

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Maclean & Stewart's Auction Mart & Horse Bazaar / Community House

ADDRESS 29 Strathallan Street, Timaru

PHOTOGRAPH



(A McEwan, 9 July 2018)

FORMER DISTRICT PLAN ITEM NO. NO.28 **HNZ LIST NO. & CATEGORY** 2069 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 62659

VALUATION NUMBER 2500072900

DATE OF CONSTRUCTION 1878-79

**ARCHITECT/DESIGNER/
BUILDER** FJ Wilson, architect

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with long rectangular footprint and hipped roof forms. Balanced, rather than symmetrical, façade. Arched door and window openings, quoins at each end of first floor, Gibbs surround (blocked pilasters) define bays on ground floor. Decorative spandrels above windows on first floor. Clock mounted on cornice. Exposed bluestone walls at rear have windows with cement dressings on east elevation.

MATERIALS/STRUCTURE

Timaru bluestone (basalt), brick, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Renovations; possibly including removal of parapet and replacement of two windows at west end of first floor with one larger window (CT Lewis, architect; 1929). Renovations; including ground floor window reinstatement and new cornice (Warren & Mahoney, architects; 1992). Renovations; including clock fitted in place of PGG 'badge' atop parapet (2006).

SETTING

The building stands on the north side of Strathallan Street, east of its intersection with Stafford Street. There are a number of heritage buildings in the vicinity, including, on the western boundary, the former Hay's Building (1907-8, heritage item # 29). 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 limited to the western portion of the parcel on which the building is located, largely consistent with the Heritage NZPT list entry and notwithstanding the potential archaeological values of the site as a whole.

HISTORY

Messrs Maclean and Stewart erected an auction mart and horse bazaar in Strathallan Street in 1878-79. The front portion of the building, containing offices on both floors, was erected in brick; at the rear was a bluestone section lit by ten large skylights, in which the horse bazaar was located. Part of the building was taken over by the Colonial Bank in 1886, the horse bazaar by now being run by James Gracie & Co. Local auctioneers Guinness & Le Cren took ownership of the building in 1903. In 1908 Cain's Terrace Motor Garage took over the horse bazaar; Bockaert's garage taking over the lease in 1912. Guinness & Le Cren merged with a Christchurch company in 1919 to become Pyne Gould and Guinness (PGG); such was the scale of the company's operations that it occupied both the former auction mart and another large building to the east (c.1878, demolished 1992). PGG sold the former auction mart building in 1926 but repurchased it in 1973. The company undertook major renovations, including earthquake strengthening, in 1992. Since 2006 the building has been owned by the Community Trust of Mid and South Canterbury. After a further round of renovations, it was occupied by the trust in December 2006 and officially reopened in March 2007.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high historical significance for its early construction date, association with landmark businesses Guinness and Le Cren and Pyne Gould Guinness and, more generally, the later 19th century development of the Timaru town centre. The building has provided accommodation to a wide range of commercial and community users for almost 140 years; its restoration in 1992 and 2006 attests to the recognition of the building's historic values by past and present owners.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has cultural value as a demonstration of the way of life of its former occupants and their clients or customers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high architectural significance as the work of 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 said 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 (1872-73), Timaru Main School (1873-74) and the former Bank Street Methodist Church (1874-75, item # 51). He and his wife Emily had ten children and although Frank Wilson died in Gisborne in 1911, he 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 (1952-59).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high technological and craftsmanship significance for its composite bluestone and brick construction and the quality of the building's classical detailing. The building represents both a response to the March 1869 council bylaw stipulating masonry construction in the central business district, which followed the December 1868 fire that destroyed around 30 buildings in the town centre, and

the use of a building material (Timaru bluestone/basalt) that is closely identified with Timaru's colonial building tradition.

CONTEXTUAL SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high contextual significance as a landmark building that serves as a reminder of the historic importance of Strathallan Street as a busy thoroughfare connecting the town to the port. 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 building pre-dates 1900 its site has potential archaeological significance relating to its colonial development and use. The 1875 map of Timaru (South Canterbury Museum) shows that there was an earlier building on this site; Messrs Allan & Stumble's blacksmith's shop.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Maclean & Stewart's Auction Mart & Horse Bazaar has high overall heritage significance to Timaru and Timaru district as a whole. The building has high historical significance for its age and association with a number of notable companies and cultural value as a demonstration of the way of life of its early occupants and their clients or customers. The former Maclean & Stewart's Auction Mart & Horse Bazaar has high architectural significance as the work of Timaru architect Francis Wilson and high technological and craftsmanship significance for its bluestone and brick construction and ornamental classical detailing. The former Maclean & Stewart's Auction Mart & Horse Bazaar has high contextual significance as a town centre landmark and its site has potential archaeological significance in view of the building's age and the pre-1875 use of the property.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 14 December 1878, p. 3; 9 May 1879, p. 3; 11 March 1881, p. 3; 10 July 1886, p. 3; 25 October 1886, p. 2; 6 November 1886, p. 2; 19 May 1914, p. 7; 7 March 2007 & 31 January 2009 (available online).
- *Sun* 8 April 1919, p. 15.
- *Press* 8 April 1919, p. 11; 24 March 1945, p. 2.
- *North Otago Times* 14 April 1894, p. 3.
- *Temuka Leader* 6 September 1904, p. 4; 3 November 1908, p. 4.
- *South Canterbury Times* 15 February 1886, p. 3; 3 February 1893, p. 3.
- <http://www.heritage.org.nz/the-list/details/2069>
- <http://comtrust.org.nz/wp-content/uploads/2017/07/Community-Trust-History-Book.pdf>
- <https://comtrust.org.nz/about-us/community-house-layout-facilities/>



Extent of setting, 29 Strathallan Street, Timaru.



North-west corner of the bluestone block of the Pyne Gould Guinness Building (Former), R Burgess, 22 June 2017, Heritage New Zealand

Robyn Burgess, 22 September 2017
 Heritage New Zealand Pouhere Taonga – Summary Report, List No. 2069

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