

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME 'Warwick House', former Chas Bates & Co. premises

ADDRESS 127 King Street / 34 Timaru-Temuka Highway,
Temuka

PHOTOGRAPH



(HNZPT)

FORMER DISTRICT PLAN ITEM NO. No. 124 **HNZ LIST NO. & CATEGORY** 2038 / 2
(at time of assessment)

LEGAL DESCRIPTION Pt Sec 39 Town of Wallingford

VALUATION NUMBER 2477021500

DATE OF CONSTRUCTION c.1894

**ARCHITECT/DESIGNER/
BUILDER** (D McInnes, builder?)

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Single storey-building with elongated rectangular footprint; gabled and hipped roof forms. Symmetrical façade with bullnose veranda carried on timber posts with shallow-arch brackets. Central recessed entry between glazed shop fronts. Bracketed cornice; stepped parapet bearing name of building is flanked by ornamental urns.

MATERIALS/STRUCTURE

Brick, cement plaster, timber, corrugated iron.

ADDITIONS/ALTERATIONS

Removal of capping over parapet; removal of decorative veranda brackets (date unknown).

SETTING

The building stands on the west side of King Street; it extends almost the full width of the site and the property is bounded to the west by Vine Street / SH 1. The former Bank of Australasia is immediately to the north of 'Warwick House'. The extent of scheduling is the land parcel as a whole in view of the potential archaeological values of the site.

HISTORY

Charles Bates (c.1853–1928), an agricultural labourer from Worcester, England, emigrated to New Zealand with his wife Alice in December 1879. He initially set up as a painter and decorator in Christchurch, but between c.1881 and c.1889 Charles and Alice Bates were officers of the Salvation Army, undertaking missions for the church at various places around New Zealand. Having settled in Temuka Charles Bates resumed his painting and decorating business in premises known, from at least 1894, as 'Warwick House'. At the turn of the century Chas Bates and Coy was also operating a branch in Geraldine, although this appears to have been short-lived. In May 1904 Bates moved in to new premises, which were 'next door' to his original shop and also bore the name 'Warwick House'. Bates also owned a two-storey timber building further to the north on King Street, which was destroyed by fire in September 1907. A fire completely destroyed Bates' 20-year old business premises, along with all stock and fittings, on New Year's Day in 1924. The 'old shop', which was by then occupied by Messrs Scrimshaw & Son, cabinetmakers and undertakers, was unharmed. Charles Bates was survived by his second wife Sarah (aka Cissie, nee Newsom) at the time of his death in September 1928. Leonard Scrimshaw died in 1954, aged 82. His business had been purchased nine years earlier by one of his employees, Bill Galbraith. 'Warwick House' has not been occupied by the funeral services company for many years but it remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Warwick House' has historical significance for its association with Charles Bates and, more generally, the development of the Temuka town centre. The building represents the second wave of commercial development in Temuka, whereby the early timber shops and business premises were replaced by masonry structures.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Warwick House' has cultural value as a demonstration of the way of life of its former owners, business proprietors and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Warwick House' has architectural significance as an example of a modest late Victorian commercial classical style building that retains a good level of authenticity. The designer is currently unknown, although it may have been Charles Bates himself in view of his involvement with other construction projects in the district.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Warwick House' has technological and craftsmanship value for its brick masonry construction and detailing. The building may have been erected by Daniel McInnes (c.1869-1932), a Temuka builder and contractor.

CONTEXTUAL SIGNIFICANCE

'Warwick House' has contextual significance as a historic feature within the Temuka town centre. The concentration of scheduled heritage items and historic character buildings along and in the vicinity of King Street, between Fraser Street in the south and Wood Street in the north, gives Temuka's main commercial thoroughfare its distinctive identity and sense of place. The single-storey 'Warwick House' and the three buildings immediately to its north (former Bank of Australasia, former Bates' building & the Temuka Hotel) form a distinctive cluster of commercial buildings; encapsulating the variety of both classical styling and commercial typology (shops, bank and hotel) that is characteristic of late Victorian and Edwardian town centre streetscapes.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

'Warwick House', the former Chas Bates & Co. premises, has overall heritage significance to Temuka and Timaru district as a whole. The building has historical significance for its association with Charles Bates and the commercial development of Temuka and cultural value as a demonstration of the way of life of its former proprietors and their customers. 'Warwick House' has architectural significance as a representative late Victorian classically styled shop and technological and craftsmanship value for the brick construction and plaster detailing. 'Warwick House' has contextual significance as a historic feature within the Temuka town centre streetscape and the building's site may have potential archaeological significance given its pre-1900 development.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 15 November 1915, p. 9.
- *Temuka Leader* 18 August 1891, p. 2; 19 December 1891, p. 2; 15 November 1894, p. 3; 6 April 1896, p. 3; 11 January 1900, p. 3; 28 January 1902, p. 3; 3 June 1902, p. 2; 8 January 1903, p. 1; 9 January 1904, p. 3; 21 May 1904, p. 2; 14 July 1904, p. 2; 3 November 1904, p. 4; 26 November 1904, p. 2; 21 September 1907, p. 3; 12 February 1914, p. 1; 11 November 1920, p. 1; 23 August 1921, p. 2; 20 September 1923, p. 2; 5 April 1924, p. 2; 22 September 1928, p. 2.
- *Press* 22 September 1928, p. 5.
- *Hawera & Normanby Star* 2 January 1924, p. 5.
- *Lyttelton Times* 22 March 1907, p. 5.
- *New Zealand Times* 21 September 1907, p. 11.
- *Evening Star* 2 January 1924, p. 2.
- *Otago Daily Times* 24 September 1928, p. 10.
- <http://www.heritage.org.nz/the-list/details/2038>
- <https://museum.timaru.govt.nz/explore/scroll/profile?id=3865>
- http://sites.rootsweb.com/~nzlscant/king_street.htm



Extent of setting, 127 King Street, Temuka.



Detail of 'King Street, Temuka' showing C Bates and Co's 'Warwick House', c.1915?. 35-R1416, Sir George Grey Special Collections, Auckland Libraries.