

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Bryant/Boughton/Elliott shop

ADDRESS 192 Talbot Street, Geraldine

PHOTOGRAPH



(Dr J Wilson, September 2018)

DISTRICT PLAN ITEM NO. HHI155 **HNZ LIST NO. & CATEGORY** 9946 / 2
(at time of assessment) Former No. 111

LEGAL DESCRIPTION Lot 4 DP 33

VALUATION NUMBER 2475120600

DATE OF CONSTRUCTION c.1897

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Vernacular

PHYSICAL DESCRIPTION

Single storey building with wedge-shaped footprint and hipped roof. Principal elevation has a corner entry flanked by large windows. Return veranda, supported by timber posts, shelters footpath within the road reserve.

MATERIALS/STRUCTURE

Timber framing and rusticated and lapped weatherboard cladding, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The shop stands on the south-east corner of a trapezoidal lot bounded by Talbot Street to the east and Kennedy Street to the south. A hitching post stands on the footpath adjacent to the shop entry. Immediately adjacent to the shop is the former Maslin/Elliott cottage (heritage item 111). The extent of setting is the land parcel shared by the shop and adjacent cottage, in view of the potential archaeological values of the property as a whole.

HISTORY

The land on which this shop stands was part of a Borough of Geraldine survey undertaken by the surveyor John Thompson in 1874 (DP 33). Title was first issued to Charlotte Arabella Maslin, a widow, in October 1874, the property having been transferred to Mrs Maslin (1819-89) by her son William. Charlotte raised a mortgage in December 1875, which may relate to the construction of the cottage on the site. She transferred the property to Nathaniel Dunlop, a local merchant, in 1888. In 1897 Dunlop transferred the property to Amos Sherratt, a Geraldine financial agent; it later passed to the executors of his estate in 1900. Sherratt called tenders for a shop in May 1897. In 1901 the title was transferred to George Herbert Bryant, a local baker and confectioner. Bryant sold to John Boughton, a draper, in February 1902, after which he (Bryant) became a publican in Winchester. Thomas Elliott (c.1861-1919), also a draper, took possession of the cottage and shop in May 1906. The Elliott family retained the property until the early 1990s; the shop remains in commercial use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has historical and social significance for its commercial use since c.1897 and, more broadly, its association with the late 19th century development of Geraldine.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has cultural significance as a demonstration of the way of life of its early proprietors and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has architectural value as a vernacular late Victorian shop. Its designer/builder is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has technological and craftsmanship value for its timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has contextual significance as a historic feature located on the southern approach to the town centre. Its corner siting, sheltering veranda and proximity to a c.1876 cottage (heritage item 111) on the same property enhance the shop's contextual values.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the shop pre-dates 1900 its site has potential archaeological significance relating to the property's colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bryant/Boughton/Elliott shop has overall heritage significance to Geraldine and Timaru district as a whole. The shop has historical and social significance for its association with its early proprietors and their customers and the commercial development of Geraldine. The shop has cultural significance as a demonstration of the way of life of its storekeepers and architectural value as a late Victorian vernacular building. The shop has technological value for its timber construction and detailing and contextual significance as a local historic feature. As the shop pre-dates 1900 its site has potential archaeological significance relating to the development of the property.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 21 January 1902, p. 3; 10 April 1919, p. 6; 15 August 1919, p. 3.
- *Temuka Leader* 11 October 1883, p. 3; 17 September 1889, p. 2; 4 January 1894, p. 3; 26 November 1896, p. 2; 15 May 1897, p. 2; 9 August 1900, p. 3; 14 March 1901, p. 3; 11 February 1902, p. 2; 10 January 1903, p. 2; 20 January 1903, p. 2; 15 October 1907, p. 2; 1 October 1908, p. 2; 12 April 1928, p. 2; 14 April 1928, p. 3.
- *Press* 1 November 1893, p. 6; 29 November 1893, p. 6.
- *Star* 18 March 1901, p. 3.
- Births, Deaths and Marriages Online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/2025>
- <http://sites.rootsweb.com/~nzlscant/Maslin.htm>
- <http://www.heritage.org.nz/the-list/details/9946>



Extent of scheduling, encompassing shop and cottage and that portion of the road reserve on which the shop veranda and hitching post are located, 192 Talbot Street, Geraldine.