

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Walseley Hotel
ADDRESS 133 Temuka-Orari Highway (cnr Baker Street),
Winchester

PHOTOGRAPH



District plan Item No. HHI8 **HNZ LIST No. & CATEGORY** n / a

LEGAL DESCRIPTION Lot 1 DP 1464

VALUATION NUMBER 2470001000

DATE OF CONSTRUCTION 1883

**ARCHITECT/DESIGNER/
BUILDER** FJ Wilson, architect; Charles Palliser, contractor

STYLE Edwardian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with L-shaped footprint and hipped roof forms. Triangular pediment over Baker Street entry. Chamfered corner with bar entry. Quoins and double-hung sash windows with brackets beneath sills. String course between floors. First floor fire escapes on both street frontages. North elevation has hipped bay and single-storey hip roofed building connected to main block by modern extension.

MATERIALS/STRUCTURE

Brick, cement plaster, timber and corrugated iron.

ADDITIONS/ALTERATIONS

Additions to west end (JS Turnbull, architect; A Frew, contractor, 1903). Chimneys removed, side entry on east elevation removed & north-east extension (date unknown).

SETTING

The hotel stands on the west side of the Temuka-Orari Highway (SH1), directly north of its intersection with Baker Street. The property extends to the east bank of Dobies (Young's) Stream and includes a dwelling to the north of the hotel. The extent of scheduling is limited to the immediate surrounds of the hotel, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

Known originally as Waihi Crossing, Winchester was the site of an early accommodation house opened in 1865 by *Strathallan* settler, John Albert Young. Young (1832-1910) initially earned his living as a bush worker and carpenter. Over time he became a successful businessman and prominent resident of Winchester; serving as chairman of the Winchester Domain Board for 30 years and an active member of St John's Anglican Church and the Winchester Masonic Lodge. After thirty years of service Young retired with the rank of Major from the Volunteers in 1898. In 1883 Young built a new brick hotel in Winchester following a dispute about the lease of the earlier Winchester Hotel (demolished 1907). Young's new Wolseley Hotel was closer to the railway station than the Winchester but still near the sale yards. The hotel was in use by July 1883. Young advertised it as a family hotel and advised anglers that he had a sole right to a large extent of the Waihi River. A six-bedroom, two-bathroom extension was built in 1903. Over the years the hotel has changed licensees numerous times but a constant has been its marketing to anglers for its proximity to the Waihi, Rangitata and Opihi Rivers.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Wolseley Hotel has historical significance for its association with JA Young and its continuous use as a hotel for 135 years. Young was described as the 'founder of the township of Winchester' in the *Cyclopedia of New Zealand* in 1903 and his hotel is also notable as an example of the social role played by Winchester's only hotel throughout the 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Wolseley Hotel has cultural value as a demonstration of the way of life of its former publicans and their patrons.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Wolseley Hotel has architectural significance as a late Victorian commercial classical style hotel designed by early Timaru architect FJ Wilson. South African-born Francis John (Frank) Wilson (c.1836-1911) was said to have 'practically rebuilt Timaru after the big fire' of 1868 (*Poverty Bay Herald* 21 April 1911, p. 5). Wilson is reported to have arrived in Timaru in c.1855 and not only worked as a contractor and architect but also as a publican, holding licenses for hotels in Timaru and Washdyke in the mid-1860s. Wilson also designed the Criterion/Excelsior Hotel in Stafford Street (1872-73), Timaru Main School (1873-74) and the former Bank Street Methodist Church (1874-75, item # 51). Although he died in Gisborne in 1911 Wilson was remembered at the time as one of the 'prominent citizen(s) of Timaru in the early days' (*Timaru Herald* 28 April 1911, p. 7). Wilson left Timaru in the 1880s and, after a period spent in Australia, he later lived and worked in Wellington, Palmerston North and Gisborne. Frank Wilson's son Frank was also an architect and his grandson Francis Gordon Wilson (1900-59) became Government Architect of New Zealand (served 1952-59). Noted Timaru architect JS Turnbull designed the 1903 addition to the west end of the Wolseley Hotel.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Wolseley Hotel has technological and craftsmanship significance for its Victorian brick masonry construction and classical plaster detailing. The contractor Charles Palliser (c.1846-1916) was a partner in the firm Palliser and Jones from 1885. The firm later operated in Napier and Wellington. Temuka builder Alexander Frew erected the 1903 addition.

CONTEXTUAL SIGNIFICANCE

The Wolseley Hotel has contextual significance as a notable historic feature within the Winchester town centre. The building is a prominent landmark, thanks to its size, scale and central location on State Highway 1 as it passes through the township.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the hotel predates 1900, its site has potential archaeological significance relating to the colonial development of Winchester and its town centre.

SUMMARY OF HERITAGE SIGNIFICANCE

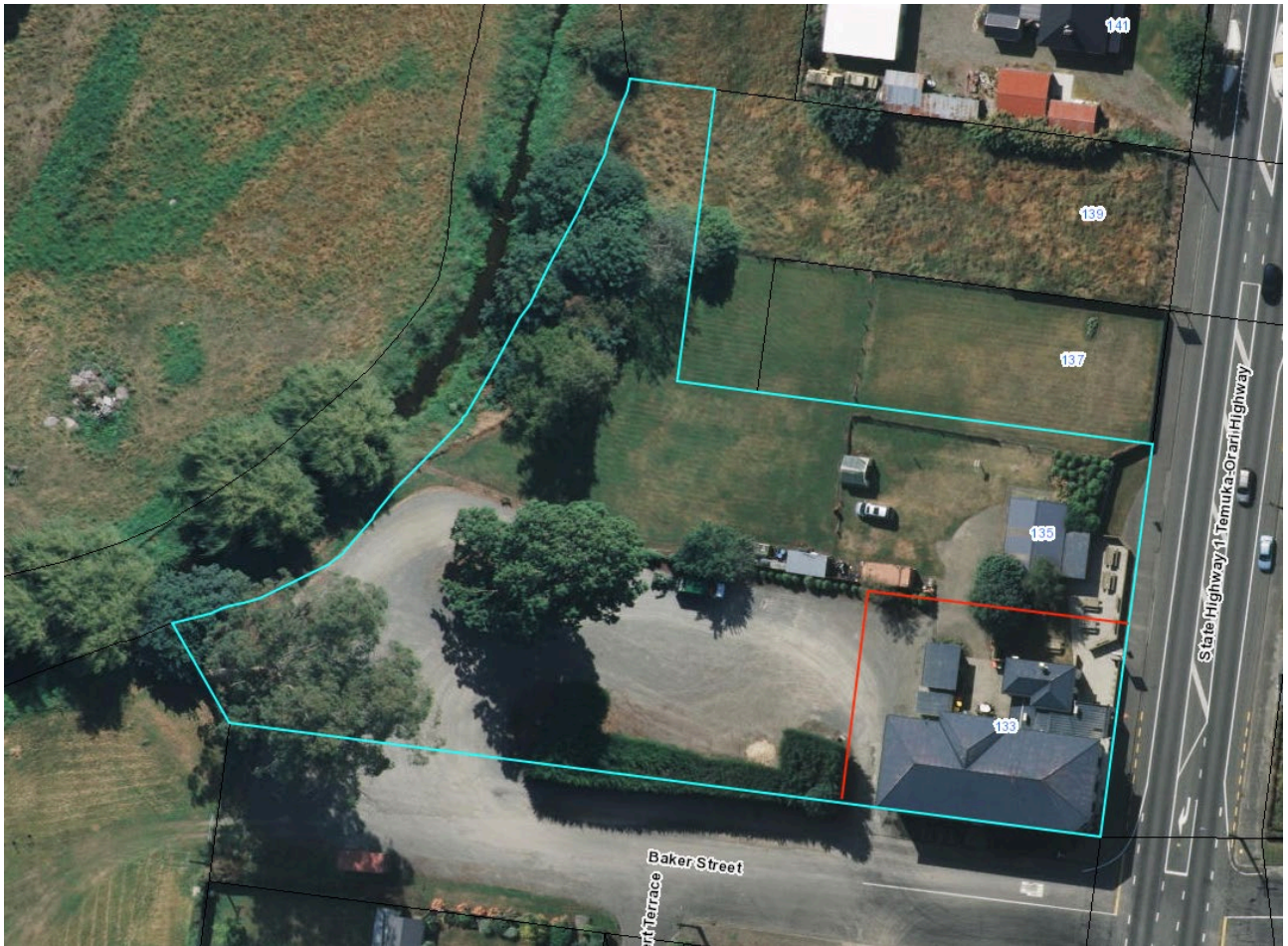
The Wolseley Hotel has overall heritage significance to Winchester and to Timaru district. The hotel has historical significance for its association with JA Young and its continuous use as a hotel for 135 years and cultural value as a demonstration of the way of life of its former publicans and their clientele. The Wolseley Hotel has architectural significance as a late Victorian commercial classical style building designed by pioneer Timaru architect FJ Wilson and technological and craftsmanship significance for its brick masonry construction and classical detailing by Charles Palliser. The Wolseley Hotel has contextual significance as a local landmark and its site has potential archaeological significance in view of the building's age.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 25 January 1883, p. 3; 10 February 1883, p. 1; 10 March 1883, p. 2; 18 July 1883, p. 2; 27 September 1883, p. 1; 4 October 1883, p. 1; 9 October 1903, p. 2; 12 January 1906, p. 4; 23 May 1911, p. 8; 20 April 1916, p. 9.
- *Temuka Leader* 10 May 1883, p. 2; 7 June 1883, p. 2; 31 March 1903, p. 2; 22 October 1903, p. 3; 26 May 1903, p. 2; 8 June 1907, p. 2; 9 June 1910, p. 4.
- *Press* 31 August 1916, p. 5.
- *South Canterbury Herald* 11 August 2010 (available online).
- *Lyttelton Times* 19 August 1910, p. 9.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- JR Jones 'Catching Up with the Jones' family history, 2011; available online.



Extent of setting, limited to immediate surrounds of the hotel, 133 Temuka-Orari Highway (cnr Baker Street), Winchester.



WOLSELEY HOTEL.

Cyclopedia of NZ, p. 891