

**TIMARU DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**HERITAGE ITEM NAME** Coira's Royal Hotel  
**ADDRESS** 75 King Street, Temuka

**PHOTOGRAPH**



(A McEwan, 12 July 2018)

**FORMER DISTRICT PLAN ITEM NO.** No. 123      **HNZ LIST NO. & CATEGORY** 2028 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Pt Sec 49 Town of Wallingford & Lot 1 DP 7524

**VALUATION NUMBER** 2477023200

**DATE OF CONSTRUCTION** 1894-95

**ARCHITECT/DESIGNER/  
BUILDER** M de H Duval, architect; Messrs Clinch & Lloyd or  
Frank Palliser, contractors

**STYLE** Victorian commercial classicism

**PHYSICAL DESCRIPTION**

Two storey-building with L-shaped footprint and hipped roof forms. Symmetrical façade with open-bed pediment at parapet level bearing name and date of the hotel. First floor balcony extending over the footpath is carried on plain steel posts and has metal balustrading. Hipped lantern lighting stairwell is mounted on the apex of the main roof. Bracketed eaves, double-hung sash windows, arched moulding over first floor windows on street front. Main entry has panelled double doors. Flat-roofed single-storey addition to south side.

**MATERIALS/STRUCTURE**

Brick, cement plaster, timber and corrugated iron.

**ADDITIONS/ALTERATIONS**

Additions to rear and erection of return veranda/balcony (James Turnbull, architect; 1902). Return veranda along north elevation removed; single-storey addition to south (date unknown, pre-1994). Balcony and open-bed pediment bearing hotel name reinstated after EQ damage (c.2011).

**SETTING**

The hotel stands on the west side of King Street, north of its intersection with Domain Avenue. The rear elevation of the building can be seen from Vine Street, the Timaru-Temuka Highway. The extent of scheduling is the land parcel on which the hotel is located, in view of the potential archaeological values of the site.

## **HISTORY**

The first Royal Hotel on this site burnt down in August 1894. It had been erected in 1866 and was owned by Peter Coira at the time of the fire. Coira (1845-1923) and Edward Brewer, who was to be the new licensee, applied for a transfer of the license of the hotel in December 1894. Peter Coira was born in Italy and then relocated to England in his early teens before emigrating to New Zealand in 1864. Two years later he settled in Temuka where he worked at the first Royal Hotel until 1869. After a period in Winchester Coira managed the Royal Hotel between 1875-79 and then, after a visit to Italy and England, he became its proprietor in 1880. In 1885 Coira took over the running of the Wallingford (Temuka) Hotel and the Royal was tenanted for a time. After the 1894 fire Coira rebuilt the hotel in brick and concrete; he later extended the building and added a decorative veranda/balcony in 1902. Peter Coira was a member of the Temuka Road Board, the Orari River Board and the Temuka Volunteer Fire Brigade. His wife Harriet (nee Watt) opened a clothing shop at the corner of King and Commerce Streets in early 1913. The Coiras retired to Wellington in c.1915, having sold the hotel some years earlier. The façade of the Royal Hotel was damaged in the September 2010 Canterbury earthquake but it has been reinstated and the building is currently on the market.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

Coira's Royal Hotel has historical significance for its almost 50-year association with Peter Coira, its use as a hotel for almost 120 years and as an example of the social role played by Temuka's hotels throughout the 20<sup>th</sup> century. The building also represents the second wave of commercial development in Temuka, whereby colonial business premises were replaced by masonry structures in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

Coira's Royal Hotel has cultural value as a demonstration of the way of life of its former publicans and their patrons.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

Coira's Royal Hotel has 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). The additions undertaken in 1902 by Timaru architect James Turnbull included the return veranda and balcony in timber that is no longer extant.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

Coira's Royal Hotel has technological and craftsmanship value for its brick masonry construction and plaster detailing. Both Messrs Clinch and Lloyd and Frank Palliser have been credited with building the hotel in the mid-1890s. Clinch and Lloyd were Temuka contractors who also built Job Brown's Beehive Stores (1901-2, heritage item # 117). Frank Palliser was a Timaru builder and contractor who erected 'Elloughton Grange' for Maurice Duval. Palliser also built Timaru's Salvation Army Barracks and erected hotels in Timaru, Fairlie, Winchester and Pleasant Point.

## **CONTEXTUAL SIGNIFICANCE**

Coira's Royal Hotel has contextual significance as a notable historic feature within the Temuka town centre. The lantern of the hotel is a local landmark and 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.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As development of this site predates 1900, the property has potential archaeological significance relating to the colonial development of Temuka and its central business district.

### **SUMMARY OF HERITAGE SIGNIFICANCE**

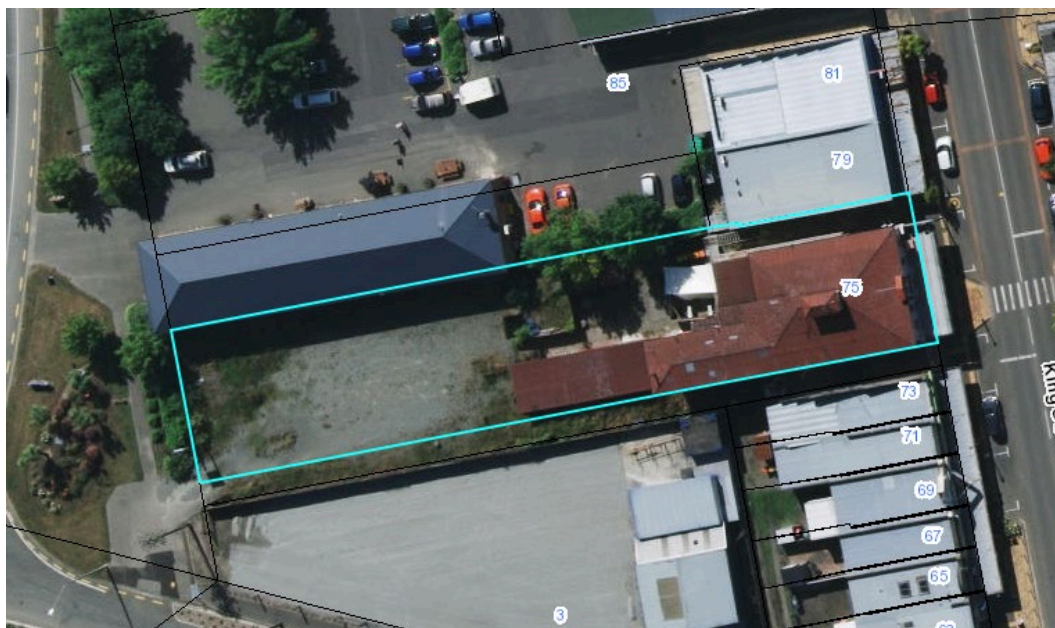
Coira's Royal Hotel has overall heritage significance to Temuka and to Timaru district. The hotel has historical significance for its association with Peter Coira and its use as a hotel for almost 120 years and cultural value as a demonstration of the way of life of its former publicans and their patrons. Coira's Royal Hotel has architectural significance as a late Victorian commercial classical style building designed by Maurice Duval and technological and craftsmanship value for its brick masonry construction and ornamental plaster detailing. Coira's Royal Hotel has contextual significance for its landmark contribution to the historic streetscape of King Street and its site has potential archaeological significance arising from the property's mid-19<sup>th</sup> century use and development.

### **HERITAGE CATEGORY**

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### **REFERENCES**

- *Timaru Herald* 19 August 1871, p. 1; 23 September 1878, p. 1; 19 October 1894, p. 1; 12 November 1894, p. 1; 19 June 1907, p. 6; 7 September 2010 (available online).
- *Temuka Leader* 18 October 1879, p. 2; 7 August 1894, p. 2; 30 October 1894, p. 2; 1 November 1894, p. 2; 6 November 1894, p. 2; 9 May 1895, p. 2; 15 March 1902, p. 2; 2 August 1902, p. 2; 25 June 1903, p. 2; 7 June 1906, p. 2; 15 March 1913, p. 2; 23 June 1923, p. 3.
- *NZ Herald* 4 September 2010 (available online).
- <http://www.heritage.org.nz/the-list/details/2028>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.



Extent of setting, 75 King Street, Temuka.



**ROYAL HOTEL, TEMUKA.**

The Cyclopedia of New Zealand – Canterbury Provincial District Christchurch, 1903, p. 905.