

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Meehan's Building
ADDRESS 3-7 George Street, Timaru
PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 20 **HNZ LIST No. & CATEGORY** 2062 / 2
(at time of assessment)

LEGAL DESCRIPTION Part Lots 7 & 8 DP 763

VALUATION NUMBER 2500079200AA & 2500079200BB

DATE OF CONSTRUCTION 1912-13

**ARCHITECT/DESIGNER/
BUILDER** Thomas Lusk, architect of Lusk & Moriarty

STYLE Neo-Georgian

PHYSICAL DESCRIPTION

Four storey-building with slightly irregular rectangular footprint, hipped and gabled roof forms. Symmetrical façade has rusticated base and pilasters; first and second floors feature a temple motif with engaged composite Ionic columns. Third floor has a cartouche bearing the date 'AD 1913'. Name of building set within the entablature on each side of the temple front. Solid parapet, exposed brick walls on façade and at rear of building. Semi-circular door and window openings on the ground floor, with steps to former. Semi-circular openings indicate half-basement below ground floor windows. Multi-pane casement windows light first, second and third floors. Single Palladian-style window on north elevation is set with cathedral glass.

MATERIALS/STRUCTURE

Brick, concrete, corrugated iron.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The building stands on the north side of George Street in the middle of a short block bordered by Cains Terrace to the west and Station Street to the east. Immediately to its west is the former Werry's Hotel (heritage item # 21). The former Landing Service building

(heritage item # 44) is to the south-east and the former Government Life building (heritage item 47) is to the south-west. The extent of scheduling is the footprint of the building.

HISTORY

Meehan's Building was erected in 1912-13 by J Meehan and Son, grain, seed and general merchants. They occupied the ground floor of the building; construction of which had commenced in October 1912. At that time it was reported that the building would contain offices and sample rooms and an elevator would be a feature of the building. James Meehan (1861-1932) was born in Australia but settled in New Zealand with his parents as a child. Having worked for the *Mount Ida Chronicle*, Meehan moved to Timaru and opened a general store. He settled at Makikihi in 1883 and operated stores there and at Morven and St Andrews. In 1913 Meehan returned to Timaru and opened a 'grain, seed and produce merchant's business' in George Street. Upon his death he was survived by his wife Christina (nee Martin) and seven children. One of his sons, Victor, joined the family business and was jointly charged with the company for selling wheat at prices exceeding that set by the government in 1921. In 1925 the Meehans owned the building immediately to the east and in the 1930s they acquired the hotel directly to the west. The company was still in existence in 1940. The building remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

Meehan's Building has historical and social significance for its association with James Meehan and, more generally, the early 20th century development of the Timaru town centre. The building represents the Edwardian-era building boom in Timaru, whereby the early shops and business premises were replaced.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Meehan's Building has cultural value as a demonstration of the way of life of its former owners, occupiers and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Meehan's Building has architectural significance as the work of Timaru architect Thomas Lusk. In June 1911 Lusk (c.1882-1946) entered into a partnership with building surveyor Bart Moriarty, who had previously supervised the construction of the Catholic Church of the Sacred Heart (heritage item # 19, 1909-11). Lusk and Moriarty also designed the Dominion Hotel (heritage item # 36) and O'Meeghan's Buildings in 1912 (heritage item # 35); the partnership continued until early 1914. Lusk later moved to Dunedin and then to Hamilton; he was the father of noted Canterbury artist Doris Lusk (1916-90).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Meehan's Building has technological and craftsmanship significance for its brick masonry construction and the quality of its classical facade detailing. It seems likely the Lusk and Moriarty were also the contractors for this building, given that Bart Moriarty was a building surveyor and that the firm was advertising for bricklayers in October 1911.

CONTEXTUAL SIGNIFICANCE

Meehan's Building has contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street and in the vicinity of the port and railway station gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological significance relating to earlier activity undertaken on the site. An 1875 map of Timaru (South Canterbury Museum) shows buildings flanking this section of George Street, which appears to have been vacant when James Meehan bought the property in 1910.

SUMMARY OF HERITAGE SIGNIFICANCE

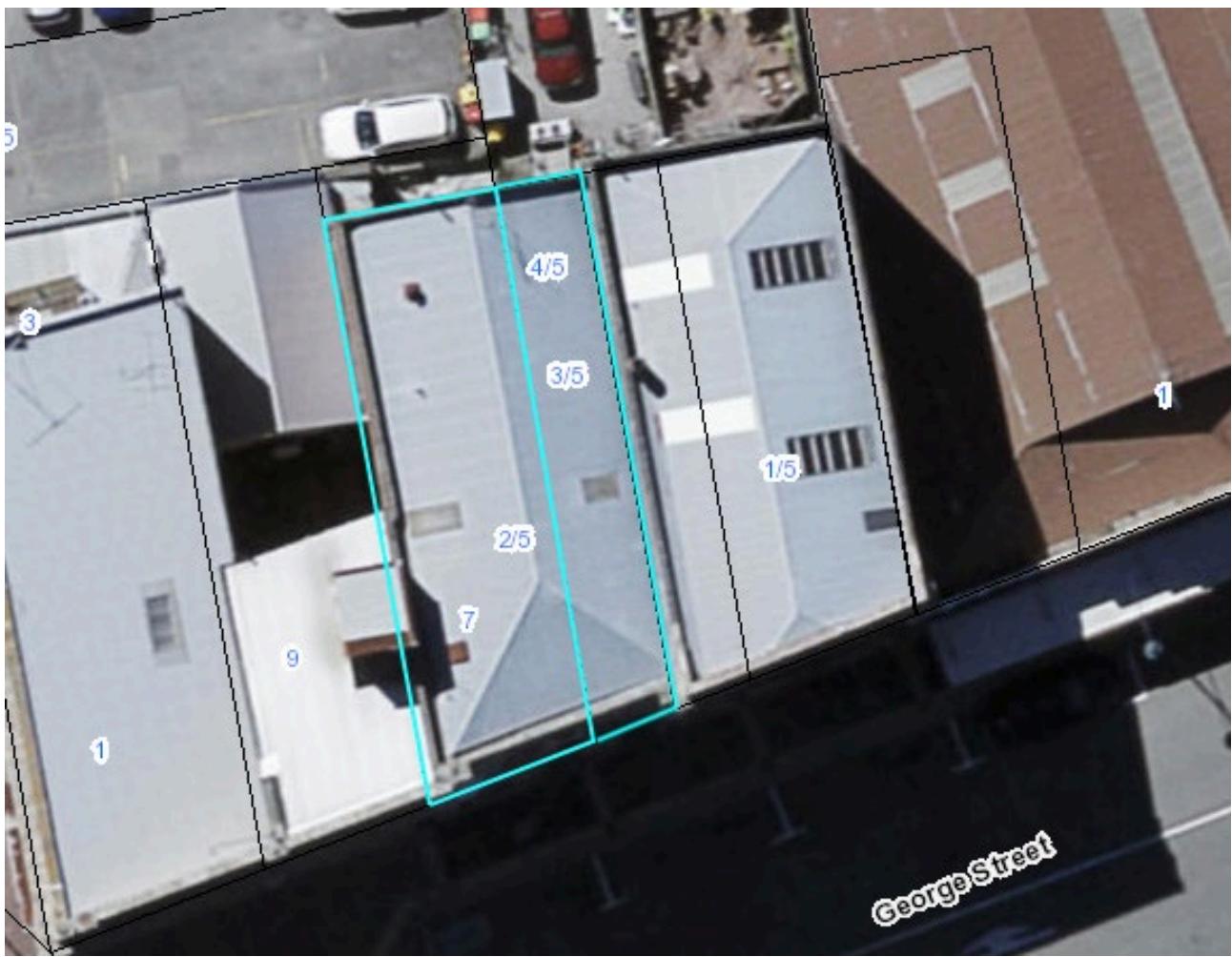
Meehan's Building has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with James Meehan and cultural value as a demonstration of the way of life of its former owners, occupiers and their customers. Meehan's Building has architectural significance as the work of Timaru architect Thomas Lusk and technological and craftsmanship significance for its brick construction and classical detailing. Meehan's Building has contextual significance for the contribution it makes to the Timaru town centre streetscape and its site may have potential archaeological significance in view of its location and possible earlier commercial use of the property.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 3 December 1885, p. 2; 14 May 1892, p. 3; 30 May 1910, p. 4; 27 February 1912, p. 2; 4 October 1912, p. 5; 26 October 1912, p. 8; 4 February 1913, p. 6; 12 April 1913, p. 8; 24 April 1913, p. 1; 7 July 1913, p. 12; 8 December 1913, p. 1; 20 February 1914, p. 8; 28 May 1914, p. 1; 19 January 1915, p. 2; 21 July 1920, p. 6; 30 October 1920, p. 1.
- *Oamaru Mail* 9 October 1911, p. 5.
- *Otago Daily Times* 3 November 1932, p. 9.
- *Press* 16 December 1926, p. 8; 20 December 1940, p. 16.
- *Ashburton Guardian* 11 October 1912, p. 8.
- *Auckland Star* 4 May 1921, p. 2.
- *New Zealand Tablet* 29 June 1911, p. 19.
- *Progress* 1 September 1912, p. 53; 1 July 1913, p. 41; 1 May 1914, p. 42.
- <http://www.heritage.org.nz/the-list/details/2062>
- <http://www.timarucivictrust.co.nz/activities/meehans-building>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.



TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Quinn's Buildings / Werry's Hotel

ADDRESS 1 Cains Terrace & 9 George Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO. 21 **HNZ LIST No. & CATEGORY** 3153 / 2
(at time of assessment)

LEGAL DESCRIPTION Lots 5 & 6 DP 763

VALUATION NUMBER 2500079300AA

DATE OF CONSTRUCTION 1886

**ARCHITECT/DESIGNER/
BUILDER** M de H Duval, architect; Jones & Palliser, builders

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Three storey-building, matching 4-storey height of neighbours on George Street, with slightly irregular rectangular footprint, monopitch and gabled roof forms. Single-storey shop at rear (north elevation). Architectural treatment given to elevations overlooking George Street and Cains Terrace; former has two bays of grouped windows (four on left and three on right), latter has two bays of paired windows at first and second floor. Modernised ground floor. First floor windows have round heads, second floor are square-headed. Engaged columns with decorative capitals, bracketed cornice and solid parapet. Double-hung sash windows. Rear elevations exposed brick.

MATERIALS/STRUCTURE

Brick, cement plaster, Timaru bluestone and Oamaru stone, concrete foundations, corrugated iron.

ADDITIONS/ALTERATIONS

Hotel conversion (Maurice Duval, architect; William Werry, builder; 1894). Unspecified alterations (1935-36). Ground floor modernisation (1969). Façade painted and parapet ornaments removed (date unknown).

SETTING

The building stands on the corner of George Street and Cains Terrace. Immediately to its east is Meehan's Building (heritage item # 20). The former Landing Service building (heritage item

44) is to the south-east and the former Government Life building (heritage item 47) is to the south-west. The extent of scheduling is the footprint of the building.

HISTORY

The Quinn brothers commenced business as produce merchants on this site in June 1881. The building they occupied was extant by 1875, extensively damaged by fire in August 1882 and repaired for temporary use in late 1884. Tenders for a new building were called in August 1884 but the replacement building was delayed until 1886. Occupants when the building opened included J O'Dowd, confectioner and baker. Mary Werry's refreshment and dining rooms were located in the earlier Quinn's Buildings in August 1885; judging from advertisements for the business the building's proximity to the Timaru Railway Station was one of its appeals. In 1894 William and Mary Werry announced that they were moving their temperance (non-licensed) hotel from elsewhere in Cains Terrace into Quinn's Buildings. Werry's Hotel was known as the Windsor by c.1925; the building was purchased by the Meehans in the early 1930s before being acquired by the Commercial Bank of Australia in 1935. The CBA undertook alterations and the ground floor was later modernised in 1969. The building remains in commercial use, having been occupied by Morton's Real Estate since at least the 1980s.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Quinn's Buildings have historical and social significance for their association with Nicholas Quinn, early occupants including James O'Dowd and Mary Werry and, more generally, the 19th century development of the Timaru town centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Quinn's Buildings have cultural value as a demonstration of the way of life of their former owners, occupiers and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Quinn's Buildings have architectural significance as a late Victorian commercial classical design by Maurice de Harven Duval, a French or Belgian architect who practised in Timaru between c.1877 and 1895. Duval undertook a considerable amount of work for the Catholic church in Canterbury, including St Mary's Church at Pleasant Point (1889), was the architect to the South Canterbury Education Board, and also designed commercial and residential buildings, including 'Elloughton Grange' for William Grant (1893, heritage item # 5). Duval also converted the building to use as a hotel for the Werrys in 1894.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Quinn's Buildings have technological and craftsmanship significance for their brick masonry construction and the quality of the structure's classical detailing. Thomas Jones and Charles Palliser commenced their building partnership in late 1885 and the firm later operated in Napier and Wellington. Mr Godfrey of Dunedin carved the Oamaru stone capitals atop the Timaru bluestone columns on the first floor. The Godfrey family of master carvers are best known for their work on Larnach's Castle (1871-76) on Otago Peninsula.

CONTEXTUAL SIGNIFICANCE

The former Quinn's Buildings have contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street and in the vicinity of the port and railway station gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place. The building's early history of ownership gave rise to the naming of Quinn's corner for this location within town centre.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance relating to the colonial development of the property. An 1875 map of Timaru (South Canterbury Museum) shows a building on the site before the existing structure was erected in 1886. Whale bones were discovered when the foundations for the present building were being dug.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Quinn's Buildings have overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with Nicholas Quin and Mary and William Werry and cultural value as a demonstration of the way of life of its former owners, occupiers and their customers. The former Quinn's Buildings have architectural significance as the work of Timaru architect Maurice Duval and technological and craftsmanship significance for its brick construction and classical detailing. The former Quinn's Buildings have contextual significance for the contribution they make to the Timaru town centre streetscape and the site has potential archaeological significance in view of the date of the current building and the previous development that occurred on the property.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 15 June 1881, p. 1; 6 February 1882, p. 2; 15 August 1884, p. 3; 13 September 1884, p. 1; 20 March 1886, p. 1; 24 April 1886, p. 2; 30 December 1886, p. 3; 25 January 1894, p. 3; 4 February 1913, p. 6.
- *Temuka Leader* 17 February 1894, p. 1.
- *South Canterbury Times* 12 August 1884, p. 2; 8 December 1884, p. 3; 22 August 1885, p. 1; 10 August 1886, p. 2; 24 December 1886, p. 3; 21 November 1889, p. 2; 28 June 1892, p. 3; 10 July 1900, p. 2; 7 September 1901, p. 4.
- *Evening Star* 21 August 1882, p. 4
- *Star* 20 January 1886, p. 2.
- <http://www.heritage.org.nz/the-list/details/3153>
- <http://www.northerncemetery.org.nz/burial/11538/bio>
- *Cyclopedia of New Zealand – Canterbury Provincial District Christchurch*, 1903; available online.
- <https://www.jennyrobinjones.com/jrj/tiki-index.php?page=Jones+Family+History>



Extent of setting, 1 Cains Terrace & 9 George Street, Temuka.



Werry's Hotel, c.1900-10. Hocken Library, University of Otago, Dunedin.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Customhouse		
ADDRESS	2 Strathallan Street, Timaru		
PHOTOGRAPH			
(A McEwan, 9 July 2018)			
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	NO. 22	HNZ LIST No. & CATEGORY	324 / 1
LEGAL DESCRIPTION	RS 41175		
VALUATION NUMBER	2500080300		
DATE OF CONSTRUCTION	1901-2		
ARCHITECT/DESIGNER/ BUILDER	Daniel West, architect; Thomas Pringle, builder		
STYLE	Neoclassical		
PHYSICAL DESCRIPTION			

Two storey-building with a square footprint and gabled roof concealed by parapet. Primary, north-facing elevation has a cross-gabled portico framed by pairs of fluted Doric columns. Acroteria atop parapet at building corners, pediments and entrance portico. Double-hung sash windows with pediments over are framed by paired pilasters. Arched entrance above which is the lettering 'HM Customs 1902'. Decorative frieze with wreaths and abstract panels and ornamental relief work encircling round vents in triangular pediments. Only the south elevation is plain and unadorned. Flagpole mounted on portico.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Road reserve at northern boundary developed with hard landscaping and planting (post-1985). Chimneys removed and flagpole added (date unknown).

SETTING

The building occupies a rounded corner site at the intersection of Strathallan and Station Streets and Cains Terrace. Immediately to the north across Strathallan Street is the former DC Turnbull & Co. building (heritage item # 27); to the south along Beswick Street are the former Royal and the Grosvenor hotels (heritage items # 25 & 23). The Timaru Railway Station is to the south-east. The extent of scheduling is the land parcel on which the building

is located; it includes the small gabled outbuilding at the rear of the Customhouse and the historic boundary wall.

HISTORY

A new customhouse was erected in Timaru in 1901-2 to the design of local architect Daniel West. The building opened in August 1902, superseding the office in the town's Post Office where the Collector of Customs had been accommodated since 1880. Previously the collector had been housed in temporary premises in Beswick Street after having been relocated from a building near the breakwater that had to be removed to make way for the railway. The Collector of Customs at Timaru when the new office was built was Charles Nixon, who had been appointed to the post in October 1901. In 1976 the building was relinquished by the government and converted to commercial use. The Timaru Civic Trust purchased the property in mid-2018; it continues to function as a restaurant.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Customhouse has high historical significance for its association with the port of Timaru and the development of Timaru's town centre. The building's location at the east end of Strathallan Street meant that it was handy to both the port and the railway station, something that was remarked upon at the time of its opening.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Customhouse has cultural value as a demonstration of the way of life of its former customs staff through the first three-quarters of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Customhouse has high architectural significance as an ornate temple style Neoclassical building designed by local carpenter turned architect Daniel West. West (c.1828-1910) had previously been in partnership with Robert Barber (1881, if not earlier, 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. The building retains a high level of external authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Customhouse has high technological and craftsmanship significance for its brick construction and the quality of its classical detailing. Thomas Pringle (1847-1923) was a Scottish-born builder and contractor who spent some time in the United States before emigrating to New Zealand in 1878. Another local contractor, Emil Hall, undertook the concrete foundations and the plasterwork on the building.

CONTEXTUAL SIGNIFICANCE

The former Customhouse has high contextual significance as a landmark within the Timaru town centre and for its relationship with other 19th and early 20th century commercial buildings in the vicinity. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's CBD streetscape its distinctive identity and sense of place. The historic perimeter wall and small outbuilding at the rear contribute to the high level of authenticity that the property has retained over the decades since it was used as a customhouse.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance given the property's location close to the railway line and historic waterfront and because a building was on the plot in 1875 (South Canterbury Museum). The property was surveyed as to its current extent in 1976.

SUMMARY OF HERITAGE SIGNIFICANCE

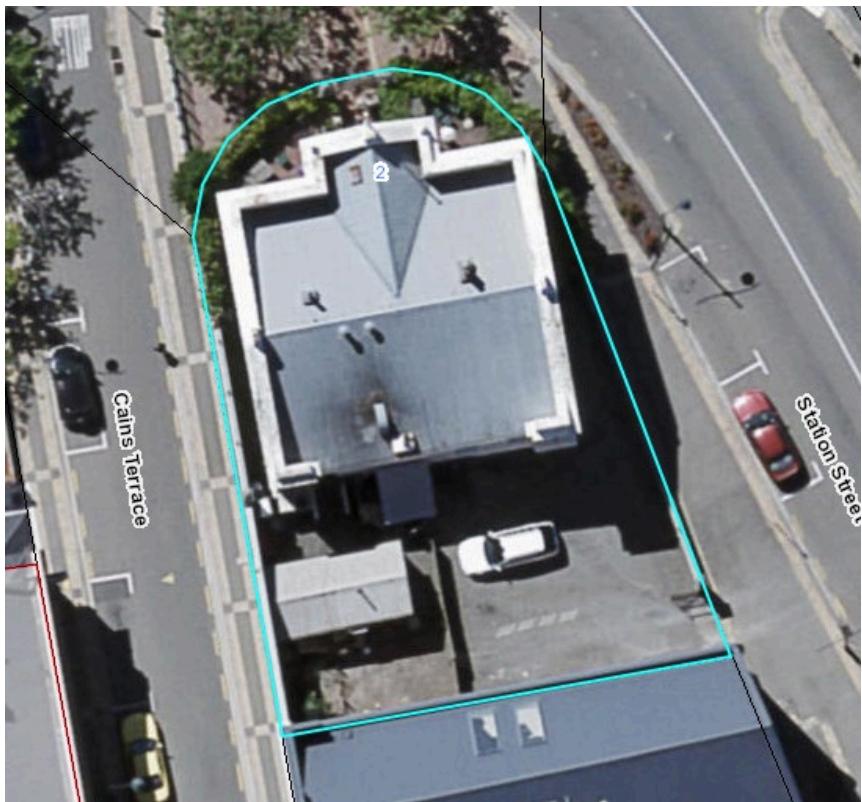
The former Customhouse has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its association with the commercial activity of the port of Timaru and cultural value as a demonstration of the way of life of the building's customs staff. The former Customhouse has high architectural significance as a Neoclassical building designed by local architect Daniel West and high technological and craftsmanship significance for the quality and integrity of its brick construction and classical detailing. The former Customhouse has high contextual significance as a town centre landmark and its site has potential archaeological significance in view of its location and the development that occurred on the property in the 19th century.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 2 October 1901, p. 2; 18 October 1901, p. 2; 24 October 1901, p. 3; 2 November 1901, p. 2; 24 July 1902, p. 3; 28 July 1902, p. 3; 29 February 1908, p. 5; 4 May 2018 (available online).
- *South Canterbury Times* 31 March 1886, p. 3; 19 April 1900, p. 3; 21 May 1901, p. 4.
- *Progress* 1 July 1907, p. 340.
- *Lyttelton Times* 17 September 1902, p. 7.
- *Press* 15 March 1923, p. 8.
- <http://www.heritage.org.nz/the-list/details/324>
- *Cyclopedia of New Zealand – Canterbury Provincial District Christchurch*, 1903 (available online).
- National Archives.
- <http://www.timarucivictrust.co.nz/activities/the-custom-house>
- 'Public Works Statement' 16 September 1902 *Appendix to the Journals of the House of Representatives* 1902 Session I, D.-1. p. xii.



Extent of setting, 2 Strathallan Street, Timaru.



Customhouse, c.1902. 1/2-044242-F, Alexander Turnbull Library, Wellington.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Grosvenor Hotel
ADDRESS 26 Cains Terrace & 8 Beswick Street, Timaru
PHOTOGRAPH



(A McEwan, 9 July 2018)

DISTRICT PLAN ITEM No. HHI39 **HNZ LIST NO. & CATEGORY** 2054 / 2
(at time of assessment)

LEGAL DESCRIPTION Lots 1-7 DP 7269

VALUATION NUMBER 2500071500

DATE OF CONSTRUCTION 1915

**ARCHITECT/DESIGNER/
BUILDER** JS Turnbull, architect; Shillito Bros, contractors

STYLE Edwardian Baroque

PHYSICAL DESCRIPTION

Three storey-building with square footprint and hipped roof forms; outbuilding at the rear (south) and cellar below. Two street frontages meet at rounded corner. Piano nobile effect created by treatment of first and second floors; ground floor has arched door and window openings. Oriel windows on north (Beswick Street) elevation; recessed two-storey balconies on east (Cains Terrace) elevation. Segmental pediments above cornice with dentil moulding; projecting parapets bear hotel name in relief. Rounded balusters on first floor and wrought iron railing on second floor balconies. Corner has textured brickwork 'stripes' and decorative relief work at street level bearing hotel initials. Circular windows at corner and on Beswick Street elevation. Wreath motifs in the apron between the oriel windows on north elevation.

MATERIALS/STRUCTURE

Brick, cement plaster, Marseilles tiles and corrugated iron roofing.

ADDITIONS/ALTERATIONS

New fenestration and infill of second floor balcony on east elevation (date unknown, poss. part of 1973 refurbishment). Post-1983 exterior painting obscuring brick and stone constructional polychromy. Light well built over (date unknown). Refurbished (2010).

SETTING

The building stands on the south corner at the intersection of Cains Terrace and Beswick Street, midway between Strathallan Street in the north and George and Stafford Streets in

the south. The former Royal Hotel (heritage item # 25) stands on the north side of Beswick Street. The hotel stands on an elevated site with views of the port from its upper floors. The extent of scheduling is the multiple land parcels on which the hotel is located, partly in view of the potential archaeological values of the site.

HISTORY

The first hotel to stand on this site was erected by John Meikle (1843-1926) in 1875-76. The architect was Frank Wilson and the two-storey building was constructed from brick. The hotel opened in June 1876, although it had already begun to host functions before that date. It was extended along Beswick Street in 1877 and was the largest hotel in Timaru for many years. Sir George Grey was a guest in May 1884 and Premier Richard Seddon stayed at the Grosvenor in 1899. The original hotel was demolished and a new one built in its place by JP (John Patrick) Murphy in 1915. Murphy had married Annie Coffey in Taranaki in 1897 and was a member of the Catholic church, as it seems were a number of his fellow Timaru publicans. William Fitzgerald, a builder's labourer, was killed when he fell from the older hotel when it was being demolished. The new building included a new Rialto auction room at the west end of the Beswick Street frontage. Initially only the rooms overlooking the street were completed on the third storey and there was an open light well in the centre of the building. The hotel continued to operate as the demolition and construction project proceeded; it officially re-opened for business on 20 November 1915. The hotel then continued to host dignitaries and provide a venue for town club meetings and social events. A civic luncheon for Queen Elizabeth II and Prince Philip was held at the Grosvenor Hotel on 25 January 1954, during the Royal tour of 1953-54. The building was taken over by Dominion Breweries Ltd in 1970 and refurbished in 1973. New owners undertook further refurbishment work in 2010. The Grosvenor remains in use as a hotel today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Grosvenor Hotel has high historical and social significance for its 142-year history of hospitality on this site and for its association with its early publicans, especially JP Murphy, their patrons and, more generally, the commercial development of Timaru's town centre. Having been established in 1876 the hotel's redevelopment in 1915 demonstrates the early 20th century building boom that occurred in Timaru, whereby earlier shops and business premises were replaced or extensively refurbished. The Grosvenor Hotel was the largest and last of the three major hotels built in Timaru in the early 1910s; the Hydro Grand Hotel (former heritage item # 37, demolished 2017) and the Dominion Hotel (heritage item # 36) preceding it.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Grosvenor Hotel has cultural value as a demonstration of the way of life of its former publicans, their families and their patrons, whether as hotel guests or visitors to the bar.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Grosvenor Hotel has high architectural significance as an Edwardian Baroque design by notable Timaru architect JS Turnbull. Timaru-born James Turnbull (1864-1947) trained in Melbourne and then established a practice in Timaru in c.1895. The son of Richard Turnbull, a prominent Timaru businessman and politician, Turnbull also designed Job Brown's Beehive Stores (heritage item #117, 1901-2) in Temuka, Chalmers Church (heritage item #38, 1903-4) and a large number of Timaru houses. Turnbull went into partnership with his former assistant Percy Watts Rule in c.1920, after which time Rule was the principal designer in the firm. (Rule was already in Turnbull's office at the time the Grosvenor Hotel was being built). The firm designed the Temuka Library (heritage item #118, 1926-27), St Mary's Hall in Timaru (1928-29), St James' Anglican Church at Franz Josef (1928-31) and the 1930 additions to the Bank Street Methodist Church (heritage item #51).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Grosvenor Hotel has technological and craftsmanship significance for its brick construction and the quality of the building's 1915 classical façade. The Shillito Bros. had premises in Le Cren's Terrace and offered second hand bricks for sale from the hotel site in May 1915. The ornamental plasterwork on the building was undertaken by Arthur Hornsey of Timaru.

CONTEXTUAL SIGNIFICANCE

The Grosvenor Hotel has high contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place. The building stands across the road from the former Royal Hotel (heritage item # 25) and south of the former Customshouse (heritage item 22); it can be seen from the port. It was reported that JP Murphy gave the council land along the Cains Terrace boundary of his property in 1915 to allow the footpath to be widened.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance. John Cram[m]ond's Cobb stable (est. c.1869) was located on the property prior to the first Grosvenor Hotel being erected in 1875-76 (Township of Timaru map, South Canterbury Museum). The hip roofed outbuilding to the south of the hotel (Lot 7 and part of Lot 4) may pre-date the hotel.

SUMMARY OF HERITAGE SIGNIFICANCE

The Grosvenor Hotel has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical and social significance for its association with hospitality in the town since 1876 and cultural value as a demonstration of the way of life of its early proprietors and their patrons. The Grosvenor Hotel has high architectural significance as an Edwardian Baroque style design by local architect JS Turnbull and technological and craftsmanship significance for its brick construction and classical detailing. The Grosvenor Hotel has high contextual significance for the contribution it makes to the Timaru town centre streetscape and skyline and potential archaeological significance in view of the development that has occurred on the site since c.1869.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 22 June 1876, p. 3; 7 November 1894, p. 4; 1 March 1899, p. 3; 18 February 1910, p. 6; 21 May 1910, p. 4; 11 October 1913, p. 12; 18 September 1914, p. 9; 6 March 1915, p. 2; 27 March 1915, p. 10; 8 May 1915, p. 12; 22 June 1915, p. 10; 9 October 1915, p. 9; 14 October 1915, p. 6; 27 November 1915, p. 5; 7 May 1917, p. 2; 31 May 1917, p. 7; 1 March 1920, p. 10; 1 April 1920, p. 11; 11 December 1920, p. 11; 31 January 2009 (available online).
- *South Canterbury Times* 14 May 1884, p. 3.
- *NZ Tablet* 4 February 1915, p. 13; 9 May 1918, p. 25.
- *Waimate Daily Advertiser* 22 April 1915, p. 3.
- *Press* 13 October 1944, p. 4.
- *Globe* 5 September 1874, p. 2.
- *NZ Herald* 12 August 1926, p. 10.
- *Opunake Times* 26 October 1897, p. 2.
- <http://www.heritage.org.nz/the-list/details/2054>
- <https://my.christchurchcitylibraries.com/content/tourists-guide-to-canterbury-1902/>
- <https://www.flickr.com/photos/archivesnz/10468643956>

- <https://www.thebigidea.nz/stories/media-releases/185264-great-nz19th-century-icon-restored>
- <http://thegrosvenor.co.nz>
- S Brosnahan *Thinking about Heaven – a history of Sacred Heart parish, Timaru* Timaru, 2011.



Extent of setting, 26 Cains Terrace & 8 Beswick Street, Timaru.



GROSVENOR HOTEL, TIMARU, P. O'MEEGHAN, Proprietor.

Earlier Grosvenor Hotel, *Tourists' Guide to Canterbury 1902.*



Grosvenor Hotel, c.1916. ½-006876-G, Alexander Turnbull Library, Wellington.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Stafford Chambers
ADDRESS 199-209 Stafford Street / 18-22 Beswick Street,
Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO. 24 **HNZ LIST No. & CATEGORY** 2070 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 3539

VALUATION NUMBER 2500071200

DATE OF CONSTRUCTION 1908

**ARCHITECT/DESIGNER/
BUILDER** Thomas Coulthard Mullions, architect; HN Hollow,
builder

STYLE Commercial classicism

PHYSICAL DESCRIPTION

Three storey-building with irregular triangular footprint and hipped roof forms. Principal elevations overlooking Stafford and Beswick Streets have arched window openings on the second floor beneath a prominent cornice and shaped parapet. Paired rectangular windows on the first floor are separated from those above by a string course with an arch and keystone motif. Modern shopfronts and a suspended veranda. Corner of the building is chamfered at ground floor level and curved above. Parapet at corner bears the building name in relief lettering.

MATERIALS/STRUCTURE

Ferro-concrete, brick, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Erection of veranda and unspecified ground floor window alterations (TC Mullions, architect; 1909); installation of suspended veranda (date unknown).

SETTING

The building stands on the north-east side of Stafford Street, on the south side of its intersection with Beswick Street. There are a number of heritage buildings in the vicinity,

including Rhodes's Buildings on Stafford Street (heritage item # 31), and the former Atlas Chambers (heritage item # 26), Grosvenor (heritage item # 23) and former Royal (heritage item # 25) hotels, all on Beswick Street. The extent of scheduling is land parcel on which the building stands.

HISTORY

Stafford Chambers was built in 1908 for Robert Hay who had sold it by January of the following year. At the time that the plans for the building were announced its form was compared with the Flatiron building in New York. Hay (1850-1918) was the son of Ebenezer Hay, a pioneer settler on Banks' Peninsula. He was the brother of William Hay, who built several buildings further north on Stafford Street, including Hay's Buildings (heritage item # 29). Robert Hay held the Otumarama Estate at Gleniti in the late 1890s before his retirement to Christchurch. Tea rooms occupied the second floor when the building opened, and it also accommodated professional rooms and provided a venue for various organisations, including the Farmers' Union, Automobile Association, and the Red Cross. One of the later occupants of the building was the local branch of the Temperance and General (T & G) Mutual Life Assurance Company. The building remains in retail and commercial use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

Stafford Chambers has historical significance for its association with Robert Hay, the early tenants of the building and, more generally, the early 20th century development of the Timaru town centre. The building represents the Edwardian-era building boom in Timaru, whereby earlier shops and business premises were replaced and new, 'modern' premises were built.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Stafford Chambers has cultural value as a demonstration of the way of life of its former tenants and their clients or customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Stafford Chambers has architectural significance as an early career work by local architect Thomas Coulthard Mullions (1878-1957). Mullions practiced architecture in Timaru between 1904 and 1915; occupying rooms in the Hay's Buildings, which he had designed, from the time they were completed. Mullions designed and built his own home at 8 Park Lane and oversaw the construction of 'The Croft' (former Orbell house) at 12 Park Lane (1908, heritage item # 8). He later practised in Auckland where he patented a cavity concrete block in 1919.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Stafford Chambers has high technological and craftsmanship significance for its ferro-concrete and brick construction and ornamental detailing. Henry Hollow (c.1849-1935) was a local builder who was a sub-contractor for the Rink Stables on Stafford Street that were built to Mullions' design in 1907. The building prefigures the ferro-concrete construction of several Auckland tower blocks designed by Mullions in partnership with CF McDonald and Sholto Smith in the 1920s (see Tyler, as below).

CONTEXTUAL SIGNIFICANCE

Stafford Chambers has high contextual significance as a notable historic feature within the Timaru town centre. The building is one of a small number of CBD structures with a triangular footprint. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological significance relating to its earlier development and use. The 1875 plan of Timaru (South Canterbury Museum) shows earlier structures on this site and it was reported in 1907 that one of the earlier buildings on the property dated to 1869 and was built of stone.

SUMMARY OF HERITAGE SIGNIFICANCE

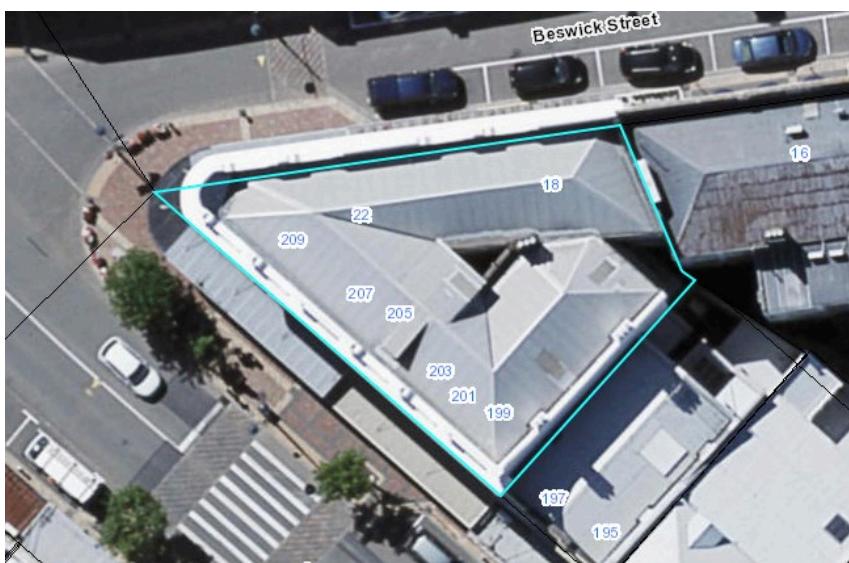
Stafford Chambers has high overall heritage significance to Timaru and Timaru district as a whole. The building has historical significance for its association with the early 20th century development of the town centre and cultural value as a demonstration of the way of life of its early tenants and their clients or customers. Stafford Chambers has architectural significance as the work of Timaru architect Thomas Coulthard Mullions and high technological and craftsmanship significance for its ferro-concrete and brick construction and ornamental detailing. Stafford Chambers has high contextual significance for the contribution it makes to the Timaru town centre streetscape and its site may have potential archaeological significance in view of the building's pre-1900 development and use.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 3 May 1907, p. 3; 6 November 1907, p. 7; 21 November 1907, p. 2; 16 November 1908, p. 1; 21 January 1909, p. 5; 30 January 1909, p. 4; 1 July 1909, p. 7; 30 December 1909, p. 4; 19 April 1910, p. 2; 9 May 1913, p. 4; 23 January 1914, p. 2; 22 September 1916, p. 3; 3 December 1918, p. 5; 10 November 1920, p. 8.
- *Akaroa Mail and Banks' Peninsula Advertiser* 3 December 1918, p. 2.
- <http://www.heritage.org.nz/the-list/details/2070>
- L Tyler 'McDonald, Mullions and Smith Architects: An Open Architecture for Auckland in the 1920s' *Proceedings of the Society of Architectural Historians, Australia and New Zealand: 30*, Open ed. by A Brown and A Leach (Gold Coast, Qld: SAHANZ, 2013), vol. 2, pp. 749-760.



Extent of setting, 199-209 Stafford Street & 18-22 Beswick Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Atlas Chambers
ADDRESS 17 Beswick Street, Timaru
PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 26 **HNZ LIST No. & CATEGORY** 2077 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 2612

VALUATION NUMBER 2500072000A

DATE OF CONSTRUCTION 1909-10

**ARCHITECT/DESIGNER/
BUILDER** Dunning & Black, architects; P Foster, builder

STYLE Edwardian Free Style

PHYSICAL DESCRIPTION

Two storey-building with rectangular footprint and gabled roof forms. Symmetrical façade with side entry, metal balustrading shielding basement area at street front, cornices between ground and first floors and above paired first floor windows. Upper cornice has dentil moulding. Pedimented parapet features crowning niche with engaged columns. First floor windows are casement and fanlight type with shallow arched heads and curving mullions. Decorative shield and swag carved panels beneath both windows. Shaped moulding over first floor windows with ornamental shield motif atop pier separating them. Building is three storeys at rear.

MATERIALS/STRUCTURE

Brick, ferro-concrete, Oamaru stone, metal roofing.

ADDITIONS/ALTERATIONS

Façade painted and ground floor fenestration altered (date unknown).

SETTING

The building stands on the north side of Beswick Street, near its intersection with Stafford Street to the west. It occupies the full width of its narrow lot. The Royal Hotel (heritage item # 25) and the Grosvenor Hotel (heritage item # 23) are to the east along Beswick Street. The extent of scheduling is the land parcel on which the building is located.

HISTORY

William Evans set himself up in Timaru as a merchant in 1875, developing a disused foundry as premises for his coal, grain and timber business. Low grain prices in the late 1880s meant that Evans incurred losses on shipments of wheat, so he decided to start milling flour himself. Evans established the Atlas Roller Flour and Oatmeal Milling Company in 1888; he also had an interest in the Crown Roller Mills in Dunedin. Messrs Black & Dunning called tenders for a 'modern office building' for the Atlas Company in September 1909. Atlas Chambers was nearing completion by mid-April of the following year, with offices being advertised to let by late May. The building was designed to accommodate a restaurant or café in the basement, with offices above. Production of flour at the Atlas mill ceased in 1970. The office building continues to provide space for multiple tenancies and the Timaru Comedy Club opened in the basement in early 2018.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Atlas Chambers has historical and social significance as an Edwardian office building that is associated with the development of the local milling industry. The building is related historically to the former Evans Atlas Mill on Turnbull Street (heritage item # 42).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Atlas Chambers has cultural value as a demonstration of the way of life of its former occupants and their clients or patrons.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Atlas Chambers has architectural significance as the work of Messrs Black & Dunning, architects and civil engineers. The firm had their offices in Stafford Chambers (heritage item # 24) at the corner of Stafford and Beswick Streets. William Henry Dunning (1872-1933) was a Tasmanian-born architect who worked in South Africa before emigrating to New Zealand in 1908. In that year he joined William Black in practice before relocating to Dunedin in 1910 and becoming partners with C Fleming McDonald. McDonald and Dunning were awarded 9th place in the design competition for Parliament Buildings in 1911 and the National Bank in Princes Street, Dunedin is considered to be Dunning's most significant design. William Black's son Robert, a licensed surveyor and civil engineer, took up an office in Atlas Chambers in August 1910. The Edwardian Free Style of the façade, which is unusual on the context of contemporary Timaru commercial buildings, combines classical symmetry with Arts and Crafts decorative detailing.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Atlas Chambers has technological and craftsmanship significance for its brick and reinforced concrete construction and Oamaru stone ornamental detailing. Philip Foster (1856-1938) was a local builder and contractor from 1896 until 1920, when he left for Wellington. Timaru engineering company Wallace & Cooper undertook the reinforced concrete work for the building.

CONTEXTUAL SIGNIFICANCE

The former Atlas Chambers has contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's CBD streetscape its distinctive identity and sense of place. The building is featured in the Central Timaru Historic Walk, although its date in the walk brochure is incorrect.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance arising out of the earlier development of the property. A building is shown on the site in the 1875 plan of Timaru (South Canterbury Museum).

SUMMARY OF HERITAGE SIGNIFICANCE

The former Atlas Chambers has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with the Atlas Flour Milling Company and the early 20th century commercial development of the town centre and cultural value as a demonstration of the way of life of its early occupants and their clients. The former Atlas Chambers has architectural significance for its distinctive Edwardian Free Style design by Messrs Dunning & Black and technological and craftsmanship significance for its brick construction and stone detailing. The former Atlas Chambers has contextual significance for the contribution it makes to the Timaru town centre streetscape and potential archaeological significance in view of the pre-1900 development of the site.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 23 August 1895, p. 2; 3 June 1909, p. 3; 6 August 1909, p. 4; 9 September 1909, p.2; 20 January 1910, p. 6; 12 April 1910, p. 6; 28 May 1910, p. 7; 23 August 1910, p. 2; 25 November 1910, p. 2; 10 December 1910, p. 7; 6 January 1911, p. 3; 21 January 1914, p. 5; 21 December 1917, p. 4; 30 September 1920, p. 2; 17 September 2016 & 7 February 2018 (available online).
- *Temuka Leader* 8 October 1907, p. 2.
- *Lyttelton Times* 23 February 1891, p. 6.
- *Press* 15 February 1892, p. 6.
- *South Canterbury Times* 24 February 1888, p. 3.
- *Progress* 1 December 1911, p. 30; 1 July 1913, p. 41; 1 May 1916, p. 13; 1 November 1918, p. 22; 1 August 1919, p. 14.
- *Otago Daily Times* 8 March 1933, p. 6.
- *Evening Star* 20 December 1927, p. 2; 7 March 1933, p. 6.
- <http://www.heritage.org.nz/the-list/details/2077>
- <http://www.heritage.org.nz/the-list/details/2171>
- <http://www.heritage.org.nz/the-list/details/9545>
- <http://www.timarucivictrust.co.nz/activities/the-atlas-chambers>
- https://www.otago.ac.nz/library/pdf/hoc_fr_bulletins/Bull_60_Architects.pdf
- <http://sites.rootsweb.com/~nzlscant/Foster.htm>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- <https://builtindunedin.com/tag/w-h-dunning/>



Extent of setting, 17 Beswick Street, Timaru.



TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Miles Archer & Co. stores, tramway tunnel & siding / DC Turnbull & Co. stores, tramway tunnel & siding and offices

ADDRESS 1-9 Strathallan Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO.27 **HNZ LIST No. & CATEGORY** 2055 & 7307 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 75499

VALUATION NUMBER 2500078900

DATE OF CONSTRUCTION 1880-81 (grain/wool store and tramway tunnel & siding) + 1901 (offices)

**ARCHITECT/DESIGNER/
BUILDER** Unknown / JS Turnbull, architect; Messrs Hunt and Werry, builders (offices)

STYLE Industrial vernacular / Edwardian commercial classicism

PHYSICAL DESCRIPTION

Composite two- and three storey-building cluster with irregular L-shaped footprint and varied roof forms. Office building at south-east corner of the site is two storeys in height, has L-shaped plan, plastered walls, solid parapet, dentilled cornice and ornamental window surrounds. Three-storey wool and grain store extending along northern boundary has exposed brick walls, sawtooth and gabled roof forms, arched door and window openings, with east elevation chamfered to fit boundaries of site. South elevation of stores building still has a painted strip bearing name 'Miles Archer ...'. Arched portal of tunnel passing under The Terrace is located at the south-west corner of the site.

MATERIALS/STRUCTURE

Brick, concrete, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Tramway walled in (c.1920s). Demolition of c.1940 store at 9 Strathallan Street (c. 2010). Western section of store reroofed (2017).

SETTING

The building cluster stands on the north side of Strathallan Street, adjacent to its intersection with Station Street and Cain's Terrace. The property is bordered to the west by The Terrace. The Port Loop Road is to the north-east and pedestrian access to it over the railway line is provided immediately to the east of the office building. Beside the spiral pedestrian ramp is a 1950 Canterbury centenary plaque marking the site of Le Cren's landing service. There are a number of other heritage buildings in the vicinity, including the former Customhouse (heritage item # 22) and the former Maclean and Stewart's auction mart (heritage item # 28). The extent of scheduling is the land parcel on which the building is located, which is largely consistent with the HNZPT combined list entry for historic places #s 2055 and 7307.

HISTORY

DC Turnbull & Co. purchased the former Miles Archer & Co stores in Strathallan Street in 1901 and proceeded to erect new offices on the site. Previously Miles Archer had occupied the site since the mid-1860s; John Mee (died 1916) ran the business for many years before taking it over in 1895 after Miles Archer & Co went into liquidation. The large site, over three acres in extent at the turn of the 20th century, spanned The Terrace and included brick stores and a private railway siding. The company traded in wool, grain and coal, as well as general produce. New brick buildings were erected by Miles Archer in 1877-78 and 1880-81; the former a two-storey structure likely on the west side of The Terrace and, it is assumed, the latter of three storeys on the subject site. In May 1881 it was reported that a tramway to connect the company's buildings was created by tunnelling under The Terrace. David Clarkson Turnbull (1868-1951) founded the merchant and export company DC Turnbull & Co. in 1894; the business had previously been located beside the Royal Hotel in Cain's Terrace. Turnbull was also a director of the Timaru Harbour Board. The eastern part of the tramway tunnel is said to have been used as an air raid shelter during World War II; the tramway turntable immediately to the east of the building site appears to have survived at least until the 1980s. The property is still held by DC Turnbull & Co., with the offices in use although the stores are largely vacant. In recent years conservation work has been undertaken on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The DC Turnbull & Co. stores, tramway tunnel & siding and offices have high historical significance for their association with Miles Archer & Co., DC Turnbull & Co. and the commercial development of Timaru. The property has been held by DC Turnbull and Co. for 117 years and for well over 140 years the site has been associated with merchant activity intimately connected with both the port and the nearby railway line.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The DC Turnbull & Co. stores, tramway tunnel & siding and offices have cultural value as a demonstration of the way of life of the buildings' owners, their staff and customers over many decades.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The DC Turnbull & Co. stores, tramway tunnel & siding and offices have architectural significance for their composite industrial vernacular and Edwardian commercial classical designs. The designer of the grain store is currently unknown but in late 1877 local architect FJ Wilson called tenders for brick offices and warehouses for Miles Archer & Co., suggesting he may have been responsible for later buildings on the same site. South African-born Francis John (Frank) Wilson (c.1836-1911) was said to have 'practically rebuilt Timaru after the big fire' of 1868 (*Poverty Bay Herald* 21 April 1911, p. 5). The new offices which DC Turnbull & Co. occupied in August 1901 have architectural significance as the work of Timaru architectural practice, Turnbull and Rule. Timaru-born James Turnbull (1864-1947) trained in Melbourne and then established a practice in Timaru in c.1895. The son of Richard Turnbull (1826-90), a prominent Timaru businessman and politician, and the brother of David

Clarkson Turnbull, JS Turnbull also designed Job Brown's Beehive Stores (heritage item #117, 1901-2) in Temuka, Chalmers Church (heritage item #38, 1903-4) and a large number of Timaru houses. Turnbull went into partnership with Percy Watts Rule in c.1920, after which time Rule was the principal designer in the firm. The firm designed the Timaru Boys' High School War Memorial Library (1924, heritage item # 16), Temuka Library (heritage item #118, 1926-27), St James' Anglican Church at Franz Josef (1928-31) and the 1930 additions to the Bank Street Methodist Church (heritage item # 51). Rule was awarded a Gold Medal from the NZ Institute of Architects for his design of the Surgical Wing at Timaru Hospital (1936-40) in 1939.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The DC Turnbull & Co. stores, tramway tunnel & siding and offices have technological and craftsmanship significance for their brick masonry construction and ornamental detailing. The identity of the builders of the late 1870s/early 1880s structures on the Miles Archer site is currently unknown. Timaru builder William Henry Hunt was in partnership with William Werry from 1895. Werry and Hunt erected a number of commercial buildings in central Timaru, including the Coronation Buildings (JS Turnbull, architect, 1902, heritage items # 34) and Hay's Buildings (1907-8, heritage item # 29). The firm also undertook extensive water-race construction in the North Island.

CONTEXTUAL SIGNIFICANCE

The DC Turnbull & Co. stores, tramway tunnel & siding and offices have high contextual significance as a notable historic building cluster that serves as an important reminder of the historic importance of Strathallan Street as a busy thoroughfare connecting the town to the port. The structures on the DC Turnbull site make a notable contribution to the streetscapes of The Terrace, Strathallan Street and Port Loop Road. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As some of the structures on the site pre-date 1900, the property has potential archaeological significance relating to its colonial use and development. Buildings on the site are shown in the 1875 town map of Timaru (South Canterbury Museum) and the property's location in close proximity to the railway and harbour is also noteworthy as regards potential archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

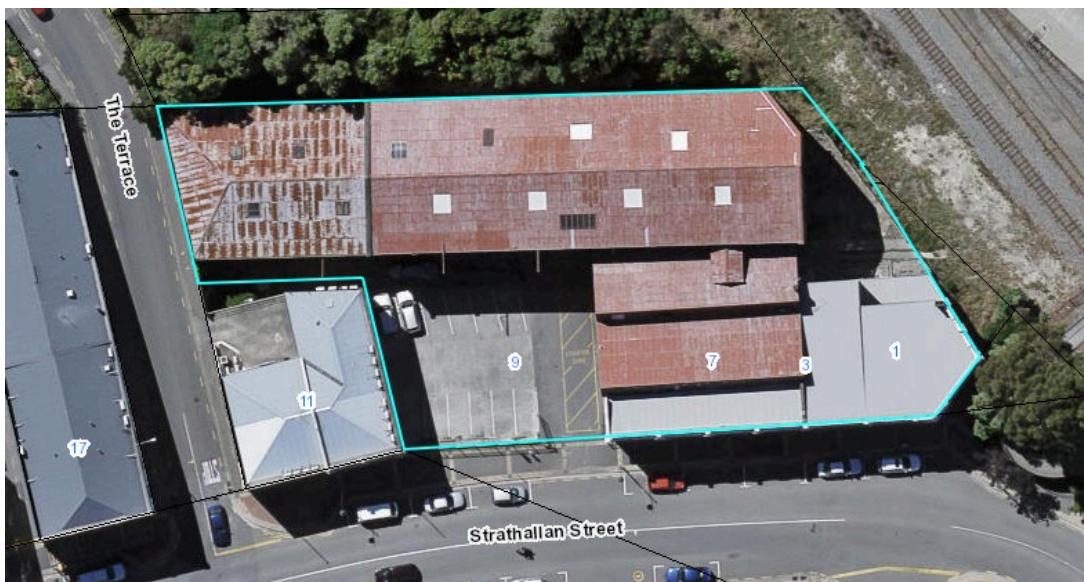
The DC Turnbull & Co. stores, tramway tunnel & siding and offices have high overall heritage significance to Timaru and Timaru district as a whole. The buildings have high historical significance for their association with Miles Archer & Co., DC Turnbull & Co. and the commercial development of Timaru, and cultural value as a demonstration of the way of life of their past owners, staff and customers. The DC Turnbull & Co. stores, tramway tunnel & siding and offices have architectural significance as a composite of industrial vernacular structures built to be fit for purpose and Edwardian commercial classical-style offices designed by leading Timaru architect JS Turnbull. The DC Turnbull & Co. stores, tramway and offices have technological and craftsmanship significance for their brick masonry construction and detailing and high contextual significance for the contribution they make to the Timaru town centre and harbourside streetscape. The building cluster's site has potential archaeological significance in view of the colonial use and development of the property.

HERITAGE CATEGORY

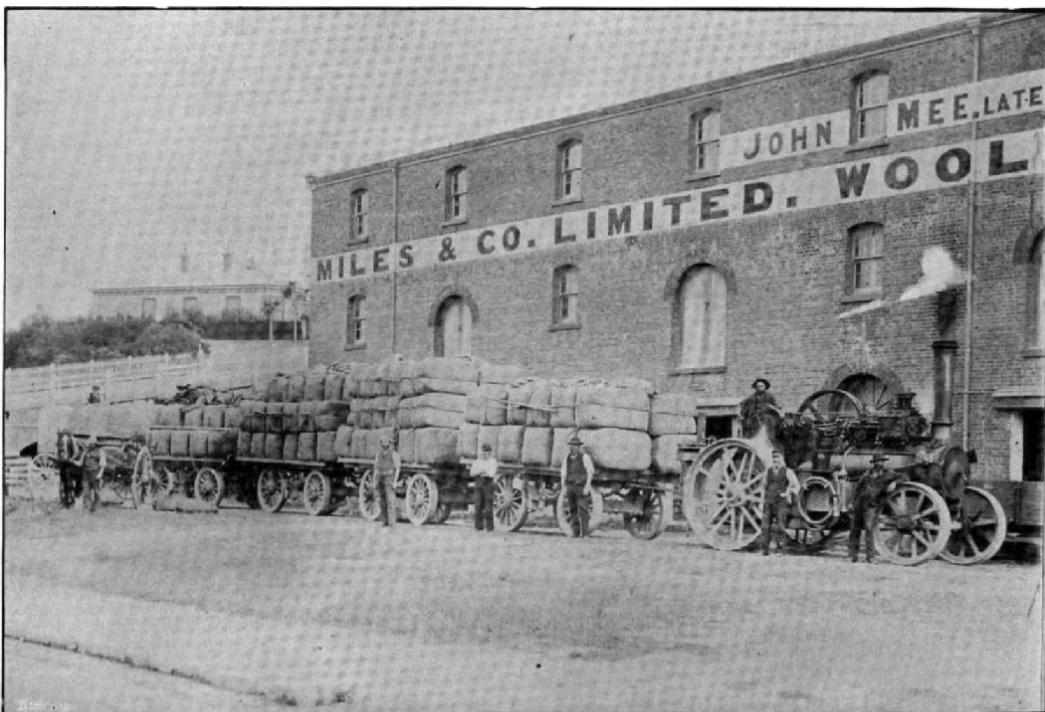
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REFERENCES

- *South Canterbury Times* 5 February 1881, p. 2; 9 May 1881, p. 2; 14 June 1900, p. 2; 17 August 1901, p. 4.
- *Press* 29 November 1877, p. 3; 26 April 1878, p. 3.
- *Lyttleton Times* 19 June 1878, supplement, p. 1; 13 May 1879, p. 3.
- *Timaru Herald* 30 November 1867, p. 2; 11 December 1867, p. 2; 21 May 1875, p. 3; 11 May 1876, p. 2; 20 May 1876, p. 2; 11 October 1877, p. 2; 11 December 1877, p. 7; 19 October 1880, p. 3; 9 May 1881, p. 2; 10 June 1881, p. 3; 21 August 1882, p. 1; 16 September 1885, p. 3; 28 January 1886, p. 3; 13 November 1894, p. 3; 9 April 1897, p. 4; 6 February 1902, supplement, p. 2; 19 June 1916, p. 3; 1 May 2007, 31 October 2014, 1 February 2016, 9 & 16 May 2018 (available online).
- *Temuka Leader* 27 September 1883, p. 2.
- *The Courier* 28 May 2017 (available online).
- M Mosley *Illustrated Guide to Christchurch and Neighbourhood* Christchurch, 1885, pp. 161-62 (available online).
- <http://www.heritage.org.nz/the-list/details/2055>
- <http://www.heritage.org.nz/the-list/details/7307>
- <https://collections.museumvictoria.com.au/articles/1898>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d7-d1-d4.html#name-423318-mention>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d7-d1-d38.html>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-MosIllu-t1-body1-d11-d15.html>



Extent of setting, 1-9 Strathallan Street, Timaru.



MR. J. MEE'S GRAIN AND PRODUCE STORES.

South elevation of wool store with The Terrace at centre left. *Cyclopedia of New Zealand* 1903.



Extent includes part of the land described as Lot 2 DP 75449 (CT CB43B/1282), Canterbury Land District, and the buildings known as D.C. Turnbull & Co. Limited Wool Store Buildings thereon. This extent is indicated by the yellow dashed lines – the red solid line indicates the land parcel but does not account for the oblique angle of the aerial. (Canterbury Maps, 2017)

[Note the purple dashed lines indicate the extent of the List entry 7307 the Brick Tunnel & Railway Siding - this narrow strip is excluded from the extent of the List entry 2055].

HNZPT extent of list entry aerial.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Maclean & Stewart's Auction Mart & Horse
Bazaar / Community House

ADDRESS 29 Strathallan Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO.28 **HNZ LIST No. & CATEGORY** 2069 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 62659

VALUATION NUMBER 2500072900

DATE OF CONSTRUCTION 1878-79

**ARCHITECT/DESIGNER/
BUILDER** FJ Wilson, architect

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with long rectangular footprint and hipped roof forms. Balanced, rather than symmetrical, façade. Arched door and window openings, quoins at each end of first floor, Gibbs surround (blocked pilasters) define bays on ground floor. Decorative spandrels above windows on first floor. Clock mounted on cornice. Exposed bluestone walls at rear have windows with cement dressings on east elevation.

MATERIALS/STRUCTURE

Timaru bluestone (basalt), brick, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Renovations; possibly including removal of parapet and replacement of two windows at west end of first floor with one larger window (CT Lewis, architect; 1929). Renovations; including ground floor window reinstatement and new cornice (Warren & Mahoney, architects; 1992). Renovations; including clock fitted in place of PGG 'badge' atop parapet (2006).

SETTING

The building stands on the north side of Strathallan Street, east of its intersection with Stafford Street. There are a number of heritage buildings in the vicinity, including, on the western boundary, the former Hay's Building (1907-8, heritage item # 29). On the opposite side of Strathallan Street is a pocket park in which is located a statue of Timaru boxer Bob

Fitzsimmons. The extent of scheduling is limited to the western portion of the parcel on which the building is located, largely consistent with the Heritage NZPT list entry and notwithstanding the potential archaeological values of the site as a whole.

HISTORY

Messrs Maclean and Stewart erected an auction mart and horse bazaar in Strathallan Street in 1878-79. The front portion of the building, containing offices on both floors, was erected in brick; at the rear was a bluestone section lit by ten large skylights, in which the horse bazaar was located. Part of the building was taken over by the Colonial Bank in 1886, the horse bazaar by now being run by James Gracie & Co. Local auctioneers Guinness & Le Cren took ownership of the building in 1903. In 1908 Cain's Terrace Motor Garage took over the horse bazaar; Bockaert's garage taking over the lease in 1912. Guinness & Le Cren merged with a Christchurch company in 1919 to become Pyne Gould and Guinness (PGG); such was the scale of the company's operations that it occupied both the former auction mart and another large building to the east (c.1878, demolished 1992). PGG sold the former auction mart building in 1926 but repurchased it in 1973. The company undertook major renovations, including earthquake strengthening, in 1992. Since 2006 the building has been owned by the Community Trust of Mid and South Canterbury. After a further round of renovations, it was occupied by the trust in December 2006 and officially reopened in March 2007.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high historical significance for its early construction date, association with landmark businesses Guinness and Le Cren and Pyne Gould Guinness and, more generally, the later 19th century development of the Timaru town centre. The building has provided accommodation to a wide range of commercial and community users for almost 140 years; its restoration in 1992 and 2006 attests to the recognition of the building's historic values by past and present owners.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has cultural value as a demonstration of the way of life of its former occupants and their clients or customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high architectural significance as the work of early Timaru architect FJ Wilson. South African-born Francis John (Frank) Wilson (c.1836-1911) was said to have 'practically rebuilt Timaru after the big fire' of 1868 (*Poverty Bay Herald* 21 April 1911, p. 5). Wilson is said to have arrived in Timaru in c.1855 and not only worked as a contractor and architect but also as a publican, holding licenses for hotels in Timaru and Washdyke in the mid-1860s. Wilson also designed the Criterion/Excelsior Hotel (1872-73), Timaru Main School (1873-74) and the former Bank Street Methodist Church (1874-75, item # 51). He and his wife Emily had ten children and although Frank Wilson died in Gisborne in 1911, he was remembered at the time as one of the 'prominent citizen(s) of Timaru in the early days' (*Timaru Herald* 28 April 1911, p. 7). Wilson left Timaru in the 1880s and, after a period spent in Australia, he later lived and worked in Wellington, Palmerston North and Gisborne. Frank Wilson's son Frank was also an architect and his grandson Francis Gordon Wilson (1900-59) became Government Architect of New Zealand (1952-59).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high technological and craftsmanship significance for its composite bluestone and brick construction and the quality of the building's classical detailing. The building represents both a response to the March 1869 council bylaw stipulating masonry construction in the central business district, which followed the December 1868 fire that destroyed around 30 buildings in the town centre, and

the use of a building material (Timaru bluestone/basalt) that is closely identified with Timaru's colonial building tradition.

CONTEXTUAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high contextual significance as a landmark building that serves as a reminder of the historic importance of Strathallan Street as a busy thoroughfare connecting the town to the port. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance relating to its colonial development and use. The 1875 map of Timaru (South Canterbury Museum) shows that there was an earlier building on this site; Messrs Allan & Stumble's blacksmith's shop.

SUMMARY OF HERITAGE SIGNIFICANCE

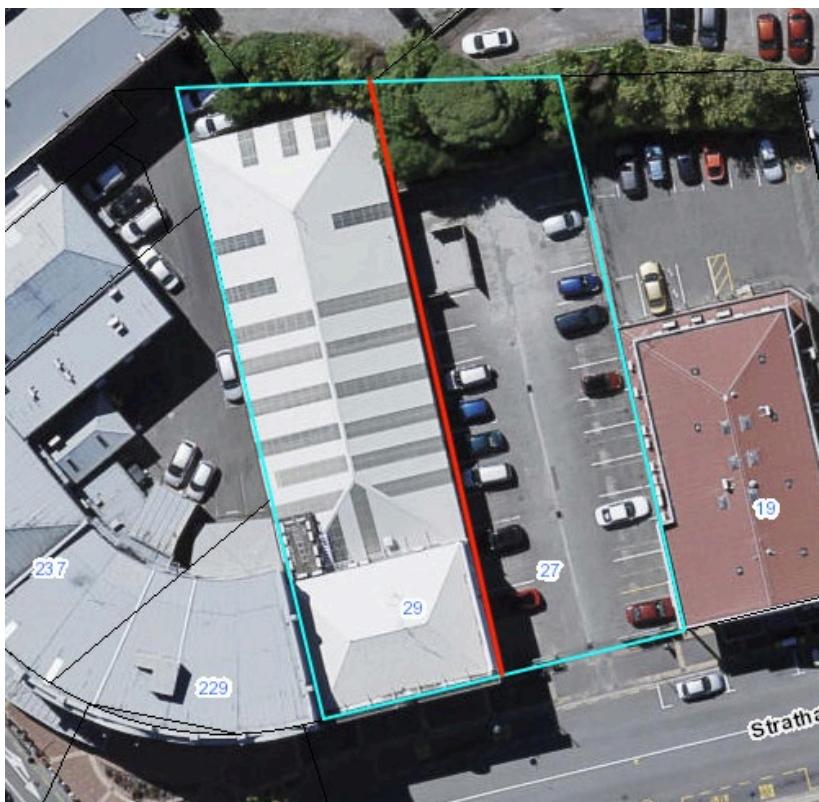
The former Maclean & Stewart's Auction Mart & Horse Bazaar has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its age and association with a number of notable companies and cultural value as a demonstration of the way of life of its early occupants and their clients or customers. The former Maclean & Stewart's Auction Mart & Horse Bazaar has high architectural significance as the work of Timaru architect Francis Wilson and high technological and craftsmanship significance for its bluestone and brick construction and ornamental classical detailing. The former Maclean & Stewart's Auction Mart & Horse Bazaar has high contextual significance as a town centre landmark and its site has potential archaeological significance in view of the building's age and the pre-1875 use of the property.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 14 December 1878, p. 3; 9 May 1879, p. 3; 11 March 1881, p. 3; 10 July 1886, p. 3; 25 October 1886, p. 2; 6 November 1886, p. 2; 19 May 1914, p. 7; 7 March 2007 & 31 January 2009 (available online).
- *Sun* 8 April 1919, p. 15.
- *Press* 8 April 1919, p. 11; 24 March 1945, p. 2.
- *North Otago Times* 14 April 1894, p. 3.
- *Temuka Leader* 6 September 1904, p. 4; 3 November 1908, p. 4.
- *South Canterbury Times* 15 February 1886, p. 3; 3 February 1893, p. 3.
- <http://www.heritage.org.nz/the-list/details/2069>
- <http://comtrust.org.nz/wp-content/uploads/2017/07/Community-Trust-History-Book.pdf>
- <https://comtrust.org.nz/about-us/community-house-layout-facilities/>



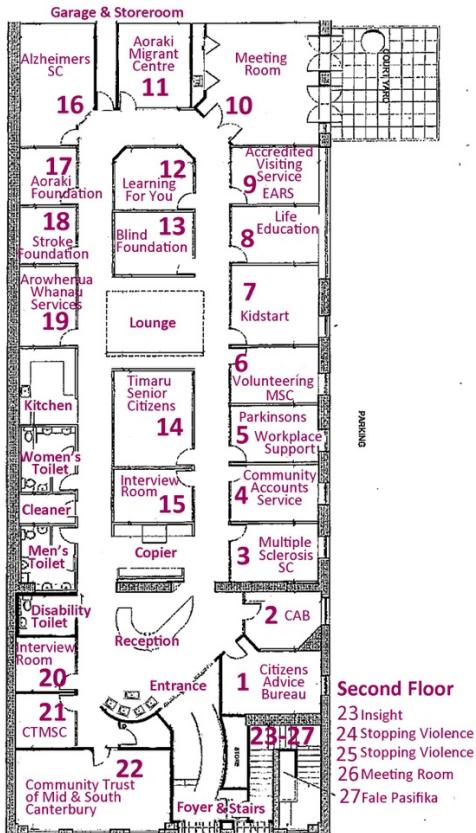
Extent of setting, 29 Strathallan Street, Timaru.



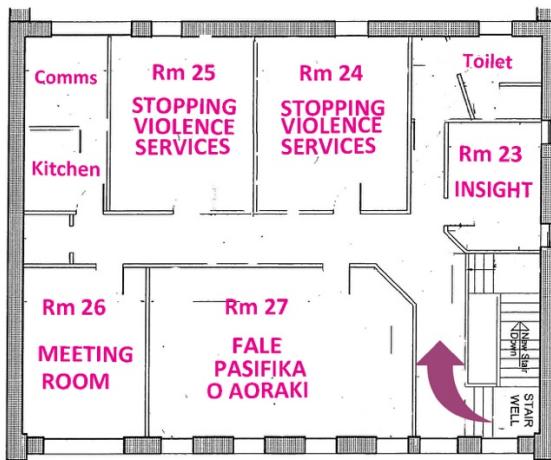
North-west corner of the bluestone block of the Pyne Gould Guinness Building (Former), R Burgess, 22 June 2017, Heritage New Zealand

Robyn Burgess, 22 September 2017
Heritage New Zealand Pouhere Taonga – Summary Report, List No. 2069

11



COMMUNITY HOUSE UPSTAIRS



Floor plans, Community House.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Hay's Buildings		
ADDRESS	229-237 Stafford Street, Timaru		
PHOTOGRAPH			
(A McEwan, 9 July 2018)			
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	NO.29	HNZ LIST No. & CATEGORY	2048 / 2
LEGAL DESCRIPTION	Part Lot 20 DP 1106, Lot 2 DP 2486, Part Lot 34 DP 1		
VALUATION NUMBER	2500073100		
DATE OF CONSTRUCTION	1907-8		
ARCHITECT/DESIGNER/ BUILDER	Thomas Coulthard Mullions, architect; Messrs Hunt & Werry, builders		
STYLE	Edwardian commercial classicism		

PHYSICAL DESCRIPTION

Three storey-building with segmental footprint and sloping roof form. Principal elevation has centre-and-ends composition with open-bed triangular and semi-circular pediments, arched windows with oversize voussoirs at first floor level flanked by paired oriel windows. Central entry at street corner has open-bed swan-neck pediment with blocked pilasters and ornamental capitals. Modern shopfronts with suspended veranda, solid parapet with dentiled cornice.

MATERIALS/STRUCTURE

Brick, concrete, plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Reinstatement of interior after fire damage (1910 & 1951; latter included seismic strengthening, PW Rule, architect).

SETTING

The building stands on the north-east side of Stafford Street, overlooking its intersection with Strathallan Street. There are a number of heritage buildings in the vicinity, including the Old Bank Hotel (1876, heritage item # 33), and Rhodes's Buildings (1892, heritage item # 31). On the opposite side of Strathallan Street is a pocket park in which is located a statue of Timaru boxer Bob Fitzsimmons. The extent of scheduling is the same as the Heritage NZPT list entry.

HISTORY

William Hay erected a number of commercial buildings along that portion of Stafford Street now numbered 229 to 251 in 1907/1908. The Rink Stables at 251 Stafford Street were the first part of Hay's building programme to be completed, with construction continuing in a southerly direction through 1907 and into early 1908. The three-storey block of shops and offices at the corner of Stafford and Strathallan Streets was the last to be built; all of the work being designed by local architect Thomas Coulthard-Mullions. Hay (1845-1910) was the son of Ebenezer Hay, a pioneer settler on Banks' Peninsula. He was known as a sheep and cattle breeder and undertook commercial property developments in Timaru after his retirement from farming. After Hay's death in 1910 the trustees of his estate held the building for some years. Fire damaged the interior of the building in March 1910 and April 1951. It has been occupied in the past by the Colonial Mutual Life Assurance company, and the Trustbank and Westpac banks but is currently unoccupied.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hay's Buildings have historical significance for their association with William Hay, the early tenants of the building and, more generally, the early 20th century development of the Timaru town centre. The building represents the Edwardian-era building boom in Timaru, whereby earlier shops and business premises were replaced and new, 'modern' premises were built.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Hay's Buildings have cultural value as a demonstration of the way of life of their former tenants and their clients or customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hay's Buildings have high architectural significance for their Edwardian classical design by Thomas Coulthard Mullions (1878-1957). Mullions practiced architecture in Timaru between 1904 and 1915; occupying rooms in the Hay's Buildings from the time they were completed. Mullions designed and built his own home at 8 Park Lane, designed Stafford Chambers (heritage item # 24, 1908) and oversaw the construction of 'The Croft' (former Orbell house) at 12 Park Lane (1908, heritage item # 8). He later practised in Auckland where he patented a cavity concrete block in 1919.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hay's Buildings have technological and craftsmanship significance for their brick construction and the quality of the building's classical detailing. Timaru builder William Henry Hunt was in partnership with William Werry from 1895. Werry and Hunt erected a number of commercial buildings in central Timaru as well as undertaking extensive water-race construction in the North Island.

CONTEXTUAL SIGNIFICANCE

The former Hay's Buildings have high contextual significance as a landmark historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the buildings post-date 1900 their site may have potential archaeological significance relating to its earlier development and use. The *Timaru Herald* reported in May 1907 that the corner site had not previously been built on but had been used as a stock-yard and coal yard.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Hay's Buildings have high overall heritage significance to Timaru and Timaru district as a whole. The buildings have historical significance for their association with William Hay and the early 20th century development of the town centre and cultural value as a demonstration of the way of life of their early tenants and their clients or customers. The former Hay's Buildings have high architectural significance as the work of Timaru architect Thomas Coulthard Mullions and technological and craftsmanship significance for their brick construction and ornamental classical detailing. The former Hay's Buildings have high contextual significance for the contribution they make to the Timaru town centre streetscape and their site may have potential archaeological significance in view of the building's location and earlier use of the property.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 21 October 1904, p. 2; 9 May 1906, p. 4; 3 May 1907, p. 3; 29 May 1907, p. 6; 5 July 1907, p. 2; 13 August 1907, p. 6; 28 January 1908, p. 6; 11 February 1908, p. 2; 22 February 1908, p. 2; 12 May 1908, p. 7; 24 October 1908, p. 4; 8 August 1910, p. 7; 22 March 1915, p. 12; 12 September 1916, p. 6; 22 December 1916, p. 4; 2 October 1917, p. 4; 9 December 1919, p. 6; 3 December 1920, p. 6; 17 November 2015 (available online).
- *Hastings Standard* 2 March 1910, p. 5.
- *Lyttleton Times* 8 August 1910, p. 9.
- *Akaroa Mail and Banks Peninsula Advertiser* 9 August 1910, p. 2.
- *Waikato Argus* 3 April 1908, p. 2.
- *Progress* 2 May 1910, p. 21; 1 September 1913, p. 37.
- <http://www.heritage.org.nz/the-list/details/2048>
- NP Isaacs 'Making the New Zealand House, 1792-1982' PhD thesis, Victoria University of Wellington, 2015; available online.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d7-d1-d26.html>



Extent of setting, 229-237 Stafford Street, Timaru. Same as extent of Heritage NZPT list entry; indicated by red line.



North (rear) elevation of Hay's Building (Former), R Burgess, 22 June 2017, Heritage New Zealand

Robyn Burgess, 3 August 2017
Heritage New Zealand Pouhere Taonga – Summary Report, List No. 2048

15

business premises in Timaru.
The tenants now in occupation are, on the ground floor, the Timaru A. and P. Society, the Government Life and Accident Insurance Department, the Government Fire Insurance Department, Mr W. Shaw, solicitor, and Messrs. Friedlander Bros.; on the first floor, Mr. Cox, dentist, Wright, Stephenson and Co., Mr Murray, surveyor, and Mr Coulthard-Mullions, architect. Nichol and Sons, meat salesmen of London, and two rooms are unlet; the top floor is less subdivided than the lower ones and is all occupied by three tenants, the Timaru Football Club, the Timaru Ladies' Club, and Miss O'Callaghan (Tyrol tearoom).

Timaru Herald 12 May 1908, p. 7.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Rhodes's Buildings (incl. part of the Empire Hotel)

ADDRESS 218, 220, 222, 226 Stafford Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

DISTRICT PLAN ITEM No. HHI46 **HNZ LIST No. & CATEGORY** 3158 / 2
(at time of assessment) Former No. 31

LEGAL DESCRIPTION Lots 1, 2 & 12 DP 5828, Lot 2 DP 42937, Lot 1 DP 42937 & Lot 2 DP 22010

VALUATION NUMBER 2500067400, 2500067301, 2500067300 & 2500067200

DATE OF CONSTRUCTION 1891 / 1892

**ARCHITECT/DESIGNER/
BUILDER** M Duval, architect; T Pringle, builder

STYLE Commercial classical

PHYSICAL DESCRIPTION

Two storey-building with irregular rectangular footprint, hipped and gabled roof forms. Modern shop fronts on ground floor with suspended veranda and original decorated façade at first floor. Symmetrical division into five bays, 2nd and 4th are framed by engaged columns and crowned by triangular pediments. Bracketed cornice, paired and single windows with hood moulds; engaged columns at each end. Composite capitals, string course below windows and decorative frieze level with the top of the windows. Solid parapet.

MATERIALS/STRUCTURE

Brick, concrete, cement plaster, corrugated iron.

ADDITIONS/ALTERATIONS

Veranda and cast-iron posts removed; suspended veranda installed (date unknown). Rear additions (date unknown).

SETTING

The buildings stand on the south-west side of Stafford Street, south of its intersection with Church Street. Beswick Street is on the opposite side of the street to the south, with Strathallan Street to the north. Another, later section of the Empire Hotel (1898 & 1906) is to the north-west overlooking Church Street. The Old Bank Hotel (1876, heritage item # 33) is

to the north along Stafford Street. The extent of scheduling is the four land parcels on which the buildings are located, partly in view of the potential archaeological values of the site.

HISTORY

The new Empire Hotel opened at 'Clarendon corner' in December 1891. It was designed by local architect Maurice Duval and built by Messrs Pringle & Targuse. In the next year, the trustees of the Rhodes' estate erected three shops in Stafford Street in the same style as the adjacent hotel. Rhodes's Buildings were also designed by Maurice Duval, two of the shops having accommodation on the first floor, the southern shop (218 Stafford) having instead a commercial showroom on that level. Early tenants included the Dresden Piano Company, James Irwin, clothier and mercer, England & McRae, ironmongers, and PG Allen, seedsman. The building, which is in four titles, has been modernised on the ground floor and extended at the rear. It remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

Rhodes's Buildings have historical significance for their association with the Rhodes family, their commercial property interests in Timaru and, more generally, the late 19th century development of the Timaru town centre. The remnant of the Empire Hotel that is part of what is now known collectively as Rhodes's Buildings is notable for its association with the historic provision of hospitality on the site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Rhodes's Buildings have cultural value as a demonstration of the way of life of their former owners, tenants and their patrons and customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Rhodes's Buildings have architectural significance as a late Victorian commercial classical design by Maurice de Harven Duval, a French or Belgian architect who practised in Timaru between c.1877 and 1895. Duval undertook a considerable amount of work for the Catholic church in Canterbury, including St Mary's Church at Pleasant Point (1889), was the architect to the South Canterbury Education Board, and also designed commercial and residential buildings, including Quinn's Buildings on the corner of Cains Terrace and George Street (1886, heritage item # 21) and 'Elloughton Grange' for William Grant (1893, heritage item # 5). As the corner building of the Empire Hotel is no longer extant, the surviving portion at 226 Stafford Street and Rhodes's Buildings are a reminder of the appearance of the landmark hotel.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Rhodes's Buildings have technological and craftsmanship significance for their brick masonry construction and the quality of the classical facade detailing. Thomas Pringle (1847-1923) was a Scottish-born builder and contractor who spent some time in the United States before emigrating to New Zealand in 1878. Pringle worked for Alfred Targuse and then was briefly in partnership with him. Another local contractor, Emil Hall, undertook the bricklaying and the plasterwork on Rhodes's Buildings. Sub-contractors for the Empire Hotel were Messrs F Palliser & Co.

CONTEXTUAL SIGNIFICANCE

Rhodes's Buildings have contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street and in the vicinity of the port and railway station gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the buildings pre-date 1900 their site has potential archaeological significance relating to its colonial development and use. An 1875 map of Timaru (South Canterbury Museum) shows buildings on the site predating the current structures.

SUMMARY OF HERITAGE SIGNIFICANCE

Rhodes's Buildings (including part of the Empire Hotel) have overall heritage significance to Timaru and Timaru district as a whole. The buildings have historical significance for their association with the commercial development of Timaru and cultural value as a demonstration of the way of life of their former owners, tenants and their customers. Rhodes's Buildings have architectural significance as the work of Timaru architect Maurice Duval and technological and craftsmanship significance for their brick construction and classical detailing. Rhodes's Buildings have contextual significance for the contribution they make to the Timaru town centre streetscape and the site has potential archaeological significance relating to its 19th development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 31 December 1891, p. 3; 26 September 1892, p. 3; 20 October 1906, p. 1; 24 July 1919, p. 1; 9 October 2007 (available online).
- *South Canterbury Times* 21 January 1892, p. 3; 11 January 1894, p. 3; 5 February 1900, p. 3; 17 October 1900, p. 2.
- <http://www.heritage.org.nz/the-list/details/3158>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://sites.rootsweb.com/~nzlscant/pubs.htm>



Extent of setting, 218, 220, 222 & 226 Stafford Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Public Trust Office		
ADDRESS	41 Sophia Street, Timaru		
PHOTOGRAPH			
(A McEwan, 9 July 2018)			
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	NO.32	HNZ LIST NO. & CATEGORY	3161 / 2
LEGAL DESCRIPTION	Pt Lot 96 DP 1		
VALUATION NUMBER	2500066900		
DATE OF CONSTRUCTION	1922-23		
ARCHITECT/DESIGNER/ BUILDER	Walter Panton & Son, architects; WJ Harding, builder		
STYLE	Inter-war classical		

PHYSICAL DESCRIPTION

Oversize two storey-building, plus basement and mezzanine, with square footprint and inverted hip roof. Suspended canopy over central entry on Sophia Street (south-west elevation) with oriel window above. Full-height piers frame large, multi-pane steel-frame windows. Bracketed cornice with solid parapet inset with decorative metal panels. Side entry on Sophia Street façade bears date '1922' above door. Decorative detailing on piers and window spandrels. Basement windows on Church Street frontage have metal security grilles. North-east, secondary elevation has lettering 'Public Trust Office' and simplified treatment.

MATERIALS/STRUCTURE

Reinforced concrete.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The building stands on the east corner at the intersection of Church and Sophia Streets. To the west is the Timaru Library and to the south-west is St Mary's Anglican Church (heritage item # 50). The South Canterbury Museum, the Timaru Post Office precinct and the Timaru District Council offices (heritage item # 48) are further to the south. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The Timaru office of the Public Trust was erected in 1922-23. A decision had been made in 1919 to replace the Trust's local agency, which operated on behalf of the Canterbury branch in Christchurch (est. 1880), with a full office. Tenders were called for purpose-built premises for the trust in March 1922 and the building was opened on 8 August 1923. Some of the offices on the first floor were to be let to other businesses. The building was taken over by the local agency of Harcourts Real Estate in c.2009 and it also continues to offer professional rooms for other businesses. The Public Trust now operates out of an office in Theodosia Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Public Trust Office has historical and social significance for its association with the Public Trust and the inter-war development of the Timaru town centre. The Public Trust was established, by Act of Parliament in 1872, to provide an independent and impartial trustee for colonists wanting to settle their estates in a careful fashion. Although the Trust acted through district managers and agents an increasing workload, and processing delays caused by the need to seek the involvement of the trustee in Wellington, led to a call to change the structure of the Trust. The Public Trust Office Amendment Act 1912 enabled the trustee to delegate powers to Local Deputy Trustees. Consequently, during the 1910s and 1920s, the Public Trust decentralised and built purpose-built offices in regional centres throughout the country.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Public Trust Office has cultural value as a demonstration of the way of life of the staff of the Public Trust and the role they played in the financial affairs of their clients.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Public Trust Office has architectural significance as the work of successful Timaru architect Walter Panton. Panton (1848-1931) was born and served a building apprenticeship in England. After a period in the United States he reportedly lived in Australia before commencing work as a builder and architect in Southland in c.1895. After a period in Dunedin Panton was practising in Timaru by 1905; his son Victor (c.1887-1946) joined him in practice in 1909. Walter Panton was accepted as a Licentiate of the Royal Institute of British Architects in 1911 and both father and son registered as architects in New Zealand in 1914. The firm was also responsible for the additions to the Empire Hotel on Church Street (1906); its most notable commission was arguably the Timaru Public Library and Borough Council offices (heritage item # 48). The Timaru office of the Public Trust is also notable as an example of the corporate style adopted by the organisation. The Timaru building is one of fourteen Public Trust Offices around New Zealand, most in a classical style, that are listed by Heritage NZPT.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Public Trust Office has technological and craftsmanship significance for its reinforced concrete construction and the quality of its facade detailing. The Public Trust favoured robust, fire resistant materials for the construction of their offices, hence the use of reinforced concrete and steel-frame windows. William Harding (c.1873-1963) was a local builder who worked on a number of other Panton-designed buildings and structures, including the 1933 clock tower addition to the Timaru Borough Council Offices.

CONTEXTUAL SIGNIFICANCE

The former Public Trust Office has contextual significance as a notable historic feature on the edge of the Timaru town centre. Together with the former State Fire Insurance building

(1929) on the north side of Church Street, the former Public Trust Office frames the entry to the eastern portion of Church Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological significance relating to its earlier development and use. An 1875 map of Timaru (South Canterbury Museum) shows a building on Lot 96.

SUMMARY OF HERITAGE SIGNIFICANCE

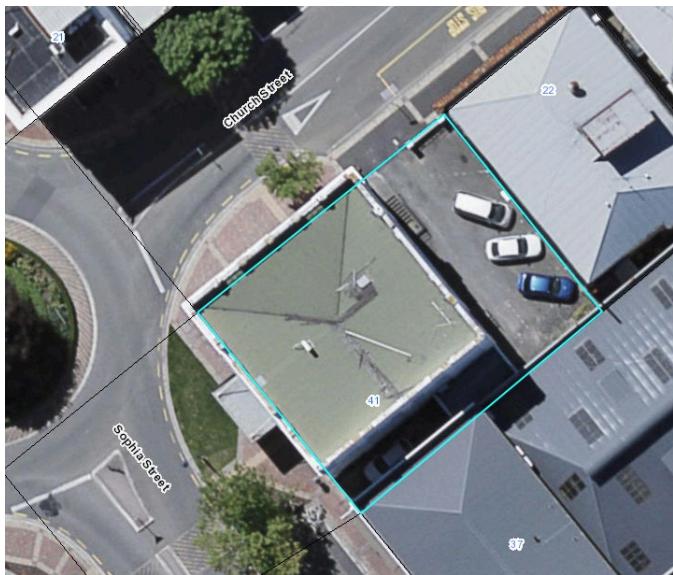
The former Public Trust Office has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with the Public Trust Office and the interwar development of the town centre and cultural value as a demonstration of the way of life of its former staff and their clients. The former Public Trust Office has architectural significance as the work of successful Timaru architect Walter Panton and technological and craftsmanship significance for its reinforced concrete construction and ornamental detailing. The former Public Trust Office has contextual significance for the contribution it makes to the Timaru town centre streetscape and its site may have potential archaeological significance in view of the colonial use of the property.

HERITAGE CATEGORY

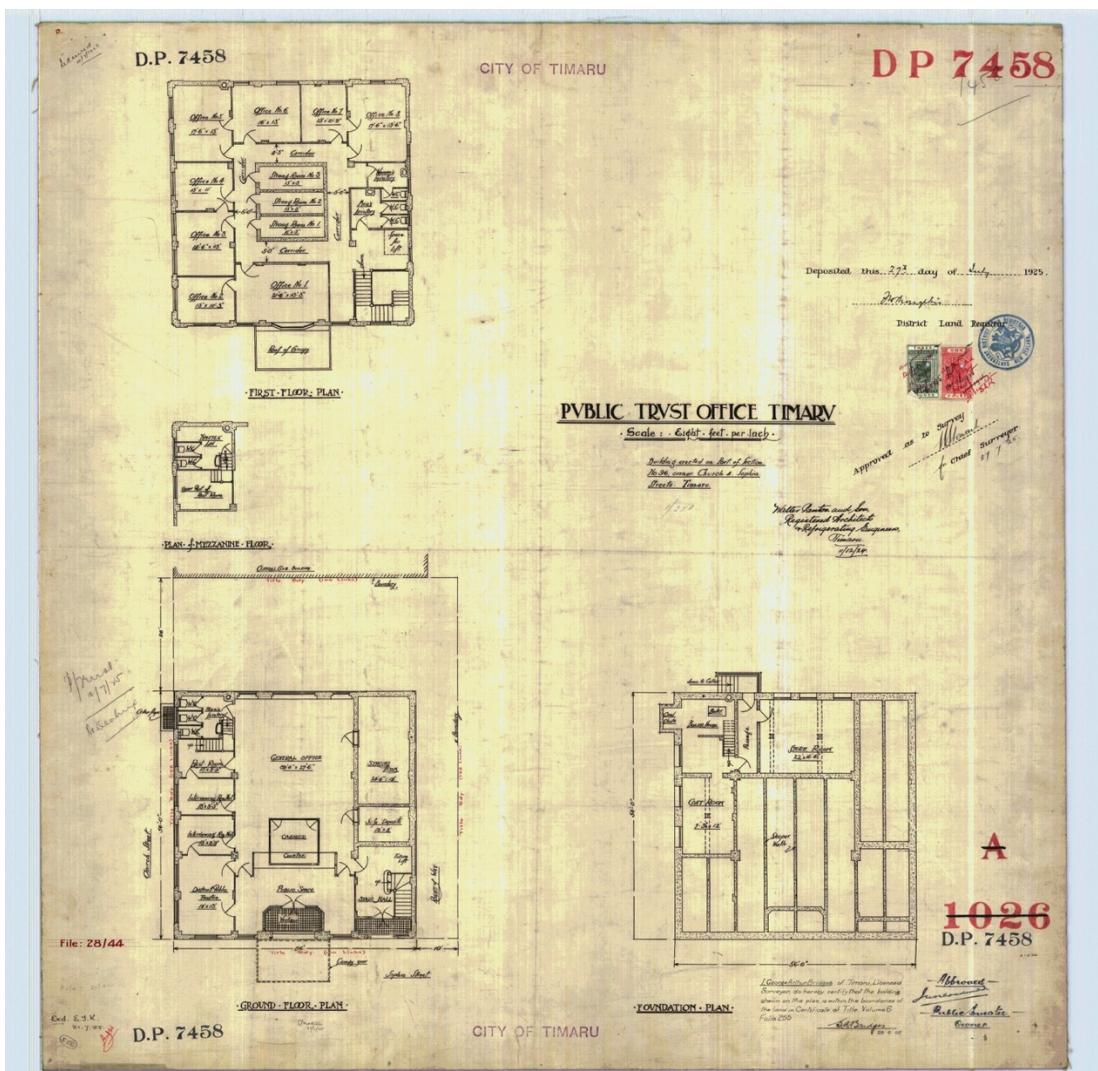
B

REFERENCES

- *Temuka Leader* 22 May 1924, p. 3.
- *Timaru Herald* 16 January 1907, p. 6; 13 August 1908, p. 7; 18 February 1909, p. 7; 31 December 1910, p. 2; 2 December 1916, p. 8; 7 September 1918, p. 2; 26 November 1919, p. 2; 22 April 2008, 31 January 2009 & 24 June 2017 (available online).
- *Press* 6 March 1909, p. 12; 9 August 1923, p. 4; 19 May 1931, p. 8.
- *Sun* 7 May 1919, p. 3.
- *Evening Star* 7 March 1922, p. 1.
- *NZ Times* 14 September 1900, p. 3.
- *Progress* 1 September 1913, p. 34; 1 March 1922, p. 24.
- *Mataura Ensign* 29 March 1895, p. 3.
- *Southland Times* 25 January 1896, p. 1.
- <http://www.heritage.org.nz/the-list/details/3161>
- *Directory of British Architects, 1834-1914*: Vol. 2 (L-Z) available online.
- <http://sites.rootsweb.com/~nzlscant/Panton.htm>
- *Cyclopedia of New Zealand – Canterbury Provincial District Christchurch*, 1903; available online.



Extent of setting, 41 Sophia Street, Timaru.



DP 7458, dated 27 July 1925. LINZ.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	Old Bank Hotel		
ADDRESS	232 Stafford Street, Timaru		
PHOTOGRAPH			
(A McEwan, 9 July 2018)			
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	NO. 33	HNZ LIST No. & CATEGORY	3159 / 2
LEGAL DESCRIPTION	Lots 1 & 2 DP 6763		
VALUATION NUMBER	2500062600		
DATE OF CONSTRUCTION	1876		
ARCHITECT/DESIGNER/ BUILDER	Daniel West, architect; Henry Thornton, builder		
STYLE	Commercial classicism		
PHYSICAL DESCRIPTION	<p>Two storey-building with a rectangular footprint and hipped roof. North-east and south-east elevations address the roadway and meet at a chamfered corner. Bracketed cornice, arch-headed windows on first floors and at corner bay of ground floor. String course is level with springing of window arches on first floor. First floor fire escape, double-hung sash windows. Clock mounted at corner above former entry.</p>		

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Interior renovations (Turnbull & Rule, architect, 1938). Façade plastered over (mid-20th century?). Clock installed and corner door replaced by window (date unknown). Modern signage (pre-1993).

SETTING

The building occupies a corner site on the western side of Stafford Street, bounded by Church Street to the south-east. The former Hays building (heritage item # 29) is across Stafford Street. The extent of scheduling is the footprint of the building which occupies the full extent of the land parcels on which it is located.

HISTORY

The Old Bank Hotel was erected in the latter half of 1876, it replaced the Old Bank Tavern that dated to c.1864. Previously a small timber building erected on the site housed an agency of the Bank of New Zealand in 1862, hence the tavern/hotel's name. The hotel passed through numerous publican's hands over the years and survived a fire in 1882 that destroyed some of the neighbouring buildings. Renovations to the interior were delayed in the latter part of 1938 because of a shortage of skilled labour. The building continues to provide hospitality and visitor accommodation today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Old Bank Hotel has historical and social significance for its association with its early publicans and their patrons and, more generally, the commercial and social development of Timaru's town centre. The hotel's location at the western terminus of Strathallan Street meant that it was handy to the railway station and port as well as to traffic on the main south road.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Old Bank Hotel has cultural value as a demonstration of the way of life of its former publicans and their patrons, whether as hotel guests or visitors to the bar.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Old Bank Hotel has architectural significance as a mid-Victorian commercial classical building designed by local carpenter turned architect Daniel West. West (c.1828-1910) was later in partnership with Robert Barber (1881, if not earlier, 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 Old Bank Hotel has technological and craftsmanship value for its brick construction and classical detailing.

CONTEXTUAL SIGNIFICANCE

The Old Bank Hotel has contextual significance for its relationship with other 19th and early 20th century commercial buildings in the vicinity and as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's CBD streetscape its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The Old Bank Hotel has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with the commercial and social development of the town centre since 1876 and cultural value as a demonstration of the way of life of its early proprietors and their patrons. The Old Bank Hotel has architectural significance as the work of local architect Daniel West and technological and craftsmanship value for its brick construction and classical detailing. The Old Bank Hotel 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 the early 1860s.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 1 October 1864, p. 8; 31 December 1864, p. 2; 5 December 1866, p. 1; 9 March 1867, p. 1; 29 February 1868, p. 8; 2 May 1868, p. 5; 16 September 1868, p. 2; 24 October 1873, p. 1; 19 February 1875, p. 2; 2 June 1876, p. 3; 6 June 1876, p. 3; 20 October 1894, p. 2; 19 December 1895, p. 2; 23 February 1910, p. 7; 11 June 1918, p. 4; 3 August 2009 (available online).
- *South Canterbury Times* 22 June 1882, p. 3; 3 September 1900, p. 4.
- *Otago Daily Times* 2 October 1862, p. 4.
- *Auckland Star* 19 September 1882, p. 2.
- *Lyttelton Times* 19 June 1876, p. 2; 8 July 1876, p. 2; 27 December 1895, p. 8.
- *Press* 26 April 1862, p. 12; 10 May 1938, p. 6; 21 October 1938, p. 7.
- <http://www.heritage.org.nz/the-list/details/3159>
- <http://www.bushtown.co.nz/strathallan.html>



Extent of setting, 232 Stafford Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	Coronation Buildings		
ADDRESS	256-260 Stafford Street, Timaru		
PHOTOGRAPH	 (A McEwan, 9 July 2018)		
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	no.34	HNZ LIST No. & CATEGORY	2057 / 2
LEGAL DESCRIPTION	Lot 3 DP 429968 & Lot 16 DP 10657		
VALUATION NUMBER	2500064900		
DATE OF CONSTRUCTION	1902		
ARCHITECT/DESIGNER/ BUILDER	JS Turnbull, architect; Messrs Werry & Hunt, builders		
STYLE	Edwardian commercial classicism		

PHYSICAL DESCRIPTION

Two storey-building with irregular footprint and hipped and gabled roof forms. Elaborately decorated façade is symmetrical about an ornate pediment above a large arched opening on the first floor. End bays are marked by secondary pediments and oriel widows. Convex veranda carried on metal posts links the Coronation Buildings and its northern neighbour, with a central store entry marked by a raised canopy. Central pediment bears the name and date of the building in relief lettering.

MATERIALS/STRUCTURE

Brick, cement plaster, metal roofing.

ADDITIONS/ALTERATIONS

Post-fire restoration and internal alterations (JS Turnbull, architect; 1908-9). Removal of central first floor balcony over veranda; original veranda replaced by suspended veranda (date unknown). Modern shopfronts installed, veranda on posts reinstated, building restoration (1997).

SETTING

The building stands on the south-west side of Stafford Street in the middle of a block bordered by Canon Street to the north and Strathallan Street to the south. A number of other heritage buildings are located in the vicinity, including Hay's Buildings (1907-8, heritage item # 29) and O'Meeghan's Buildings (1911-12, heritage item # 35). The extent of scheduling is

limited to that portion of the site on which the original building was erected, notwithstanding the potential archaeological values of the two parcels on which the buildings stands.

HISTORY

The Coronation Buildings were erected in 1902 by Thomas Thomson, who had established a drapery business in Timaru in partnership with his brother James in 1883. The building was named in honour of King Edward VII's coronation on 9 August 1902 and was officially opened on 2 January 1903. Fire damaged the building in October 1908, after which time the original architect, JS Turnbull, restored the building. 'Tommy' Thomson (c.1855-1935) had learnt his trade in his native Scotland before emigrating to New Zealand in 1874. The family firm held the building for almost 60 years, with a small triangular shop at the northern end being occupied by a confectioner in 1925. Thomson's, which had been taken over by Thomas's son Charles in 1935, was bought by Hay's Department Store in 1961. Charles Thomson served as Mayor of Timaru in the years following (1962-65). The site had largely been built upon by c.1970 and the Farmers Trading Company acquired the property in 1982. Farmers still occupies the building, as well as the one immediately to the north of the Coronation Buildings, which was built in c.1910.

HISTORICAL AND SOCIAL SIGNIFICANCE

Thomson's Coronation Buildings have high historical and social significance for their association with Thomas Thomson and his family, the building's continuous use as a department store since 1903 and, more generally, the early 20th century development of the Timaru town centre. The parade to mark the coronation of King George V assembled outside Thomson's store on 22 June 1911.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Thomson's Coronation Buildings have cultural value as a demonstration of the way of life of its former owners and their customers and commemorative value for its association with the coronation of Edward VII.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Thomson's Coronation Buildings have architectural significance as the work of notable Timaru architect JS Turnbull. Timaru-born James Turnbull (1864-1947) trained in Melbourne and then established a practice in Timaru in c.1895. The son of Richard Turnbull, a prominent Timaru businessman and politician, Turnbull also designed Job Brown's Beehive Stores (heritage item #117, 1901-2) in Temuka, Chalmers Church (heritage item #38, 1903-4) and a large number of Timaru houses. Turnbull went into partnership with his former assistant Percy Watts Rule in c.1920, after which time Rule was the principal designer in the firm. The firm designed the Temuka Library (heritage item #118, 1926-27), St Mary's Hall in Timaru (1928-29), St James' Anglican Church at Franz Josef (1928-31) and the 1930 additions to the Bank Street Methodist Church (heritage item #51).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Thomson's Coronation Buildings have technological and craftsmanship significance for their brick construction and the quality of the building's ornate classical detailing. Timaru builder William Henry Hunt was in partnership with William Werry from 1895. Werry and Hunt erected a number of commercial buildings in central Timaru as well as undertaking extensive water-race construction in the North Island. The firm also erected the former Hay's Buildings in 1907-8 (heritage item # 29).

CONTEXTUAL SIGNIFICANCE

Thomson's Coronation Buildings have high contextual significance as a notable historic feature within the Timaru town centre; one which signalled and facilitated the development of the northern end of Stafford Street as the town's premier shopping district. The building featured prominently on early 20th century postcards of Stafford Street and is included in the 'heritage streetscape' scene in Te Ara's Timaru story. The concentration of scheduled heritage items and historic character buildings lining Stafford Street and in the vicinity of the port and railway station gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological value relating to earlier activity undertaken on the site. An 1875 map of Timaru (South Canterbury Museum) shows what appears to be a residential building on the western portion of this site.

SUMMARY OF HERITAGE SIGNIFICANCE

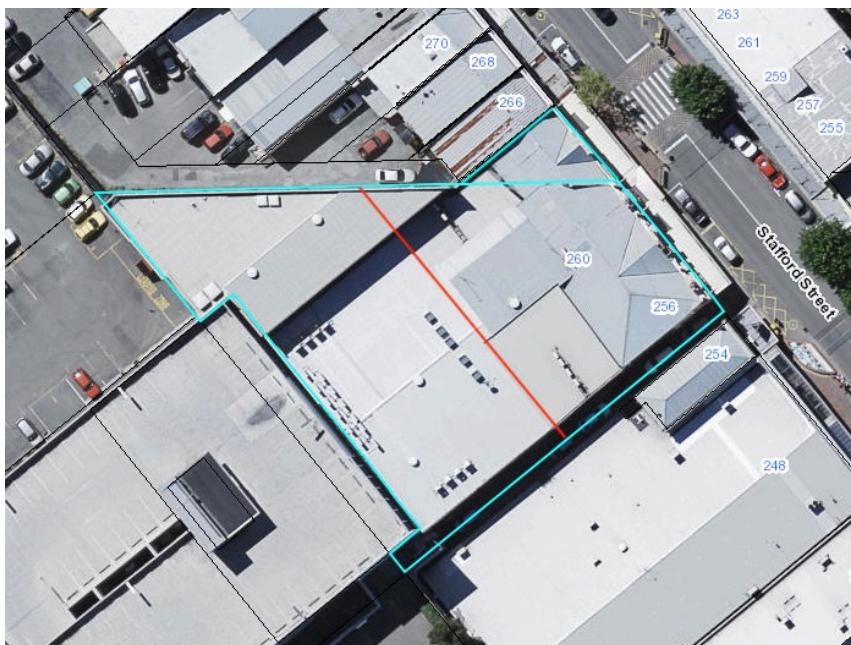
Thomson's Coronation Buildings have high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical and social significance for its association with Thomas Thomson and its continuous use as a department store since 1903 and cultural value as a demonstration of the way of life of its former owners and their customers. Thomson's Coronation Buildings have architectural significance as the work of noted Timaru architect James Turnbull and technological and craftsmanship significance for its brick construction and ornate classical detailing by Messrs Werry and Hunt. Thomson's Coronation Buildings have high contextual significance for the contribution they make to the Timaru town centre streetscape and their site may have potential archaeological value in view of its location and possible earlier use.

HERITAGE CATEGORY

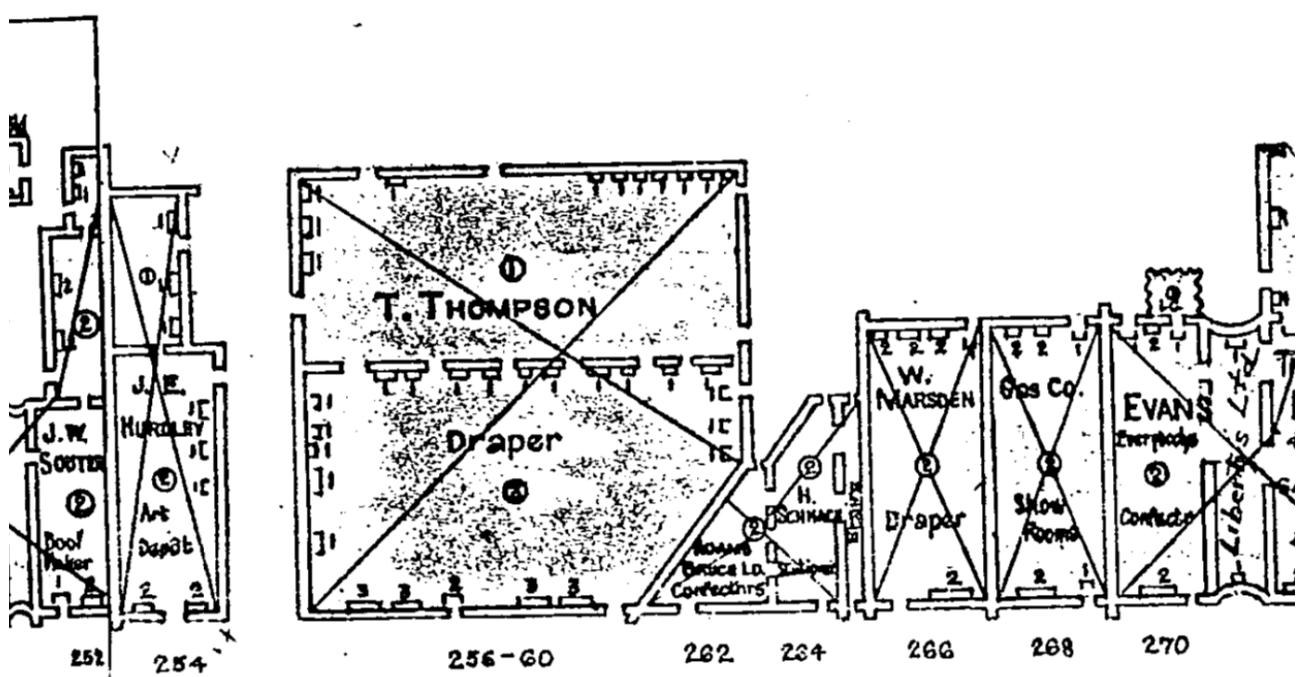
A

REFERENCES

- *Timaru Herald* 14 January 1902, p. 4; 15 January 1902, p. 1; 8 November 1902, p. 1; 3 January 1903, p. 3; 2 March 1909, p. 2.
- *Temuka Leader* 10 June 1905, p. 3; 17 October 1908, p. 3.
- *Progress* 1 July 1907, p. 26.
- *Press* 28 March 1935, p. 12.
- *Poverty Bay Herald* 27 March 1935, p. 6.
- I Hunter Farmers – Your Store for 100 Years Auckland, 2009.
- <http://www.heritage.org.nz/the-list/details/2057>
- <https://teara.govt.nz/en/photograph/11488/heritage-streetscape>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d7-d1-d26.html>



Extent of setting, limited to that portion of the site corresponding to the original footprint of the building, 256-260 Stafford Street, Timaru.



1925 Timaru block plan. South Canterbury Museum.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME O'Meeghan's Buildings

ADDRESS 284-286 Stafford Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO. 35 **HNZ LIST No. & CATEGORY** 2067 / 2
(at time of assessment)

LEGAL DESCRIPTION Lots 12-17 DP 7393

VALUATION NUMBER 2500064400

DATE OF CONSTRUCTION 1911-12

**ARCHITECT/DESIGNER/
BUILDER** Thomas Lusk, architect of Lusk & Moriarty

STYLE Commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with rectangular footprint and hipped roof. Symmetrical façade has a centre-and-ends composition with a two-four-two rhythm of bays separated by slightly projecting bays with arch-headed windows and the cornice broken by a decorative pediment with cartouche panel. Cartouches bear inscribed lettering 'AD 1912' and 'Shoral [sic] Hall'. Multi-pane double-hung sash windows with aprons at first floor. Suspended veranda, with marquee over former theatre entrance; modern shop fronts. Name of building in paint below cornice.

MATERIALS/STRUCTURE

Brick, Oamaru stone facings, concrete, corrugated iron.

ADDITIONS/ALTERATIONS

Theatre and auction mart at rear demolished; shop fronts modernised (2007).

SETTING

The building stands on the south-west side of Stafford Street, south of its intersection with Canon Street. A service lane off Canon Street provides access to the rear of the building. The extent of scheduling is limited to the footprint of the original building.

HISTORY

Irish-born Michael O'Meeghan (1861-1921) erected a large commercial building on Stafford Street in 1911-12. O'Meeghan was a hotelkeeper in Timaru and also owned other commercial property in the town. The ground floor of O'Meeghan's Buildings was occupied by shops, whilst the first floor housed the Choral Hall. O'Callaghan and Le Cren's auction mart was at the rear. In December 1915 a cinema, the Grand Theatre, opened at the back of the site (JS Turnbull, architect). The 1925 block plan for this part of the town centre (TDC) shows that the Grand Picture Theatre and A. Washer's auction rooms stood in separate single-storey buildings behind O'Meeghan's Buildings. There was an open yard between the two parts of the commercial property and a passage way between shops linked the theatre to the street. At the same time there were six shops on the ground floor and a billiard saloon (est. June 1915) on the first floor. The theatre was renamed the Regent in 1931; it closed in 1967. The former Regent Theatre and Washer's auction mart building were demolished in 2007. The surviving Stafford Street block of O'Meeghan's Buildings was refurbished at the same time and remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

O'Meeghan's Buildings have historical and social significance for their association with Michael O'Meeghan, the early occupants of the building and, more generally, the early 20th century development of the Timaru town centre. The building represents the Edwardian-era building boom in Timaru, whereby earlier shops and business premises were replaced and new, 'modern' premises were built.

CULTURAL AND SPIRITUAL SIGNIFICANCE

O'Meeghan's Buildings have cultural value as a demonstration of the way of life of their former tenants and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

O'Meeghan's Buildings have architectural significance as the work of Timaru architect Thomas Lusk. In June 1911 Lusk (c.1882-1946) entered in to a partnership with building surveyor Bart Moriarty, who had previously supervised the construction of the Catholic Church of the Sacred Heart (heritage item # 19, 1909-11). Lusk and Moriarty also designed the Dominion Hotel (heritage item # 36) and Meehan's Building in 1912 (heritage item # 20); the partnership continued until early 1914. Lusk later moved to Dunedin and then to Hamilton; he was the father of noted Canterbury artist Doris Lusk (1916-90).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

O'Meeghan's Buildings have technological and craftsmanship significance for their brick and stone masonry construction and the quality of the building's classical detailing. Lusk and Moriarty were also the contractors for this building, employing day labour to undertake its construction. The cantilever veranda was the first of its kind in Timaru when the building opened in March 1912.

CONTEXTUAL SIGNIFICANCE

O'Meeghan's Buildings have contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site may have potential archaeological significance relating to earlier activity undertaken on the property. An 1875 map of Timaru (South Canterbury Museum) shows a building on the future site of O'Meeghan's Buildings.

SUMMARY OF HERITAGE SIGNIFICANCE

O'Meeghan's Buildings have overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with Michael O'Meeghan and the early 20th century development of the town centre and cultural value as a demonstration of the way of life of its tenants and their customers. O'Meeghan's Buildings have architectural significance as the work of Timaru architect Thomas Lusk and technological and craftsmanship significance for their brick construction and classical detailing. O'Meeghan's Buildings have contextual significance for the contribution they make to the Timaru town centre streetscape and their site may have potential archaeological significance in view of the building's location and earlier development on the property.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 29 August 1911, p. 3; 14 October 1911, p. 6; 28 February 1912, p. 5; 12 March 1912, p. 6; 16 March 1912, p. 3; 2 April 1912, p. 3; 30 December 1913, p. 6; 15 April 1914, p. 7; 4 May 1914, p. 1; 29 June 1915, p. 2; 30 June 1915, p. 6; 8 December 1915, p. 3; 15 February 1916, p. 2; 12 March 2007 (available online).
- *Waimate Daily Advertiser* 12 January 1910, p. 3.
- *South Canterbury Times* 9 April 1901, p. 2.
- *Progress* 1 July 1913, p. 41.
- <http://www.heritage.org.nz/the-list/details/2067>
- <http://cinematreasures.org/theaters/25673>



Extent of setting, limited to footprint of original building, 284-286 Stafford Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Dominion Hotel [former Melville Hotel]

ADDRESS 334-336 Stafford Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. NO. 36 **HNZ LIST No. & CATEGORY** 2053 / 2
(at time of assessment)

LEGAL DESCRIPTION Pt Lot 136 & Pt Lot 137 DP 1

VALUATION NUMBER 2500062300

DATE OF CONSTRUCTION 1872, 1876, 1886 & 1912

**ARCHITECT/DESIGNER/
BUILDER** West & Barber, architects (1885/86); Thomas Lusk,
architect (1912)

STYLE Commercial classicism

PHYSICAL DESCRIPTION

Three storey-building with rectangular footprint and hipped roof forms; outbuildings at the rear and basement beneath. Symmetrical façade has a centre-and-ends composition with open-bed pediments crowning end bays; central recessed entry with two-storey recessed balconies framed by Ionic columns. Rusticated pilasters, multi-pane casement windows, cartouches set within pediments; latter bearing 'AD' (south) and '1912' (north). Dentilled cornice, keystones above windows, solid parapet. Name of building and 1912 proprietor (J Reilly) in relief lettering below cornice. Fire escapes below windows on first and second floors.

MATERIALS/STRUCTURE

Brick, Oamaru stone facings, concrete, corrugated iron.

ADDITIONS/ALTERATIONS

Fire escapes added (post 1930?). Side (northern) entrance removed and replaced by a window (date unknown).

SETTING

The building stands on the south-west side of Stafford Street, south of its intersection with Sefton Street and the Port Loop Road. The building offers views of Caroline Bay to the north. A brick building (1925) on the north-western boundary of the hotel was demolished in 2015 and the site subsequently redeveloped. A 1914 shop stands immediately to the south-east.

The extent of scheduling is both land parcels on which the hotel is located in view of the potential archaeological values of the site.

HISTORY

Melville House, later Melville Hotel, opened in April 1872 at the north end of Stafford Street. It was reported that 'considerable additions' had been made to the building in July 1876. William Moore then 'extensively enlarged' the hotel in 1886. Having run the hotel since 1907 John Reilly undertook further major alterations of the building in 1912; he renamed it the Dominion to mark the change. The 'new' hotel opened in 21 December 1912 and Reilly held the license until 1920. He had previously run the Wallingford Hotel in Temuka and would go one to run the Gladstone in Fairlie. Since losing its liquor license in the later 20th century the building has been used as an art gallery, youth venue, and backpacker accommodation. It is currently vacant.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Dominion Hotel has historical and social significance for its association with its early publicans, especially John Reilly, and their patrons and, more generally, the commercial development of Timaru's town centre. The building's redevelopment in 1912 demonstrates the Edwardian-era building boom that occurred in Timaru, whereby earlier shops and business premises were replaced or, in this case, extensively refurbished. The redevelopment of the hotel is also contemporary with the establishment with the Caroline Bay Association and the expansion of Timaru as a seaside resort.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Dominion Hotel has cultural value as a demonstration of the way of life of its former publicans and their patrons, whether as hotel guests or visitors to the bar.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Dominion Hotel has architectural significance as the work of two notable Timaru architectural firms. Messrs West and Barber called tenders for additions to the hotel in August 1885. Daniel West and Robert Barber succeeded Maurice Duval as architects to the South Canterbury Education Board in mid-1883. They also maintained a private practice, designing 'Green Hayes' (heritage item # 90) for John and Jane Hayhurst at Temuka in 1881-82, until the dissolution of their partnership in 1886. In June 1911 Thomas Lusk (c.1882-1946) entered in to a partnership with building surveyor Bart Moriarty, who had previously supervised the construction of the Catholic Church of the Sacred Heart (heritage item # 19, 1909-11). Lusk and Moriarty also designed O'Meeghan's Buildings (heritage item # 35) in 1911 and Meehan's Building in the following year (heritage item # 20); the partnership continued until early 1914. Lusk later moved to Dunedin and then to Hamilton; he was the father of noted Canterbury artist Doris Lusk (1916-90).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Dominion Hotel has technological and craftsmanship significance for its brick and stone masonry construction and the quality of the building's 1912 classical façade. Lusk and Moriarty were likely also the contractors for the 1912 refurbishment, given that they provided design and build services to their other clients at the same time.

CONTEXTUAL SIGNIFICANCE

The Dominion Hotel has high contextual significance as a notable historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place. With the demolition of both the Hydro Grand Hotel (former heritage item # 37) and the building on the

corner of Sefton and Stafford Streets, the Dominion Hotel's contribution to the streetscape has increased in importance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As parts of the building pre-date 1900 the site of the Dominion Hotel has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The Dominion Hotel has overall heritage significance to Timaru and Timaru district as a whole. The building has historical and social significance for its association with the commercial development of the town centre since 1872 and cultural value as a demonstration of the way of life of its early proprietors and their patrons. The Dominion Hotel has architectural significance as the work of local architects Messrs West and Barber and Thomas Lusk and technological and craftsmanship significance for its brick construction and classical detailing. The Dominion Hotel has high contextual significance for the contribution it makes to the Timaru town centre streetscape and potential archaeological significance in view of the development that has occurred on the site since the early 1870s.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 29 April 1872, p. 3; 5 June 1872, p. 2; 3 July 1876, p. 3; 27 April 1887, p. 3; 8 October 1907, p. 2; 7 May 1908, p. 2; 7 August 1912, p. 1; 4 December 1912, p. 11; 21 December 1912, p. 12; 26 October 1912, p. 8; 17 April 1914, p. 3; 16 January 1915, p. 3; 7 May 1915, p. 10; 15 July 1920, p. 2; 7 April 2017 (available online).
- *Oamaru Mail* 9 October 1911, p. 5.
- *Temuka Leader* 24 April 1886, p. 2; 5 September 1907, p. 4; 8 June 1909, p. 3; 15 June 1922, p. 2.
- *Progress* 1 July 1913, p. 41; 1 May 1914, p. 42.
- *South Canterbury Times* 11 August 1885, p. 3; 23 March 1886, p. 3; 9 April 1886, p. 3; 14 June 1901, p. 3.
- *NZ Tablet* 29 June 1911, p. 19.
- *Press* 3 February 2010 (available online).
- <http://www.heritage.org.nz/the-list/details/2053>
- S Brosnahan *Thinking about Heaven – a history of Sacred Heart parish, Timaru*. Timaru, 2011.



Extent of setting, 334-336 Stafford Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Chalmers Presbyterian Church / St George's Coptic Church

ADDRESS 2 Elizabeth Place, Timaru

PHOTOGRAPH



(Dr A McEwan, 9 July 2018)

DISTRICT PLAN ITEM No. HHI52 **HNZ LIST NO. & CATEGORY** 7107 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 484240

VALUATION NUMBER 2500059200

DATE OF CONSTRUCTION 1903-4

**ARCHITECT/DESIGNER/
BUILDER** JS Turnbull, architect; W Petrie & Son, contractors

STYLE Gothic Revival

PHYSICAL DESCRIPTION

Gothic Revival hall-type church with rectangular footprint and gabled roof forms. Entrance tower with spire, buttresses, two ranks of lancet-arched windows along the nave. Short transepts and single-storeyed gabled vestries at the south-western end of the building flank an apsidal chancel. Louvred gablets and ventilators mounted on the principal ridgeline. Multi-coloured slate roof.

MATERIALS/STRUCTURE

Brick, cement plaster, timber, Welsh slate and zinc tiles.

ADDITIONS/ALTERATIONS

Stained glass windows installed (various dates). Restoration plaque laid (1998).

SETTING

The church is laid diagonally across a corner site bounded by Elizabeth Street to the north and Bank and Sophia Streets to the east. The former church hall (1905/1926) is located to the west and south-west of the church. The extent of setting is the land parcel on which the church is located.

HISTORY

The first Presbyterian church in Timaru, built of bluestone, opened on 7 July 1867. It stood in Barnard Street and was replaced, on an adjacent site, in 1876. Until the early 20th century, Trinity was Timaru's only Presbyterian church. In 1902 around 170 members of the congregation decided to leave the church because of a difference of opinion about calling a replacement when the minister resigned. The dissidents, numbering around 400, held their first services in the Theatre Royal. When the Presbytery finally gave approval for a second parish in Timaru, those who had separated from Trinity called a minister of their own, who was inducted on 15 May 1902. A site for a new church at the corner of Elizabeth and Bank Streets was purchased and local architect JS Turnbull engaged to design the building. The foundation stone of Chalmers Church was laid on 14 May 1903 by the Rev George Barclay and the completed church dedicated on 11 September 1904. A Sunday school hall was built beside the church in 1905 (extended 1926). Chalmers, like Trinity, opened branch Sunday schools elsewhere in Timaru and at Washdyke and Rosewill. The Sunday school at Highfield, where a hall was erected in 1907, became a separate charge in 1920. Trinity Church closed in 1957 and was subsequently demolished in 1964. The congregations of Trinity Church (erected 1965 in College Road, Parkside), St Stephen's, St Paul's and Chalmers were amalgamated in 2009. In response to dwindling attendance, insurance premium increases and the projected cost of earthquake strengthening, Chalmers Church was put on the market in August 2013 and decommissioned in 2014. The building was purchased by the Coptic Christian community in 2015 and is now known as St George's Coptic Church.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Chalmers Presbyterian Church has historical and social significance as a place of Presbyterian worship and communion from 1904 until 2014. The building remains in religious use and its recent association with the Coptic Church demonstrates the growth of that faith community in South Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Chalmers Presbyterian Church has cultural and spiritual significance as a demonstration of the way of life of the two church communities (Presbyterian and Coptic), and for its continued use as a place of remembrance and commemoration. One of the stained-glass windows installed in the church in c.1924 commemorates Alexander Grant, whose retirement home 'Aigantighe' is now an art gallery (heritage item # 12).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Chalmers Presbyterian Church has architectural significance as the work of local architect JS Turnbull. Timaru-born James Turnbull (1864-1947) trained in Melbourne and then established a practice in Timaru in c.1895. The son of Richard Turnbull, a prominent Timaru businessman and politician, Turnbull also designed Job Brown's Beehive Stores (heritage item #117, 1901-2) in Temuka, the Grosvenor Hotel (heritage item #23, 1915) and a large number of Timaru houses. Turnbull went into partnership with Percy Watts Rule in c.1920, after which time Rule was the principal designer in the firm. The firm designed the Temuka Library (heritage item #118, 1926-27), St Mary's Hall in Timaru (1928-29), St James' Anglican Church at Franz Josef (1928-31) and the 1930 additions to the Bank Street Methodist Church (heritage item #51).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Chalmers Presbyterian Church has technological and craftsmanship significance for its plastered brick construction and the quality of its architectural detailing. Fiona Ciaran has catalogued the 15 stained-glass windows installed in the church from c.1891 in her PhD dissertation.

CONTEXTUAL SIGNIFICANCE

The former Chalmers Presbyterian Church has high contextual significance as a historic landmark within the town centre and for its relationship with both the former Chalmers Church hall and other heritage churches in central Timaru, including the former Methodist (heritage item # 51) and Anglican (heritage item # 50) churches that are located to the south and south-east.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological significance relating to the earlier use and development of the property. A plan of Timaru drawn in 1875 shows a number of buildings, presumably houses, on the site of the church. Parr's windmill (c.1871, demolished 1888) stood immediately to the west of the church and hall site.

SUMMARY OF HERITAGE SIGNIFICANCE

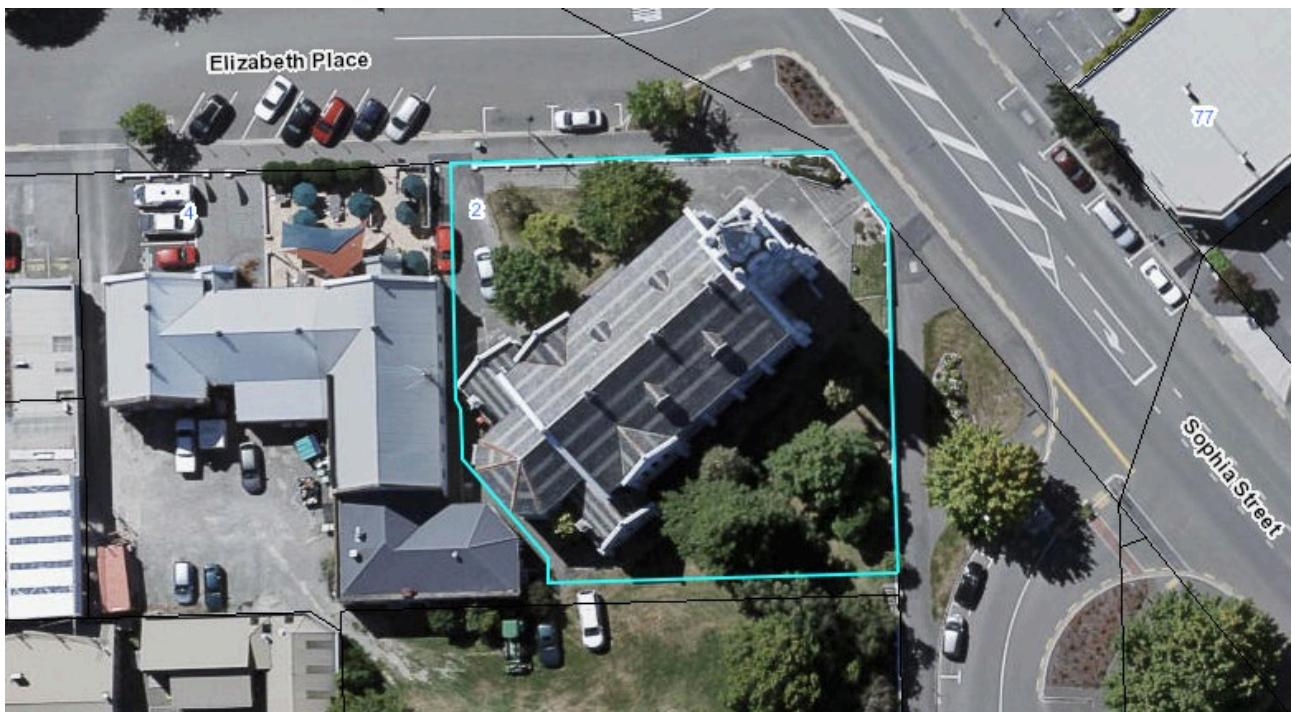
The former Chalmers Presbyterian Church has overall heritage significance to Timaru and Timaru district as a whole. The church has historical and social significance for its association with local Presbyterians for over a century and cultural and spiritual significance as a place of Christian worship and fellowship. The former Chalmers Presbyterian Church has architectural significance as a Gothic Revival style building designed by JS Turnbull and technological and craftsmanship significance for its masonry construction and detailing. The former Chalmers Presbyterian Church has high contextual significance as a local landmark and in relation to other historic churches in the central city. The site of the former Chalmers Presbyterian Church has potential archaeological significance in view of its pre-1900 development.

HERITAGE CATEGORY

B

REFERENCES

- *Timaru Herald* 20 June 1866, p. 3; 17 December 1875, p. 7; 31 December 1875, p. 4; 17 October 1876, p. 2; 5 November 1878, p. 5; 14 June 1902, p. 1; 20 June 1902, p. 4; 11 October 1902, p. 1; 17 November 1902, p. 4; 19 February 1903, p. 3; 15 May 1903, p. 3; 3 May 1905, p. 3; 3 November 1905, p. 3; 16 August 2013, 6 May 2014 & 23 March 2017 (available online).
- *Otago Witness* 12 April 1905, p. 43.
- *Cyclopedia of New Zealand – Canterbury Provincial District Christchurch*, 1903; available online.
- J Wilson 'Timaru's Collection of Old Churches' *Historic Places* June 1989, pp. 7-10.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
- <http://www.heritage.org.nz/the-list/details/7107>
- <https://cathnews.co.nz/2014/09/30/coptics-want-buy-timarus-chalmers-church/>



Extent of setting, 2 Elizabeth Place, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Bruce's 'Royal Flouring Mills' / Timaru Milling Company Mill

ADDRESS 4 Mill Street, Timaru

PHOTOGRAPH

(www)



FORMER DISTRICT PLAN ITEM No. NO 39 **HNZ LIST No. & CATEGORY** 239 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 346228

VALUATION NUMBER 2500022702

DATE OF CONSTRUCTION 1881-82

**ARCHITECT/DESIGNER/
BUILDER** James Bruce, owner/designer; Thomas Machin, contractor

STYLE Industrial Romanesque

PHYSICAL DESCRIPTION

Multi-level building (predominantly six storeys in height), with irregular rectangular footprint and hipped and mansard roof forms. Arched door and window openings, latter have concrete sills. Bays framed by full-height brick pilasters. Remnants of canopy over east elevation loading bay. Blind archways on north elevation, some openings on same have been filled in since demolition of three-storey northern grain store.

MATERIALS/STRUCTURE

Brick, concrete, timber, corrugated iron roofing and cladding.

ADDITIONS/ALTERATIONS

Addition of two floors to three-storey section at south-west corner (post-1890). Milling plant replaced (1924-25). Grain silos on site to north erected (1956). Removal of external elevator on east elevation (date unknown). Northern, three-storey grain store demolished (2001).

SETTING

The former flour and oatmeal mill stands on the north side of Mill Street, immediately west of the Timaru railway line. The port of Timaru lies to the north/north-east of the mill. The extent of setting is limited to the southern portion of the land parcel on which the former mill stands, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

James Bruce (c.1831-1903) was a Scottish millwright who arrived in New Zealand in the early 1860s and worked as a builder and contractor in North Otago before eventually settling in Timaru and setting up a sawmill in Grey Street. Bruce then built a brick flourmill, known as the Waitangi Mills, on the same site in 1878; this mill burnt down on 21 May 1881. A new flour and oatmeal mill was erected by Bruce in its place and was in production by September 1882. It was the first in New Zealand fitted with roller milling plant. Only the smoke stack and part of the boiler house of the 1878 mill were retained in the new building. By early 1883, after the death of his business partner Julius Mendelson in December 1882, Bruce had closed the mill and was seeking buyers for it. A meeting in May of that year proposed the formation of a limited liability company to own and operate Bruce's Royal Flavouring Mills. The company was duly formed and in April 1886 its shareholders resolved to change the name to the Timaru Milling Company Ltd. Meanwhile Bruce developed another mill on the south side of Grey Street (no longer extant), which did not achieve the great success of his Royal Mills. At the turn of the 20th century the Timaru Milling Company's mill was said to be the largest in New Zealand, with a capacity 25 sacks of flour per hour. The company produced pictorial collectors' cards from the late 1930s until the early 1950s and also produced oatmeal and, from 1941, the well-known Diamond pasta range. The Timaru Milling Company closed in 2005; later owners used the buildings on the mill site until early 2012. The building is currently vacant.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Timaru Milling Company mill has high historical significance for its association with James Bruce, the history of flour milling in South Canterbury, and the modernisation of the New Zealand milling industry. The former mill has added historical significance for its association with the Diamond pasta range, which is still in existence.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Timaru Milling Company mill has cultural value as a demonstration of the way of life of its former operators over many decades.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Timaru Milling Company mill has architectural significance as an industrial structure designed to be fit for purpose with two principal elevations evoking the Romanesque Revival style that was popular for later 19th century American industrial buildings. James Bruce, who visited the United States in c.1881 to study modern American mills, designed both the 1878 mill and its replacement. Bruce also designed the Waimate Presbyterian church and manse (1874-77) and in the later years of his life he moved to Wellington and resumed his work as a builder.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Timaru Milling Company mill has high technological significance as a large-scale late 19th century flour and oatmeal mill. The mill was fitted with machinery imported by James Bruce from the United States. The six-storey section was for the milling of flour and the adjoining five-storey wing produced oatmeal. The contractor Thomas Machin also built the Timaru and Gladstone Board of Works building (1874, heritage item # 43) and the former Union Bank of Australia (1876-77), both in Stafford Street. He was later to practise as an architect, which was permissible before registration and the protected status of the term 'architect' was introduced in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Timaru Milling Company mill has contextual significance as one of a number of large industrial structures that line the western boundary of the railway line as it passes

through Timaru. Mill Street was originally named Grey Street; by 1926 it had assumed its current name, presumably in honour of the mills erected along it.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former mill pre-dates 1900 its site has potential archaeological significance relating to the industrial development of the property and the operation of the mill.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bruce's 'Royal Flouring Mills' / Timaru Milling Company mill has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its almost 130-year association with flour and oatmeal milling and cultural value as a demonstration of the way of life of those who owned and operated the mill. The former Timaru Milling Company mill has architectural significance as a Romanesque Revival style industrial structure designed by James Bruce and high technological significance for its brick construction and as the site of the country's first roller mill plant. The former Timaru Milling Company mill has contextual significance as a local historic feature and its site has potential archaeological significance in view of the building's age and the earlier development that occurred on this site.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 16 March 1874, p. 4; 21 August 1874, p. 4; 28 December 1878, p. 3; 4 October 1882, p. 2; 5 October 1882, p. 8; 21 May 1883, p. 3; 5 April 1886, p. 2; 26 October 1903, p. 3; 18 September 2011 & 15 November 2011 (available online).
- *Lyttelton Times* 2 April 1877, p. 2; 24 May 1881, p. 4; 11 December 1882, p. 4.
- *South Canterbury Times* 1 March 1881, p. 1; 30 May 1881, p. 2; 12 July 1881, p. 3; 25 October 1881, p. 3; 22 September 1882, p. 2.
- *NZ Mail* 22 March 1889, p. 2.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).
- N Crawford 'In a Land of Wheat: Timaru's Flourmills' *The Past Today – Historic Places in New Zealand* (ed. J Wilson) Auckland, 1987.
- <http://www.heritage.org.nz/the-list/details/239>
- <https://teara.govt.nz/en/agricultural-processing-industries/page-5>
- <https://teara.govt.nz/en/agricultural-processing-industries/page-6>
- <https://turnbullephemera.tumblr.com/post/154490001448/the-timaru-milling-company-issued-picture-card>
- <http://diamondmeals.securehost.net.nz/Diamond-History/>

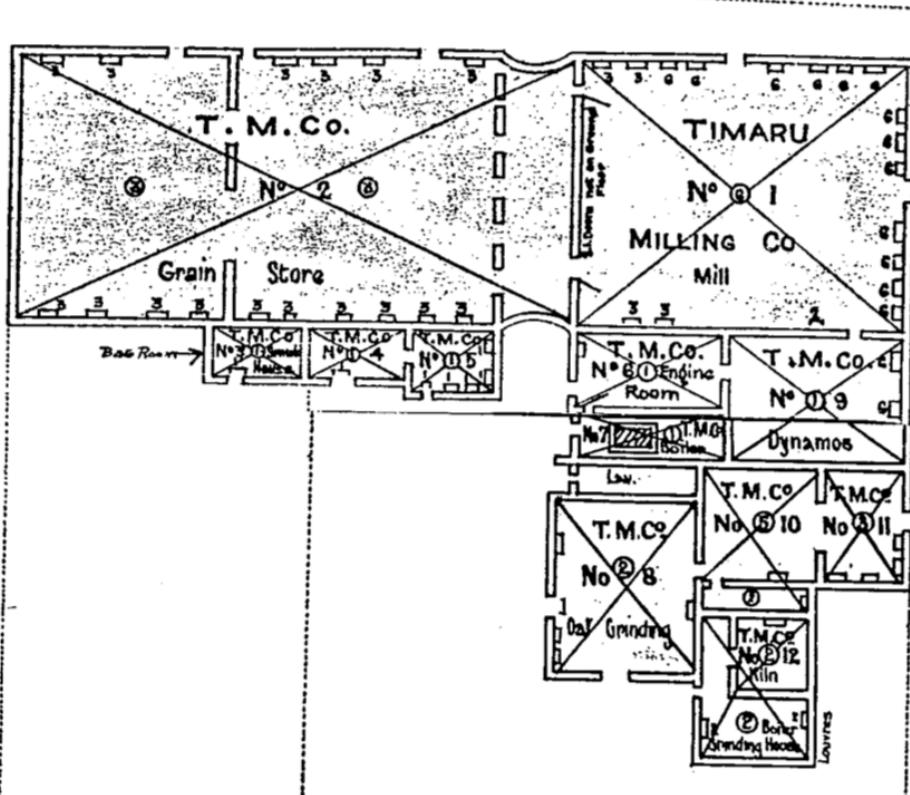


Extent of setting, limited to southern portion of land parcel at 4 Mill Street, Timaru.



Building before additional two floors added to west elevation.

<http://diamondmeals.securehost.net.nz/Diamond-History/>



Building floor plan in 1925. 1925 block plan, South Canterbury Museum.



The Past Today – Historic Places in New Zealand (ed. J Wilson) p. 116.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Belford Flour Mills
ADDRESS	2-4 North Street, Timaru
PHOTOGRAPH	
(www)	
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	No. 40
	HNZ LIST NO. & CATEGORY
	3160 / 2
LEGAL DESCRIPTION	Pt Section 1 & Pt Section 2 Town of Timaru, Pt Lot 2 DP 9845, Lots 2, 3 & 4 DP 12936
VALUATION NUMBER	2500023400A & 2500023400B
DATE OF CONSTRUCTION	1877-78
ARCHITECT/DESIGNER/ BUILDER	Maurice de H Duval, architect; George Filmer, contractor
STYLE	Industrial vernacular
PHYSICAL DESCRIPTION	<p>Multi-level building with irregular rectangular footprint and hipped and gabled roof forms. Built up against a bank, so west elevation is one and two-storeys in height, east elevation has two, three and four-storey sections. Canopy over ground floor on east side shelters former railway siding. Most door and window openings have shallow-arched heads. Roof ventilators, north elevation built to road boundary, vestigial lettering 'Belford Flour Mills' on east elevation.</p>
MATERIALS/STRUCTURE	Brick, concrete, timber, corrugated iron roofing.
ADDITIONS/ALTERATIONS	Conversion to roller mill (1885). Alterations/additions to northern section (date unknown). Nightclub conversion (post-1974).
SETTING	The former flour mill stands on the south side of North Street, immediately west of the Timaru railway line. The port of Timaru lies to the north/north-east of the mill. The extent of setting is the land parcels on which the building is located, partly in view of the potential archaeological values of the site.

HISTORY

Local solicitor Arthur Ormsby (died 1889) opened the Belford Steam Flour Mill on North Street in the winter of 1878. Offices at the mill site were erected later in the same year. Ormsby's wife Margaret (nee Hunt) hailed from Belford in Northumberland, England, which may explain the name given to the mills. A railway siding running along the eastern boundary of the building allowed for the loading and unloading of goods directly in to the mill. The mill was fitted with three French millstones when it first opened; it was later converted to a roller mill. The grain store was built level with North Street, while the three lower floors of the mill were built within an excavation of the beachfront cliff so that they might be close to the railway line. The mill was fitted with roller milling plant by Richard Allen in 1885 and then sold by Allen to Messrs Turner, Brown and Jackson in 1890. Two years later John Jackson (c.1837-1909) was the sole owner; Jackson was also a borough councillor and served four years as Mayor of Timaru. At the turn of the 20th century, when Timaru was considered the centre of New Zealand's milling industry, production at the Belford Mills amounted to nine sacks of flour per hour. Milling operations ceased in 1947 and the building was purchased by New Zealand Breweries and used as a grain store. After it was sold to Chrome Platers Ltd in 1974 part of the former mill was converted for use as a nightclub.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Belford Flour Mills have historical significance for their association with former owners Arthur Ormsby and John Jackson and, more generally, the history of flour milling in South Canterbury. The former mill was said to be the oldest in the district at the turn of the 20th century (*Timaru Herald* 6 February 1902).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Belford Flour Mills have cultural value as a demonstration of the way of life of its former operators over almost 70 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Belford Flour Mills have architectural significance as an industrial structure designed by local architect Maurice de Harven Duval. Duval was a French or Belgian architect who practised in Timaru between c.1877 and 1895. He undertook a considerable amount of work for the Catholic church in Canterbury, including St Mary's Church at Pleasant Point (1889), was the architect to the South Canterbury Education Board, and also designed commercial and residential buildings, including 'Elloughton Grange' for William Grant (1893, heritage item # 5).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Belford Flour Mills have technological and craftsmanship significance for their brick construction and detailing. The bricks for the mill were locally-produced by James Shears and John Anderson of the Canterbury Foundry in Christchurch was the engineer for the mill. The contractor George Filmer also built the National Bank in Stafford Street (1881-82, heritage item # 45). Filmer was a local builder from the early 1870s and was also involved in local body politics. One of his former employees, William Hall-Jones, later entered national politics and served briefly as Prime Minister (1906).

CONTEXTUAL SIGNIFICANCE

The former Belford Flour Mills have contextual significance as one of a number of large industrial structures that line the western boundary of the railway line as it passes through Timaru. The former mill building lies to the north of the former Timaru Milling Company mill (heritage item # 39) and to the south of the former Evans Atlas mill (heritage item # 42). Both the north and east elevations are visible from the public domain, the latter easily viewed from the eastern end of Heaton Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former mill pre-dates 1900 its site has potential archaeological significance relating to the industrial development of the property and the early operation of the mill.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Belford Flour Mills have overall heritage significance to Timaru and Timaru district as a whole. The building has historical significance as the oldest surviving mill building in Timaru and cultural value as a demonstration of the way of life of those who owned and operated the mill for almost 70 years. The former Belford Flour Mills have architectural significance as an industrial design by Maurice Duval and technological significance for their brick construction and detailing. The former Belford Flour Mills have contextual significance as a local historic feature and their site has potential archaeological significance in view of the building's age and location.

HERITAGE CATEGORY

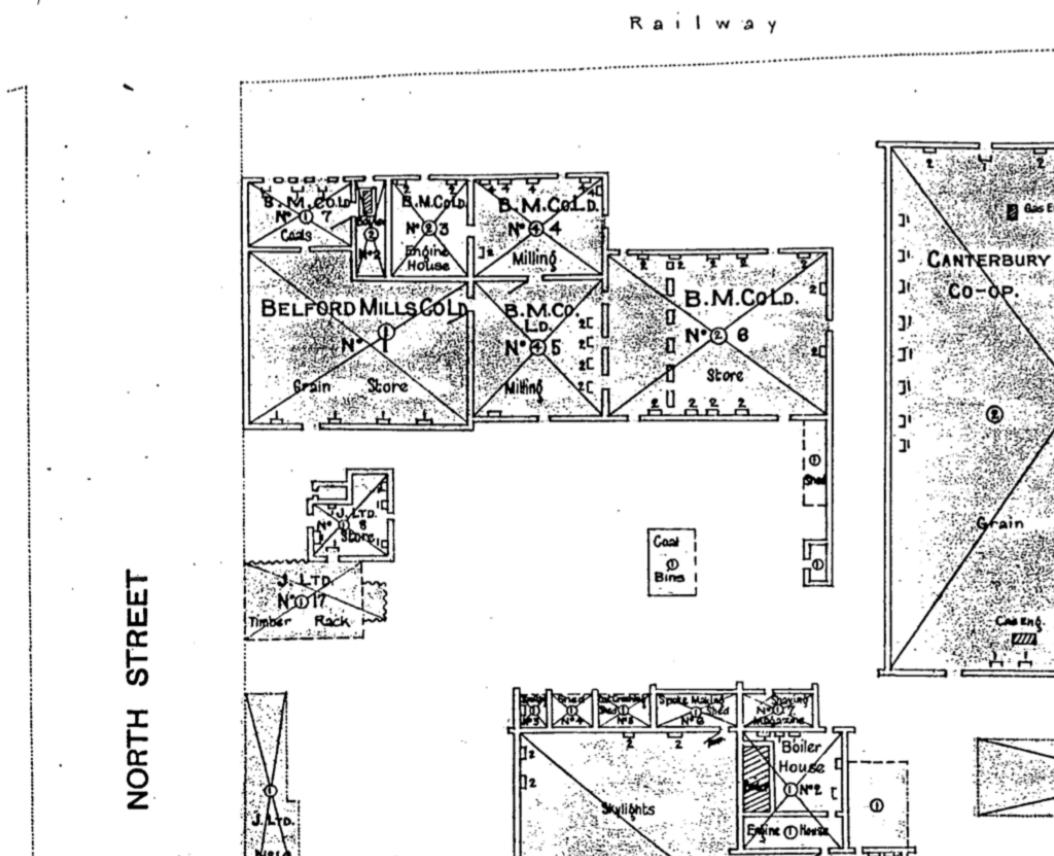
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REFERENCES

- *Timaru Herald* 24 April 1877, p. 4; 24 July 1878, p. 2; 29 July 1878, p. 3; 25 October 1878, p. 4; 4 March 1880, p. 4; 11 April 1885, p. 3; 7 May 1885, p. 1; 25 March 1890, p. 1; 6 February 1902, pp. 1 & 2 (supplement).
- *Star* 2 February 1884, p. 4.
- *Wanganui Herald* 17 July 1909, p. 7.
- *South Canterbury Times* 2 October 1884, p. 3.
- *Press* 4 October 1873, p. 2; 17 June 1889, p. 6.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).
- N Crawford 'In a Land of Wheat: Timaru's Flourmills' *The Past Today – Historic Places in New Zealand* (ed. J Wilson) Auckland, 1987.
- <http://www.heritage.org.nz/the-list/details/3160>
- <https://teara.govt.nz/en/agricultural-processing-industries/page-5>
- <https://teara.govt.nz/en/agricultural-processing-industries/page-6>



Extent of setting, comprising multiple land parcels at 2-4 North Street, Timaru.



Detail from 1925 block plan (South Canterbury Museum) showing Belford Mills Co. premises.



Belford Flour Mills with CFCA and Timaru Milling Company buildings beyond, 1909. 1/1-008813-G, Alexander Turnbull Library, Wellington. Detail from same view below.



TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	Timaru Courthouse		
ADDRESS	14 North Street, Timaru		
PHOTOGRAPH	 (A McEwan, 11 July 2018)		
FORMER DISTRICT PLAN ITEM No. (at time of assessment)	No. 41	HNZ LIST No. & CATEGORY	2050 / 2
LEGAL DESCRIPTION	Sec 2 SO 19155		
VALUATION NUMBER	2500025600		
DATE OF CONSTRUCTION	1877-78		
ARCHITECT/DESIGNER/ BUILDER	WH Clayton, Colonial Architect; Henry Thornton, contractor		
STYLE	Italianate		

PHYSICAL DESCRIPTION

Multi-level building with an irregular rectangular footprint and hipped and gabled roof forms. Central courtroom block is perpendicular to the street and has a hip-roofed lantern mounted on the ridge. Three arch-headed openings with keystones on street front beneath principal gable; side openings are glazed. Quoins and blocks beneath window sills. Gable end treated as an open-bed pediment with relief lettering bearing building date and name. Central block flanked by single-storey wings with doors on the north elevation having side- and fanlights. Double-hung sash windows. Connected to modern courthouse buildings at rear (south elevation).

MATERIALS/STRUCTURE

Concrete, plastered cement, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Jury room addition (1907). Additions (1910, 1950s & 1983). Removal of 1950s/1983 additions on the street frontage (c.2010/11). Chimneys and roof lantern ventilator removed. Gable end plaque replaced by current lettering. Slate roof replaced with metal.

SETTING

The building stands on the south side of North Street close to its intersection with Barnard Street. It is set back from the road boundary and attached to a large modern court building to the south. A paved plaza runs along the east side of the property and provides pedestrian

access through the block to Heaton Street. The Queen's Head Hotel (1878) stands nearby, at the western corner of North and Barnard Streets. The modern Police Station immediately to the west of the Courthouse maintains the historic relationship between the two institutions. The extent of scheduling is limited to the northern portion of the land parcel on which the building is located, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

A new courthouse was erected in Timaru in 1877-78 to the design of the Colonial Architect WH Clayton. The building replaced an earlier courthouse on the site and was heavily criticised by the judiciary and the local newspaper at the time for the adequacies of its interior layout. The new courthouse served the Supreme Court, District Court and Resident Magistrate's Court. The grand jury room was extended in 1907 to remedy some of the failings identified in 1878. Plans to build a new courthouse in the mid-1970s did not come to fruition, instead additions made in the 1950s and c.1983 extended the building and partially obscured its street frontage. The High Court sat in the building for the last time in April 2009. The modern redevelopment of the court precinct included the removal of the additions made to the front of the 1877-78 courthouse, as well as earthquake strengthening and refurbishment of its exterior. The building remains in use by the courts department.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Timaru Courthouse has high historical and social significance for its association with the administration of judicial proceedings in Timaru since 1878. Its continued use for court business greatly enhances its historic values; the building demonstrates the 140-year history of jurisprudence in Timaru.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Timaru Courthouse has cultural value as a demonstration of the way of life of former court staff, as well as the judges, lawyers, plaintiffs and defendants, who have served in or been brought before the court over the years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Timaru Courthouse has high architectural significance as the work of Colonial Architect William Henry Clayton. Clayton (1823-77) was born in Tasmania and emigrated to New Zealand in 1863, having already established his architectural career in Launceston. After six years in private practice in Dunedin, Clayton was appointed Colonial Architect in mid-1869. He was New Zealand's first and only Colonial Architect. Clayton set the pattern for the government architects who came after him by developing standard plans for government buildings, including an Italianate model for courthouses that was realised at Whanganui (1870-71), Reefton (1872) and Timaru. Clayton died before the Timaru building could be completed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Timaru Courthouse has high technological significance for its mid-Victorian concrete construction. WH Clayton was a pioneer in his use of concrete for government buildings but his concrete Blenheim Government Buildings (1877) were demolished in the 1960s and the concrete house he built for himself in Wellington (1874) is also no longer extant. The Timaru Courthouse is the only concrete building in New Zealand designed by Clayton that is listed by Heritage New Zealand Pouhere Taonga.

CONTEXTUAL SIGNIFICANCE

The Timaru Courthouse has contextual significance as a local landmark on the periphery of the Timaru town centre and for its historic contribution to Timaru's justice precinct.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance, notwithstanding the significant redevelopment that has occurred on the site. The earlier building (1864) that housed the land office and courthouse was located at the centre of the subject site (1875 town map, South Canterbury Museum).

SUMMARY OF HERITAGE SIGNIFICANCE

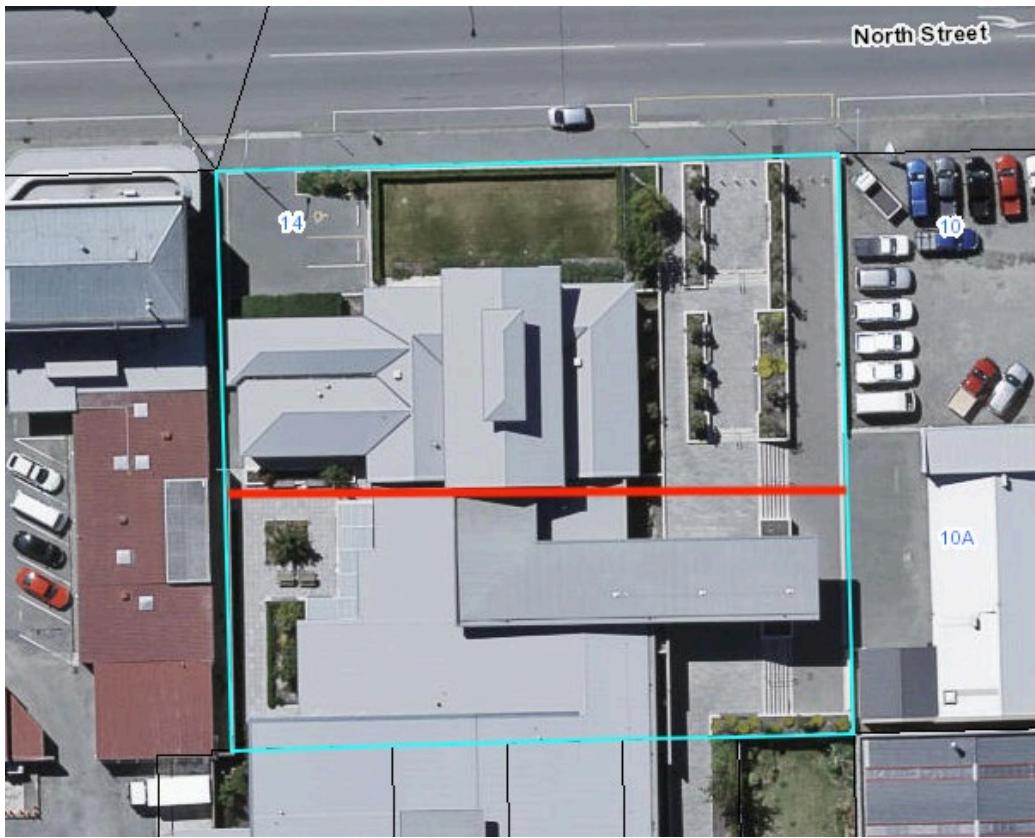
The Timaru Courthouse has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its 140-year history of judicial use and cultural value as a demonstration of the way of life of those who served or were called to appear in the court. The Timaru Courthouse has high architectural significance as an Italianate design by Colonial Architect WH Clayton and high technological and craftsmanship significance for its concrete construction and classical detailing. The Timaru Courthouse has contextual significance as a local landmark and its site has potential archaeological significance in view of the presence of the judiciary on the property since the 1860s.

HERITAGE CATEGORY

A

REFERENCES

- *Timaru Herald* 24 March 1877, p. 1; 4 March 1878, p. 3; 12 June 1878, p. 3; 26 December 1878, p. 2; 18 February 1907, p. 2; 6 August 1910, p. 7; 10 January 1911, p. 5; 23 October 1974 (page number unknown); 18 April 2009 (available online).
- *Press* 13 June 1878, p. 2; 3 July 1897, p. 9.
- *North Otago Times* 4 March 1878, p. 2.
- *Star* 9 November 1907, p. 7.
- *Oamaru Mail* 3 July 1880, p. 2.
- *Bruce Herald* 2 November 1880, p. 3.
- <http://www.heritage.org.nz/the-list/details/2050>
- <http://www.heritage.org.nz/the-list/details/1685>
- <http://www.heritage.org.nz/the-list/details/5184>
- <https://www.opusarch.co.nz/projects/timaru-courthouse/>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- <https://teara.govt.nz/en/biographies/2c20/clayton-william-henry>
- <http://www.c-lund.co.nz/projects/timaru-courthouse.html>
- P Richardson 'Building the Dominion: Government Architecture in New Zealand, 1840-1922' PhD thesis, University of Canterbury, Christchurch, 1997 (available online).
- G Thornton *Cast in Concrete – Concrete construction in New Zealand, 1850-1939* Auckland, 1996
- *Parliamentary Debates (Hansard)* Vol. 296, 15 November to 6 December 1951, p. 1430; Vol. 419, 13 July to 15 August 1978, p. 2003 (available online).
- Archives New Zealand.



Extent of setting, limited to north of red line, 14 North Street, Timaru.



Courthouse as built. Richardson thesis, unpaginated.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Evans Atlas Flour Milling Company Grain Stores and Mill

ADDRESS 34-36 Turnbull Street, Timaru

PHOTOGRAPH



(Dr A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 42 **HNZ LIST NO. & CATEGORY** 2056 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 & 2 DP 15423

VALUATION NUMBER 2500047200

DATE OF CONSTRUCTION c.1879, 1888, 1895 & 1897 +

**ARCHITECT/DESIGNER/
BUILDER** James Hislop, architect (1888 & 1897); Palliser & Jones, contractors (1888)

STYLE Industrial/commercial classicism

PHYSICAL DESCRIPTION

Multi-level building with irregular rectangular footprint and hipped and gabled roof forms. Built up against a bank, so the west elevation is one-and-a-half, two and three-storeys in height; east elevation has three, four and five-storey sections. Two-part east elevation has paired windows with shallow-arched heads, dentilled cornice, solid parapet and bays separated by brick pilasters. Two-storey gabled wing projects beyond façade on this elevation, which combines 1897 (south) and 1888 (north) wings. Loading bays at each level on east elevation of 1888 mill building. Southern portion of west-facing elevation (1897) overlooking Turnbull Street is symmetrical about a central entry with shallow-arched window openings and a moulded cornice. Half-basement windows are level with the footpath in this section. Lean-to along northern wall. Roof ventilators. Painted lettering on north elevation of former mill section gable reads 'EVANS 'ATLAS' FLOUR MILLING CO. LIMITED'.

MATERIALS/STRUCTURE

Brick, concrete, Oamaru stone, timber, corrugated iron/steel roofing.

ADDITIONS/ALTERATIONS

Smoke stack removed (date unknown). Additions and alterations to northern section, including new north wall addition (post-1925/mid-20th century). North wall rebuilt in concrete (c.1999).

SETTING

The former flour mill stands on the east side of Turnbull Street, immediately west of the Timaru railway line. The port of Timaru lies to the north/north-east of the mill. The extent of setting is the land parcel on which the building is located.

HISTORY

William Evans (1838-1930) was born in Ireland and emigrated to New Zealand in 1861. He set himself up in Timaru as a merchant in 1875, developing the former Atlas Foundry site (Flockton & Co foundry est. 1868) as premises for his coal, grain and timber business. Low grain prices in the late 1880s meant that Evans incurred losses on shipments of wheat, so he decided to start milling flour himself. Evans established the Atlas Roller Flour and Oatmeal Milling Company in 1888; he also had an interest in the Crown Roller Mills in Dunedin. The mill building was added to Evans' grain store in 1888, leaving the existing railway siding and turntable in place. In 1895 the company called tenders for excavating clay from the property and extensions to the building were subsequently made in 1895 and 1897. In 1905, and again in 1907, Evans advertised the flour mill for sale as a going concern. In 1907 the property consisted of four town sections, with a flour mill, three grain stores and cottages. The building was later taken over by the Timaru Milling Company, which milled pasta products in it in the later 20th century. Since 2005 new owners have undertaken strengthening and conservation of the building.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Evans Atlas Flour Milling Company grain stores and mill have historical significance for their association with William Evans and, more generally, the history of flour milling in South Canterbury. The building is related historically to the former Atlas Chambers on Beswick Street (1909-10, heritage item # 26).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Evans Atlas Flour Milling Company grain stores and mill have cultural value as a demonstration of the way of life of its former mill operators over 115 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Evans Atlas Flour Milling Company grain stores and mill have architectural significance as an industrial structure with classical detailing that was designed, in part, by architect James Hislop. Hislop (1859-1904) was a Scottish-born Dunedin architect who was also responsible for the 1890-91 additions to the Crown Milling Company building, in which William Evans had an interest. He opened an office in Timaru in 1887 but he was primarily based in Dunedin.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Evans Atlas Flour Milling Company grain stores and mill have technological and craftsmanship significance for their brick construction and detailing. Thomas Jones and Charles Palliser commenced their building partnership in late 1885 and the firm later operated in Napier and Wellington.

CONTEXTUAL SIGNIFICANCE

The former Evans Atlas Flour Milling Company grain stores and mill have high contextual significance as a landmark town centre structure and one of a number of large industrial structures that line the western boundary of the railway line as it passes through Timaru. The former mill building stands to the north of the former Belford Flour Mills (heritage item # 40), the former CFCA stores, and the former Timaru Milling Company mill (heritage item # 39). To the north of the former Evans Atlas Company stores and mill are the former McRae's grain

store (aka Landing Service building, heritage item # 44) and the Timaru Railway Station. The port of Timaru is to the west, over the railway lines.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former mill pre-dates 1900 its site has potential archaeological significance relating to the industrial development of the property and the early operation of the mill. It is not clear whether any part of the building pre-dates William Evans' tenure and could therefore be associated with the earlier Atlas Foundry (est. 1868).

SUMMARY OF HERITAGE SIGNIFICANCE

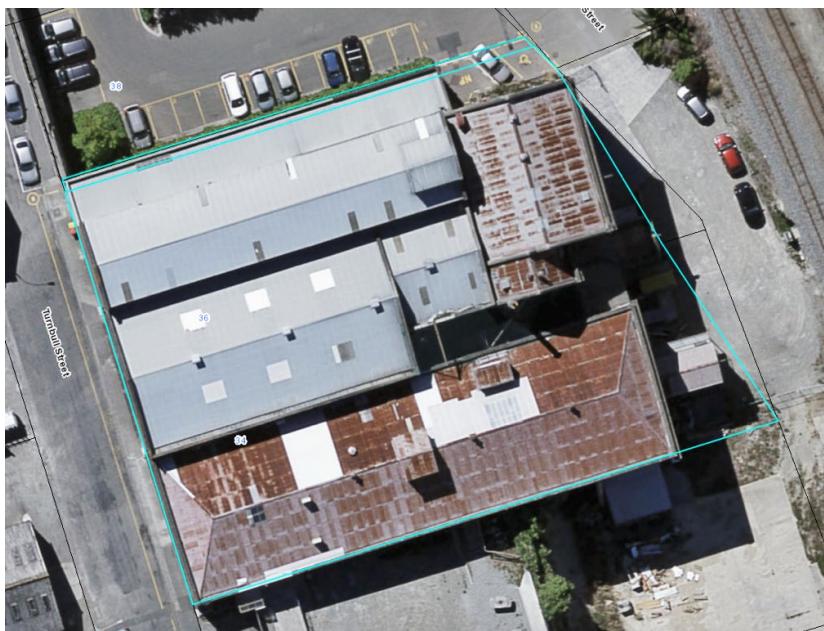
The former Evans Atlas Flour Milling Company grain stores and mill have high overall heritage significance to Timaru and Timaru district as a whole. The building has historical significance for its association with William Evans and the history of flour milling in South Canterbury and cultural value as a demonstration of the way of life of those who owned and operated the grain stores and mill for over 115 years. The former Evans Atlas Flour Milling Company grain stores and mill have architectural significance as an industrial structure designed, in large part, by James Hislop and technological significance for their brick construction and detailing. The former Evans Atlas Flour Milling Company grain stores and mill have high contextual significance as a local landmark and their site has potential archaeological significance in view of its industrial use since 1868.

HERITAGE CATEGORY

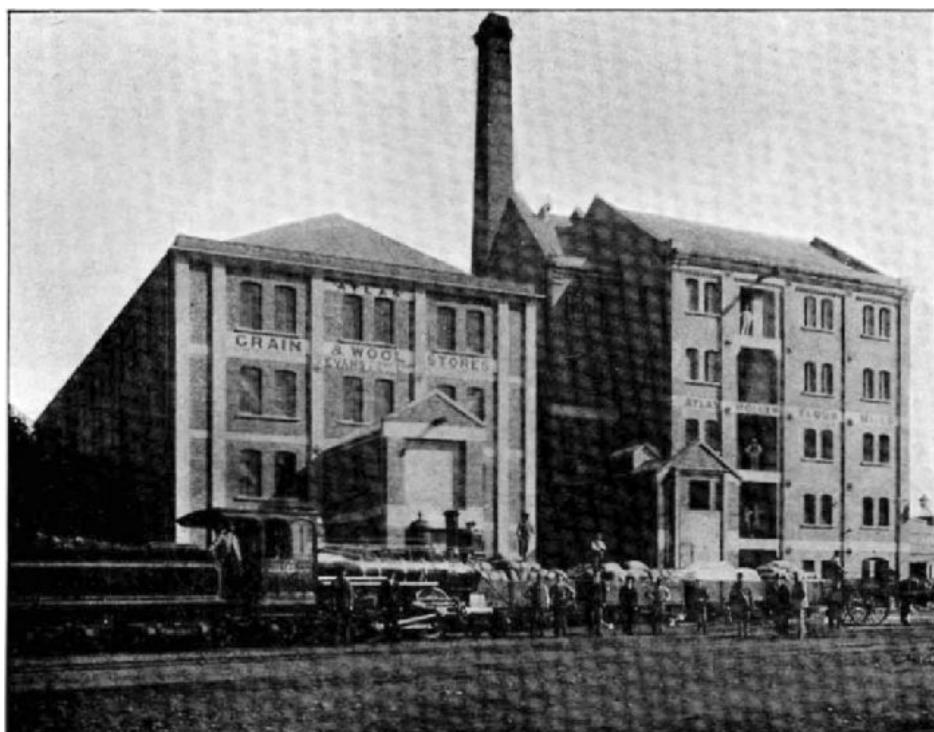
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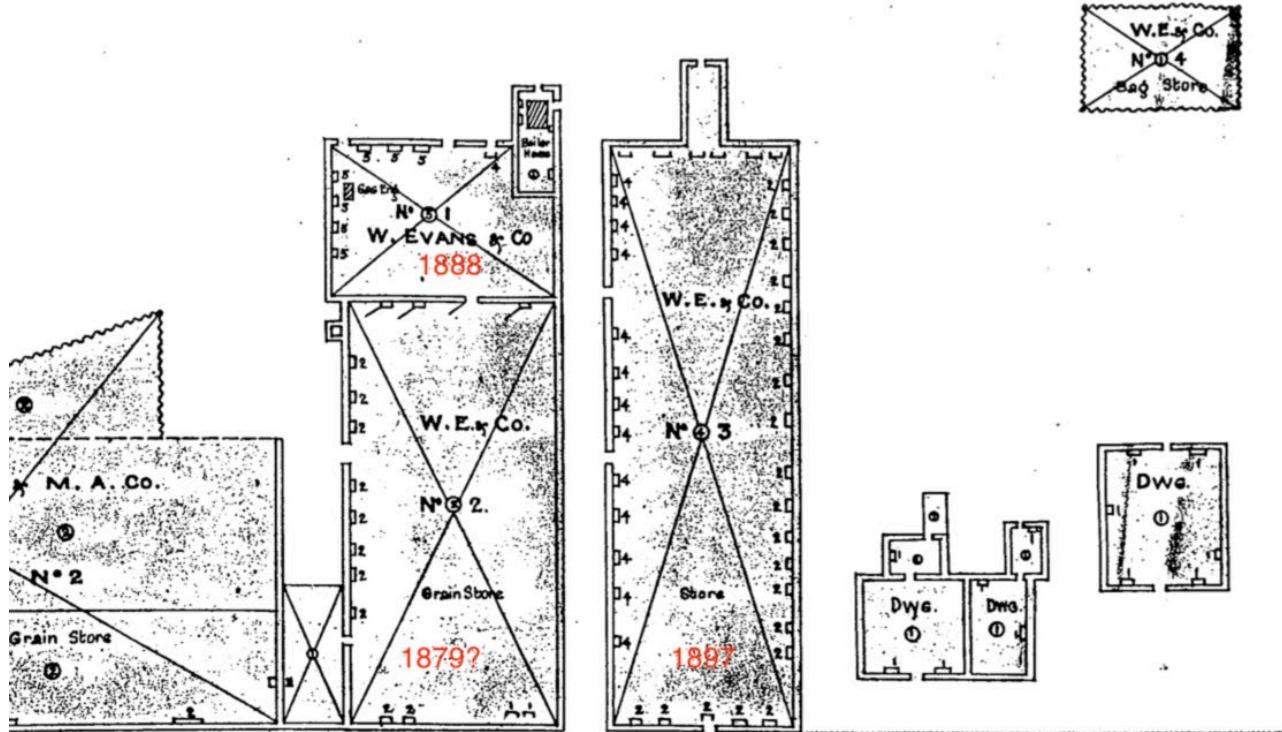
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Extent of setting, 34-36 Turnbull Street, Timaru.



ATLAS ROLLER FLOUR MILLS.
Cyclopedia of New Zealand – Canterbury Provincial District 1903, p. 1015.



TURNBULL STREET

Detail of 1925 block plan (South Canterbury Museum) with different stages identified by date.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Timaru and Gladstone Board of Works Building

ADDRESS 95 Stafford Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 43 **HNZ LIST No. & CATEGORY** 327 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 53349

VALUATION NUMBER 2500047900

DATE OF CONSTRUCTION 1874

**ARCHITECT/DESIGNER/
BUILDER** Thomas Roberts, architect; Thomas Machin,
contractor

STYLE Italianate

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and shallow hipped roof forms. Façade has an offset central entry flanked by triplet or paired windows. String course between floors; entrance is framed by pilasters and topped by an entablature bearing the building's name. Paired windows above entry have arched heads; others on façade have multi-pane fanlights. Bracketed eaves, steps to entry, quoins, double-hung sash windows with dressed surrounds. External chimneybreasts on north and south elevations. There is a separate brick structure with a gabled roof at the rear of the site, which is accessed via Turnbull Street.

MATERIALS/STRUCTURE

Timaru bluestone (basalt), brick, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Brick extension erected to the rear (c.1955?).

SETTING

The building stands on the east side of Stafford Street, south of its intersection with George Street and to the north of the intersection with Woollcombe Street. The property is bounded to the east by Turnbull Street. The Theatre Royal (heritage item # 46) and the Excelsior Hotel are on the opposite side of Stafford Street and the former Landing Service building

(heritage item # 44) lies to the north-east of the site. The extent of scheduling is the land parcel on which the building is located, in view of the potential archaeological values of the site as a whole.

HISTORY

Those arguing that South Canterbury should have an independent identity within Canterbury province had to be satisfied with the establishment of the short-lived Timaru and Gladstone Board of Works. The act of parliament setting up the board was passed in 1867 and the board first met in December of that year. It had the power to spend revenue from land sales and other sources on public works such as roads, bridges and the harbour. Purpose-built offices for the board were erected in 1874 to the design of the board engineer. The board went out of existence only two years later when the provincial government system was abolished; its offices subsequently passed to the crown and were taken over by the Lands and Survey department. Additions to the rear of the building were made in the mid-20th century and later the building was used for storage. It is now known as the Gladstone Building and provides commercial office space.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has high historical significance for its association with the semi-autonomous board that undertook public works in Timaru and the wider district between 1867 and 1876. The board's former premises provide evidence of the scale of the entity's operations and early perceptions of South Canterbury as a distinct region.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has cultural value as a demonstration, albeit short-lived, of the way of life of the staff and elected members of the Timaru and Gladstone Board of Works.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has architectural significance as the work of early Timaru architect Thomas Roberts, who was born and trained as an engineer in England. Roberts emigrated to Canterbury in 1870 and was engineer to the Timaru and Gladstone Board of Works before establishing a private practice as an architect and licensed surveyor. Roberts also designed the Sealy house (1875), which is now known as Shand House at Craighead Diocesan School (heritage item # 9), the Union Bank of Australia in Stafford Street (1876-77), and the Wrecks Monument (1883/1885, heritage item # 49). In 1890 Roberts joined the NZ Midland Railway Company and five years later he was appointed Assistant Engineer in charge of Nelson district for the Public Works Department. By December 1901 he had returned to private practice in Nelson, leaving that city in c.1905.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has high technological and craftsmanship significance for its stone masonry construction and detailing. The building represents both a response to the March 1869 council bylaw stipulating masonry construction in the central business district, which followed the December 1868 fire that destroyed around 30 buildings in the town centre, and the use of a building material that is closely identified with Timaru's colonial building tradition. The contractor Thomas Machin was later to practise as an architect, which was permissible before registration and the protected status of the term 'architect' was introduced in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has contextual significance as a local landmark within Timaru's town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street and in the vicinity of the port and railway station gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological significance relating to the colonial use and development of the site.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Timaru and Gladstone Board of Works building has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its association with the Timaru and Gladstone Board of Works and the provincial government period in New Zealand's history and cultural value as a demonstration of the way of life of those who worked in the building on behalf of the board. The former Timaru and Gladstone Board of Works building has architectural significance as an Italianate design by board engineer Thomas Roberts and high technological and craftsmanship significance for its bluestone construction and detailing. The former Timaru and Gladstone Board of Works building has contextual significance as a local landmark and its site has potential archaeological significance in view of its early 1870s development.

HERITAGE CATEGORY

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Extent of setting, 95 Stafford Street, Timaru.

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former McRae's Stone Store / former NZ Loan and Mercantile Agency Co./Dalgety & Co. stores [known as the former Landing Service Building]

ADDRESS 2 George Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 44 **HNZ LIST No. & CATEGORY** 326 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 10 DP 1

VALUATION NUMBER 2500048801C

DATE OF CONSTRUCTION 1870 & 1875-76

**ARCHITECT/DESIGNER/
BUILDER** Peter McRae, owner/builder?; FJ Wilson, architect
(1876 addition)

STYLE Industrial vernacular

PHYSICAL DESCRIPTION

Two-storey building with irregular trapezoidal footprint and hipped roof forms. Door and window openings, some of them arched, have stone or brick surrounds. First floor windows on symmetrical east elevation are multi-pane double hung sashes. Ground floor openings on same elevation have been covered over. Remnant cathead over central opening on east elevation, beneath solid parapet. Lantern on ridgeline of western (rear) wing. 1950 Canterbury centennial plaque mounted on east wall marks the site of the first house in Timaru (built by George Rhodes).

MATERIALS/STRUCTURE

Dressed and random rubble Timaru bluestone (basalt), brick, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Hip-roofed extension to middle bay, south elevation (c.1995). Southern staircase addition (c.2014).

SETTING

The building stands on the original shoreline of Timaru harbour, at the eastern terminus of George Street, close by Timaru Railway Station and railway line. A public plaza on the north-east side of the building accommodates historic interpretation signage and a statue of Captain Henry Cain, who operated one of the George Street landing services. There are a

number of heritage buildings in the vicinity, including Meehan's Building (heritage item # 20), the former National Bank (heritage item # 45), and the former Evans Atlas flour mills (heritage item # 42). The extent of scheduling is the land parcel on which the building is located.

HISTORY

The first stage of what is known today as the Landing Service building was erected in 1870 by Peter McRae as a grain store. McRae, a local contractor, entrepreneur and hotelier, appears to have immediately leased the building to Julius Mendelson of Temuka who was still in possession of the building when it was offered for sale or lease in November 1872 and again in November 1873. The store was built so that drays delivering grain could offload at level with the first floor from the bank behind the building. Grain could then be delivered to boats brought up to the landing service in front of the building. The NZ Loan and Mercantile Agency Company had taken over McRae's grain store by the winter of 1875; the company enlarged the building in 1875-76 by adding the two rear hip-roofed structures, thus tripling the size of the original building. The 1925 block plan of central Timaru (South Canterbury Museum) shows the three-part stone building at the centre of a large complex of stores held by Dalgety & Co. (to the north and west) and the NZ Loan and Mercantile Agency (to the south). The two companies merged in 1961. The stores, principally for wool and grain, were served by sidings from the railway line, the 1876 addition having been built to accommodate a line of rails through the centre of the building. The buildings were used as warehousing until they were sold to Timaru City Council in 1984. Under threat of demolition for a number of years, the building was saved and conserved in the 1990s by the Timaru Civic Trust with support from the local community. The building remains the subject of a Heritage Order (11 February 1985) and is now in hospitality, retail and tourism uses.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former McRae's stone store has high historical and social significance for its association with the early settlement and commercial development of Timaru. It is commonly known as the Landing Service building but that is a misnomer, in view of the fact that the landing service was just that, a service, which was offered until 1881 in relation to the movement of goods to and from the Timaru waterfront before the harbour and railway were well established. The building derives its historic significance from its association with Peter McRae, the NZ Loan and Mercantile Agency, and Dalgety & Co. as a store built to house goods for export from the district. Its high social significance arises from its conservation in the 1990s and the efforts made by the community to protect a landmark heritage building from demolition.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former McRae's stone store has cultural significance for the esteem in which it is held by the local heritage community and as a demonstration of the way of life of the buildings' owners, their staff and customers over many decades.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former McRae's stone store has architectural significance for its industrial vernacular design and classically-inspired east-facing façade. The first stage of the building may have been designed and built by Peter McRae, who was the contractor for the Saltwater Creek bridge in 1872. At least part of the later sections of the building was built to the design of early Timaru architect FJ Wilson. South African-born Francis John (Frank) Wilson (c.1836-1911) was said to have 'practically rebuilt Timaru after the big fire' of 1868 (*Poverty Bay Herald* 21 April 1911, p. 5). Wilson was also responsible for the Criterion (Excelsior) Hotel (1872-73), the first stage of the Bank Street Methodist Church (1874-75, heritage item # 51), and the former Maclean & Stewart's Auction Mart and Horse Bazaar (1878-79, heritage item # 28).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former McRae's stone store has high technological and craftsmanship significance for its bluestone masonry construction and classical detailing. The building represents both a response to the March 1869 council bylaw stipulating masonry construction in the central business district, which was passed after the December 1868 fire that destroyed around 30 buildings in the town centre, and the use of a building material that is closely identified with Timaru's colonial building tradition.

CONTEXTUAL SIGNIFICANCE

The former McRae's stone store has high contextual significance as a landmark historic building that serves as an important reminder of the historic importance of the locality in relation to the landing service and the development of the railway through Timaru. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building and its associated historic activities pre-date 1900, the property has potential archaeological significance relating to its colonial use and development. The property's location in close proximity to the railway and harbour is also noteworthy as regards potential archaeological values. The 1875 map of Timaru (south Canterbury Museum) shows the footprint of the original, eastern bay of the building immediately in front of a bank running parallel to the beach. Excavation would have been necessary to create the building site for the later additions.

SUMMARY OF HERITAGE SIGNIFICANCE

The former McRae's stone store, which has come to be known as the former Landing Service building, has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical and social significance for its association with the commercial development of Timaru and cultural significance as a highly valued heritage site. The former McRae's stone store has architectural significance as an industrial vernacular structure and high technological and craftsmanship significance for its stone masonry construction and classical detailing. The former McRae's stone store has high contextual significance for the contribution it makes to the Timaru town centre and harbour precinct. The building's site has potential archaeological significance in view of the colonial use and development of the property.

HERITAGE CATEGORY

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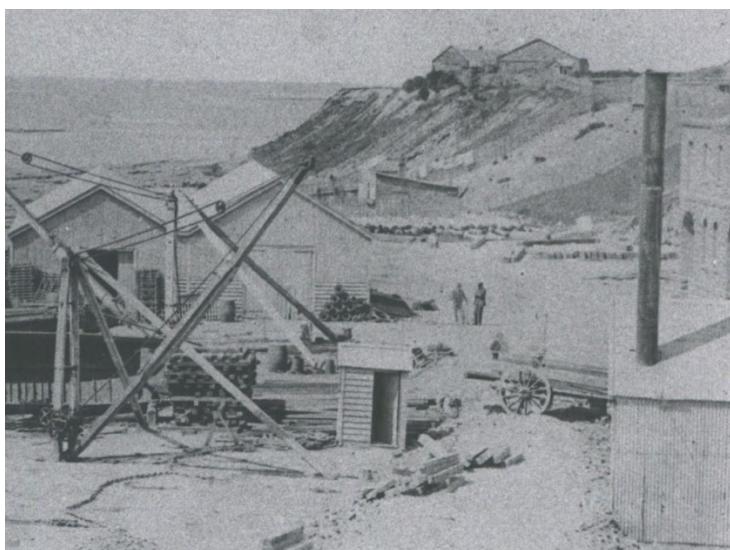
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Extent of setting, 2 George Street, Timaru.



c.1870 photograph showing at far right the grain store built by PD McRae close to the sheds and pulley structure of the landing service. Hocken Library, University of Otago, Dunedin.

New Advertisements.

**1,700 BUSHELS RYE GRASS
SEED.**

R . T U R N B U L L

Will Sell by Public Auction, on
SATURDAY NEXT,
6th instant,
At
MCRAE'S STONE STORE,
(adjoining the Landing Service,)
SEVENTEEN HUNDRED BUSHELS
RYE GRASS SEED,
Grown in the District, in lots to suit pur-
chasers.

Sale at ONE sharp.

Terms at Sale.

Timaru Herald 3 September 1873, p. 2. PapersPast.



Detail from October 1956 aerial showing stone stores surrounded by later warehousing erected by the NZ Loan and Mercantile Agency and Dalgety & Co. WA-42345-F, Alexander Turnbull Library, Wellington.