

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Commercial Building (former Auction Rooms and Motor Garage)

ADDRESS 7 Commerce Street, Temuka

PHOTOGRAPH



(A McEwan, 12 July 2018)

FORMER DISTRICT PLAN ITEM NO. No. 116 **HNZ LIST NO. & CATEGORY** 2026 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 7 & 8 DP 7259 (also party walls located on Lots 31 & 32 DP 7259)

VALUATION NUMBER 2477031600

DATE OF CONSTRUCTION 1912-13

**ARCHITECT/DESIGNER/
BUILDER** James Turnbull, architect

STYLE Edwardian commercial classicism

PHYSICAL DESCRIPTION

Single storey-building with slightly irregular rectangular footprint and gabled roof forms. Symmetrical façade features swan-necked pediments with consoles over arched entries. Rusticated pilasters divide the facade into a number of bays and are topped with finials. Arched openings have small keystones beneath circular louvres set within the gable ends. Shop windows have arched lower pane with pair of four-square lights above.

MATERIALS/STRUCTURE

Brick, cement plaster, timber, corrugated iron.

ADDITIONS/ALTERATIONS

East vehicle entry enclosed (date unknown). South wall rebuilt in concrete block after storm damage (1975).

SETTING

The building stands on the south side of Commerce Street, east of its intersection with King Street. The former Beehive Stores (heritage item # 117) are located on the opposite side of Commerce Street and the former Buxton's grain store is to the east of the building, at the corner of Hally Terrace. The extent of scheduling is largely confined to the footprint of the building (see below).

HISTORY

A block of commercial and light industrial buildings on the south corner of King and Commerce Streets was erected by Colonel John TM Hayhurst in 1912-13. These replaced the timber Wallingford Hotel, which had opened in c.1882. Hayhurst was the son of John Hayhurst of 'Green Hayes' (heritage item # 90); in addition to his business interests he served as Mayor of Temuka for eight years in the late 1890s and early 1900s. The new building on Commerce Street was initially occupied by James and William Spillane's garage (western portion) and, after a brief period as the auction rooms of Messrs McDougall, Pedder & Co., by the South Canterbury Farmers' Agency (eastern portion). McDougall, Pedder and Company announced their business, the Temuka Auction Mart, would open on 22 April 1913. After Colonel Hayhurst's death in a car accident in 1914, his widow Amelia (nee Brown) took over the Hayhurst and Brown family commercial interests in the Temuka town centre. Amelia Hayhurst also owned the block on the north side of Commerce Street on which the former Beehive Stores building had been erected by her father (heritage item # 117). After 1922 the eastern portion of the 1912-13 building was occupied by the farmer supply store Pyne, Gould Guinness Ltd for around 20 years. The western portion, under various hands, continued to operate as a motor garage until c.1946 when, after the property as a whole was sold to James Thomas, the whole building was amalgamated as one garage. The Canterbury Farmers' Co-operative Association acquired the building in 1967 and it has been in light industrial use since that time.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former auction rooms and garage have historical and social significance for their association with the Hayhurst family, the businesses that operated in them and, more generally, the development of the Temuka town centre. The building represents the second wave of commercial development in Temuka, whereby the early timber shops and business premises were replaced by masonry structures. The building is also associated with rural and motor vehicle sales and services from the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former auction rooms and garage have cultural value as a demonstration of the way of life of its former owners, business proprietors and their customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former auction rooms and garage have 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 former auction rooms and garage have technological and craftsmanship value for their brick masonry construction and the quality of the building's plasterwork detailing.

CONTEXTUAL SIGNIFICANCE

The former auction rooms and garage have contextual significance as a historic feature within the Temuka town centre. The concentration of scheduled heritage items and historic character buildings along and in the vicinity of 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 four shops on King Street (82, 84, 84A and 86)

that abut the Commerce Street building are part of the same 1912-13 development. Originally the Spillanes' cycle shop at 82 King Street was connected to their motor garage via the rear of the shop.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance relating to the earlier development of the property, including the construction and operation of the Wallingford Hotel (c.1882-1911).

SUMMARY OF HERITAGE SIGNIFICANCE

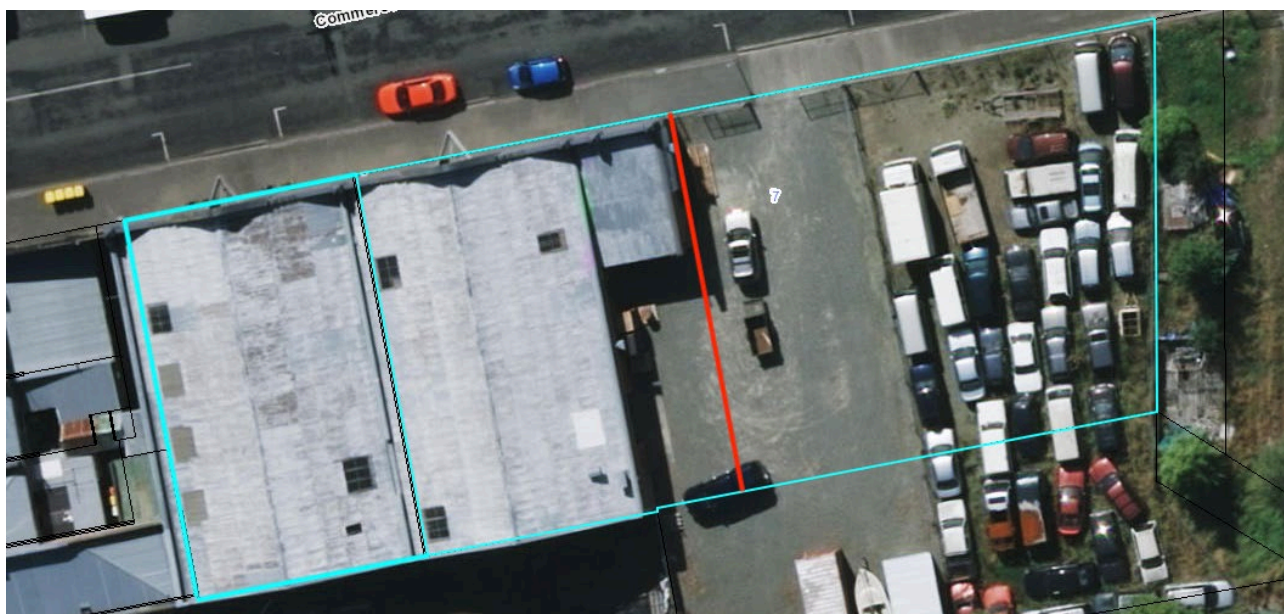
The former auction rooms and garage have overall heritage significance to Temuka and Timaru district as a whole. The building has historical and social significance for its historic use and association with the commercial development of Temuka and cultural value as a demonstration of the way of life of its former proprietors and their customers. The former auction rooms and garage have architectural significance as the work of the Timaru architect James Turnbull and technological and craftsmanship value for the building's brick construction and plaster detailing. The former auction rooms and garage have contextual significance as a historic feature within the Temuka town centre streetscape and the building's site may have potential archaeological significance in view of the earlier commercial use of the property.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 15 August 1910, p. 2; 27 March 1913, p. 6; 23 January 2007 & 28 May 2012 (available online).
- *Temuka Leader* 7 November 1895, p. 3; 30 December 1911, p. 2; 4 January 1912, p. 2; 24 August 1912, p. 2; 3 October 1912, p. 3; 6 March 1913, p. 3; 15 April 1913, p. 2; 17 April 1913, p. 2; 24 May 1913, p. 4; 18 December 1919, p. 2; 26 June 1928, p. 2.
- *Waimate Advertiser* 3 January 1913, p. 2.
- <http://www.heritage.org.nz/the-list/details/2026>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.



Extent of setting limited to Lot 7 and that portion of Lot 8 DP 7259 left of the red line, 7 Commerce Street, Temuka.



Detail of DP 7259, dated September 1923, showing survey of lots at corner of King and Commerce Streets. LINZ.