

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.