

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Nelligan's Railway Hotel
ADDRESS 95 Main Road (SH 8), Pleasant Point
PHOTOGRAPH



(Dr A McEwan, 12 July 2018)

DISTRICT PLAN ITEM NO. New **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Part RS 2659

VALUATION NUMBER 2482145900

DATE OF CONSTRUCTION 1913

**ARCHITECT/DESIGNER/
BUILDER** S & A Luttrell, architects & contractors

STYLE Commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with irregular L-shaped footprint and monopitch and gabled roof forms. Principal elevations overlook Main and Te Ngawai Roads and meet at a chamfered corner with entry. Solid parapet bearing name of hotel on both elevations above dentilled cornice. Decorative moulds over first floor windows and shaped upper walls behind parapet. Suspended veranda rounding street corner; first floor fire escape balconies. First floor door to balcony (now removed) on Te Ngawai Road elevation. Cellar doors set within footpath on Main Road. Single-storey wing at rear.

MATERIALS/STRUCTURE

Brick, cement plaster, timber and corrugated iron.

ADDITIONS/ALTERATIONS

First floor balcony removed (date unknown).

SETTING

The hotel stands at the north side of the Main Road (SH 8) as it passes through Pleasant Point. The property is bounded by Te Ngawai Road to the west. The extent of scheduling is limited to the immediate surrounds of the hotel, notwithstanding the potential archaeological values of the site as a whole. It appears that the building may extend beyond the property line into the road reserve; the cellar doors on the Main Road footpath are considered part of the building and are therefore included in the setting.

HISTORY

A hotel was first erected on this site by WL Edwards in 1874-75. This was the second hotel to be erected in the settlement, the first, dating to 1864, was later burnt down (December 1927). An addition to the Railway Hotel had been erected on the Main Road frontage by the time the hotel was destroyed by fire on 29 January 1913. (An earlier fire had destroyed the hotel's stable, which was replaced by Francis Nelligan in 1909.) Nelligan (c.1869-1933) was born in Ireland and lived in Australia before settling in New Zealand. After serving in the police force Nelligan ran the Chertsey Hotel and then operated the Railway Hotel in Pleasant Point for about 16 years. He later farmed in the area before his retirement in 1920. Nelligan commissioned Christchurch architects S & A Luttrell to replace the hotel, possibly having met Sydney Luttrell via their mutual interest in horseracing and membership of the Canterbury Jockey Club. The hotel was completed in August 1913, offering 40 bedrooms for patrons and lit by electricity produced by a powerhouse at the rear of the building. A baker's shop, barber's shop and billiard salon were also part of the hotel when it opened. The hotel has passed through other hands since Nelligan's time but continues to provide hospitality and visitor accommodation.

HISTORICAL AND SOCIAL SIGNIFICANCE

Nelligan's Railway Hotel has historical and social significance for its 106-year use as a hotel and for its association with both Francis Nelligan and hospitality in the town since 1875.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Nelligan's Railway Hotel has cultural value as a demonstration of the way of life of its former publicans and their patrons. Tourists and, especially, anglers were expected to patronise the hotel when it opened in August 1913.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Nelligan's Railway Hotel has architectural significance as a commercial classical style building designed by leading Christchurch architects S & A Luttrell. The Luttrell Brothers, who specialised in the design of racing grandstands and the use of modern construction technology, established their New Zealand practice in 1902. Both Alfred and Sidney Luttrell had been born, educated, trained and initially practised in Tasmania, Australia. The Luttrells introduced the Chicago skyscraper style to New Zealand and designed the Theatre Royal (1906-7) in Christchurch, one of a small number of their major commissions in the city that survived the 2010-11 Canterbury earthquakes. The brothers were also architects to the Catholic Diocese of Christchurch in the early 20th century and designed the South Canterbury Club in Timaru in 1904.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Nelligan's Railway Hotel has technological and craftsmanship value for its brick masonry construction and plaster detailing.

CONTEXTUAL SIGNIFICANCE

Nelligan's Railway Hotel has contextual significance as a defining historic feature within the Pleasant Point town centre. Historic buildings in the vicinity include the Pleasant Point Railway Station (heritage item # 129), the former Washdyke Junction signal box (heritage item # 130), and the former Pleasant Point Post Office (1912). The relationship between the station and the hotel built to service the travelling public is particularly notable. Historically the hotel site was known as Nelligan's corner.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As development on this site predates 1900, the property has potential archaeological significance relating to the colonial development of Pleasant Point and its town centre. The barrel cellar accessed via the footpath adjacent to the Main Road frontage may pre-date the current hotel.

SUMMARY OF HERITAGE SIGNIFICANCE

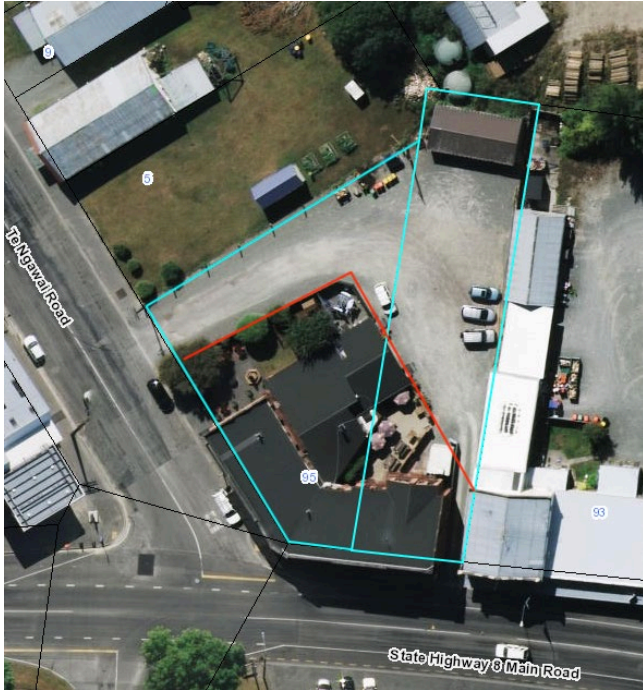
Nelligan's Railway Hotel has overall heritage significance to Pleasant Point and to Timaru district. The hotel has historical and social significance for its association with local hospitality since 1875 and its use as a hotel for 106 years. Nelligan's Railway Hotel has cultural value as a demonstration of the way of life of its former publicans and their clientele and architectural significance as a commercial classical style building designed by leading Christchurch architects S & A Luttrell. Nelligan's Railway Hotel has technological and craftsmanship value for its brick masonry construction and ornamental plaster detailing. Nelligan's Railway Hotel has contextual significance for its defining contribution to the historic streetscape of Pleasant Point and its relationship to the nearby railway precinct. The building's site has potential archaeological significance arising from its 19th century use and development.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 28 August 1874, p. 1; 10 September 1875, p. 1; 7 March 1887, p. 2; 15 February 1890, p. 2; 2 January 1891, p. 3; 19 September 1893, p. 2; 16 April 1898, p. 2; 30 November 1900, p. 2; 1 July 1909, p. 6; 6 March 1913, p. 9; 15 March 1913, p. 8; 7 April 1913, p. 4; 26 July 1913, p. 11; 5 August 1913, p. 3; 28 November 1913, p. 11; 30 July 2018 (available online).
- *Temuka Leader* 19 August 1893, p. 2; 30 October 1913, p. 4; 16 December 1926, p. 1.
- *Press* 7 February 1880, p. 2; 15 February 1890, p. 2; 10 June 1909, p. 5; 2 February 1912, p. 8; 31 January 1913, p. 9; 11 November 1933, p. 14; 9 June 1939, p. 7.
- *Lyttelton Times* 7 November 1911, p. 8.
- *Sun* 2 April 1917, p. 5.
- *Otago Daily Times* 14 October 1929, p. 8.
- *Evening Post* 12 December 1927, p. 13.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- <https://teara.govt.nz/en/biographies/3116/luttrell-alfred-edgar>
- <http://www.pointhistory.org.nz/chapters/the-early-days>



Extent of setting, limited to the immediate environs of the hotel (delineated by red lines) and including the cellar doors, 95 Main Road SH 8 Pleasant Point.



Cellar access on Main Road footpath. Dr A McEwan, 12 July 2018.



The 1874-5 + hotel after the fire of January 1913.