

HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE STATEMENT – FORMER WOOD BROTHERS FLOUR MILL INCLUDING CHIMNEY AND BRICK SILO - 14 WISE STREET



PHOTOGRAPHS: 14 WISE STREET

The *Wood Brothers Flour Mill* is listed as a Group 2 protected heritage place in the Christchurch City Plan, and is registered by the New Zealand Historic Places Trust as a Category II historic place.

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.

Wood's Mill has historical and social significance as one of the largest mills in the South Island. The Mill was established by William Derisley Wood who founded his milling firm in 1856. The firm was to span 114 years of milling history in the region. The Wood Brothers established two mills in the city before expanding further, in 1890, to build a roller mill powered by steam and serviced by rail, in Addington. Demand for the finer roller milled flour had quickly replaced that for the coarser millstone flour. The six bay mill was designed by leading industrial architect J C Maddison. By 1936 the Addington Mill had the largest output in the South Island, 33 sacks of flour per hour. The mill continued to be owned and operated by the Wood family until 1970, at which date the complex was closed and sold. Since that date the mill complex has been used for a variety of functions including residential. As well as the mill building there were several associated buildings and structures including the brick silo and chimney, both of which are included in the listing. The chimney was associated with the original steam power of the mill and dates from 1890. Woods Mill, lit by electricity and powered by steam, was considered to be the most modern mill in New Zealand

upon its completion. By the early 20th century Wood's Brothers flour and related products had received national and international acclaim.

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

Wood's Mill has cultural significance due to its association with one of the city's early important industries associated with the success of Canterbury as the chief wheat growing province in the colony. The production of flour remained an important industry within the city throughout the 20th century. The scale of these buildings reflects the importance of wheat to the economy of Canterbury and remain as a symbol of the scale of industrial production in Canterbury during the 19th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Woods Mill has architectural and aesthetic significance as an architecturally designed 19th century industrial complex. The mill complex was designed by J C Maddison a noted commercial and industrial architect. Maddison was born and trained in England before emigrating to Canterbury in 1872 to set up practice as an architect and building surveyor. During the 1880s he became a leader in the field of industrial design, specialising in the new field of designing freezing works. At Wood's Mill Maddison designed an Industrial Utilitarian building with Classical detailing, modelled on late eighteenth century English mill buildings.

The four storey brick building has a gabled roof with polychromatic arched window openings. The original building consisted of six bays, with the two additional bays being added, by Maddison, in 1896. The flour and grain store and the brick chimney were part of the original design, the chimney cap having been removed at some stage. Later additions to the mill building were executed by the Luttrell Brothers, leading commercial architects in the city in the early 20th century. The large brick silo building was completed in 1913, in an American style with which the Luttrell Brothers would have been familiar. The large brick addition to the rear of the mill building was completed in 1924. The Luttrell Brothers addition was in keeping with Maddison's design although simpler in its detailing. In 1960 the corrugated iron addition was added to the roof of the main building to house machinery which increased the milling capacity of the mill.

Although the complex has not been used for milling purposes since 1970 the buildings have retained their original appearance and remain a unique 19th century industrial architectural landmark within the city.

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.

Wood's Mill has technological and craftsmanship significance due to its 19th century construction for industrial purposes. The construction of the mill was specially strengthened to withstand the weight and vibrations of the machinery it was built to house. The exterior walls are triple brick and the central columns of the interior are Australian ironwood each hand adzed from a single tree. Other internal features include 12 inch square oregon beams and kauri flooring. The machinery, and steam and electric powering of the mill, were advanced for its day.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Woods Mill has contextual significance as one of the major industrial plants in the working

class/industrial suburb of Addington. The setting consists of a rectangular block fronting Wise Street. The complex of listed buildings includes the former flour mill, with rear addition, the chimney stack, the former flour and grain store and the wheat silo. The area in front of the flour mill once consisted of a bowling green, today that area is a carpark. Along with the Addington Railway workshops, the mill was one of the major employers in the area. The Wood Brothers flour mill complex has considerable landmark significance in the area due to the size, design and scale of the brick structures.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The former Woods Mill complex is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former Woods Mill and setting are of regional significance. The former Woods Mill has been assessed as making an important contribution to the identity, sense of place and history of the Canterbury region and is primarily of importance to the Canterbury region for its heritage values.

Wood's Mill has historical and social significance as one of the most productive and progressive flour mills in the South Island in the late 19th and 20th century. Wood Brothers Limited was established in 1856 by William Derisley Wood whose family association with the milling business continued for 114 years. The brick buildings have architectural and aesthetic significance as examples of 19th century industrial architecture. The milling complex was designed by renowned industrial architect J C Maddison with additions by well known commercial architects the Luttrell Brothers. The large brick buildings have landmark significance in the area due to their scale, monumental use of brick, and classical detailing.

References: Christchurch City Council Town Planning Division (1982) *The Architectural Heritage of Christchurch. 9.Woods Mill*. Christchurch, Christchurch City Council.

Assessment Completed: 04.10.2010