

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Arthur Gabites' 'The Corner', shops and offices

ADDRESS 61 King Street, Temuka

PHOTOGRAPH



(A McEwan, 12 July 2018)

FORMER DISTRICT PLAN ITEM No. No. 121 **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lots 7 & 8 [party wall] DP 14582

VALUATION NUMBER 2477020700A

DATE OF CONSTRUCTION 1905-6

**ARCHITECT/DESIGNER/
BUILDER** James Turnbull, architect; D McInnes, builder

STYLE Edwardian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with triangular footprint and hipped roof. Suspended veranda across King Street frontage. Chamfered corner; pilasters frame three bays on Domain Avenue (blind at ground floor) and four bays on King Street. Pediments over corner and end bay on King Street frontage. First floor windows have keystones and Gibbs surround. Corbelled string course between ground and first floors; solid parapet. Arched opening and rusticated plasterwork at entry to first floor at north end of King Street frontage. Double-hung sash windows. Exposed brick on west wall; small brick outhouse located within Domain Avenue service area.

MATERIALS/STRUCTURE

Brick, cement plaster, timber and corrugated metal.

ADDITIONS/ALTERATIONS

Replacement of convex veranda carried on posts with flat suspended one (pre-1975?).

SETTING

The building stands on a triangular parcel that is bounded to the east by King Street and to the south by Domain Avenue. There is a small service area at the rear (west) of the building. The former Temuka Post Office (heritage item 119) and William Rolleston Memorial Lamp (heritage item # 122) are located on the opposite corner of Domain Avenue. The extent of scheduling is the land parcel on which the building is located.

HISTORY

Julius Mendelson acquired the triangular lot at the intersection of King Street and Domain Avenue in 1872. It was leased to a number of parties before it was transmitted to Mendelson's estate after his death in December 1882. A timber building was erected on this site for use as auction rooms in 1883. After it was demolished in 1905 a new masonry structure was erected in its place. Messrs Perry, Perry and Kinnerney, barristers and solicitors of Timaru and Temuka, announced they had taken an office in the building in May 1906. Taking over the ground floor was Arthur Gabites, a drapery and clothing company established in Timaru in 1872 by Messrs Gabites and Plante. Gabites ran the business on his own after c.1890; after his death in 1898 it was continued by staff. A Temuka branch of A Gabites' 'The Corner' of Timaru had earlier opened in Mendelson's Buildings on 25 April 1902. The blind walls on the ground floor of the Domain Avenue frontage of the 1905-6 building, as well as the inset panel on the first floor corner bay, were historically used for advertising. The building has passed through several hands since the mid-20th century and remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'The Corner' building has historical significance for its association with Arthur Gabites' business interests in Temuka and, more generally, the development of the Temuka town centre. The building represents the second wave of commercial development in Temuka, whereby earlier timber shops and business premises were replaced by masonry structures.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'The Corner' building has cultural value as a demonstration of the way of life of its former owners, retailers and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'The Corner' building has architectural significance as the work of Timaru architect James Turnbull. After training in Melbourne, Turnbull (1864-1947) returned to New Zealand and 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 (1901-2) in Temuka, Chalmers Church (1903-4, heritage item # 38) in Timaru, and a large number of Timaru houses. Turnbull went into partnership with Percy Watts Rule in c.1920 and the practice was responsible for the former Temuka Library (heritage item # 118).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'The Corner' building has technological and craftsmanship value for its brick masonry construction and plaster detailing. Daniel McInnes (1866-1932) was a Temuka builder and contractor; he advertised his new saw and planing works in Temuka East in April 1913 and also built Temuka's Bank of Australasia to JS Turnbull's design in 1913.

CONTEXTUAL SIGNIFICANCE

'The Corner' building has contextual significance as a notable historic feature within the Temuka town centre. The concentration of scheduled heritage items and historic character buildings lining 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 building helps to define the intersection of King Street and Domain Avenue, along with the former Temuka Post Office (heritage item # 119), the Crown Hotel and the Crown Case Butchery building.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance relating to the previous occupation and development of the site.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Arthur Gabites' 'The Corner', shops and offices has overall heritage significance to Temuka and Timaru district as a whole. The building has historical significance for its association with Arthur Gabites and cultural value as a demonstration of the way of life of its former owners, occupiers and their customers. 'The Corner' building has architectural significance as the work of the Timaru architect James Turnbull and technological and craftsmanship value for its masonry construction and detailing. 'The Corner' building has contextual significance as a historic feature within the Temuka town centre streetscape and its site has potential archaeological significance given the pre-1900 development that occurred on the site.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 28 December 1882, p. 8; 13 April 1910, p. 4.
- *Temuka Leader* 9 July 1889, p. 3; 27 July 1901, p. 2; 17 December 1901, p. 2; 22 May 1902, p. 3; 1 November 1902, p. 2; 11 May 1905, p. 3; 6 June 1905, p. 2; 8 May 1906, p. 2; 29 September 1908, p. 3; 12 April 1913, p. 1; 8 August 1922, p. 3; 25 September 1923, p. 3; 16 October 1924, p. 3; 30 August 1928, p. 2.
- *Press* 2 October 1928, p. 2.
- *Star* 27 February 1888, p. 2.
- *Auckland Weekly News* 3 September 1925, p. 40; 11 July 1934, p. 50.
- *South Canterbury Times* 7 August 1890, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.



Extent of setting, 61 King Street, Temuka.