

Richmond History Group Digital Archive: #2017-01

Item: Richmond Village: Demolition & Construction 1978-80

Handwritten metadata

All five pages have some handwritten captions (in blue ink) on the pages along with the photos. Unfortunately, it is not certain which photos these captions refer to; the one above (more likely) or below the caption, even assuming the prints are still in their original locations on the pages. These captions follow:

P1 (5 photos)

- Last photo of 335 Stanmore Road.
- Across road from Siddal Place.

P2 (5 photos)

- View from east Stanmore Road
- View from Stanmore Road
- View from north west of carpark

P3 (5 photos)

- View towards North Avon Road from south
- View from South to North Avon
- Last of the shops going down.

P4 (5 photos – 1 missing)

- View from east, Richmond shopping Centre.
- Demolition about to begin: 333/335/337
- Last view of Stanmore Road shops
- 339 Stanmore Road
- 333 Stanmore Road
- Temporary premises 1979
- 333 Stanmore Road

P5 (5 photos)

- Foundations going down

P6 (5 photos)

- 337 Stanmore Road

P7 (5 photos)

- Nth west view from car park
- View from car park
- Burns shoe store
- In our shop 1982

P8 (5 photos)

- Cnr North Avon Road looking south
- View of corner from North Avon/Stapletons
- New shop completed on corner
- North Avon Road shops

P9 (5 photos)

- Interior of 347 Stanmore Road
- Temporary premises of shoe store

The photos were all printed by Kodak and have standard Kodak markings on the reverse. These include the date printed, which gives some indication of when the photos were taken – i.e., some time before the print date. A scanned example of the reverse printing is included.

Some of the prints have handwritten notes on the reverse (in red ink and different handwriting to the page captions). The print dates for all photos and transcriptions of the reverse notes, where these exist, are given below:

Photo #	Print Date	Handwritten on reverse
1	Oct 79	
2	Oct 79	
3	Jan 1980	
4	Jan 1980	
5	Jun 1980	
6	Jun 1980	“1982 New shop Burns”
7	Jun 1980	
8	Jun 1980	
9	May 1980	“Substantial completion on stage 1, Richmond Village 1980”
10	Jun 1980	
11	May 1980	“Structure started on stage 2, Richmond Village 1979”
12	Oct 1980	
13	Oct 1980	
14	Oct 1980	
15	Oct 1980	
16	Oct 1980	
17	May 1980	“1980 Demolition of old North Avon Shoe Store 333 Stanmore Rd”
18	Jun 1980	
19	May 1980	“1980 Temporary premises 347 Stanmore Rd ex R. Prebble. R. Prebble new premises on right”
20	Jan 1980	

21	May 1980	"Pouring of second walls of stage 2 Richmond Village 1979"
22	Jan 1980	
23	May 1980	"Pouring on site of first walls of stage 2 Richmond Village 1979"
24	May 1980	"First wall of supermarket in stage 2 Richmond Village 1979"
25	May 1980	"May 10 th 1980. Demolition of F. Horgans and Richmond Electricals old premises"
26	May 1980	"May 10 th 1980. Old brick wall of F. Horgans shop fallen against barrakade (sic) of my new premises. Inside joinery pushed in 8" at top middle"
27	May 1980	"May 10 th 1980. Removing fallen brick wall by hand"
28	Jun 1980	
29	Jun 1980	
30	Jun 1980	
31	Oct 1979	
32	Jun 1980	
33	Jun 1980	
34	May 1980	"First boxing of stage 2 Richmond Village 1979. Phillip Peugeot in background"
35	Aug 1979	
36	Aug 1979	
37	Jan 1980	
38	Jan 1980	
39	May 1980	"April 1980. The front 3 shops of stage 2 of Richmond Village. North Avon Shoe Store on right. F. Horgan hairdresser on left"
40	May 1980	"Interior of temporary premises 347 Stanmore Rd 1980 ex R. Prebble"
41	May 1980	"Window display of temporary premises 347 Stanmore Rd 1980 ex R. Prebble"
42	May 1980	"Interior of temporary premises 347 Stanmore Rd 1980 ex R. Prebble"
43	May 1980	"Interior of temporary premises 347 Stanmore Rd 1980 ex R. Prebble"

Keywords: Richmond; Shops; Commercial buildings; Demolition; Construction; North Avon Road; Stanmore Road; 1970s; 1980s; Richmond Village; Burn family.

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A set of 43 150 x 100mm matt colour prints mounted on five plastic-covered magnetic photo album pages, loosely bound with white cord. There is a printed title page – see text below. There are handwritten captions for some of the photos. The album is in poor condition and the photos are fading and discolouring; several prints (#12–15 show fogging). The photos do not appear to be on chronological order.

The final four photos on the last page are interior views the Burn family shoe repair shop at 347 Stanmore Road and are interior views of ‘temporary premises of shoe store’, location not given.

Title page text:

“The Fall of the Old Shops in the North Avon Shopping Centre.

The Rise of the New Shops in the Richmond Village, Stanmore Rd.

1978/79/80

Photographs donated by the Burn family, shoe repairers and footwear specialists in Richmond since 1928.”

Scanning Notes

The photos were removed from the album for scanning and have been stored in a pH-neutral paper envelope (these magnetic plastic albums are notoriously bad storage for photos). The photos were scanned using an Epson V700 PHOTO scanner, in physical order on the pages, top to bottom, left to right, and numbered accordingly. The individual photos have been scanned in high-resolution (>3000 pixels on the short image dimension; c. 14 Megapixels) and saved as uncompressed TIFF files (c. 40 MB each) with appropriate metadata inserted in each file. The image metadata is also recorded in this document. Smaller, half resolution JPEG files (~2 MB each) have been prepared as well; these are more suitable for sharing via email, www, etc.

*The separate pages were also scanned beforehand and a separate PDF document (**Richmond Village Photos_1978-80-A4.PDF** – 8 MB) has been prepared showing the collection as it was found.*

Scanned by David Hollander, July 2017.

Richmond Village

The Richmond Village complex was built on the south-western corner of North Avon & Stanmore roads consists of two buildings. It appears that the building facing North Avon Road was completed first (Stage 1) and the L-shaped building south of that on Stanmore Road was completed later (Stage 2). Demolition of the previously existing shops appears to have occurred in several stages.

North Avon-Stanmore Rd Shops in 1979 (before demolition)

333 Stanmore Road	Burns Shoe Store	Shoes & shoe repairs
335 Stanmore Road	Fuller Figure Fashions	Clothing
337 Stanmore Road	Mecca Dairy	Dairy
341 Stanmore Road	Frank Horgan	Barber/Tobacconist
343 Stanmore Road		Butcher
345 Stanmore Road		Delicatessen
347 Stanmore Road	Roger Prebble	

Richmond Village in 1980

Starting at the western end of the building facing North Avon Road:

60 North Avon Road	North Avon Cycles
62 North Avon Road	Gemini Delicatessen & Tearooms
64 North Avon Road	Rob's House & Garden Centre
66 North Avon Road	Dairy (<i>name not clear</i>)
68B North Avon Road	
72 North Avon Road	North Avon Drapery
74 North Avon Road	
76 North Avon Road	Roger Prebble, Pharmacy/Chemist

Upstairs

Starting at the south end of the L-shaped building facing Stanmore Road:

335 Stanmore Road	
337 Stanmore Road	Burns Shoe Store
339 Stanmore Road	Richmond Village Wines
341 Stanmore Road	Keystores
343 Stanmore Road	Mecca Fruit & Vegetables

345 Stanmore Road Straights Butchery

347 Stanmore Road

Sources: Christchurch Telephone Directories 1980-83; Pegasus Post supplement, 12 Nov 1980; Roy Burn photos.

Richmond Village in July 2017

A list of businesses operating in Richmond Village in July 2017 follows.

60 North Avon Road	Next Gen Hair	Hairdressers
64 North Avon Road	Empty (ex "Tulle Baby")	
66 North Avon Road	North Avon Bookshop	Bookshop & NZ post agency
68B North Avon Road	Bottle-O	Liquor outlet
72-74 North Avon Road	Bombay Brasserie	Restaurant
76 North Avon Road	North Avon Pharmacy	Pharmacy
Upstairs	Gaming Machine Accounting & Investigation Services	

335 Stanmore Road Hip Hop Trends Shop

337 Stanmore Road Silk Road Food Post Food outlet

341 Stanmore Road Bin Inn Bulk foods supply

343 Stanmore Road The Green Grocer Fruit & vegetable supplier

345 Stanmore Road Liquid SS Laundromat Self-service laundry

347 Stanmore Road North Avon Fish Fry Fish-&-chip shop

This letter and introduction were printed in the August 2006 issue of the Richmond Community News (Issue 39):

Letter from Mr Roy Burn to the "Pegasus Post" circa 1980 at the time of the demise of the North Avon Shopping Centre and the opening of the Richmond Village.

North Avon Shoe Store has come a long way since its meagre beginning over 50 years ago when Mr Albert Burn took over the shoe repair business of Mr J Corkery in 1928. This shoe repair business was for many years on the corner of Stanmore Road and Avalon Street, the shop being attached to living accommodation at the rear. After many years of hard work and long hours put in by Mr Albert Burn, despite his disability as an amputee, he built the business up to the first stage of retailing with the very basics, sandshoes, gumboots and sandals (which he handmade). I can remember spending many an hour helping my father, from the time I was about 10 years old. I often had to stay home from high school to look after the shop with my mother when illness struck. I was well grounded in footwear repairing by the time I left school. About 1950 the repair business was sold to Mr Roy Masters who only carried on for a few years before selling the property to Greens Dry Cleaners. North Avon Shoe Store was born at 333 Stanmore Road around the time of the sale of the repair business. It was the southern-most shop of the row fronting onto Stanmore Road and was for many years operated by Anne Hine, Chemist. Anne Hine moved a few shops further north, which was an addition to the existing older shops.

Mr Burn senior built up the footwear retail business steadily until retirement time arrived and the business was bought by son Roy, who now operates the shop in the new Richmond Village complex. It was back in 1965 when the first stage of real growth came for North Avon Shoe Store, the interior of the shop being completely modernised with lighted display fixtures. During the redevelopment of the area which has now become Richmond Village, a temporary move was made to the premises vacated by Roger Prebble.

This move was a case of history repeating itself, as these premises were also previously occupied by Anne Hine. Now the North Avon Shoe Store has a pleasing modern decor and is situated on a corner site of the complex with two window frontages, one on Stanmore Road and one on the North side facing the car park area. Instore displays are designed for maximum viewing from either outside or inside the store.

Trading patterns have changed over the years, handbags, wallets, leather goods, etc., being a big part of a variety of goods available along with the wide range of footwear. While space does not permit for repairs to be done on the premises, they are still carried out by the owner. In spite of many changes over the years, the friendly atmosphere and personal attention is still available from management and staff.