

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Rhodes's Buildings (incl. part of the Empire Hotel)

ADDRESS 218, 220, 222, 226 Stafford Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

DISTRICT PLAN ITEM NO. HHI46 **HNZ LIST No. & CATEGORY** 3158 / 2
(at time of assessment) Former No. 31

LEGAL DESCRIPTION Lots 1, 2 & 12 DP 5828, Lot 2 DP 42937, Lot 1 DP 42937 & Lot 2 DP 22010

VALUATION NUMBER 2500067400, 2500067301, 2500067300 & 2500067200

DATE OF CONSTRUCTION 1891 / 1892

**ARCHITECT/DESIGNER/
BUILDER** M Duval, architect; T Pringle, builder

STYLE Commercial classical

PHYSICAL DESCRIPTION

Two storey-building with irregular rectangular footprint, hipped and gabled roof forms. Modern shop fronts on ground floor with suspended veranda and original decorated façade at first floor. Symmetrical division into five bays, 2nd and 4th are framed by engaged columns and crowned by triangular pediments. Bracketed cornice, paired and single windows with hood moulds; engaged columns at each end. Composite capitals, string course below windows and decorative frieze level with the top of the windows. Solid parapet.

MATERIALS/STRUCTURE

Brick, concrete, cement plaster, corrugated iron.

ADDITIONS/ALTERATIONS

Veranda and cast-iron posts removed; suspended veranda installed (date unknown). Rear additions (date unknown).

SETTING

The buildings stand on the south-west side of Stafford Street, south of its intersection with Church Street. Beswick Street is on the opposite side of the street to the south, with Strathallan Street to the north. Another, later section of the Empire Hotel (1898 & 1906) is to the north-west overlooking Church Street. The Old Bank Hotel (1876, heritage item # 33) is

to the north along Stafford Street. The extent of scheduling is the four land parcels on which the buildings are located, partly in view of the potential archaeological values of the site.

HISTORY

The new Empire Hotel opened at 'Clarendon corner' in December 1891. It was designed by local architect Maurice Duval and built by Messrs Pringle & Targuse. In the next year, the trustees of the Rhodes' estate erected three shops in Stafford Street in the same style as the adjacent hotel. Rhodes's Buildings were also designed by Maurice Duval, two of the shops having accommodation on the first floor, the southern shop (218 Stafford) having instead a commercial showroom on that level. Early tenants included the Dresden Piano Company, James Irwin, clothier and mercer, England & McRae, ironmongers, and PG Allen, seedsman. The building, which is in four titles, has been modernised on the ground floor and extended at the rear. It remains in commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

Rhodes's Buildings have historical significance for their association with the Rhodes family, their commercial property interests in Timaru and, more generally, the late 19th century development of the Timaru town centre. The remnant of the Empire Hotel that is part of what is now known collectively as Rhodes's Buildings is notable for its association with the historic provision of hospitality on the site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Rhodes's Buildings have cultural value as a demonstration of the way of life of their former owners, tenants and their patrons and customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Rhodes's Buildings have 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 Quinn's Buildings on the corner of Cains Terrace and George Street (1886, heritage item # 21) and 'Elloughton Grange' for William Grant (1893, heritage item # 5). As the corner building of the Empire Hotel is no longer extant, the surviving portion at 226 Stafford Street and Rhodes's Buildings are a reminder of the appearance of the landmark hotel.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Rhodes's Buildings have technological and craftsmanship significance for their brick masonry construction and the quality of the classical facade detailing. Thomas Pringle (1847-1923) was a Scottish-born builder and contractor who spent some time in the United States before emigrating to New Zealand in 1878. Pringle worked for Alfred Targuse and then was briefly in partnership with him. Another local contractor, Emil Hall, undertook the bricklaying and the plasterwork on Rhodes's Buildings. Sub-contractors for the Empire Hotel were Messrs F Palliser & Co.

CONTEXTUAL SIGNIFICANCE

Rhodes's Buildings have contextual significance as a notable 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

As the buildings pre-date 1900 their site has potential archaeological significance relating to its colonial development and use. An 1875 map of Timaru (South Canterbury Museum) shows buildings on the site predating the current structures.

SUMMARY OF HERITAGE SIGNIFICANCE

Rhodes's Buildings (including part of the Empire Hotel) have overall heritage significance to Timaru and Timaru district as a whole. The buildings have historical significance for their association with the commercial development of Timaru and cultural value as a demonstration of the way of life of their former owners, tenants and their customers. Rhodes's Buildings have architectural significance as the work of Timaru architect Maurice Duval and technological and craftsmanship significance for their brick construction and classical detailing. Rhodes's Buildings have contextual significance for the contribution they make to the Timaru town centre streetscape and the site has potential archaeological significance relating to its 19th development and use.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 31 December 1891, p. 3; 26 September 1892, p. 3; 20 October 1906, p. 1; 24 July 1919, p. 1; 9 October 2007 (available online).
- *South Canterbury Times* 21 January 1892, p. 3; 11 January 1894, p. 3; 5 February 1900, p. 3; 17 October 1900, p. 2.
- <http://www.heritage.org.nz/the-list/details/3158>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://sites.rootsweb.com/~nzlscant/pubs.htm>



Extent of setting, 218, 220, 222 & 226 Stafford Street, Timaru.