

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former James Shepherd's Store
ADDRESS Shepherd's Corner, 36 Stafford Street & 11 A North Street, Timaru

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. New **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lots 1 & 2 DP 7522

VALUATION NUMBER 2500040900A

DATE OF CONSTRUCTION 1880-81

**ARCHITECT/DESIGNER/
BUILDER** Daniel West, architect

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with an irregular footprint and sloping roof forms. East and south elevations overlook the roadway and meet at a chamfered corner. Solid parapet, bracketed cornice; arch-headed windows at first floor are framed by pairs of engaged columns or pilasters. Miniature wreaths on entablature between floors. Suspended veranda on Stafford Street elevation. Rusticated wall surface on both floors. Single-storey extension to west (North Street) has two blocked entries and modest classical detailing.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Painted (2018).

SETTING

The building occupies a corner site on the west side of Stafford Street, North Street is to the south. The Timaru Courthouse (heritage item # 41) is to the west along North Street and the former Belford Flour Mills is to the east along the same street (heritage item # 40). The extent of scheduling is the land parcel on which the building is located. It is noted that Lot 2 of DP 7522 is the party wall adjoining 38 Stafford Street.

HISTORY

James Shepherd (1837-1912) is said to have selected a town section at the north-west corner of the intersection of Stafford and North Streets (Lot 77 DP 1) because of its strategic location at the meeting of Timaru's 'Rhodes town' and 'government town'. By early 1871 he had erected a timber building at the corner of the site, which was known by then as Shepherd's Corner. Shepherd erected brick shops on Stafford Street north of the corner in the later 1870s. These buildings survived the fire that destroyed the corner building in June 1880. Thereafter local architect Daniel West called tenders in October of the same year for a new building on the corner site. James Shepherd's nephew (or cousin) James Martin Shepherd briefly occupied the corner store; after he was declared bankrupt James Shepherd took over occupancy in June 1882. Shepherd was a Timaru Borough councillor from 1878-82 and a warden of St Mary's Anglican Church; there is a memorial brass in his honour inside that building (see heritage item # 50). In 1925 Shepherd's estate, which was said to be considerable at the time of his death, subdivided the corner plot on which the shops at 38-46 Stafford Street and the building at 13 North Street are also located. The corner building remained in commercial use but is currently vacant.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former James Shepherd's Store has historical and social significance for its association with James Shepherd and, more generally, the commercial development of Timaru's town centre. Advertisements placed in the *Timaru Herald* in 1908 stated that James Shepherd's was 'the oldest established business in Timaru'.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former James Shepherd's Store has cultural value as a demonstration of the way of life of its former proprietors and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former James Shepherd's Store has architectural significance as a Victorian commercial classical style building designed by local carpenter turned architect Daniel West. West (c.1828-1910), who also designed shops for James Shepherd on the Stafford Street frontage of his property in 1879, was later in partnership with Robert Barber (1881 until 1886). Messrs West and Barber designed the Italianate style 'Green Hayes' homestead for John Hayhurst in 1881 (heritage item # 90) and succeeded Maurice Duval as architects to the South Canterbury Education Board in mid-1883. The firm also undertook additions to the Dominion Hotel (heritage item # 36) in 1885-86 and West alone extended the Royal Hotel (heritage item # 25) in 1890.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former James Shepherd's Store has technological and craftsmanship significance for its brick construction and ornate classical detailing. The contractor responsible for erecting the store is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former James Shepherd's Store has contextual significance as a defining historic feature at the south end of the Stafford Street commercial heritage precinct. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, between Sefton Street in the north and North Street in the south, gives Timaru's CBD streetscape its distinctive identity and sense of place. The locale was known as Shepherd's Corner well in to the 20th century.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance. A timber building that preceded the former James Shepherd's Store can be seen in outline on the 1875 town plan (South Canterbury Museum).

SUMMARY OF HERITAGE SIGNIFICANCE

The former James Shepherd's Store has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with James Shepherd and the commercial development of the town centre since 1881 and cultural value as a demonstration of the way of life of its early proprietors and their customers. The former James Shepherd's Store has architectural significance as the work of local architect Daniel West and technological and craftsmanship significance for its brick construction and ornate classical detailing. The former James Shepherd's Store has contextual significance for the contribution it makes to the Timaru town centre streetscape and its site has potential archaeological significance in view of the development that has occurred on the property since at least the early 1870s.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 29 March 1871, p. 2; 1 April 1871, p. 2; 10 July 1874, p. 4; 26 February 1878, p. 2; 1 February 1879, p. 1; 20 May 1879, p. 4; 6 March 1880, p. 2; 21 May 1880, p. 4; 11 June 1880, p. 4; 29 June 1880, p. 3; 25 August 1880, p. 1; 28 August 1880, p. 3; 18 October 1880, p. 1; 20 October 1880, p. 4; 4 November 1880, p. 7; 31 January 1881, p. 1; 25 May 1881, p. 1; 9 May 1882, p. 1; 16 June 1882, p. 2; 26 June 1882, p. 1; 12 August 1882, p. 3; 13 December 1882, p. 3; 26 March 1884, p. 1; 30 May 1889, p. 1; 12 June 1907, p. 6; 24 March 1908, p. 6; 20 April 1909, p. 3; 11 January 1912, p. 5; 6 November 1912, p. 5; 21 December 1915, p. 6; 16 October 1920, p. 2.
- *South Canterbury Times* 29 June 1880, p. 2; 17 February 1882, p. 1; 4 August 1884, p. 3; 15 November 1886, p. 3; 21 December 1887, p. 3; 14 January 1888, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.timarucivictrust.co.nz/activities/shepherds-corner-building>



Extent of setting, 36 Stafford Street & 11A North Street, Timaru.