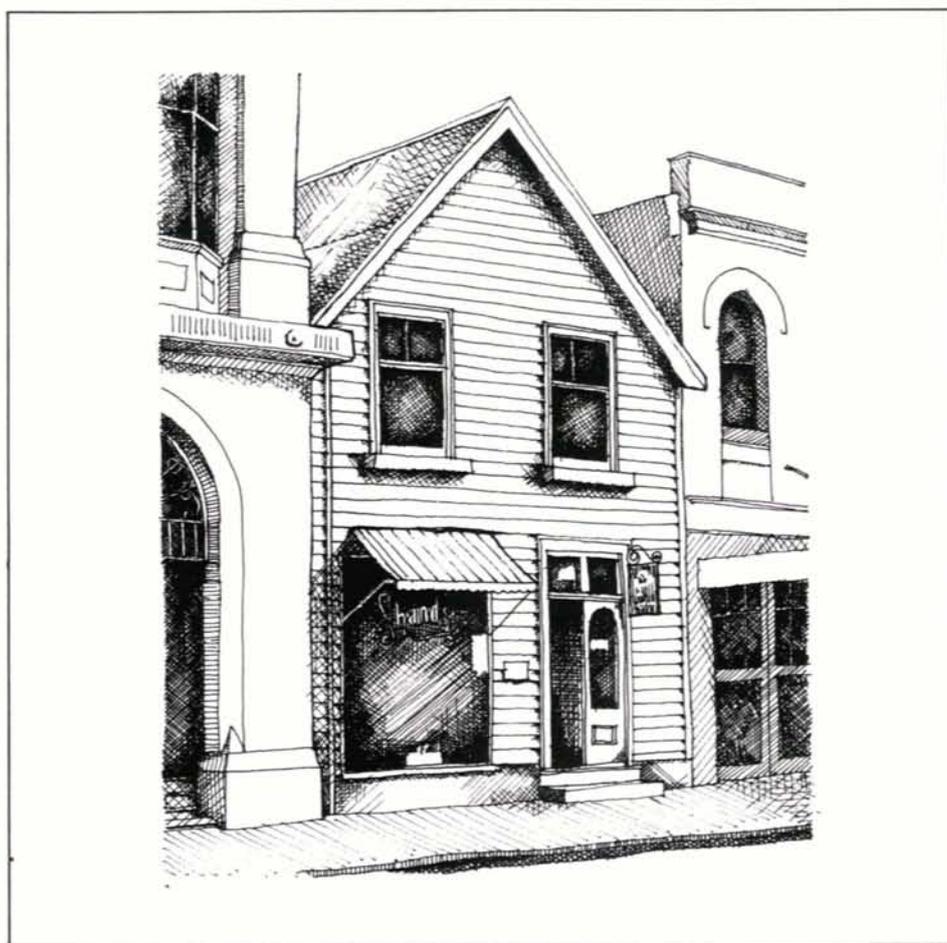


THE ARCHITECTURAL HERITAGE OF CHRISTCHURCH

2. Shand's Emporium



CHRISTCHURCH CITY COUNCIL
ENVIRONMENTAL POLICY & PLANNING UNIT



Preface

Christchurch has a charm that depends to a large extent on features built or planned by people. The quiet dignity of the city owes much to its early buildings. It is still possible to trace the history of Christchurch in the many fine examples of colonial architecture that remain. Action by the New Zealand Historic Places Trust (Canterbury Regional Committee) and other public interest groups has saved several important city buildings including the Provincial Government Buildings, Trinity Church, the Theatre Royal and the old university (now the Christchurch Arts Centre).

As the city grows and changes, there is a danger that historically or environmentally valuable buildings may be thoughtlessly or needlessly destroyed. The Christchurch City Council District Planning Schemes list over 400 historic buildings and objects. Although the scheme encourages their preservation, in the end only the determination of the community can effectively protect or revitalize buildings it considers important.

One of the major aims of the present series of booklets is the identification and description of the city's most valuable historic buildings, in the hope that greater public awareness of their importance will increase their chances of survival. Even if preservation should prove impossible in some cases, this series will gather information, illustrations and analyses of each building to provide a published record of the city's rich architectural heritage.

If these booklets encourage you to think about the historic significance of this city's architecture, and help you to recognize the special value of Christchurch's historic buildings, then they will have served their purpose.

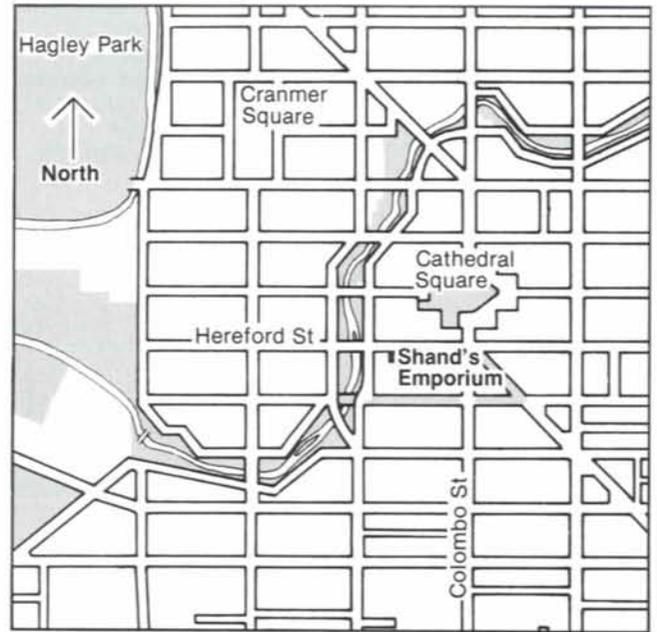
Shand's Emporium

Introduction

Shand's Emporium stands at 88 Hereford Street, a small, unpretentious wooden building sandwiched between the Royal Insurance building and the former New Zealand Trust and Loan Company building (1866). Built in 1860 on land owned by farmer John Shand, the building housed professional offices until its conversion to shops in 1977, when it was named Shand's Emporium.

The Historic Places Trust rates Shand's Emporium as a building of historical interest. It is one of the oldest commercial buildings in the Christchurch central business area and one of the few surviving buildings from the early period of colonisation.

In the late 1970's the New Zealand Post Office planned a new telephone exchange in Hereford Street on land incorporating the Emporium site. Shand's Emporium was earmarked for demolition and this resulted in a petition protesting its threatened existence being signed by several thousand people. In May 1981 the Ministerial requirement to designate the land was uplifted. The building was reprieved, but its future is still uncertain.



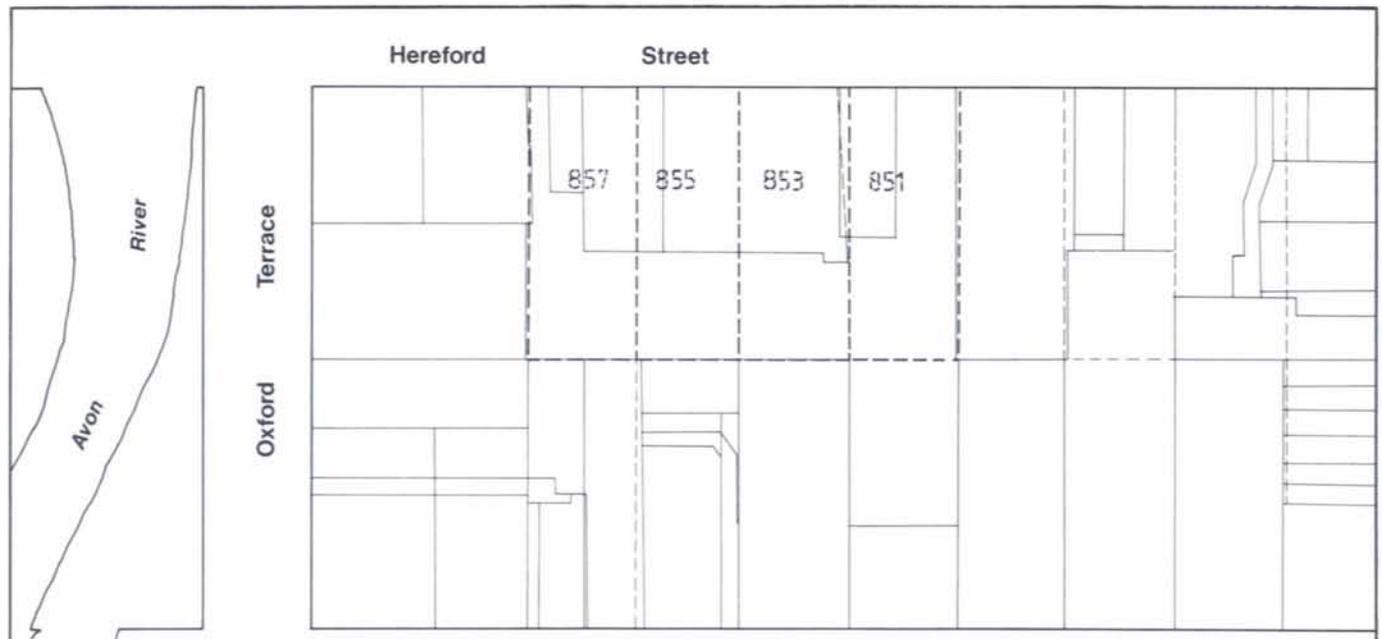
John Shand – the original land owner

John Shand, son of a Liverpool cotton broker and merchant,¹ was himself a merchant and owned a brokerage business and a farm 'Broughton Grange' in Chester, England. In 1833 he married Catherine Mary Walker and they had three children: Charles, Thomas and Catherine. His wife died three years after the birth of their daughter.

In 1850 Shand emigrated to New Zealand in the interest of a son's health. His daughter remained at a finishing school and followed her family to New Zealand at a later date. Before he left England, Shand applied to the Canterbury Association to purchase 100 acres of rural land in Riccarton and paid a deposit of 150 pounds towards the full purchase price of 300 pounds. The purchase enabled him to buy four quarter-acre Town Sections, made available to the first buyers of Canterbury land by the Canterbury Association as an incentive to settlement. Shand's four Town Sections, 851, 853, 855 and 857 were located on Hereford Street between Colombo Street and the Avon River.



John Shand



¹ John Shand is often confused with James Shand who was no relation. James Shand came out from Scotland to New Zealand in 1862 and joined the firm of G. W. Warner, General and Wine Merchant. When Warner died in 1872, James Shand carried on the business. His warehouse was located in Oxford Terrace.

The Shands sailed from Plymouth on the 'Isabella Hercus' in October 1850, arriving in Lyttelton on March 1st 1851. At their 100-acre Riccarton farm they pitched tents and set to clearing the land and sowing seed brought out from England. In time Shand built a two-storied cob house. The farm, later named 'Avon Lodge', was the land block bounded by Riccarton, Blenheim and Wharenui Roads and Matipo Street.



Avon Lodge

Records held in the Canterbury Museum establish that Shand was a conscientious, successful farmer and businessman who enjoyed breeding and racing thoroughbred horses.

Shand was a well-known Christchurch identity. His views on farming were published in the newspapers, he bred and raced horses, was involved in local politics and was something of an agitator. Crosbie Ward² includes him in his 'Song before Session' which appeared in 'Punch in Canterbury,' a humorous sixpenny weekly modelled on the English 'Punch'.

'Old Shand, he is coming, oh dear! oh dear!
Old Shand, he is coming, oh dear!
To cock up his bristles,
At spreading of thistles
If the Government won't interfere!'³

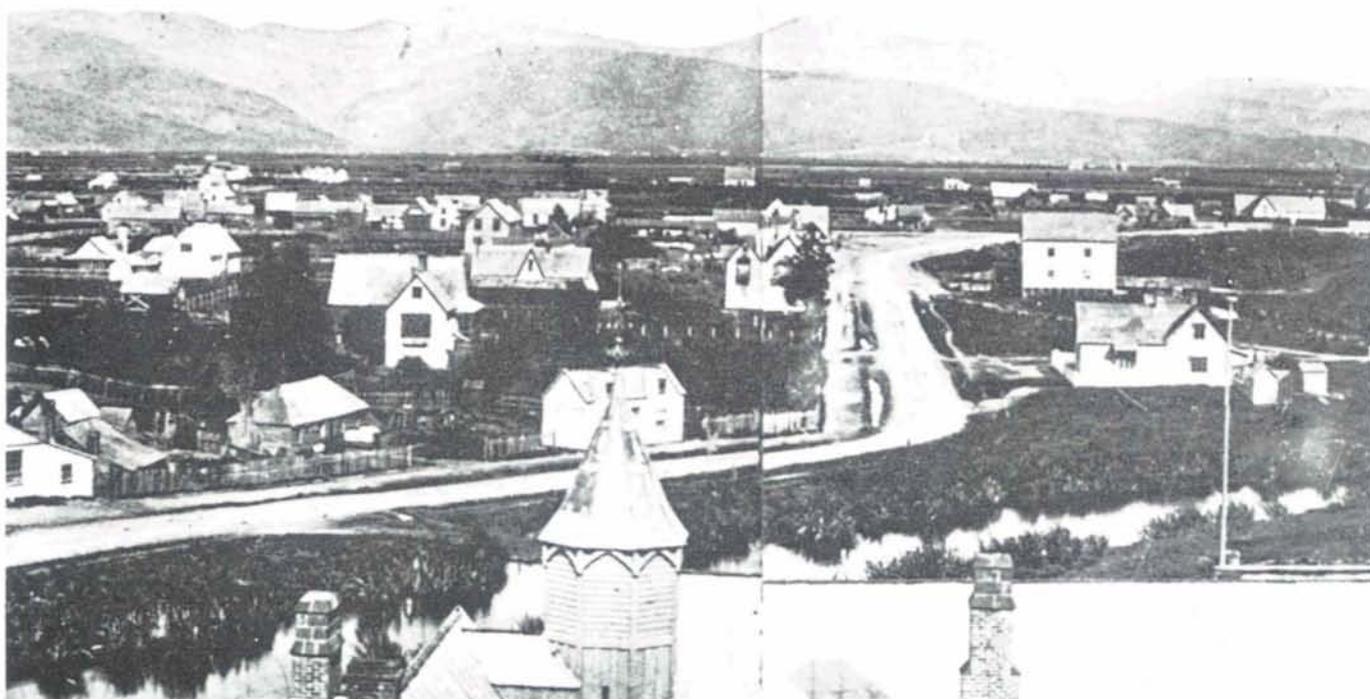
Between 1856 and 1864 Shand served on the committee of the Canterbury Jockey Club (formed 1854) and at various times as steward, race starter, clerk of the scales and clerk of the course.⁴ He was active in local politics and several times represented the Avon seat on the Provincial Council. He obtained a licence for the Wheatsheaf Hotel, located on the road from Hornby to Springston, later to be called Shand's Track and now known as Shand's Road. In 1866 he was elected chairman of the Riccarton Road Board and in 1867 was elected to the Canterbury Agricultural and Pastoral Association committee. He died in Christchurch in 1874.

The construction of Shand's Emporium

There are conflicting opinions as to when Shand's Emporium was built and who the original tenants were. A brass plaque affixed to the building when it was converted to shops in 1977 is inscribed "built in 1851 by John Shand." In fact it would appear that Shand's Emporium was not built until almost a decade later, in 1860.

The most conclusive evidence pinpointing a date of construction can be found in the photographs of Dr A. C. Barker, now held by the Canterbury Museum, and lease agreements for the Shand's Emporium site.

Dr Barker's photograph of 26 September 1860, part of a panorama taken from the roof of the Provincial Government Buildings, shows Shand's Emporium in its early Hereford Street setting. There is no known earlier photograph of Shand's.



Canterbury Museum — Dr A. C. Barker

² Crosbie Ward: one time member of Parliament for Lyttelton and witty contributor to the 'Lyttelton Times' — said to be responsible for most of the sketches which graced the pages of 'Punch in Canterbury'.

³ From 'Song before Session' — 'Punch in Canterbury' P.28 May 27th 1865.

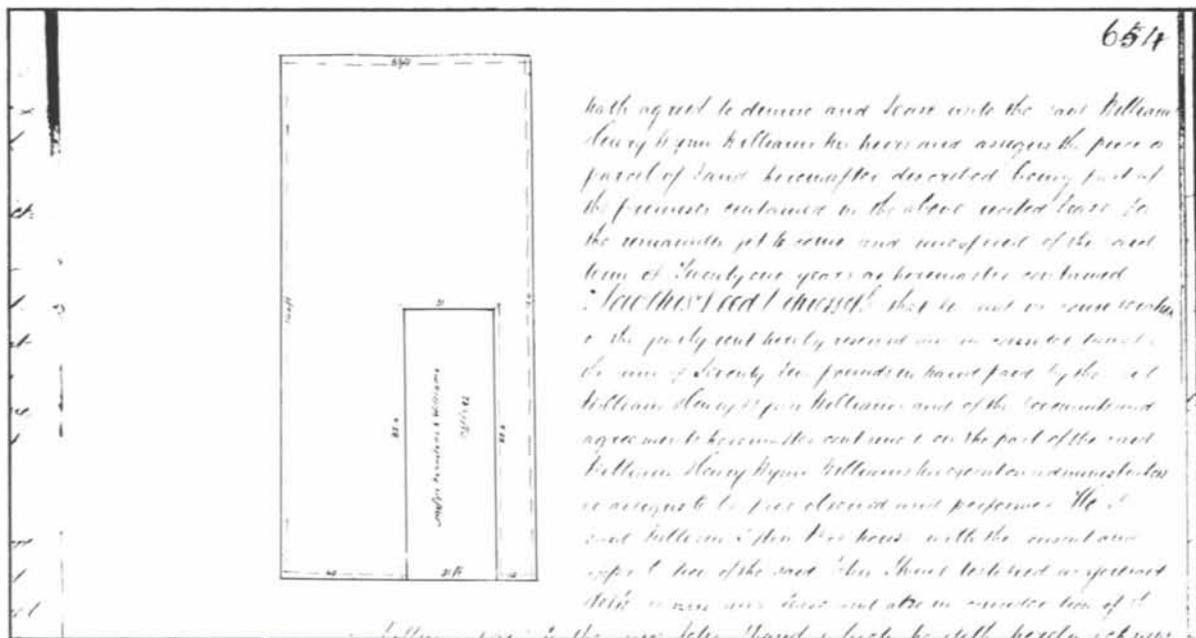
⁴ Old Time Racing Records and a Brief History of the Club. (Canterbury Jockey Club Jubilee Meeting 1854-1904) by G.R.H.

Registered lease agreements help to establish a period during which Shand's may have been constructed. John Shand was allotted four quarter-acre Town Sections by the Canterbury Association in June, 1851. These sections numbered 851, 853, 855 and 857, located in Hereford Street, were leased to William Sefton Moorhouse⁵ on 1 January 1859 for a term of 21 years. The terms of this lease stated that Moorhouse was to erect a dwelling-house or houses on the land to a minimum value of 1000 pounds.⁶

He leased a part of T.S. 857 to Harry Bell Johnstone, a solicitor, on 1 August 1860.⁷ This portion of the section has a thirty-one foot frontage on to Hereford Street and extended a depth of eighty-two-and-a-half feet and was set twelve feet from the western boundary of the section. It is on this piece of land that Shand's Emporium is located. The lease stated that Johnstone was to erect a house to the value of not less than 300 pounds. However it is clear that an office building, Shand's Emporium, was built instead. There is no explanation for Johnstone's failure to honour his lease agreement.

When William Wynn Williams leased the balance of T.S. 857 from Moorhouse on 8 November, 1860, the plan of the land to be leased shows an office building on the piece of land Johnstone had leased in August, 1860.⁸ The fact that Wynn Williams' lease also required him to erect a house to the value of not less than 300 pounds would confirm that at that time T.S. 857 was not occupied by a house.⁹ However one was eventually built by Wynn Williams on his leased land and it is shown in a Dr Barker photograph of 1866.

This evidence points to 1860 as the date of construction for Shand's Emporium. It was built before September 1860 and most probably erected around the time Johnstone leased part of T.S. 857 in August, 1860. There is little likelihood of Shand's being built much earlier because the McDonald Biographies record Johnstone as occupying temporary offices in Cashel Street and then an office on the site of the present Cathedral Square Post Office for the period 1859-60.¹⁰



The building

Shand's Emporium is one of the last buildings of its kind in the Christchurch commercial area. Built only ten years after the first English immigrants arrived in the Canterbury settlement, it is a charming reminder of Christchurch's pioneer past. It is an oddity in its present setting, a small wooden building that once fronted a dirt road and now faces the bustle of Hereford Street. Two-storied, basically rectangular and simple or utilitarian in design and finish, Shand's is typical of buildings in the early years of colonisation. It was a type of building easily adapted to domestic or commercial use and was both cheap to build and easily erected. It is probable that the plans for Shand's would have been drawn up by the contractor, rather than an architect. Mother Hubbard's at 159 Armagh Street is similar in design, but is a residential adaptation with its rounded windows and narrow staircase rising from the rear of the house, (rather than the front of the building as in Shand's which was used as business premises).

The exterior weather-boards are thought to be machine-sawn kauri; the doors, mantelpieces, staircase and eight-inch floorboards are kauri. The original roofing was of V.D.L.¹¹

shingles imported from Tasmania, subsequently replaced with corrugated iron. The steep pitch of the gables ensured that the shingles remained watertight and made coved ceilings necessary in the upstairs rooms.

At the rear of Shand's, a brick lean-to rises almost to the height of the building. The bricks used in its construction and in the chimney were probably brought out from Britain or Australia as ship's ballast.

There were five offices in Shand's — two downstairs and three up, each lit by a large central rectangular window. The four larger offices on the eastern side had kauri fireplaces and cast-iron fire surrounds. Access to the upstairs offices was by a staircase rising from a narrow hall on the western side.

Over the years the building was modified to meet the changing needs of lessees, and a number of changes were made to the facade. The interior was modified, but the small size of the building allowed little scope for major alterations. Essentially the layout of rooms remains the same. The original safe was retained in the brick lean-to at the rear of

⁵ W. S. Moorhouse was Superintendent of Canterbury Province 1858-1862 and 1866-1868. He is mainly remembered for the construction of the Lyttelton — Christchurch rail tunnel. His statue is located in the Botanic Gardens facing the western end of Hereford Street.

⁶ Lands and Deeds Records reference 8D 516

⁷ Ibid 9D 241-3

⁸ Ibid 10D 653

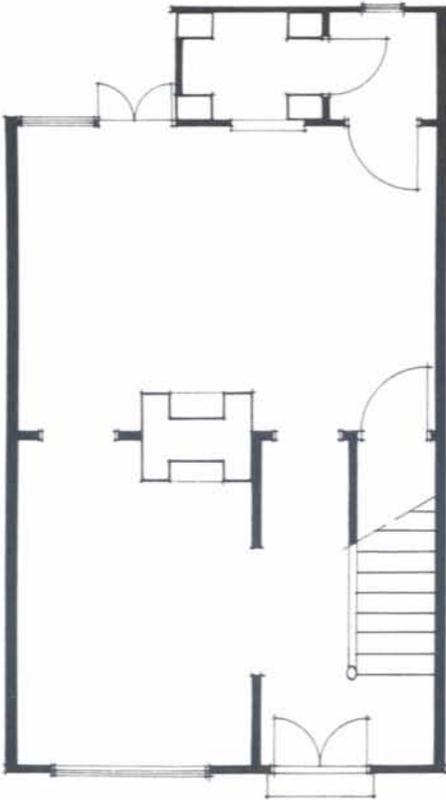
⁹ The Lands and Deeds records show that part of the land leased to Wynn-Williams actually formed part of T.S. 855. This was recognised in a revised lease agreement reference 14D21.

¹⁰ The Lyttelton Times of 3 January, 1859 contains a card from Johnstone declaring that his temporary offices adjoined Mr Nathan's, Cashel Street.

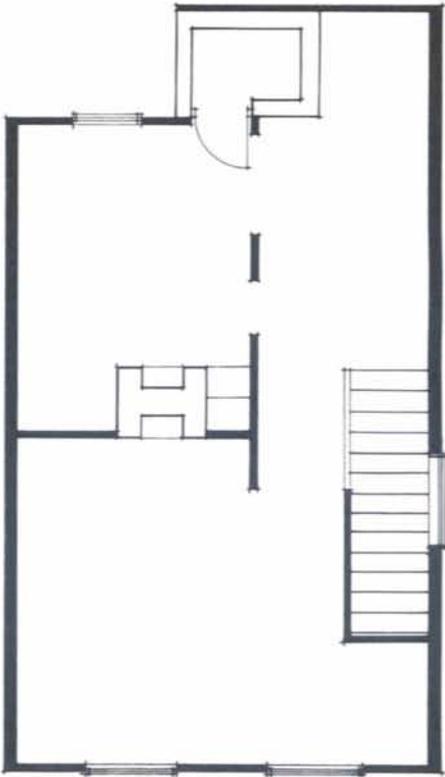
¹¹ V.D.L. — abbreviation of Van Diemen's Land, now Tasmania.



North elevation



Ground floor plan



First floor plan

the building. The size of a small room with a massive metal door, it has been used (since Shand's Emporium was converted to shops) as a dressing room, and now functions as a store-room. Some original door handles and catches on interior doors, the letter slots either side of the front door, and evidence of early gas and light fittings remain. When electricity replaced gas, the cables were exposed along walls and ceilings. The original wiring is still in use. Interior walls are generally tongue and groove match lining, as in the front ground-floor room. The original front door was a six panelled solid kauri door, replaced by the present glass-panelled French doors. The rear ground-floor room also has French doors (not original) opening onto a court yard.

Shand's Emporium was extensively renovated when it was converted into shops. Fireplaces, floors and the staircase were stripped of paint and varnish, some interior walls were

painted, and the exterior painted an attractive dark green with contrasting red and cream sun blind and sign. Flower boxes were added to the upstairs windows, and a lawn at the rear of the building replaced with a paved brick courtyard and garden — a pleasantly cool place to relax in summer.



The most significant alteration to Shand's was the replacement of the front window. Originally the window had six panes, the lower four of frosted glass. A photograph dated 1946 (illustrated) shows its replacement, a large plate glass window with four small frosted panes at the top. The date of the change is not recorded, but may well have occurred in 1933 when Arnold Whitworth, watchmaker and jeweller, leased the front ground-floor office. Subsequently the window was replaced by the present large single plate-glass window, as were the second-floor casement windows. The original second-storey windows were of six small panes, the lower four forming casement windows.

Canterbury Museum — Wheeler & Sons



1880



1946

Harry Johnstone – the original occupier¹²

Harry Johnstone came to New Zealand on the 'Sir Edward Paget' arriving in Auckland in 1852. He compiled a journal of Maori tales and folklore, and sketches of Maori carvings. In 1855 he went back to England, but returned to New Zealand in 1858 to settle in Canterbury. Johnstone set up a legal practice in 1859 using temporary premises in Cashel Street. In 1866 he was elected to the Riccarton seat in the Provincial Council, and it is of interest to note that he defeated John Shand in this election. For a time Johnstone was Provincial

¹² Most biographical details are from McDonald's Biographies — Canterbury Museum.



1970's



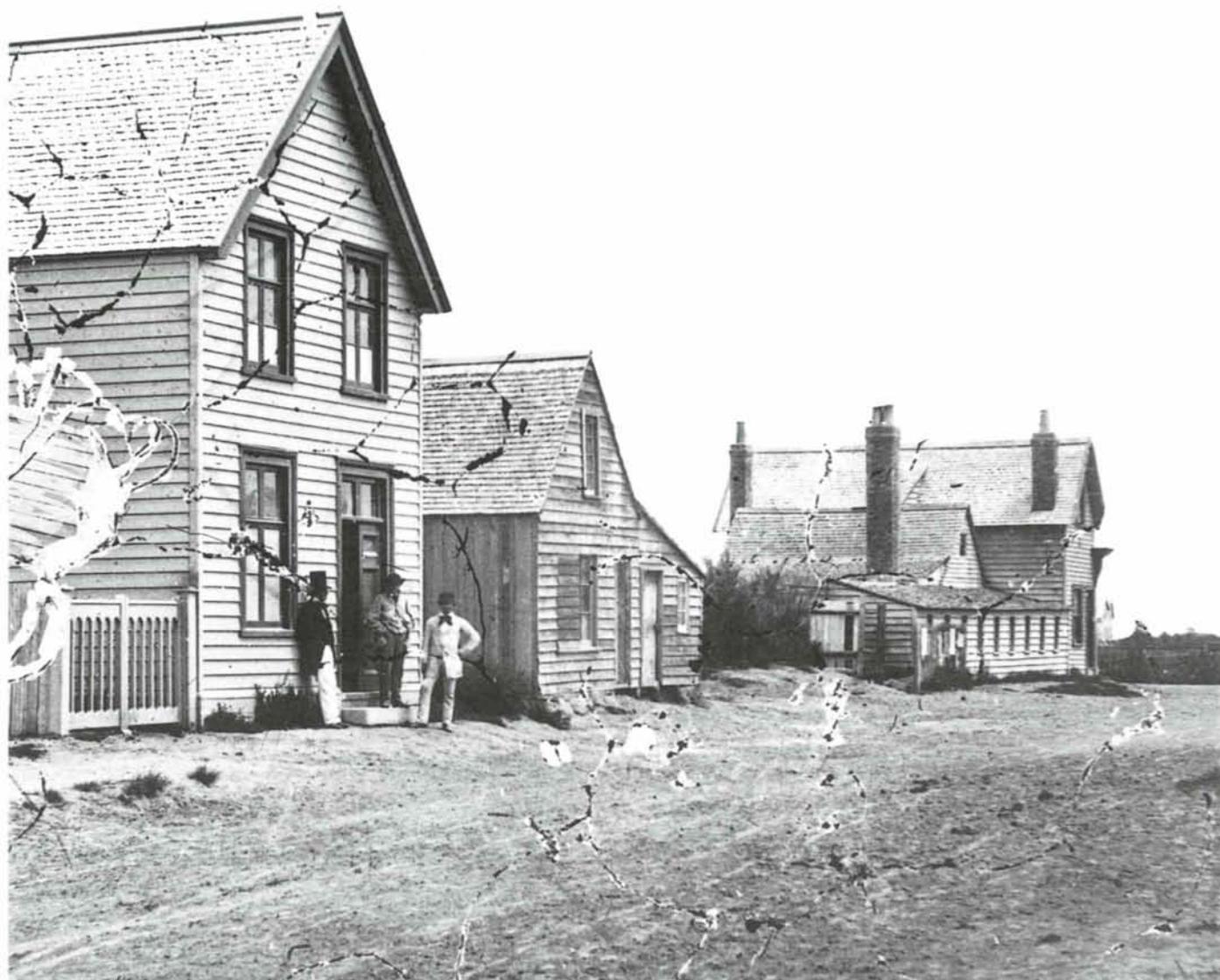
1982

The neighbouring Olympia Building on the Western side was linked to Shand's Emporium in 1933. This linkup provided extra storage space for the manufacturers' agents, McKellar and Palmer, who leased the two rooms from the Post Office which was using the Olympia as a Parcel Post Centre. Because the floor levels of the two buildings were different, extra stairs were built to achieve the linkup.



Solicitor. He was also one of the principal speculative land buyers of early Canterbury, buying land chiefly at Oxford and Sumner. In 1869 he imported emus which he presented to the Acclimatisation Society. He married Isabella Munro of Lincoln and lived on ten acres of land west of Fendalton Road (near Hagley Park and the railway line.) His home was designed by Frederick Strouts, architect of the Canterbury Club. In 1883 he moved to Tauranga where he died in 1894.¹³

¹³ Clark G. L. 1979



William Wynn Williams, William Sefton Moorhouse and Harry Bell Johnstone outside Shand's, 1860.

Canterbury Museum — Dr A. C. Barker

William H. Wynn Williams — Johnstone's partner-in-law

William H. Wynn Williams studied law in London and was admitted as a solicitor in 1853. He sailed to New Zealand in 1857 and landed at Wellington. In 1860 he settled in Christchurch, joining Harry Johnstone in partnership in 1861 in his new Hereford Street offices.¹⁴ Wynn Williams built his first Christchurch residence on land next door to his business premises.

Wynn Williams was a colourful man and a well-known

Christchurch identity. An able lawyer and a fervent platform speaker, he was deeply involved in local politics, and instigated the formation of the Ratepayers' Mutual Protection Society contesting the City Council's right to levy rates.¹⁵ Wynn Williams believed the Council had no foundation in law and refused to pay his rates until the matter went before the Supreme Court in 1866. Other rate payers followed his lead and by August 1866 almost 1000 pounds of rates due had not been collected. Financially embarrassed, the Council had to temporarily discharge its working gang, cancel a lighting contract with the Christchurch Gas, Coal and Coke Company and dispense with night-soil collection.

Despite his differences with the City Council, Wynn Williams enjoyed popular support. He was elected to the Provincial Council in June 1866, polling second highest. He continued to take issue with the City Council while he remained with the Provincial Council (until the Provincial system was abolished in November 1876.) Wynn Williams became Provincial Solicitor in 1868, and between 1881 and 1884 was Member of Parliament for Heathcote. Aside from politics, he was a man of many interests: vice president of the Canterbury Society of Arts in July 1880 and on the committee of the Christchurch West School. He was involved with the Acclimatisation Society and the Horticultural Association. Wynn Williams died in Christchurch in 1913, aged 85.¹⁶



Wynn Williams' House

Canterbury Museum — Dr A. C. Barker

¹⁴ McDonald Biographies, Canterbury Museum

¹⁵ See Lamb, *Early Christchurch* pp 70-5.

¹⁶ Several references to Wynn Williams' involvement in local affairs are contained in *A History of Canterbury Vol II*.

Shand's Emporium today

Shand's Emporium has the special charm and character of a building with a past. It is not difficult to imagine how it must have looked when Johnstone and Wynn-Williams moved into their brand-new law offices one hundred and twenty years ago.

Today Shand's Emporium offers market-style shopping facilities. Each of the five original rooms in the building and the two rooms off the landing, (added when it was linked to the Olympia buildings in 1933) houses a small shop. As befits an Emporium, Shand's offers interesting and unusual goods: antiques, leatherware, jewellery, new and old clothes, herbal cosmetics and pottery. Each shop preserves the features of the original offices yet has its own distinctive feel and atmosphere.



Shand's in Hereford Street c.1880 – 1993

Shand's Emporium has survived all the changes of the last century — neighbouring buildings have long since made way for more modern developments. It is to be hoped that it will

be preserved as a reminder of Christchurch in its early years; not as a glassed-in relic in a museum, but as a functioning component of the commercial heart of the city.



Canterbury Museum



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