

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Royal Hotel
ADDRESS 30 Cains Terrace & 1-5 Beswick Street, Timaru
PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM NO. NO. 25 **HNZ LIST NO. & CATEGORY** 3162 / 2
(at time of assessment)

LEGAL DESCRIPTION Part Lot 26, Part Lot 39 DP 1

VALUATION NUMBER 2500071800A / 2500071800B

DATE OF CONSTRUCTION 1859 + 1862 + 1872 + 1890

**ARCHITECT/DESIGNER/
BUILDER** Daniel West, architect; T Henderson, contractor
(1890)

STYLE Commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with an irregular rectangular footprint and hipped roof forms. South, east and west elevations have ornamental treatment and meet at chamfered corners. Braced first-floor balcony on north elevation. Double-hung sash windows; having shallow-arched heads and keystones on first floor. Rusticated pilasters, window sills rest on blocks.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated iron roofing.

ADDITIONS/ALTERATIONS

North elevation first floor balcony reduced in length and fenestration removed (post-1990). First floor fire escape removed (date unknown). Office conversion (c.2010).

SETTING

The building stands on the north 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 Grosvenor Hotel (heritage item # 23) stands on the south side of Beswick Street. The extent of scheduling comprises the two land parcels on which the hotel is located, partly in view of the potential archaeological values of the site.

HISTORY

Thomas Dunn was issued with a general publican's license for the Royal Hotel, Timaru in June 1859, just five months after the arrival of the *Strathallan*. The hotel appears to have been added to through the later 19th century but never replaced as some sources would have it. Alterations and additions were undertaken by William Allen in 1862 and James Sullivan renovated and enlarged the hotel in late 1872. J Egan undertook further additions in 1890. These appear to have involved extending the building along Beswick Street. The hotel operated until March 2010, after which time it was converted in to office space.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Royal Hotel has historical and social significance as the oldest hotel in Timaru and for its association with its early publicans, their patrons and, more generally, the commercial development of Timaru's town centre. Altered and added to in 1862, 1872 and 1890, the former Royal Hotel provided hospitality and accommodation for 151 years; its location close to the railway station and port making it a desirable venue over that time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Royal 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 former Royal Hotel has architectural significance as a Victorian commercial classical building which was the work of a number of designers, including local carpenter turned architect Daniel West. West (c.1828-1910) was in partnership with Robert Barber from 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.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Royal Hotel has technological and craftsmanship value for its brick construction and classical detailing.

CONTEXTUAL SIGNIFICANCE

The former Royal Hotel has contextual significance for its relationship with the Grosvenor Hotel across the road 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 former Royal 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 social and commercial development of the town centre since 1859 and cultural value as a demonstration of the way of life of its early proprietors and their patrons. The former Royal Hotel has architectural significance as the work of a number of hands including local architect Daniel West and technological and craftsmanship value for its brick construction and classical detailing. The former Royal Hotel has contextual significance for the contribution it makes to

the Timaru town centre streetscape and potential archaeological significance in view of the 1859 origins of the building.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 11 June 1864, p. 4; 18 February 1865, p. 5; 15 May 1867, p. 5; 24 March 1869, p. 1; 15 December 1869, p. 2; 24 August 1870, p. 1; 25 January 1871, p. 2; 29 March 1871, p. 2; 7 June 1872, p. 2; 18 December 1872, p. 1; 7 February 1873, p. 1; 31 December 1880, p. 1; 10 October 1882, p. 2; 31 October 1889, p. 1; 24 June 1890, pp. 3 & 4; 8 April 2010 (available online).
- *Ashburton Guardian* 31 October 1906, p. 3.
- *Temuka Leader* 15 March 1906, p. 3.
- *Lyttelton Times* 18 June 1859, p. 5; 20 April 1861, p.5; 15 June 1861, p. 5.
- *Press* 5 April 1862, p. 11; 21 March 1863, p. 6.
- *Globe* 5 September 1874, p. 2.
- *Maoriland Worker* 15 December 1910, p. 14.
- <http://www.heritage.org.nz/the-list/details/3162>
- <http://www.bushtown.co.nz/strathallan.html>



Extent of setting, 30 Cains Terrace & 1-5 Beswick Street, Timaru. It is noted that the first-floor balcony on the north elevation overhangs the neighbouring property.

ROYAL HOTEL, TIMARU.

MR. GREEN begs to inform the resident Gentry of Timaru and Neighbourhood that he intends giving

A GRAND PUBLIC BALL
in the
HALL OF THE MECHANICS' INSTITUTE,
ON FRIDAY EVENING, FEBRUARY 24th.

There will be a good and efficient Band, and every accommodation and comfort provided.

The Hall will be Brilliantly Illuminated and Decorated with Lamps and Chinese Lanterns.

Mr. GREEN begs to inform his patrons that every comfort will be provided, as he has engaged the whole suite of rooms, and that nothing shall be wanting on his part to make it one of the best Balls ever held in Canterbury.

TICKETS, including Supper, 12s. 6d. each ; which may be had at the **ROYAL HOTEL.**

VIVAT REGINA !

WANTED, immediately, One Hundred Dozen New Laid Eggs.

Apply at the **ROYAL HOTEL.**

WANTED, immediately, Fifty Couple Fowls.

Apply at the **ROYAL HOTEL.**

WANTED— A Steady and Respectable Young Man as Boots.

Apply at the **ROYAL HOTEL.**

PINE APPLES, ORANGES, LEMONS,
AND BANANAS.

A small lot of these fruits on Sale at the **ROYAL HOTEL.**

Timaru Herald 18 February 1865, p. 5. PapersPast.