

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

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**HERITAGE ITEM NAME** former Hay's Buildings  
**ADDRESS** 229-237 Stafford Street, Timaru  
**PHOTOGRAPH**



(A McEwan, 9 July 2018)

**FORMER DISTRICT PLAN ITEM NO.** NO.29      **HNZ LIST No. & CATEGORY** 2048 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Part Lot 20 DP 1106, Lot 2 DP 2486, Part Lot 34 DP 1

**VALUATION NUMBER** 2500073100

**DATE OF CONSTRUCTION** 1907-8

**ARCHITECT/DESIGNER/  
BUILDER** Thomas Coulthard Mullions, architect; Messrs Hunt & Werry, builders

**STYLE** Edwardian commercial classicism

**PHYSICAL DESCRIPTION**

Three storey-building with segmental footprint and sloping roof form. Principal elevation has centre-and-ends composition with open-bed triangular and semi-circular pediments, arched windows with oversize voussoirs at first floor level flanked by paired oriel windows. Central entry at street corner has open-bed swan-neck pediment with blocked pilasters and ornamental capitals. Modern shopfronts with suspended veranda, solid parapet with dentiled cornice.

**MATERIALS/STRUCTURE**

Brick, concrete, plaster, corrugated metal.

**ADDITIONS/ALTERATIONS**

Reinstatement of interior after fire damage (1910 & 1951; latter included seismic strengthening, PW Rule, architect).

**SETTING**

The building stands on the north-east side of Stafford Street, overlooking its intersection with Strathallan Street. There are a number of heritage buildings in the vicinity, including the Old Bank Hotel (1876, heritage item # 33), and Rhodes's Buildings (1892, heritage item # 31). On the opposite side of Strathallan Street is a pocket park in which is located a statue of Timaru boxer Bob Fitzsimmons. The extent of scheduling is the same as the Heritage NZPT list entry.

## **HISTORY**

William Hay erected a number of commercial buildings along that portion of Stafford Street now numbered 229 to 251 in 1907/1908. The Rink Stables at 251 Stafford Street were the first part of Hay's building programme to be completed, with construction continuing in a southerly direction through 1907 and in to early 1908. The three-storey block of shops and offices at the corner of Stafford and Strathallan Streets was the last to be built; all of the work being designed by local architect Thomas Coulthard-Mullions. Hay (1845-1910) was the son of Ebenezer Hay, a pioneer settler on Banks' Peninsula. He was known as a sheep and cattle breeder and undertook commercial property developments in Timaru after his retirement from farming. After Hay's death in 1910 the trustees of his estate held the building for some years. Fire damaged the interior of the building in March 1910 and April 1951. It has been occupied in the past by the Colonial Mutual Life Assurance company, and the Trustbank and Westpac banks but is currently unoccupied.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Hay's Buildings have historical significance for their association with William Hay, the early tenants of the building and, more generally, the early 20<sup>th</sup> century development of the Timaru town centre. The building represents the Edwardian-era building boom in Timaru, whereby earlier shops and business premises were replaced and new, 'modern' premises were built.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Hay's Buildings have cultural value as a demonstration of the way of life of their former tenants and their clients or customers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Hay's Buildings have high architectural significance for their Edwardian classical design by Thomas Coulthard Mullions (1878-1957). Mullions practiced architecture in Timaru between 1904 and 1915; occupying rooms in the Hay's Buildings from the time they were completed. Mullions designed and built his own home at 8 Park Lane, designed Stafford Chambers (heritage item # 24, 1908) and oversaw the construction of 'The Croft' (former Orbell house) at 12 Park Lane (1908, heritage item # 8). He later practised in Auckland where he patented a cavity concrete block in 1919.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Hay's Buildings have technological and craftsmanship significance for their brick construction and the quality of the building's classical detailing. Timaru builder William Henry Hunt was in partnership with William Werry from 1895. Werry and Hunt erected a number of commercial buildings in central Timaru as well as undertaking extensive water-race construction in the North Island.

## **CONTEXTUAL SIGNIFICANCE**

The former Hay's Buildings have high contextual significance as a landmark historic feature within the Timaru town centre. The concentration of scheduled heritage items and historic character buildings lining Stafford Street, and in the vicinity of the port and railway station, gives Timaru's principal CBD thoroughfare its distinctive identity and sense of place.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

Although the buildings post-date 1900 their site may have potential archaeological significance relating to its earlier development and use. The *Timaru Herald* reported in May 1907 that the corner site had not previously been built on but had been used as a stock-yard and coal yard.

### **SUMMARY OF HERITAGE SIGNIFICANCE**

The former Hay's Buildings have high overall heritage significance to Timaru and Timaru district as a whole. The buildings have historical significance for their association with William Hay and the early 20<sup>th</sup> century development of the town centre and cultural value as a demonstration of the way of life of their early tenants and their clients or customers. The former Hay's Buildings have high architectural significance as the work of Timaru architect Thomas Coulthard Mullions and technological and craftsmanship significance for their brick construction and ornamental classical detailing. The former Hay's Buildings have high contextual significance for the contribution they make to the Timaru town centre streetscape and their site may have potential archaeological significance in view of the building's location and earlier use of the property.

### **HERITAGE CATEGORY**

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### **REFERENCES**

- *Timaru Herald* 21 October 1904, p. 2; 9 May 1906, p. 4; 3 May 1907, p. 3; 29 May 1907, p. 6; 5 July 1907, p. 2; 13 August 1907, p. 6; 28 January 1908, p. 6; 11 February 1908, p. 2; 22 February 1908, p. 2; 12 May 1908, p. 7; 24 October 1908, p. 4; 8 August 1910, p. 7; 22 March 1915, p. 12; 12 September 1916, p. 6; 22 December 1916, p. 4; 2 October 1917, p. 4; 9 December 1919, p. 6; 3 December 1920, p. 6; 17 November 2015 (available online).
- *Hastings Standard* 2 March 1910, p. 5.
- *Lyttleton Times* 8 August 1910, p. 9.
- *Akaroa Mail and Banks Peninsula Advertiser* 9 August 1910, p. 2.
- *Waikato Argus* 3 April 1908, p. 2.
- *Progress* 2 May 1910, p. 21; 1 September 1913, p. 37.
- <http://www.heritage.org.nz/the-list/details/2048>
- NP Isaacs 'Making the New Zealand House, 1792-1982' PhD thesis, Victoria University of Wellington, 2015; available online.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d7-d1-d26.html>



Extent of setting, 229-237 Stafford Street, Timaru. Same as extent of Heritage NZPT list entry; indicated by red line.



North (rear) elevation of Hay's Building (Former), R Burgess, 22 June 2017, Heritage New Zealand

Robyn Burgess, 3 August 2017  
Heritage New Zealand Pouhere Taonga – Summary Report, List No. 2048

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... a new standard in the building of  
business premises in Timaru.

The tenants now in occupation are, on the ground floor, the Timaru A. and P. Society, the Government Life and Accident Insurance Department, the Government Fire Insurance Department, Mr W. Shaw, solicitor, and Messrs. Friedlander Bros.; on the first floor, Mr. Cox, dentist, Wright, Stephenson and Co., Mr Murray, surveyor, and Mr Coulthard-Mullions, architect. Nichol and Sons, meat salesmen of London, and two rooms are unlet; the top floor is less subdivided than the lower ones and is all occupied by three tenants, the Timaru Football Club, the Timaru Ladies' Club, and Miss O'Callaghan (Tyrol tearoom).

*Timaru Herald* 12 May 1908, p. 7.