

Figure 6-151. First floor plan of Coxhead's Building.



Figure 6-152. Traditional moulded cornices on the first floor of Coxhead's Building.

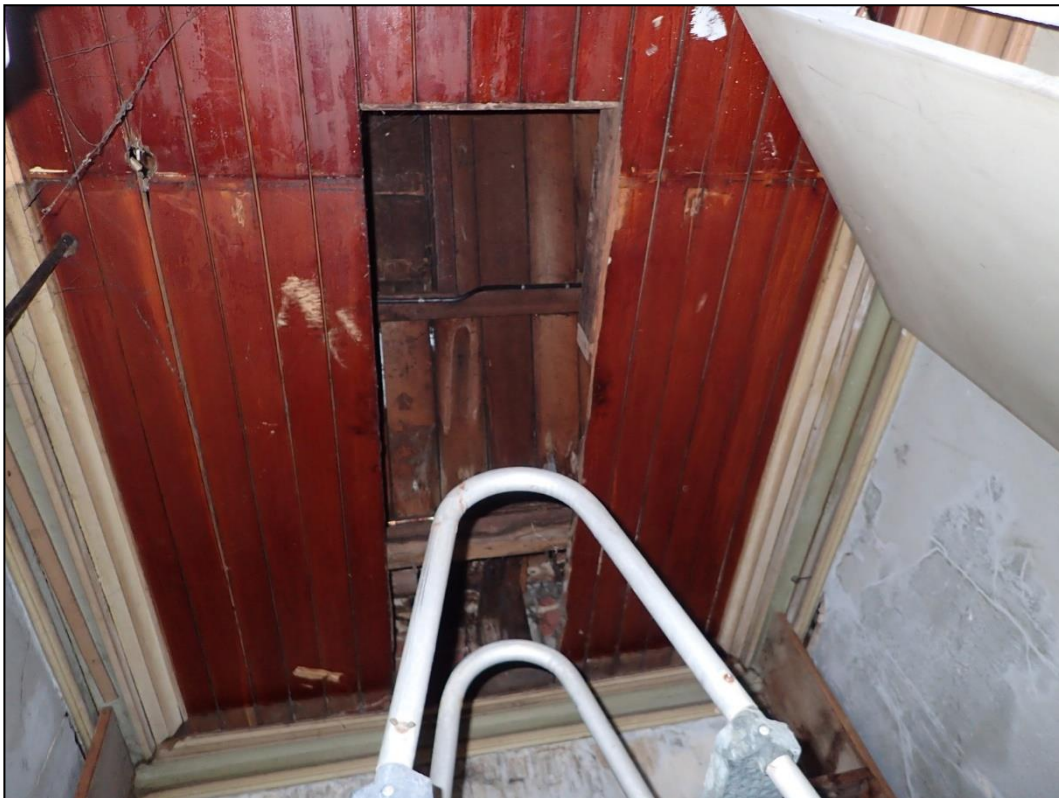


Figure 6-153. Areas of original cornicing and ceiling lining. Top left: Room 22. Top right: Room 24 southwest corner. Bottom: above Room 23 (strong room).



Figure 6-154. Original traditional moulded window architraves. Left: north wall of Room 21. Right. North wall of room 22.



Figure 6-155. Traditional moulded skirting boards, south wall Room 20 (landing).





Figure 6-156. Bricked up window above Room 23 (strongroom). This indicates that the window predates both the strongroom and the upper levels of the building immediately to the west. (Lewis and Co.'s Building).



#### 6.4.5 On Site Observations: *Martin, Maitland & Co.'s Building (37 Esk Street)*

The building at 37 Esk Street was constructed in 1877 to a design by F W Burwell at the behest of Martin, Maitland & Co, and the second storey was added in 1883. Exterior and interior alterations were made to the building in 1943, 1974 and 2005. The following description of the building follows from the site visits conducted by Dr Dawn Cropper, Peter Mitchell and Dr Naomi Woods on 20 April and 8 May 2018.

**Table 6-16. Summary of built structures at 67 Esk Street, Invercargill.**

<b>Building Name</b>	Martin, Maitland & Co.'s Building
<b>Address</b>	37 Esk Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 131; Appendix II.2
<b>Construction Details</b>	<ul style="list-style-type: none"><li>• Constructed 1877, architect F. W Burwell, commissioned by Martin, Maitland &amp; Co</li><li>• First floor added 1883</li><li>• Alterations 1943 (façade), 1974 and 2005</li></ul>
<b>Building Details</b>	Ground floor: 6 (Rooms 1-6) First floor: 16 (Rooms 20-36)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively modified on numerous occasions since the building was first constructed, and as a result, there is very little visible heritage fabric. The building is comprised of the ground floor and first floor.

##### **North Elevation**

The façade of Martin, Maitland & Co.'s Building faces Esk Street and has been stripped of all heritage fabric (Figure 6-157). The ground floor is dominated by large fixed windows and a recessed glass door that accesses Room 1 and a timber double door with transom light at the east end that accesses the first floor. The shop front dates to 2005, while the east door is flanked by fluted quarter columns and dates to the 1943 alterations. The first floor of the north elevation was remodelled in 1943 when the original façade was removed. A band of Art Deco reeding above the first-floor windows also dates to these alterations. The three aluminium frame windows in the first floor appear to date to the 2005 alterations and there is evidence of a sign having once been attached the top of the façade. The façade of Martin, Maitland & Co.'s Building is plain rendered, with the first floor painted green and the ground floor bright red. A modern suspended verandah spans the width of the building.



Figure 6-157. The Esk Street façade of Martin, Maitland & Co.'s Building.

#### East, West and South Elevations

The south elevation of Martin, Maitland & Co.'s Building is not visible due to the modern building immediately to the south. The east elevation is difficult to view due to the proximity of the neighbouring buildings, and the northern (front) half is not visible at all. The south (rear) half of the east elevation is visible but can only be accessed via the retail space in the ground floor (Figure 6-158). It is constructed of brick laid in English Garden Wall bond and there is an extension to the south that is laid in Flemish bond (Figure 6-158 and Figure 6-159). There are four windows in the ground floor and three in the first floor, two of which are sash windows and appear to date to the nineteenth century (Figure 6-158 and Figure 6-159).

Like the east elevation only the south (rear) half of the west elevation of Martin, Maitland & Co.'s Building is visible, and it can only be viewed from the rear of 31 Dee Street (Figure 6-160). The change in brickwork is also visible on this elevation, as are bricked-up windows and doors (Figure 6-160 and Figure 6-161).



Figure 6-158. The east elevation of the southern half of Martin, Maitland & Co.'s Building (left), looking north.



Figure 6-159. The first floor of the southern half of the east elevation of Martin, Maitland & Co.'s Building.





Figure 6-160. The south half of the west elevation of Martin, Maitland & Co.'s Building.



Figure 6-161. Detail of filled in window, west elevation of Martin, Maitland & Co.'s Building.

## Roof

The roof of the north section of Martin, Maitland & Co.'s Building has a hipped north end and gable south end. The roof of the south section of the building is a simple gable roof. Both sections are clad in corrugated iron. The roof structure is visible in Room 33 at the south end of the first floor and consists of king post trusses with king rafters, purlins and sarking (Figure 6-162).



Figure 6-162. The king post truss, purlins and sarking visible in Room 33.

### Windows

There are no original windows in the north elevation of Martin, Maitland & Co.'s Building. Some of the windows in the east elevation of the first floor appear to be pre-1900, including those in Room 31, Room 33, and a blocked window in the south wall of Room 33 (Figure 6-163).

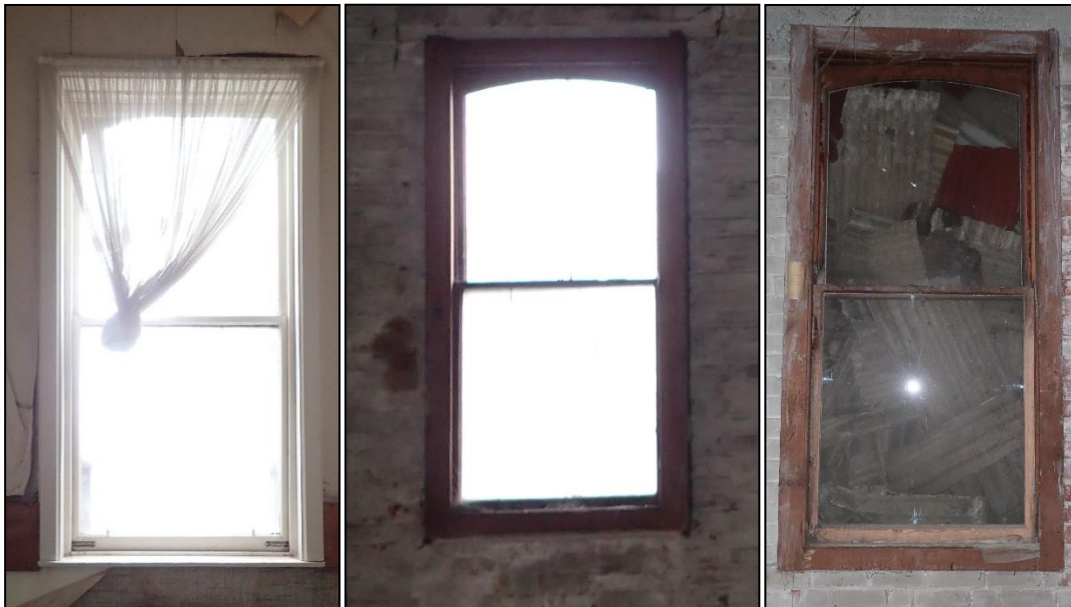


Figure 6-163. Three sash windows from the first floor of Martin, Maitland & Co.'s Building. Left: east wall of Room 23. Centre: east wall of Room 33. Right : South wall of Room 33.

### Ground Floor

The north section of the ground floor of Martin, Maitland & Co.'s Building is currently occupied by a Turkish restaurant and retains no visible heritage fabric (Figure 6-164). At the rear of the ground floor is an addition (Figure



6-166), part of which shares the footprint of the old *Southland Times* printing room in the 1910 fire and insurance plan (Figure 6-121, Figure 6-165). The walls are lined with plaster board and the ceiling with fibre board tiles. The floor is covered in carpet and vinyl tiles.



Figure 6-164. Looking north in the retail space in the north section of the ground floor of Martin, Maitland & Co.'s Building.



Figure 6-165. Left: looking north in the south section of the ground floor of Martin, Maitland & Co.'s Building. Right: looking south.



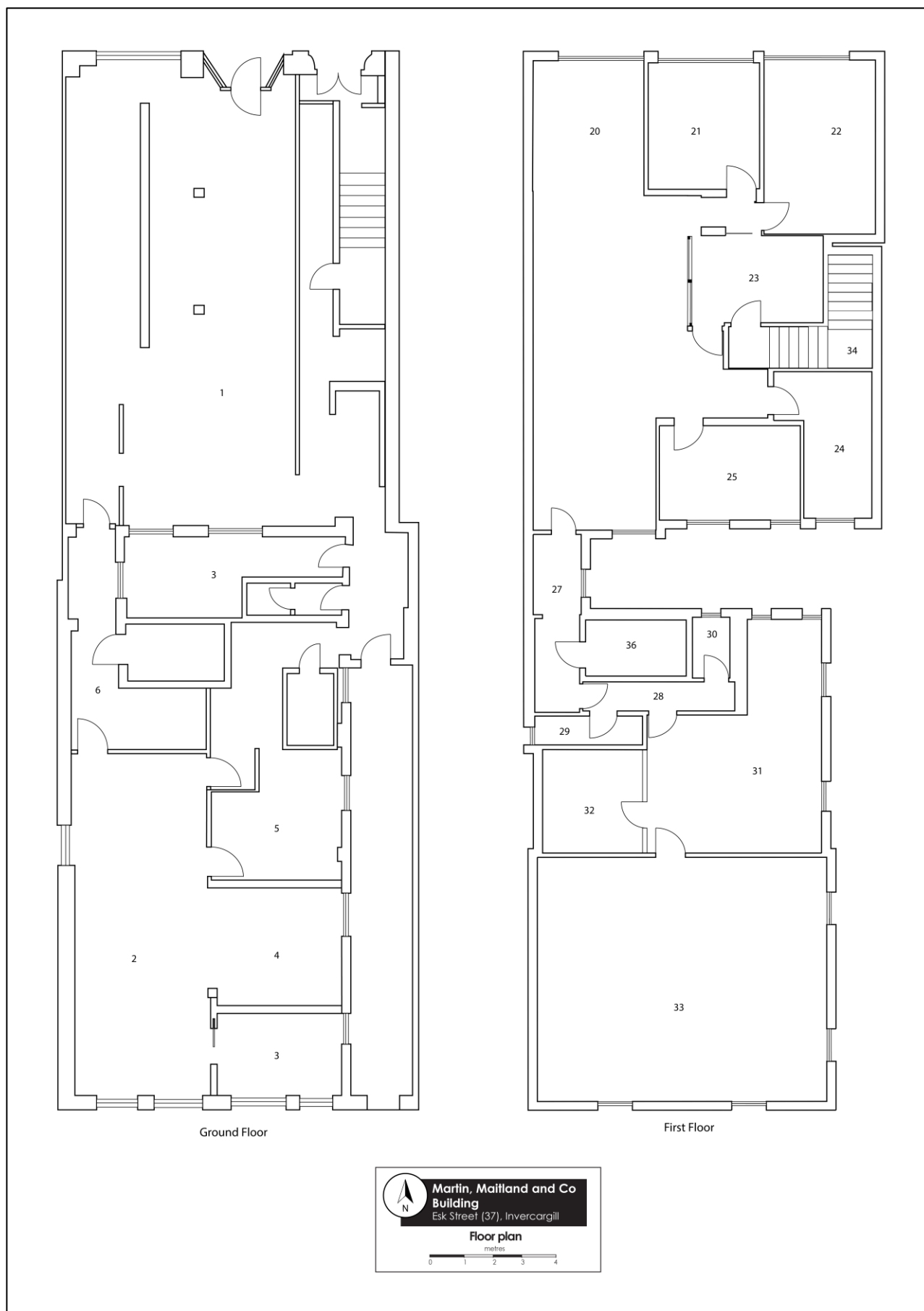


Figure 6-166. Ground (left) and first (right) floor plans of Martin, Maitland and Co.'s Building.

### First Floor

The first floor of Martin, Maitland & Co.'s Building has been modified several times since its construction and as a result retains minimal visible heritage fabric. It is currently divided into 15 rooms including offices, a reception area and facilities (Figure 6-166). Most of the interior wall and ceiling linings appear to date to 1973 and 2005 modifications (Figure 6-167). The floor is mostly covered with modern carpet. Room 33, at the south end of the first floor, has features and fabric associated with the pre-1900 building, including timber sash windows, narrow tongue and groove floorboards and exposed king post truss (Figure 6-168 and Figure 6-169).



Figure 6-167. Looking south in Room 20, first floor of Martin, Maitland & Co.'s Building.



Figure 6-168. Looking south in Room 33.



Figure 6-169. Looking west in Room 33.



### 6.4.6 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-27 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/68 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-17. Summary of archaeological value for E46/68.

Value	Criteria	Assessment
<b>Condition</b>		<b>Moderate.</b> Although the three pre-1900 buildings have been extensively modified some heritage fabric has survived, particularly on the first floors. The condition of subsurface archaeological remains is unknown.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/68 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as well-known photographers the Coxhead Brothers and the Southland Times.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> Although the three pre-1900 building façades have been heavily altered, components of their original design are still visible. The Coxhead Building holds the greatest amenity value.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

### 6.4.7 Heritage Values – Coxhead’s Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Coxhead’s Building (ICC Heritage item No. 131) are summarised in Table 6-18 below, and based on this assessment, NZHP considers Coxhead’s Building to have a **medium** level of overall significance.

Table 6-18. Summary of physical, historic, and cultural values for Coxhead’s Building (ICC Heritage item No. 131).

Archaeological Values	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Coxhead’s Building is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-17).</li> </ul>
Architectural Values	
<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li><b>High.</b> Coxhead’s Building has previously been classed as having high architectural value due to the quality of its ornate Italianate design (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are very common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The exterior of Coxhead’s Building has not been extensively altered and is representative of late Victorian Classical design and the work of architect F W Burwell. The interior has been modified and retains less heritage fabric.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Coxhead’s Building retains much of its original fabric and character, however the interior has been extensively modified.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> The first floor of Coxhead’s Building has been vacant for some time and is descending into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> Coxhead’s Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is one of the principal contributors to the dominant group values.</li> </ul>
Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Coxhead’s Building is not a focus of any shared identities; however, it does act as a physical reminder of Invercargill’s development during the nineteenth and twentieth centuries.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Coxhead’s Building is protected by the ICC District Plan as a heritage item.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p>

	<ul style="list-style-type: none"> <li>Coxhead's Building does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Coxhead's Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to Coxhead's Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Coxhead's Building was constructed prior to 1900 and is part of archaeological site E46/68, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Coxhead's Building is associated with well-known architect Frederick W Burwell and photographers the Coxhead Brothers and Thomas Muir.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li>Coxhead's Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Coxhead's Building is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>Coxhead's Building holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>Coxhead's Building holds no technological value.</li> </ul>

#### 6.4.8 Heritage Values – Martin, Maitland and Co.'s Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Martin, Maitland and Co.'s Building (ICC Heritage item No. 132) are summarised in Table 6-18Table 6-11 below, and based on this assessment, NZHP considers Coxhead's Building to have a **low** level of overall significance.

Table 6-19. Summary of physical, historic, and cultural values for Martin, Maitland and Co.'s Building (ICC Heritage item No. 132).

<b>Archaeological Values</b>	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Martin, Maitland and Co.'s Building is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-17).</li> </ul>
<b>Architectural Values</b>	



<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Martin, Maitland and Co.'s Building has previously been classed as having low architectural value due to its plain, heavily modified façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are very common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The exterior of Martin, Maitland and Co.'s Building has been extensively altered and is not deemed a good example of period design.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The façade of Martin, Maitland and Co.'s Building retains little original fabric and character and the interior has been extensively modified.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> The first floor of Martin, Maitland and Co.'s Building has been vacant for some time and is descending into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Martin, Maitland and Co.'s Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not considered one of the principal elements.</li> </ul>
<b>Cultural Values</b>	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Martin, Maitland and Co.'s Building is not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the nineteenth and twentieth centuries.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The façade of Martin, Maitland and Co.'s Building is protected by the ICC District Plan as a heritage item, however the removal of this protection has recently been advised (Farminer &amp; Miller, 2016).</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>Martin, Maitland and Co.'s Building does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Martin, Maitland and Co.'s Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to Martin, Maitland and Co.'s Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Martin, Maitland and Co.'s Building was constructed prior to 1900 and is part of archaeological site E46/68, so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>

Historic Values	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Martin, Maitland and Co.'s Building is associated with well-known architect Frederick W Burwell and was occupied by the <i>Southland Times</i> for over a decade.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li>Martin, Maitland and Co.'s Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Martin, Maitland and Co.'s Building is associated with the social and economic development of Invercargill.</li> </ul>
Scientific	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>Martin, Maitland and Co.'s Building holds no scientific value.</li> </ul>
Technological	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>Martin, Maitland and Co.'s Building holds no technological value.</li> </ul>

#### 6.4.9 Heritage Values – MacDonald's Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for MacDonald's Building are summarised in Table 6-20 below, and based on this assessment, NZHP considers MacDonald's Building to have a **low** level of overall significance.

Table 6-20. Summary of physical, historic, and cultural values for MacDonald's Building.

Archaeological Values	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> MacDonald's Building is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-17).</li> </ul>
Architectural Values	
<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building was a typical Victorian commercial building when it was constructed, and now has a plain, heavily modified façade.</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are very common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The exterior and interior of MacDonald's Building are not deemed a good example of period design.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The façade of MacDonald's Building retains little original fabric or character and the interior has been extensively modified.</li> </ul>

<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li>MacDonald's Building is currently occupied by Stirling Sports and is being maintained.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> MacDonald's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill but is not one of the principal elements.</li> </ul>
<b>Cultural Values</b>	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building is not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the nineteenth and twentieth centuries.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building is not held in high public esteem.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>MacDonald's Building does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to MacDonald's Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>MacDonald's Building was constructed prior to 1900 and is part of archaeological site E46/68 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building is not associated with any significant individuals or groups.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> MacDonald's Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> MacDonald's Building is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>MacDonald's Building holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>MacDonald's Building holds no technological value.</li> </ul>

## 6.5 Town Section 4 (Site E46/69)

The early occupation history of Town Section 4 (45-49 Esk Street; Figure 6-170) is unclear, however there was a 15-room dwelling on site by 1877 that was used as a boarding house and dining rooms. This building was replaced in 1881 by the Temple Chambers. Archaeological site E46/69 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Lots 1-3 DP 6653). The site is currently occupied by:

- **The Temple Chambers (45-49 Esk Street)**
  - Constructed 1881, designed by Angus Kerr, commissioned by Whitmore and Erskine
  - Heritage item No. 136 on ICC District Plan
  - Façade and interior layout altered 1945, designed by A C Ford, commissioned by Permanent Building Society Ltd.
  - Façade and interior layout altered 1971, designed by Smith, Rice, Lawrence and Mollison

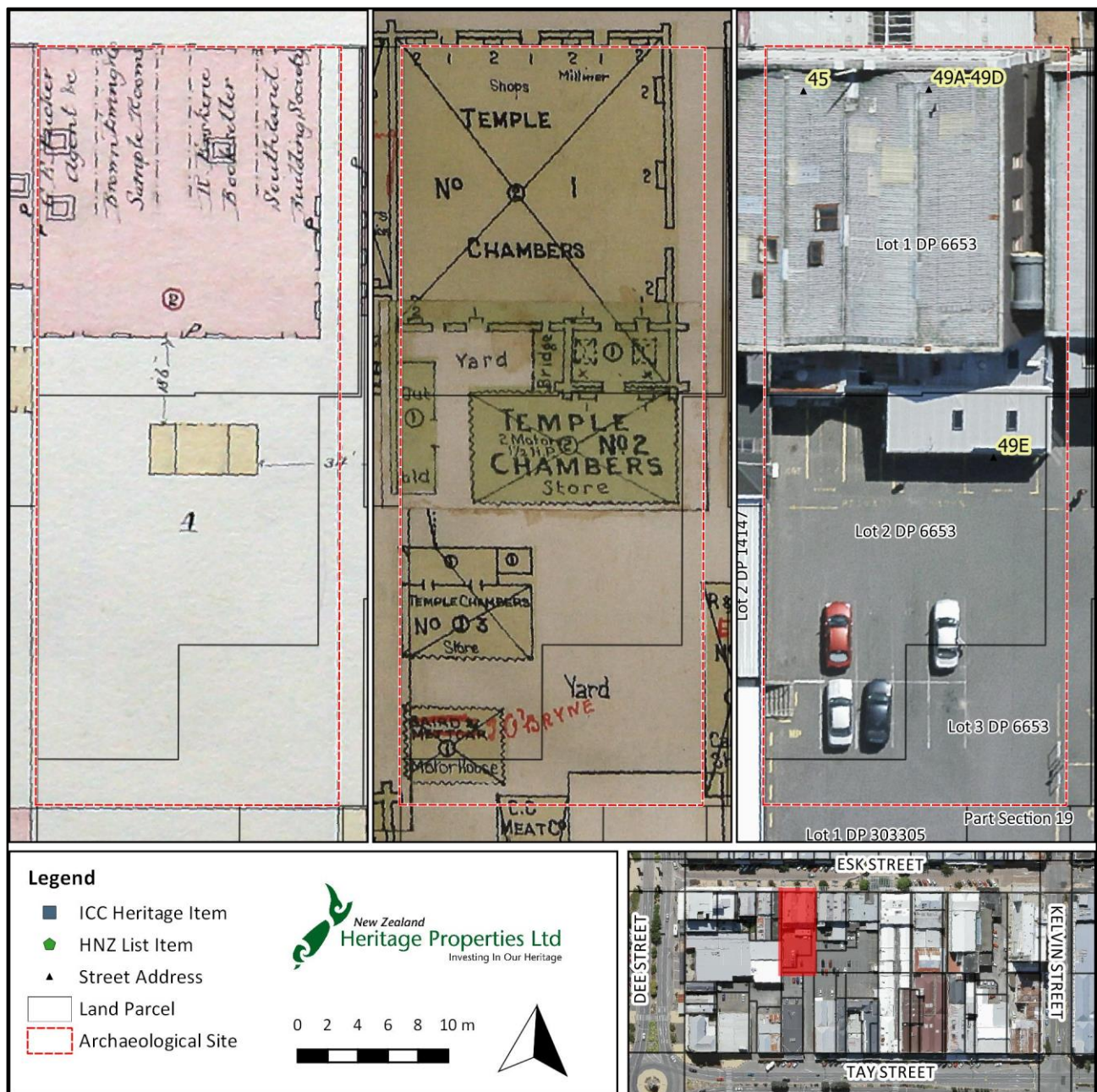


Figure 6-170. Town Section 4, Block II, Invercargill (E46/69). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).



### 6.5.1 Historical Background

The following section outlines the history of the section and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events for TS 4 can be found in Table 6-21.

Table 6-21. Summary of land transactions and key events records for E46/69.

Year	Event	Source
1857	Purchased by Robert Stuart	H.46
1859	Conveyance Robert Stuart to Gustav Droege	DR B.191
1859	Conveyance Gustav Droege to Thomas John White	DR B.191
1859	Crown Grant to Robert Stuart	DR B.191
1862	Conveyance Thomas and Alfred Manning as mortgagees to Matthew Price	DR A.44
1863	Conveyance Matthew Price to Kenneth Mclvor	A.189
1877	Kenneth Mclvor advertise Town Section 4 for lease with a 15-roomed residence	Southland Times 1877
1877	E. Bickerton has established the Melbourne Dining Rooms on the premises	Southland Times 1877
1880	Edmund Ankin retires as proprietor of the Melbourne Dining Rooms	Southland Times 1880
1880	Andrew McMenamin reopens the Melbourne Dining Rooms	Southland Times 1880
1880	TS 4 purchased by the Southland Building and Investment Society	SL19/96
1880	Robert Erskine and Edward Henry Whitmore advertise for tenders for the construction of new brick premises on Town Section 4	Southland Times 1880
1881	Transfer from Southland Building and Investment Society to Robert Erskine and Edward Henry Whitmore	SL19/96
1881	New building is complete, and Robert Erskine and Edward Henry Whitmore advertise their occupation of the building	Southland Times 1881
1885	Business partnership between Robert Erskine and Edward Henry Whitmore is dissolved, with Robert Erskine carrying on the business	Southland Times 1885
1896	Fire breaks out in Temple Chambers and causes interior damage	Southland Times 1896
1896	Robert Erskine advertises for tenders for repairs to the Temple Chambers building designed by architect William Sharp	Southland Times 1896
1905	Erskine is granted permission to erect iron workshop on the premises	Southland Times 1905
1912	Transfer from Robert Erskine to Invercargill Investment Company	SL21/16, SL21/17
1945	Façade and interior extensively altered by Allan C. Ford (architect)	ICC Property File
1971	Façade and interior extensively altered by Smith, Rice, Lawrence and Mollison (architects)	ICC Property File

Town Section 4 was purchased by Robert Stuart, along with the adjoining TS 3, on 29 April 1857, and officially granted to him in November 1859 (H.46). Stuart was born in Scotland in 1833 and emigrated to New Zealand in 1852. Following some time spent farming, Stuart took up Develing's run at Edendale where he bred Clydesdale horses (Hall-Jones, 1946: 43). Stuart came to own a number of Invercargill town sections during the first years of the township's development, but no evidence could be found to suggest Stuart occupied TS 4.

Gustav Droege purchased TS 4 from Stuart in April 1859. Droege had arrived in Invercargill the previous year and had formerly been the proprietor of the "German newspaper in Adelaide" and the proprietor and editor of the "Cosmopoliti" German journal in Victoria (*Lyttelton Times* 17/11/1858: 4). He sold TS 4 less than five months after purchasing it, and no evidence could be found to indicate he occupied the section during this time.

Thomas John White purchased the section from Droege in September 1859, and took out mortgages on the property in 1859, 1861, 1861, 1861, 1862 (DR B.191). White was born in 1803 in Shropshire, England, and came from a military background. Upon his arrival in New Zealand he initially settled in Dunedin, then moved to Invercargill in 1857. TS 4 was one of a number of sections purchased by White during the first few years of the Invercargill township (Hall-Jones, 1946: 34). It is not clear what, if any, occupation occurred on TS 4 during White's ownership. Following some financial difficulties, White's mortgagees, Archibald Thomas Manning and Alfred Henry Manning, sold TS 4 to Matthew Price in April 1862 (DR A.44). Price took out two mortgages on the section in 1863 (A.189). Price had been clerk to the Invercargill Bench, and in February 1861 he was appointed Invercargill's Resident Magistrate, and in 1863 he acted as Sheriff of Southland (Otago Witness, 1860d, 1861b; Southland Times, 1863i). Price sold TS 4 in September 1863, it is not clear what, if any, occupation occurred on TS 4 during Price's ownership.

Kenneth McIvor purchased TS 4 from Price in September 1863 and took out a mortgage on the section in 1871 (A.189). Kenneth hailed from Scotland and had moved to New Zealand with his brother in the 1850s. In 1859 they came to Invercargill, where they established a mercantile business and bonded store in Tay Street (Hall-Jones, 1946: 72). McIvor owned a number of properties in Southland, and no evidence could be found to indicate McIvor occupied TS 4. McIvor advertised the lease of a shop with dwelling house fronting Esk Street in 1876 (Southland Times, 1876g). It is likely that the leasehold property referred to is TS 4, which suggests that McIvor owned the property as an investment. McIvor advertised a 15-roomed house “suitable for residence, boarding-house, or offices, newly papered and repaired” located on TS 4 the following year (Southland Times, 1877l). By December, E. Bickerton had taken up the leasehold of the property and established the Melbourne Dining Rooms, a “superior private board and residence for families” on the section (Southland Times, 1877m). Proprietorship of the boarding house was later taken over by Edmund Ankin who retired from business in February 1880 (Southland Times, 1880q). The lease of the boarding house was offered for sale later that month, and by March Andrew McMenamin was advertising the re-opening of establishment (Southland Times, 1880p). A land transfer notice printed in the *Southland Times* in July 1880 indicates that proprietorship of the Melbourne Dining Rooms on McIvor’s section had been transferred to James McMenamin by this time (Southland Times, 1873l). McIvor continued to own and lease the property until August 1880 when the Southland Building and Investment Society and Bank of Deposit purchased the section (SL19/96).

Robert Erskine and Edward Henry Whitmore purchased the section from the Southland Building and Investment Society and Bank of Deposit in February 1881 (SL19/96). Erskine and Whitmore were in business together as wholesale and retail booksellers and stationers. Prior to purchasing the section, they advertised for tenders for the construction of new brick shops and offices on the property as designed by architect Angus Kerr (Southland Times, 1880o). The new building extended across much of the section’s Esk Street frontage but left a small right of way down the eastern boundary. By July 1881 the new building, known as the Temple Chambers, was completed and Erskine and Whitmore advertised the opening of their booksellers and stationers business on site (Southland Times, 1881k). Erskine and Whitmore continued in business together until July 1885 when their partnership was dissolved (Southland Times, 1885i). Following the dissolution, Whitmore removed to new premises in Tay Street, while Erskine continued to own TS 4 and carried on the bookselling and bookbinding business in the Temple Chambers (Southland Times, 1888k). Erskine continued as the sole proprietor until 1896 when Frank Lillicrap joined him in the business. Erskine was granted permission to erect a workshop in iron at the rear of the Temple Chambers in October 1905 (Southland Times, 1905c). Erskine and Lillicrap continued to run the bookselling and bookbinding business together in the Temple Chambers until 1905 when J M McNaughton took over Erskine’s share in the business (Hall-Jones, 1946: 157-158). A photograph taken on Esk Street in the early 1880s shows the façade of the Temple Chambers, while the 1886 Burwell plan shows the footprint of the building and indicates that a small wooden outbuilding was located at its rear (Figure 6-171 and Figure 6-170).

While Erskine and Whitmore’s bookselling and bookbinding business occupied one of the shops in the Temple Chambers, the remainder of the shops and offices were leased to commercial tenants. Andrew Anderson opened the Edinburgh Luncheon Rooms in 1881 (Southland Times, 1881k). Advertisement for Anderson’s Pie House is visible in Figure 6-171. Anderson remained in business on the property until January 1885 when he removed to Dee Street (Southland Times, 1885h). George Tucker, a Grain Broker and Bone Dust merchant, took over Anderson’s rooms in the Temple Chambers in February 1885 (Southland Times, 1885j). Tucker’s occupation of the building is recorded on Burwell’s 1886 plan (Figure 6-170). Tucker announced his removal from the premises in September 1887 (Southland Times, 1887f).

Brown, Ewing and Co., a drapery firm from Dunedin, had opened sample rooms in the Temple Chambers by the early 1880s, as advertising for their business is evident in Figure 6-171. They are also identified as occupying a shop in the building in the 1886 Burwell Plan (Figure 6-170). However, no contemporary newspaper advertisements could be found for their business on Esk Street. The contemporary street directories indicate that Brown, Ewing and Co. removed from site between 1887 and 1890 (H. Wise & Co. 1887-1888: 237, 1890-1891: 244).



**Figure 6-171. Detail from photograph taken along Esk Street in the early 1880s, showing the Temple Chambers on Town Section 4 (right) occupied by various tenants (Muir & Moodie Studio, 1880).**

Frederick Wentworth Wade and William Henry Hall, who were in business together as solicitors in the firm of “Wade and Hall”, took up offices in the Temple Chambers in July 1881 (*Southland Times*, 1881i). They continued in business together until July 1883, when Erskine and Whitmore advertised the lease of their former offices for sale (*Southland Times*, 1896g).

D. S. Stewart, an accountant and commission and general agent, was occupying offices in the Temple Chambers by October 1882 (*Southland Times*, 1873l). During his time in the offices, Stewart acted as agent for the Equitable Insurance Company and the Southland Agricultural and Pastoral Association (*Southland Times*, 1882k). Robert Cuthbertson took over Stewart’s business in April 1883 (*Southland Times*, 1883). Cuthbertson continued to occupy the offices until at least April 1888 (*Southland Times*, 1919). Robert McNab, a barrister and solicitor, took over the offices in the Temple Chambers by April 1890 (*Southland Times*, 1873l). McNab entered into partnership with John Watson in January 1894, under the style of “McNab and Watson” (*Southland Times*, 1890i). They continued in business together in the premises into the twentieth century (H. Wise & Co. 1900: 428).

The Southland Building and Investment Society and Bank of Deposit took up offices in the Temple Chambers in September 1881 (*Southland Times*, 1873l). Advertisements for the society are evident in the window of the building in the 1880s photograph, and they are also recorded on the 1886 Burwell plan (Figure 6-170 and Figure 6-171). The society continued in occupation of the offices until 1896, when they removed to their own new premises in Tay Street (*Southland Times*, 1896e).

W H Hall & Co., ironmongers, were occupying rooms in the Temple Chambers by 1896 (Southland Times, 1882o). In January 1896, a fire broke out in W H Hall & Co.'s shop and caused considerable damage to the interior of the Temple Chambers (Southland Times, 1896d). Thankfully the interior brick and plaster divisions between the shops ensured that the fire did not completely gut the building (Southland Times, 1896c). Robert Erskine advertised for tenders for the "reinstatement of damaged portion of the Temple Chambers" and for painting and renovating the offices designed by architect William Sharp in February 1896 (Southland Times, 1896g). W H Hall & Co. remained on site into the twentieth century.

William Smith, a printer and stamp maker, was occupying offices in the Temple Chambers by November 1882 (Southland Times, 1884i). As Smith's offices were located above W H Hall & Co.'s shop, he suffered severely in the 1896 fire and is estimated to have lost £500 worth of stock (Southland Times, 1896d). Smith continued in business in the Temple Chambers into the twentieth century (Southland Times, 1873j). The 1910 fire and insurance plan shows the footprint of the original Temple Chambers on TS 4, with a number of extensions and outbuildings at the rear (Figure 6-170). No reference to the construction of these extensions or outbuildings could be found in contemporary newspapers, however, one of the buildings may represent the iron workshop Erskine was granted permission to construct in 1905 (Southland Times, 1905c).

Robert Erskine continued to own the Temple Chambers and TS 4 until 1912, when it was purchased by the Invercargill Investment Company (SL21/16, SL21/17). The Permanent Building Society purchased the property in 1945 (SL117/58). Prior to taking ownership the Permanent Building Society engaged Invercargill architect Allan C Ford to design alterations to the building's façade and floor plan (Figure 6-172 and Figure 6-173). Town Section 4 was subdivided in November 1964 to formally separate the old right of way down the eastern boundary (Figure 6-176). Further alterations to the Temple Chamber's façade and the floor plan were undertaken in 1949, 1971, 1973, 1976, 1979, 1980 and 1990 (Figure 6-174 to Figure 6-183).

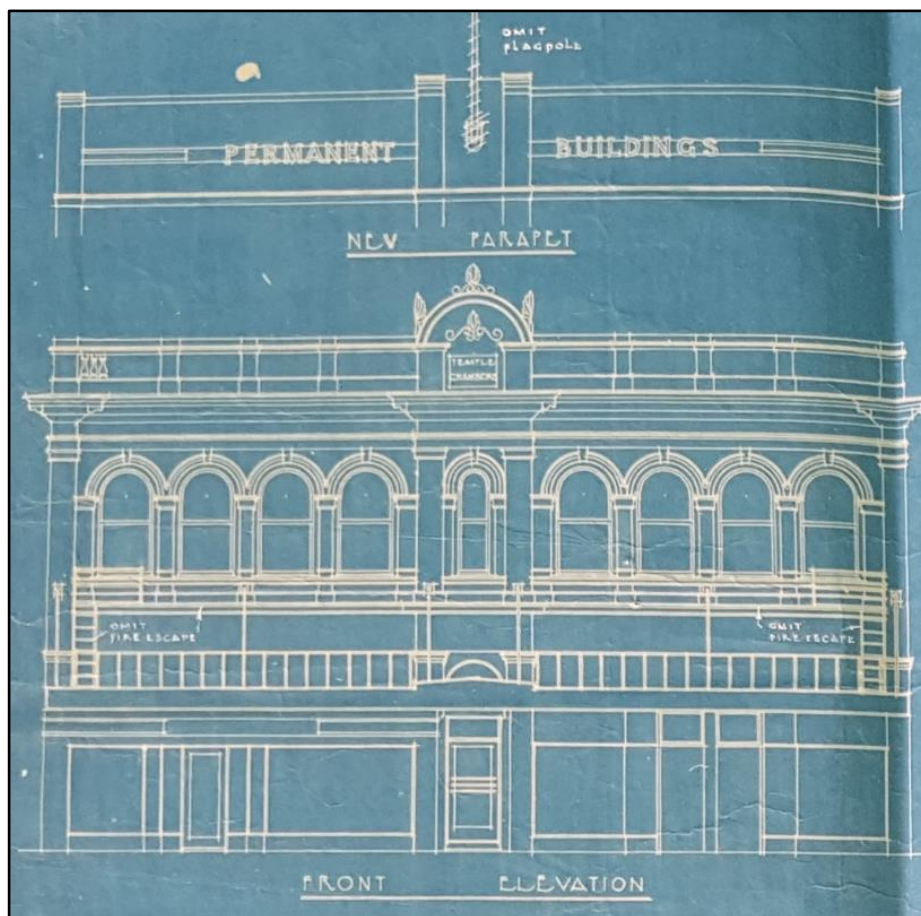


Figure 6-172. Detail from 1944 plan of alterations to the street façade of the Temple Chambers at 45-49 Esk Street (Ford, 1944).



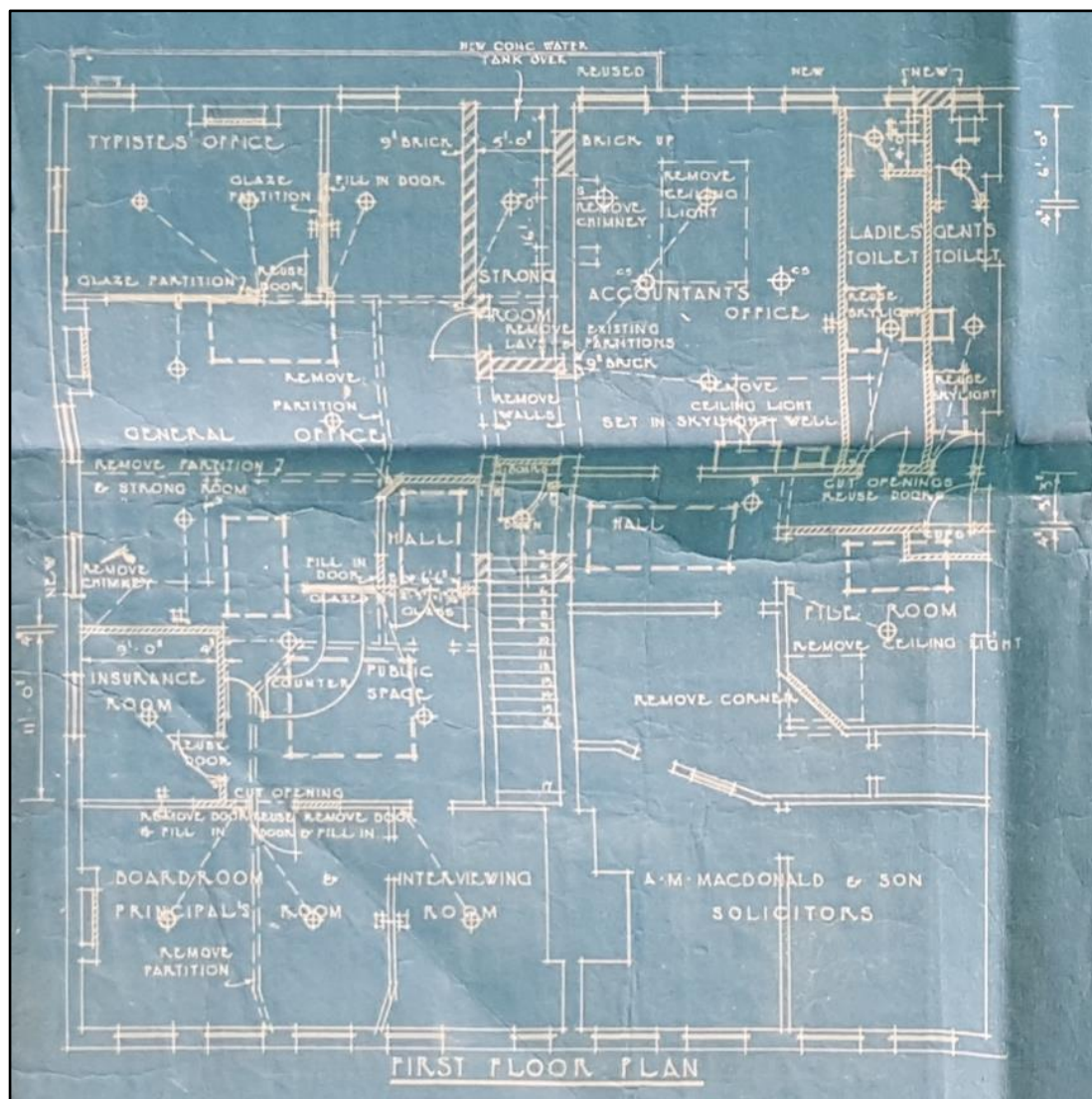


Figure 6-173. Detail from 1944 plan of alterations to the ground floor plan of the Temple Chambers at 45-49 Esk Street (Ford, 1944).

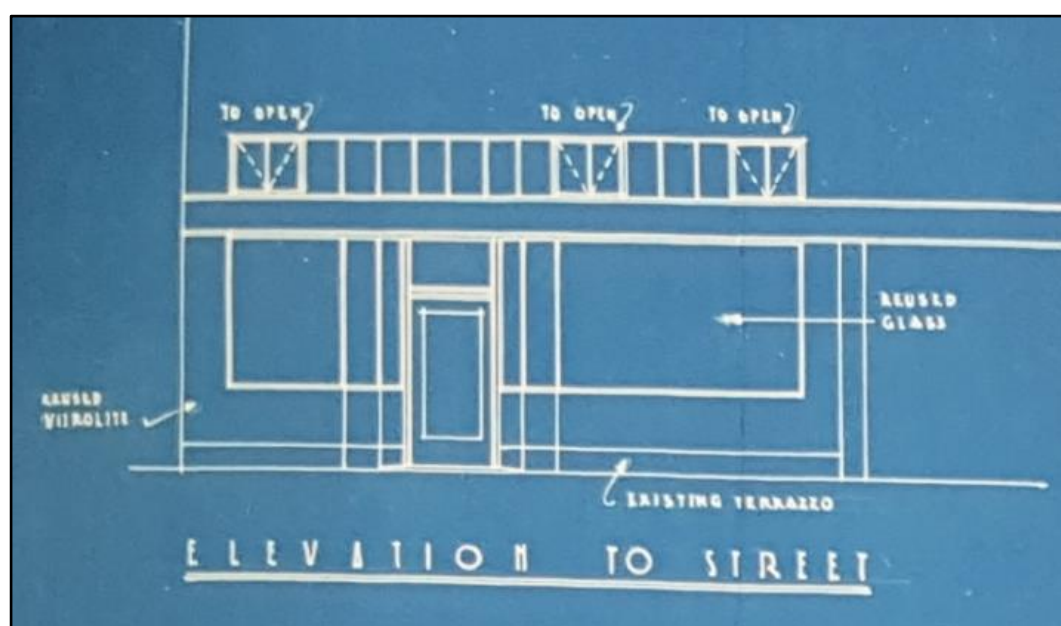


Figure 6-174. Detail from 1949 plan of alterations to the street façade of the eastern shop in the Temple Chambers at 45-49 Esk Street (Ford Gray & Derby, 1949).

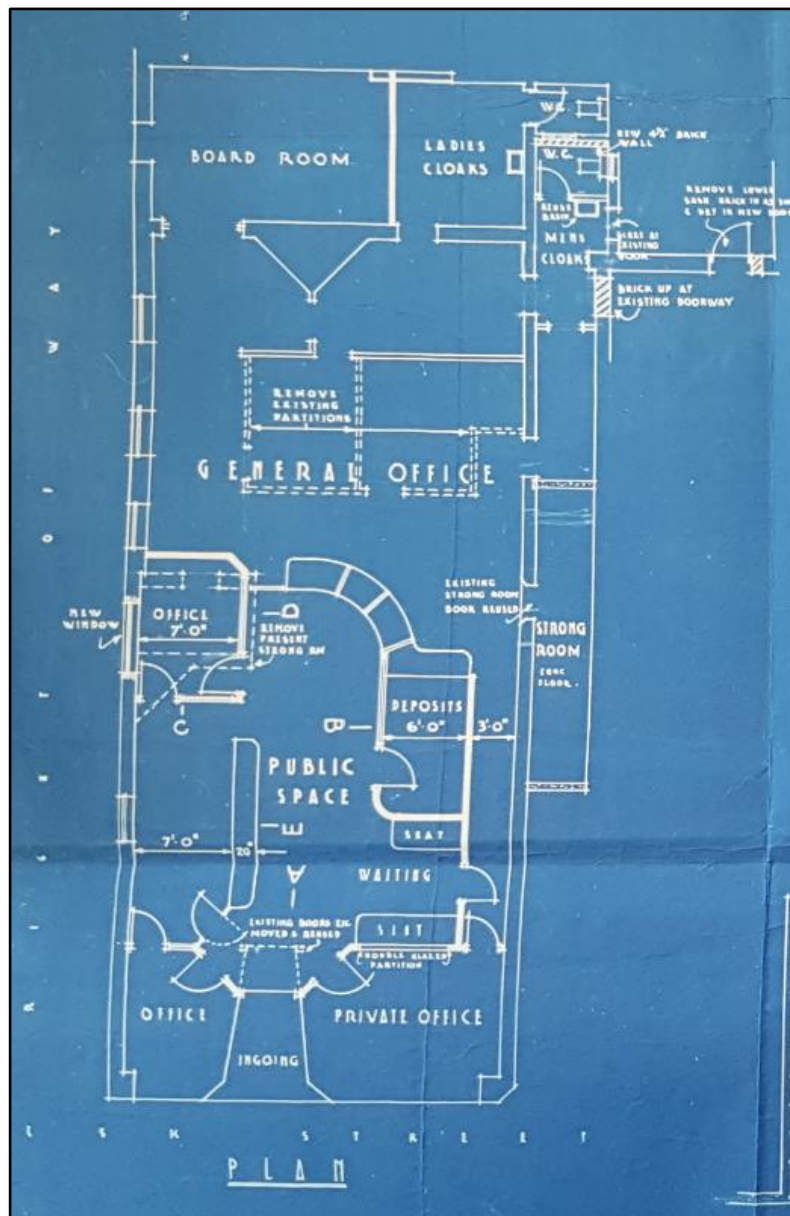


Figure 6-175. Detail from 1949 plan of alterations to the floor plan of the eastern shop in the Temple Chambers at 45-49 Esk Street (Ford Gray & Derby, 1949).



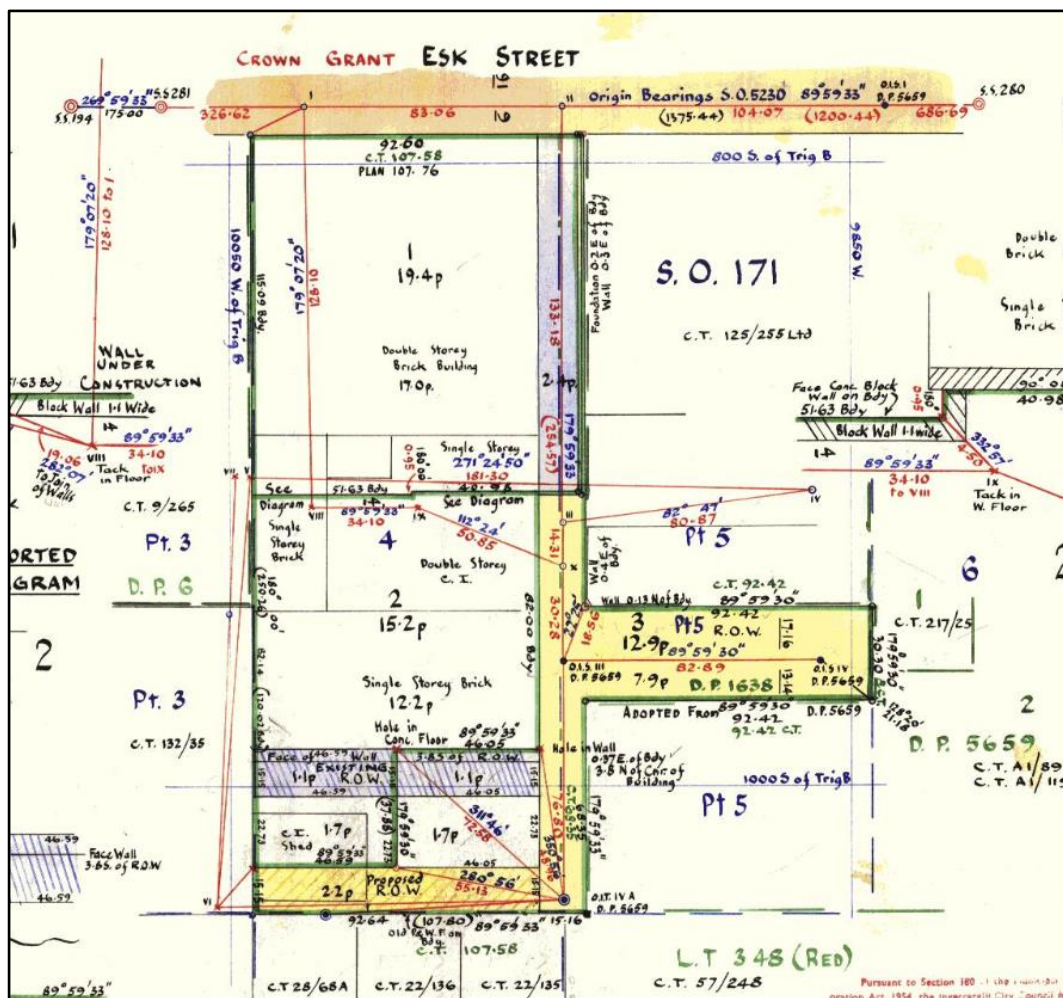


Figure 6-176. Detail from Deposit Plan 6653 (1964) showing the subdivision of Town Section 4 and 5, formalising the right of way along the eastern and southern boundaries of Town Section 4.

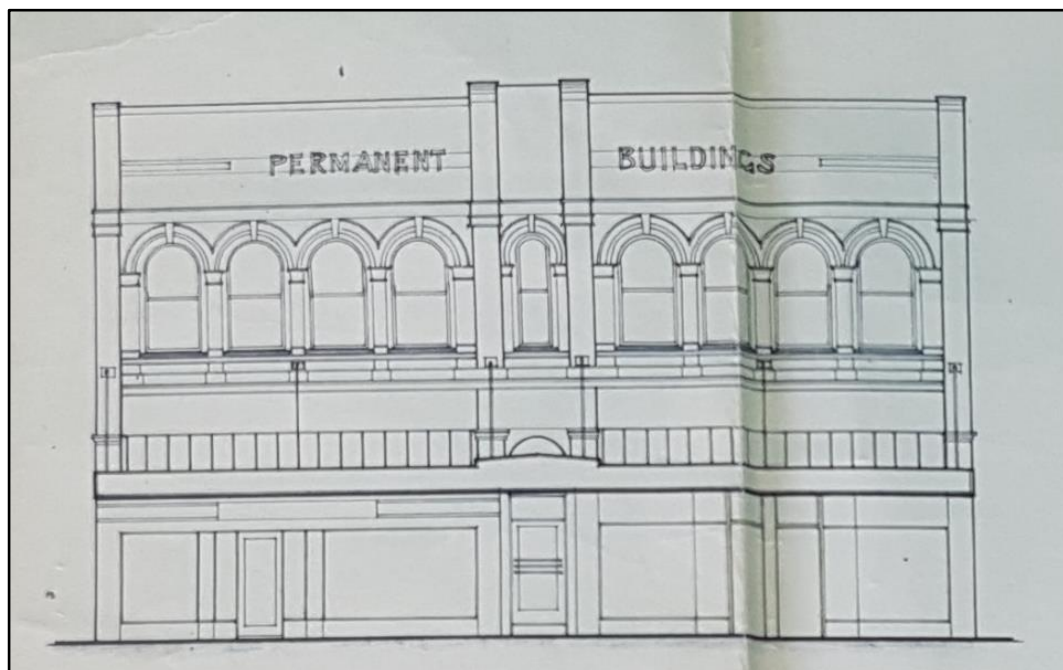


Figure 6-177. Detail from 1971 plan of alterations to the street façade of the Temple Chambers at 45-49 Esk Street (Smith, Rice, Lawrence, & Mollison, 1971).

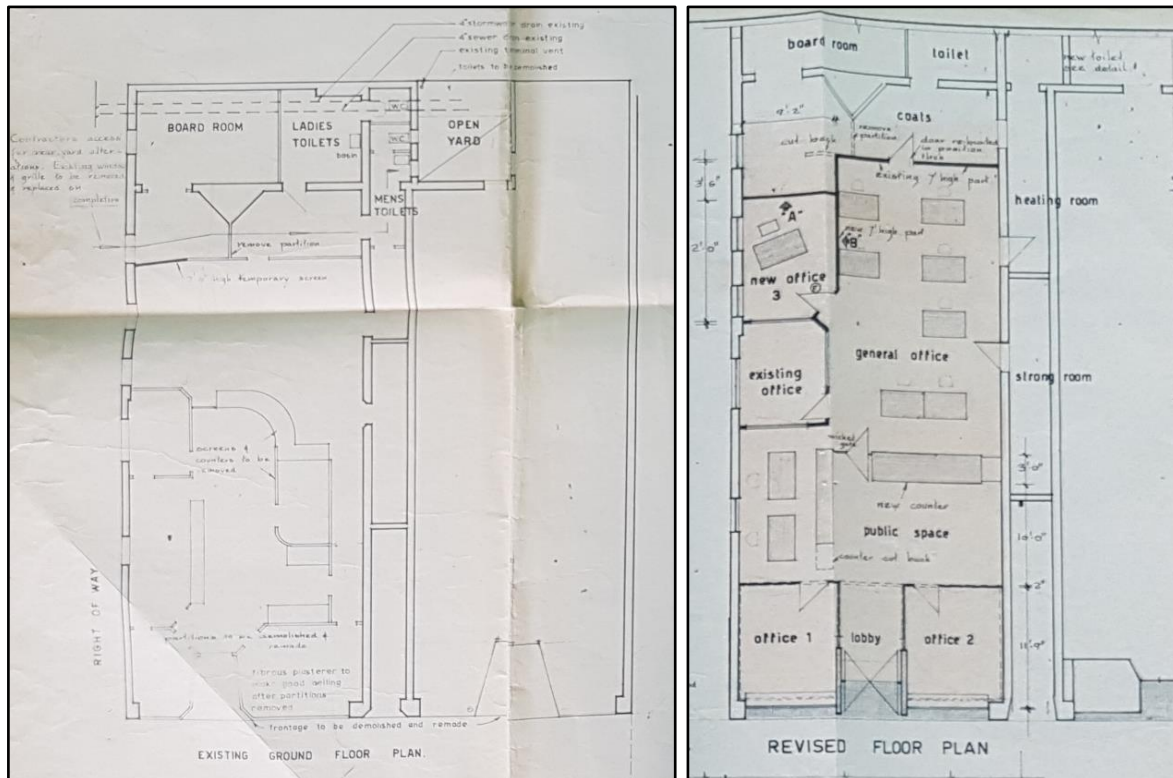


Figure 6-178. Details from 1971 plan of the Temple Chambers Building at 45-49 Esk Street, showing the existing floor plan (left) and the alterations to floor plan of the eastern shop (right) (Smith et al., 1971).

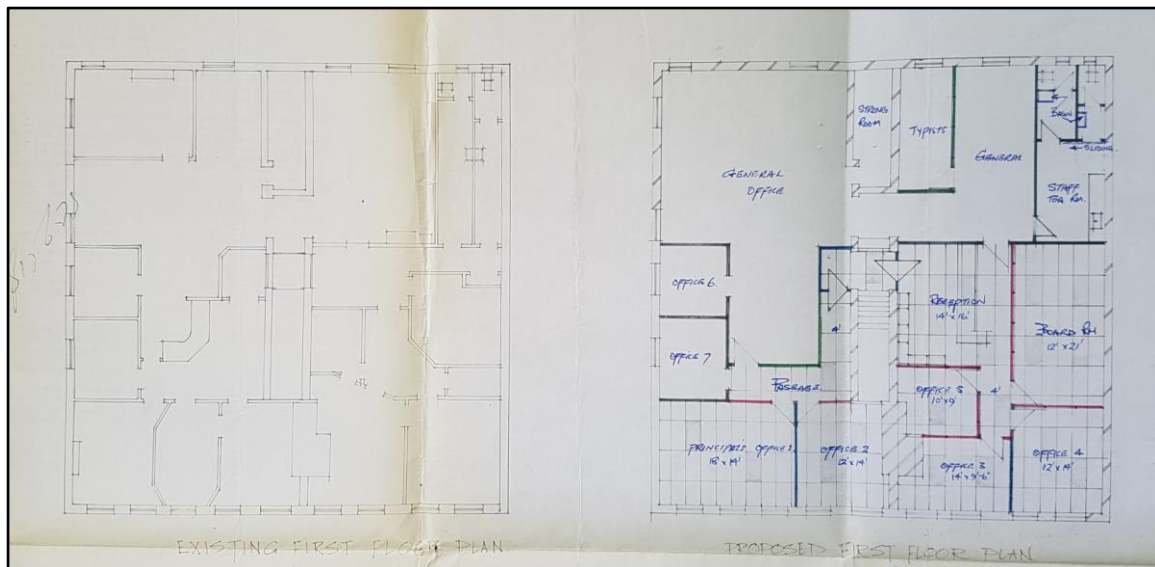


Figure 6-179. Details from 1973 plan of the Temple Chambers at 45-49 Esk Street, showing the existing first floor plan (left) and the alterations to first floor plan (right) (V. R. Jackson, 1973).



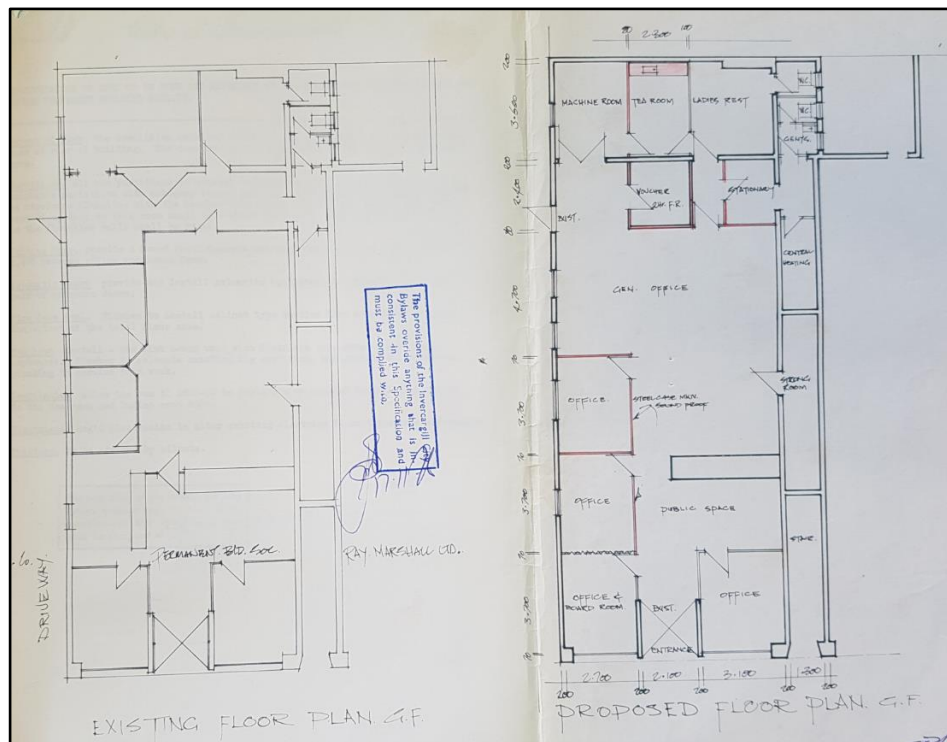


Figure 6-180. Details from 1976 plan of the Temple Chambers at 45-49 Esk Street, showing the existing first floor plan of the eastern shop (left) and the alterations to first floor plan of the eastern shop (right) (V. R. Jackson, 1976).

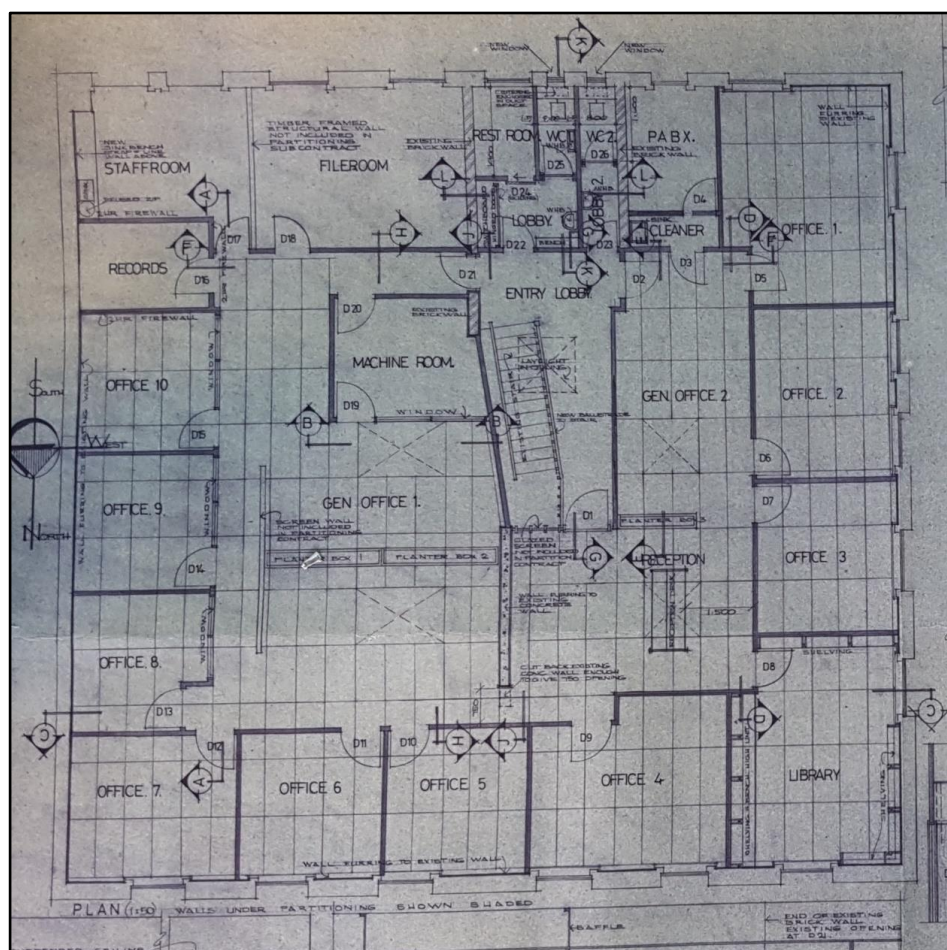


Figure 6-181. Details from 1979 plan of the Temple Chambers at 45-49 Esk Street, showing alterations to first floor plan (Lucking & Vial, 1979).

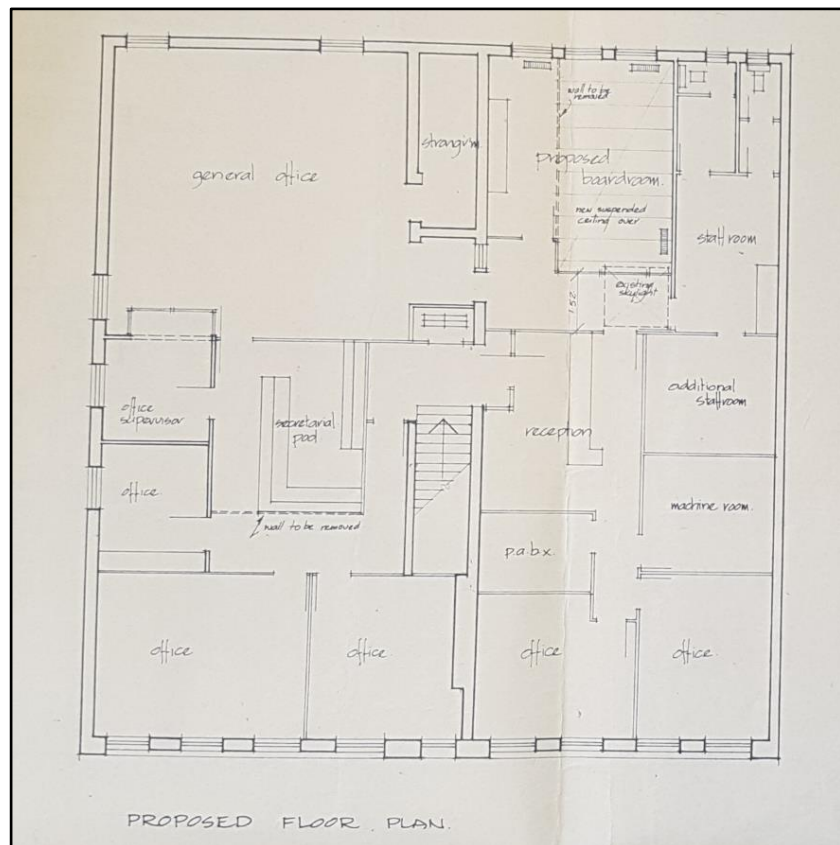


Figure 6-182. Details from 1980 plan of the Temple Chambers at 45-49 Esk Street, showing alterations to first floor plan (Gray Hesselin & Baxter, 1980).

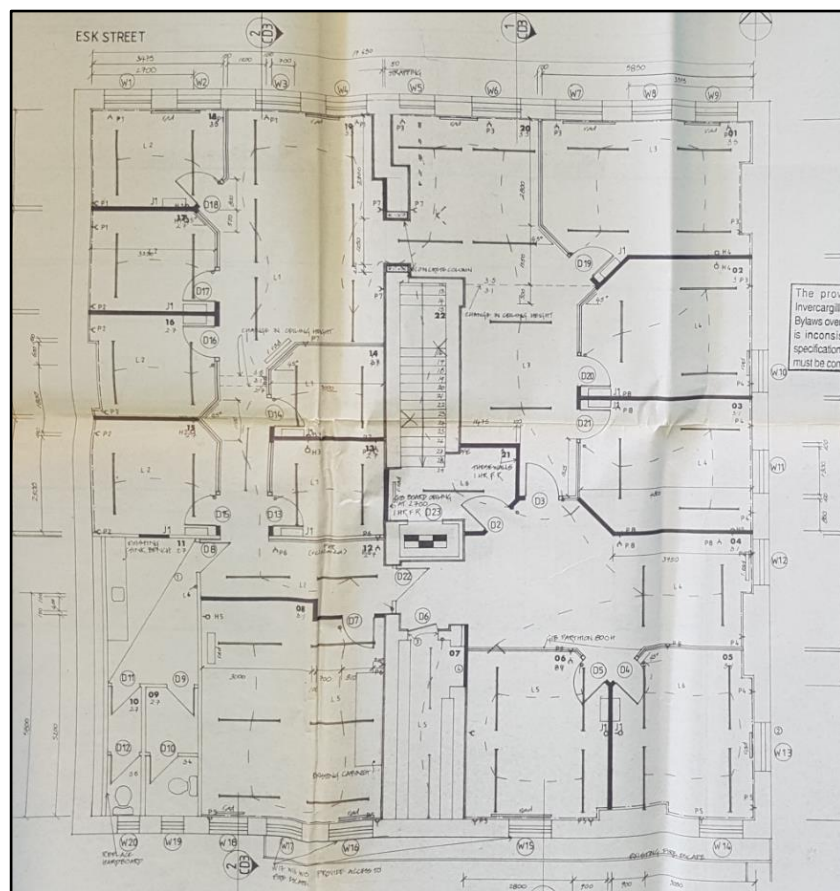


Figure 6-183. Details from 1990 plan of the Temple Chambers at 45-49 Esk Street, showing alterations to first floor plan (Bob Simpson & Associates, 1990).

### 6.5.2 On Site Observations: Temple Chambers

The current building at 49 Esk Street (the Temple Chambers) was constructed in 1881 to a design by Angus Kerr at the behest of Edward Henry Whitmore and Robert Erskine. Fire damaged the interior of the building in 1896 and the repairs were designed by architect William Sharp. Exterior and interior alteration were made to the building in 1944, 1949, 1971, 1973, 1976, 1979 and 1980. The following description of the building follows from the site visits conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 19 April and 8 May 2018.

**Table 6-22. Summary of built structures at 49 Esk Street, Invercargill.**

<b>Building Name</b>	Temple Chambers
<b>Address</b>	49 Esk Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 136; Appendix II.2
<b>Construction Details</b>	<ul style="list-style-type: none"><li>Constructed 1881, designed by Angus Kerr for E. Whitmore and R. Erskine</li><li>Fire damages interior in 1896, repairs designed by William Sharp</li><li>Further exterior and interior modifications in 1944, 1949, 1971, 1973, 1976, 1979 and 1980</li></ul>
<b>Building Details</b>	Ground floor: 10 (Rooms 1-6, 27-30) First floor: 20 (Rooms 7-26)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The exterior and interior have been extensively modified on numerous occasions since the building was first constructed, and as a result, there is minimal visible heritage fabric. The building is comprised of the ground floor, mezzanine (in one retail space only) and first floor.

#### North Elevation

The north elevation of the Temple Chambers faces Esk Street and has a mixture of Victorian Revival, Art Deco and modern features (Figure 6-184). The ground floor of the north elevation has been much modified over the years, and now hold three shopfronts with large fixed windows. All three retail premises have glass doors which open into their main room or showroom. There is also a central glass door that accesses the staircase to the first floor. The suspended verandah on the north elevation is attached just above the plain cornice that separates the ground and first floors and was installed during the 1971 alterations. It features a central triangular pediment supported on plain Roman Doric columns with square bases. The columns are not original and appear to date to 1998 when the bridge was constructed between the first floors of the Temple Chambers and the NZIC Building to the east.

The first floor of the north elevation retains its original ornamental widow arches and associated decoration, though the top of the façade has been greatly simplified and extended up, with the palisade and central arched pediment removed (Figure 6-184). There are four arched sash widows of equal size on either side of a smaller central arched sash window. The central window is flanked by pilasters, which also feature at the east and west ends of the façade.





Figure 6-184. The Esk Street façade of the Temple Chambers.

#### East, West and South Elevations

The west elevation of the Temple Chambers is not visible due to the proximity of the building to the west. The east elevation has a lane running beside it, so is visible, but hard to photograph due to the narrowness of the lane (Figure 6-185). The ground floor of the east elevation is brick in English Garden Wall bond and the first floor has a roughcast coating (Figure 6-185). A walkway between 49 and 53 Esk Street has been added to the east elevation (Figure 6-185). There are four windows in the east elevation as well as what appear to have been loading bay doors that have been converted into a window (Figure 6-186 and Figure 6-187 left). A modern door has been installed in an older doorway (Figure 6-187 right). The lean-to at the south end of the east elevation is not original to the building but appears on the 1910 Fire Insurance maps (Figure 6-188). The first floor of the east elevation has four original sash windows (Figure 6-189). A fifth window has been converted into a door and incorporated into the walkway between 49 and 53 Esk Street (Figure 6-185).





Figure 6-185. The east elevation of 49 Esk Street, looking southwest.



Figure 6-186. Examples of ground floor windows in the east elevation.



Figure 6-187. Left: The converted loading bay door, Right: modern door in older fenestration.

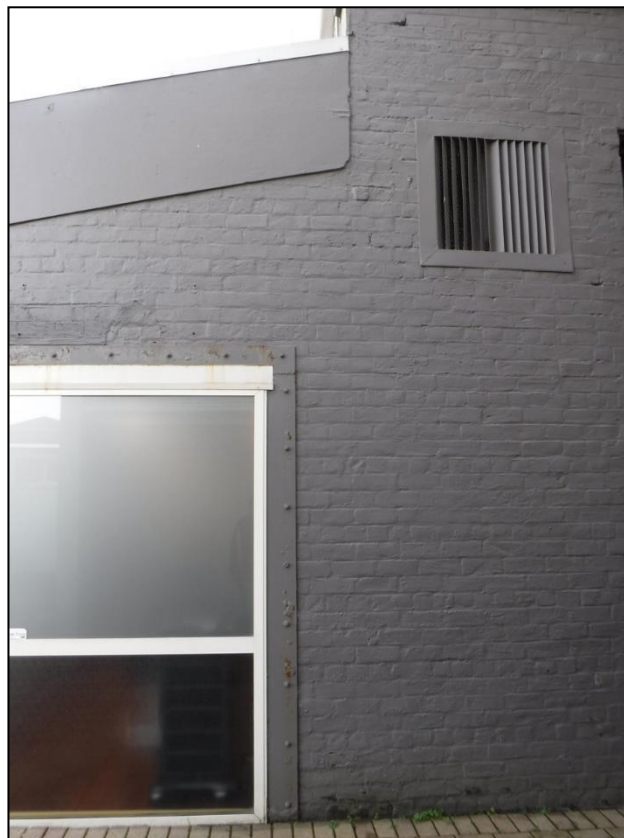


Figure 6-188. The lean-to at the south end of the east elevation. Note the steel around the modern window and scarring above it.



**Figure 6-189. First floor windows in the east elevation.**

The south elevation of the Temple Chambers is doubled gabled, finished with a smooth concrete render and features two extensions on the ground floor (Figure 6-190). The extension to the west is the more recent of the two, with the extension to the east appearing on the 1910 Fire Insurance map (Figure 6-170). The sash windows in the first floor of the south elevation appear to date to the original building. The other windows appear to be twentieth century additions.



**Figure 6-190. The south elevation of the Temple Chambers.**

## Roof

The roof of the Temple Chambers is a simple double gable with a central valley that appears to be original to the building. It is clad in corrugated iron, which has most likely been replaced at some time in the twentieth century.



## Windows

Most of the windows at the Temple Chambers appear to be original and are mostly sash windows with one pane per sash and lugs on the upper sash (Figure 6-190). The windows in the north elevation are arched.

## Ground Floor

As noted above, the ground floor of the Temple Chambers holds three retail spaces (Figure 6-194), none of which have any visible heritage features or fabric, apart from possibly the floors (Figure 6-191, Figure 6-192 and Figure 6-193). A hairdressing salon is located in the eastern extension on the south elevation (Figure 6-195)



Figure 6-191. The interior of Room 29. Left: looking north. Right: Looking south.

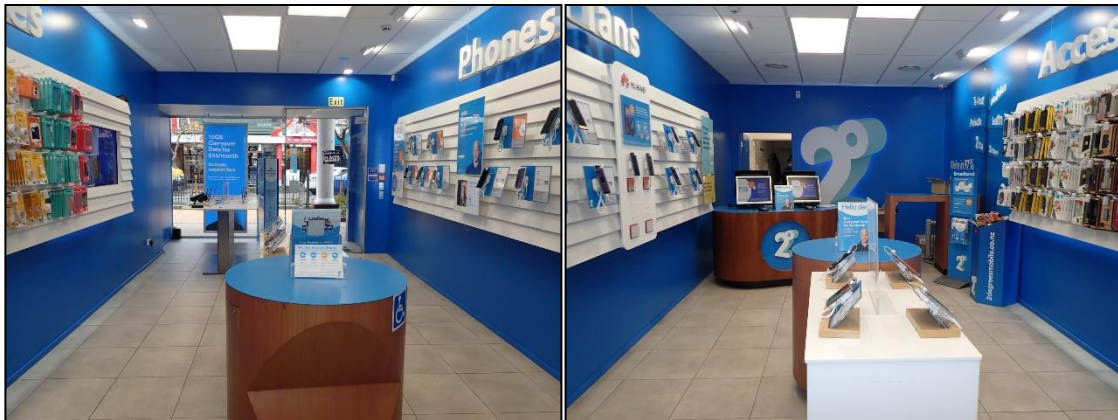


Figure 6-192. Room 4. Left: looking north. Right: looking south.



Figure 6-193. Room 1. Left: looking north. Right: looking south.



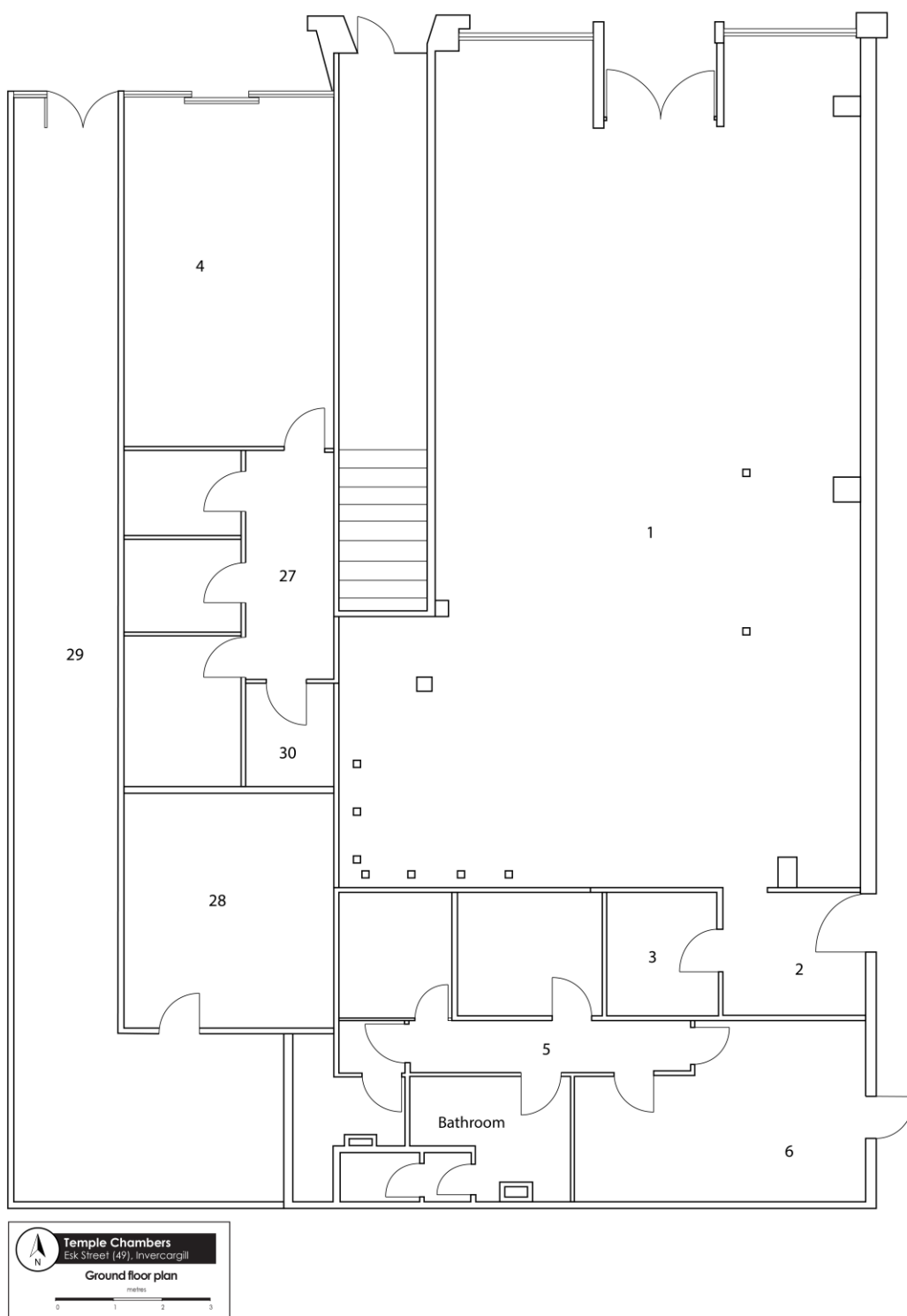


Figure 6-194. Ground floor plan of the Temple Chambers.



Figure 6-195. The hairdressers in the eastern extension on the south elevation of 49 Esk Street. Left: looking west. Right: looking east.

There is a mezzanine in the retail space at the west end of Room 29 (Figure 6-196). This appears to be a recent addition.



Figure 6-196. The mezzanine floor in the retail space at the west end of the ground floor of 49 Esk Street. Left: looking north. Right: looking south.

### First Floor

The first floor of the Temple Chambers is laid out as multiple office with a central open reception area (Figure 6-197) but is currently unoccupied. There is minimal visible heritage features or fabric due to the numerous renovations that have occurred during the twentieth and twenty-first centuries. The sash windows in the north, east and south walls appear to date from the nineteenth century and may be associated with the original build or the 1896 repairs (Figure 6-198 and Figure 6-199). The ceilings have been lowered but, in some areas, earlier board and baton and match linings are visible above the softboard tiles (Figure 6-200 and Figure 6-201). There is a strong room that may be a pre-1900 feature (Figure 6-202). The walls are lined with plaster board, but the original painted plaster finish is also visible above the softboard tile ceiling in places. The floor is lined with modern carpet throughout.

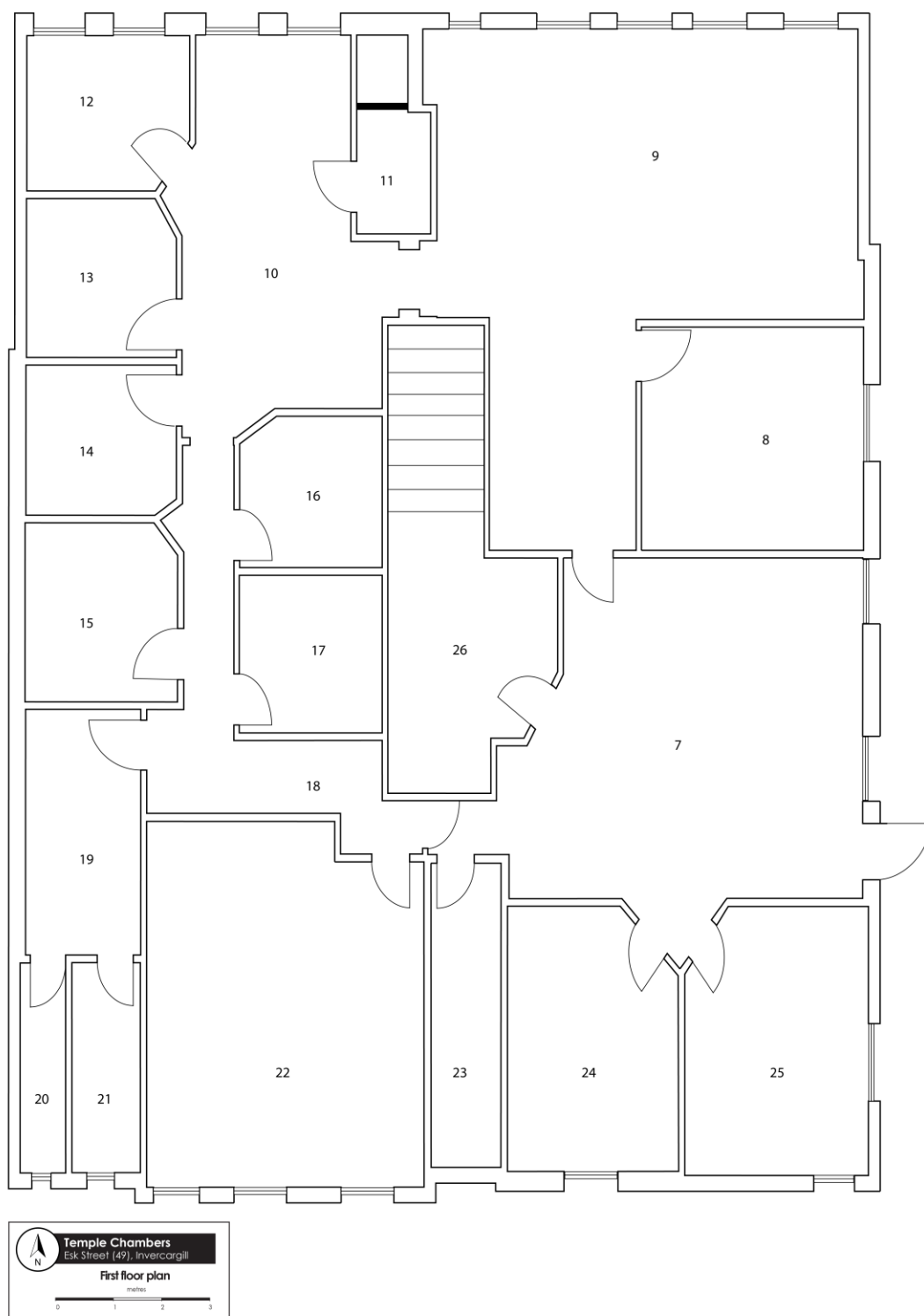


Figure 6-197. First floor plan of the Temple Chambers.



Figure 6-198. The double hung sash windows in the north wall of Room 9. Note the smaller window to the left, which is the central window in the façade.



Figure 6-199. Sash windows in the first floor of 49 Esk Street. Left: east wall of Room 25. Right: south wall of Room 22.





Figure 6-200. Dropped ceiling, earlier softboard ceiling and tongue and groove ceiling in Room 13.



Figure 6-201. Above the dropped ceiling in Room 19.



Figure 6-202. Left: The strong room. Right: The maker's mark.

### 6.5.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-23 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/69 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-23. Summary of archaeological value for E46/69.

Value	Criteria	Assessment
<b>Condition</b>		<b>Moderate.</b> While no visible heritage fabric remains on the ground floor, some has survived on the first floor. The extent of the 1896 fire is unknown, as is the condition of any sub-surface archaeological remains.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill few sites of this type have been previously investigated.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/69 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific businesses, such as the Melbourne tea rooms or the booksellers and stationers that occupied the site for several decades.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.

Value	Criteria	Assessment
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> Although the Temple Chambers building façade has been heavily altered, components of its original design are still visible.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

#### 6.5.4 Heritage Values – Temple Chambers

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Temple Chambers (ICC Heritage item No. 136) are summarised in Table 6-24 below, and based on this assessment, NZHP considers the Temple Chambers to have a **low** level of overall significance.

Table 6-24. Summary of physical, historic, and cultural values for the Temple Chambers (ICC Heritage item No. 136).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Moderate.</b> The Temple Chambers are part of an archaeological site and have been assessed as possessing moderate archaeological value (see Table 6-23).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>Moderate.</b> The Temple Chambers has been previously classed as a good example of Victorian Classical architecture with updated Art Deco features (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and in this style are very common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> <li><b>Moderate.</b> the Temple Chambers is classed as a good example of Classical Victorian architecture; however, the interior and exterior have been extensively altered and as such have lost many of their original features.</li> </ul>
<b>Integrity</b>	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade retains some original features and the Art Deco modifications have their own heritage value, however most of the interior heritage fabric has been lost or heavily modified.</li> </ul>
<b>Vulnerability</b>	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> <li><b>Yes.</b> Only three of five tenancies in the Temple Chambers are currently occupied and the remaining two (including the entirety of the first floor) are rapidly falling into disrepair.</li> </ul>
<b>Context or Group</b>	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance? <ul style="list-style-type: none"> <li><b>High.</b> The Temple Chambers are a significant feature of the Esk Street streetscape.</li> </ul>
Cultural Values	
<b>Identity</b>	Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity? <ul style="list-style-type: none"> <li><b>Low.</b> The Temple Chambers are not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the nineteenth and twentieth centuries.</li> </ul>

<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The façade of the Temple Chambers is protected by the ICC District Plan as a heritage item due to its aesthetic value.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>• The Temple Chambers do not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Temple Chambers do not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>• There are no known tangata whenua connections to the Temple Chambers.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>• The Temple Chambers are part of archaeological site E46/69 and so are protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Temple Chambers are associated with notable local architects Angus Kerr and Allan C Ford.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Temple Chambers are not associated with any important events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Temple Chambers is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>• The Temple Chambers hold no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>• The Temple Chambers hold no technological value.</li> </ul>



## 6.6 Town Section 5 (Site E46/70)

The first occupant of Town Section 5 (51-53 Esk Street, Figure 6-203) was James Grieve who established the Murihiku Store on site between 1857 and 1862. Grieve owned and occupied the property until 1882 when he subdivided and sold TS 5. The South British Insurance Company built a shop and office block at the north end of the site in 1884 that was rebuilt in 1934 by the New Zealand Insurance Company. Archaeological site E46/70 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Lot 1 DP 10282, Lot 2 DP 5659 and Lot 3 DP 6653). The front of the property is presently occupied by:

- **New Zealand Insurance Company Building (51-53 Esk Street)**
  - Constructed 1883/1884, designed by Edmund R Wilson, commissioned by the New Zealand Insurance Company
  - Heritage item No. 137 on ICC District Plan
  - Extensive alterations and changes to façade in 1934, designed by Allan C Ford
  - Major renovations to ground floor in 1978

The rear of the section is currently an open-air car parking space but historically functioned as a yard space with multiple outbuildings for the property on neighbouring TS 6. A right of way, established in 1880, runs down the west side of this town section.

### 6.6.1 Historical Background

The following section outlines the history of TS 5 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of land transactions and key events is presented in Table 6-25.

**Table 6-25. Summary of land transactions and key events records for E46/70.**

Year	Event	Source
1857	TS 5 purchased by James Grieve, merchant	H.46
1862	TS 5 Crown Grant to James Grieve, earliest record of grocery and tea shop on site	B.100, Southland Times, 1919
1880	ROW granted by James Grieve and the Colonial Bank of NZ to Robert Erskine and Edward Henry Whitmore	B.100
1882	TS 5 subdivided into four lots and right of way	Southland Times, 1882a
1882	Lots 1 and 3 conveyed to South British Fire and Marine Insurance Company	F.40
1882	Lot 2 conveyed to Joseph Hatch	Southland Times, 1882b
1882	Lot 4 conveyed to John Turnbull Thomson	B.100
1884	Building erected on Lots 1, 2 and 3 for the South British Insurance Company	Southland Times, 1884
1885	Edward Henry Whitmore conveys his share in ROW to Robert Erskine	B.100
1885	Lot 4 conveyed to Thomas Watson, bank manager, Thomas Morell MacDonald, solicitor, and George Mackie Williamson, farmer, along with TS 6	SL36/162
1886	Lot 1 occupied by South British Insurance Co., Lot 2 by Reginald Jones, Solicitor, and Lot 3 by Bing Harris & Co's sample rooms, Lot 4 unoccupied	(Burwell, 1886)
1907	Robert Erskine conveys a share of ROW to Albion Property Ltd	B.100
1908	Lots conveyed to South British Insurance Company Ltd (formerly South British Fire and Marine Insurance Company)	F.40
1910	Lots conveyed to New Zealand Insurance Company Ltd	F.40
1912	Robert Erskine conveys interest in ROW to Invercargill Insurance Company	B.100
1912	Albion Property Company Ltd assigns grant of ROW to Lewis and others	B.100
1912	New Zealand Insurance Co. Ltd moves into Lots 1-3, building now known as "New Zealand Chambers"	Southland Times, 1912
1934	New Zealand Insurance Company building (extant) rebuilt	Morton, 2004
1955	Clock added to front of building	ICC Property File
1978	Ground floor split into two shops and extended to rear, façade altered on ground floor, boiler room and lean-to removed	ICC Property File
1989	West ground floor shop renovated, new entrance installed	ICC Property File

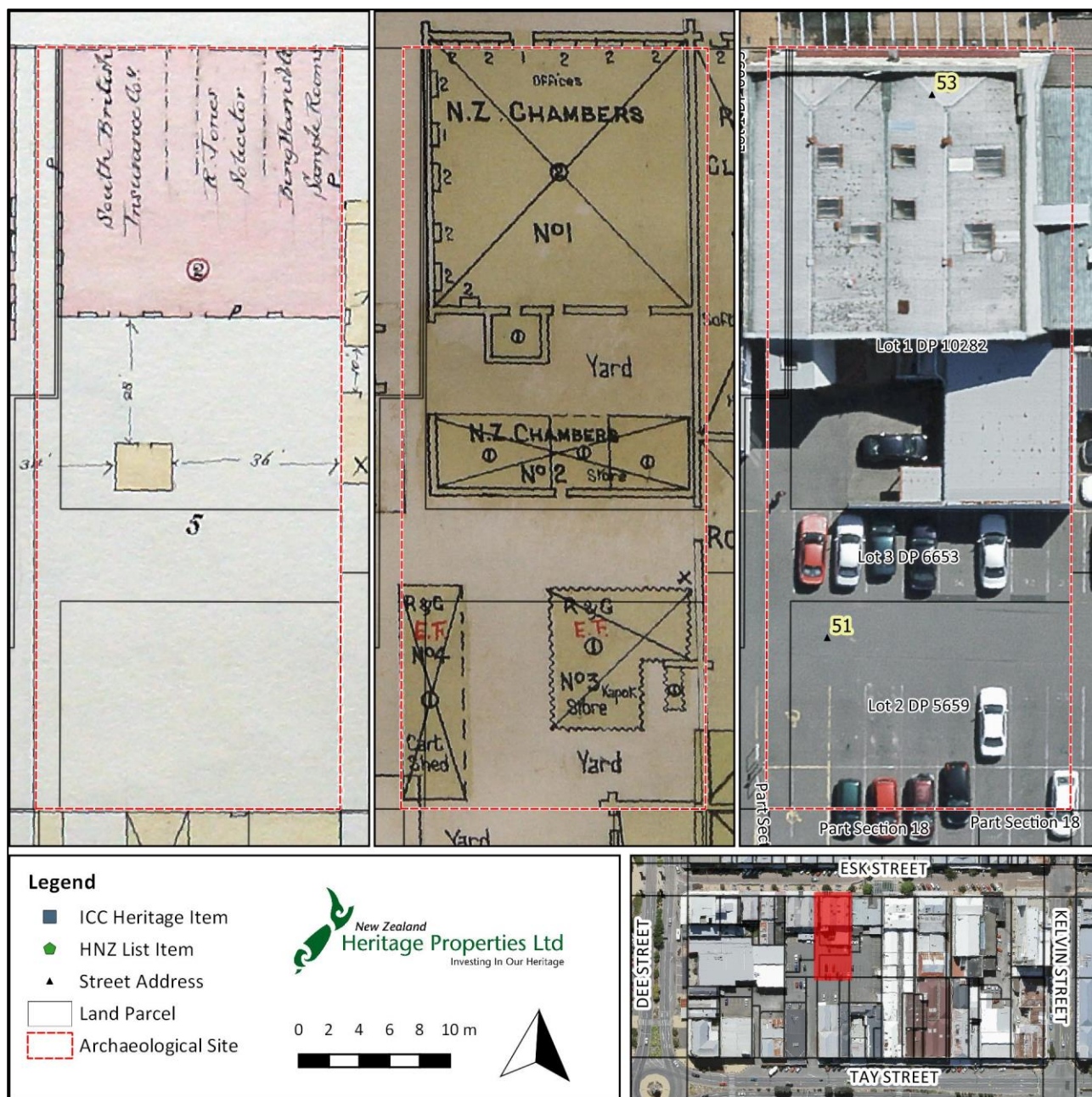


Figure 6-203. Town Section 5, Block II, Invercargill (E46/70). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Town Section 5 was purchased by James Grieve on 25 June 1857 and was formally conveyed by Crown Grant to him on 3 December 1862 (H.46). Grieve took out mortgages on the section in 1864, 1867, 1869, 1873 and 1880 (B.100), and was operating a grocery and tea shop on site from at least as early as 1862 (Southland Times, 1919). By 1864 Grieve was offering his property, known as the Murihiku Store, with a house, garden, stable and outhouses, for rent, and he continued to advertise for the following two years (Southland Times, 1876g, 1882p). By 1873 he was residing in Wallacetown where he opened another grocery shop (Southland Times, 1863n). In 1879 he once again advertised TS 5 for lease, but this time as a development site (Southland Times, 1873l). It is unclear the exact date which the Murihiku Store and associated buildings were demolished, but the property was described as vacant when Grieve subdivided TS 5 (Figure 6-204) in 1882 (Southland Times, 1911).

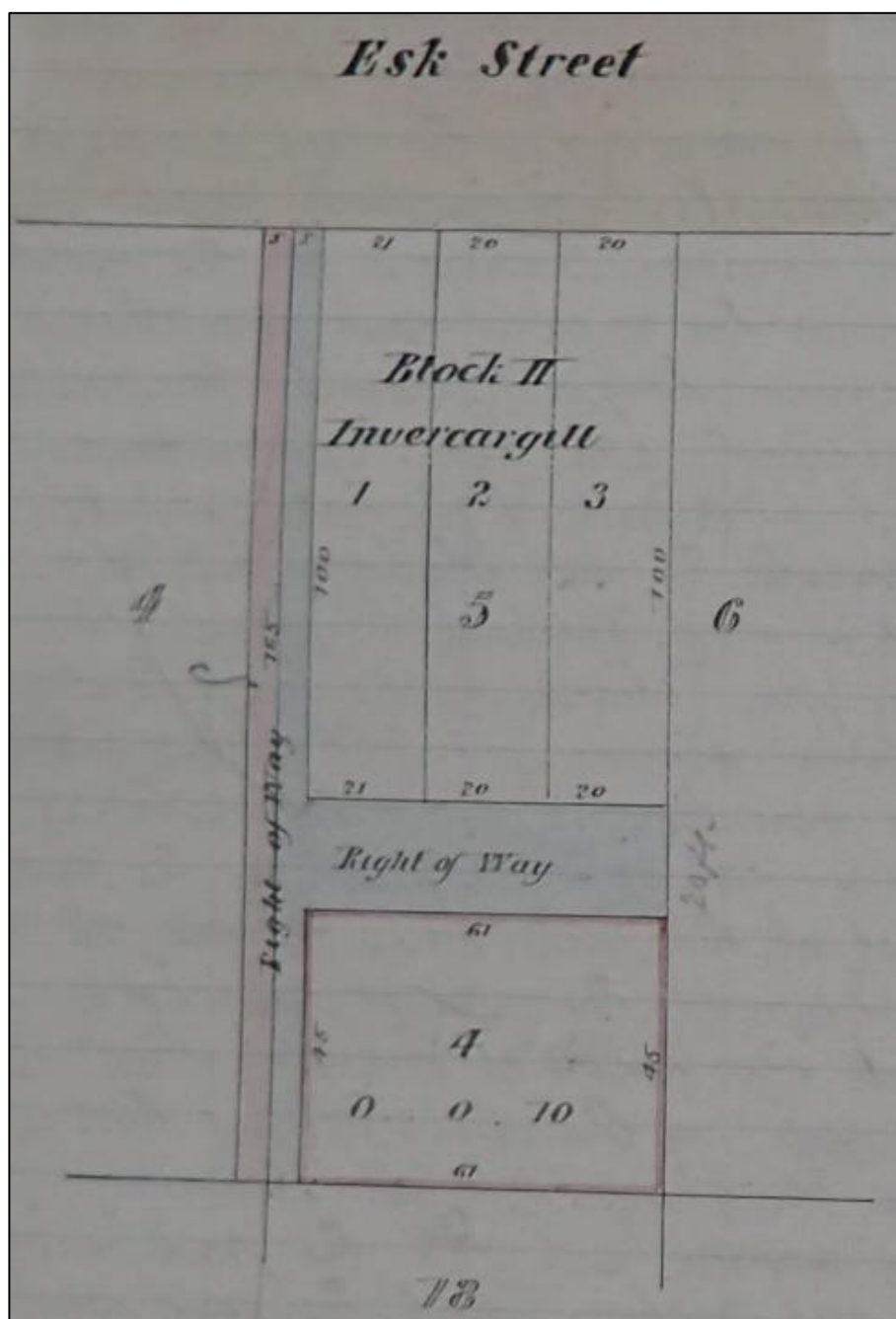


Figure 6-204. Detail from 1882 Certificate of Title showing subdivision of Town Section 5.

Grieve subdivided the section into four lots and a right of way. Lots 1 to 3 had 20-foot frontages to Esk Street and the fourth occupied the back portion of the section, with access provided by the right of way. These sections attracted significant interest when they were offered for auction, with the South British Insurance Company purchasing Lot 1, Mr Joseph Hatch Lot 2 and John Turnbull Thomson Lot 4. Lot 3 was passed in (Southland Times, 1882n). A newspaper article from 1883 describes plans for Lots 1, 2 and 3, which by this date appear to all be owned by the South British Insurance Company. The Company had commissioned architects MacKenzie and Gilbertson and builder Adam Little to erect their a building for their offices and the site is described as having been the location of James Grieve's store in the "good old times" (Southland Times, 1879h). The building was completed the following year and the Company moved in in March, at which time there remained "but a little plastering to do outside". Half of the building, consisting of two apartments and an upstairs office suite, was occupied by the Company while the other half was rented out (Southland Times, 1879h). Tenants included solicitors Reginald Jones, Lancelot Andrews and Arthur Whyley Morrah, music seller/teacher Charles Gray, Bing Harris & Co., architect Charles H Roberts and land agent Caleb Froggatt. The 1886 plan of the section also shows



a small timber outbuilding located near the centre of TS 5, but Lot 4 is shown as empty (Figure 6-203). By the 1890s the South British Insurance Company's offices were occupied by Tothill, Watson & Co., wool and grain merchants, who acted as agents for the Company. A photograph from circa 1900 shows the richly detailed façade which is in keeping with the rest of the street (Figure 6-205).



Figure 6-205. Esk Street looking east with South British Insurance Company building outlined in red (Muir & Moodie, 1900).

The New Zealand Insurance Company Ltd. (NZIC) took ownership of Lots 1, 2 and 3 in 1910 and redeveloped the property. This building was renamed the “New Zealand Chambers” (Figure 6-203) and became the Company's Invercargill offices in 1912 (*Southland Times*, 1912). The NZIC was founded in Auckland in 1859 and was one of the first, and most successful, New Zealand based insurance companies (Henderson, 2010). By 1903 the company's net revenue was £424,669, fuelled largely by the high fire risks posed by many of the colony's timber buildings (Cyclopedia Company Ltd, 1905b). A 1914 plan of TS 5 (Figure 6-206) shows the brick New Zealand Chambers separated from another, smaller brick building to the rear by an open yard, and two “wood and iron sheds” on Lot 4. In 1934 the NZIC building was extensively altered in the Art Deco style by well-known Invercargill architect A C Ford, and this structure remains on Lots 1, 2 and 3 (J. Murray, 2004). These alterations involved the removal of the decorative parapets and major interior reconfiguration, including “the destruction of one of the most historic apartments of Invercargill”, at the time occupied by Charles Gray's music studio since 1895 (*Southland Times*, 1934a).







Figure 6-207. Detail from 1950 plan showing previous façade configuration (Ford, Gray, & Derby, 1950).

### 6.6.2 On Site Observations: NZIC Building

The New Zealand Insurance Company (NZIC) Building at 51-53 Esk Street was constructed in 1883/4. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 20 April 2018. The ground floor is currently occupied by two shops (Pascoes and Max) and the first floor is unoccupied.

Table 6-26. Summary of built structures at 51-53 Esk Street, Invercargill.

Building Name	NZIC Building
Address	51-53 Esk Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 137; Appendix II.2
Construction Details	<ul style="list-style-type: none"> <li>Constructed 1883/4, designed by E. R. Wilson, commissioned by the NZIC</li> <li>Extensive alterations to interior and façade 1934, designed by A. C. Ford</li> </ul>
Building Details	Ground Floor – 9 (Rooms 1-9) First Floor – 19 (Rooms 10-28)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The interior has been extensively modified on numerous occasions since the building was first constructed, and as a result, there is minimal visible heritage fabric. The building is comprised of the ground floor and first floor. A modern concrete block ground floor extension to the rear was not recorded. The rear of TS 5 (part of Lot 2 DP 5659) is currently an open-air asphalt car park and no archaeological or heritage features are visible.

#### North Elevation

The ground floor of the NZIC Building Esk Street façade has been remodelled on numerous occasions but retains some visible heritage fabric. The original location of the main entry to the upper floor is visible as an off-centre protrusion with an entablature engraved with “NEW ZEALAND INSURANCE COMPANY LIMITED” between two medallions. This entrance has been blocked and now forms part of the western shop front. Both shop entrances feature large display windows and modern glass doors. A modern suspended glass verandah extends across the width of the building.



**Figure 6-208. Esk Street façade of the NZIC Building (51-53 Esk Street).**

The first-floor façade displays a combination of Art Deco and Victorian Italianate features. The clean lines and lettering of the parapet are the work of A C Ford's Art Deco makeover, while the decorative columns, keystones and moulded cornice beneath the windows are remnants of the original highly ornate front. Six arched sash windows also date to the construction of the building, while the clock that extends outwards from the centre of the façade was added in the 1950s. The two floors are separated by a cornice, but this does not extend the full width of the building.

#### **East, West and South Elevations**

The east elevation of the NZIC Building is obscured by the neighbouring MLC Building. The portion that is visible has no windows or detailing, either on the original portion of the building or the modern rear extension (Figure 6-209). The west elevation (Figure 6-210) faces a walkway between this and the neighbouring Temple Chambers (49 Esk Street) known as Barclay Lane. A modern walkway joins the first floors of the two buildings and a concrete stairwell has been added to the southern end of this elevation. Sub-floor vents with decorative iron grills are visible along the base of this elevation. The first floor of this side has a line of four sash windows while on the ground floor the southern two windows have been blocked up. The entrance to the first floor is currently located at the southern end through the modern stairwell.





Figure 6-209. East elevation of the NZIC Building, facing northwest.

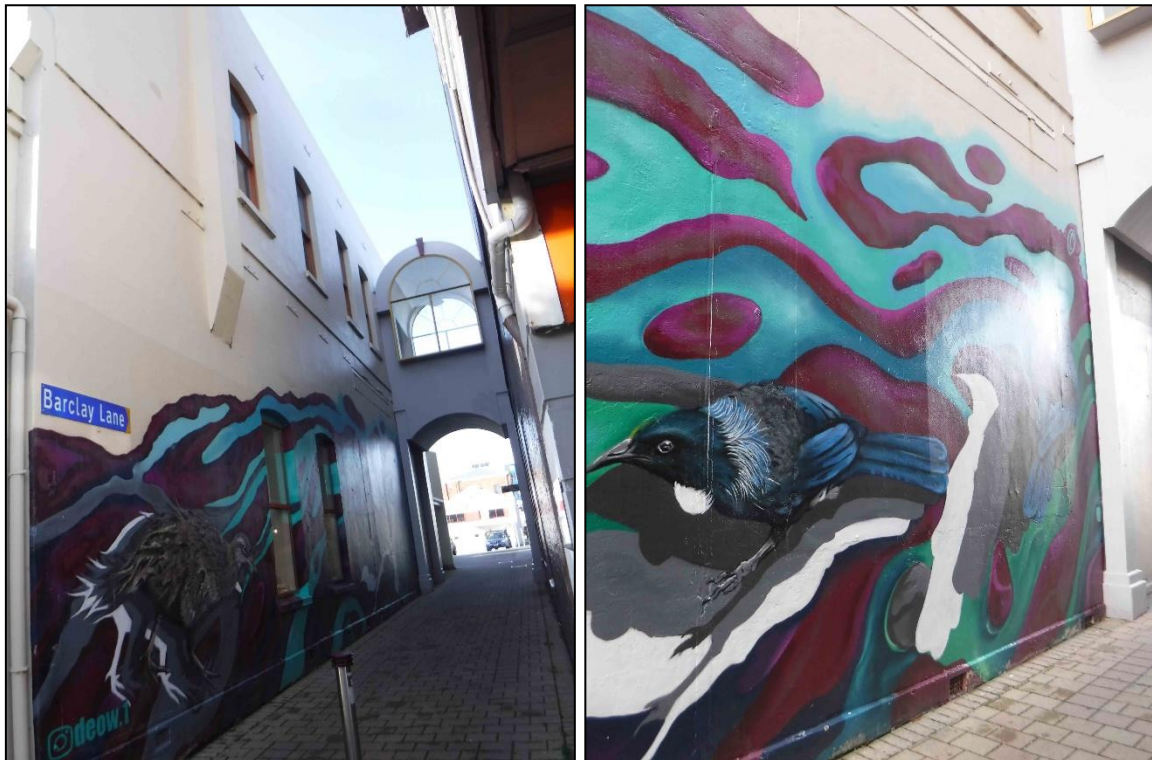


Figure 6-210. West elevation of the NZIC Building facing southeast (left) and detail of blocked windows on ground floor (right).

The south elevation is dominated by the single-storey rear extension which has no ornamentation, windows or doors on this side (Figure 6-211). The rear of the concrete stairwell is also visible on the western end. A variety of windows are present on the first floor, including three original sash windows on the eastern end, two casement windows with awning quarter lights in the centre and two small casement windows and a sash window on the



western side. Two of the eastern sash windows have arched fanlights but this feature has been removed from the centre window.

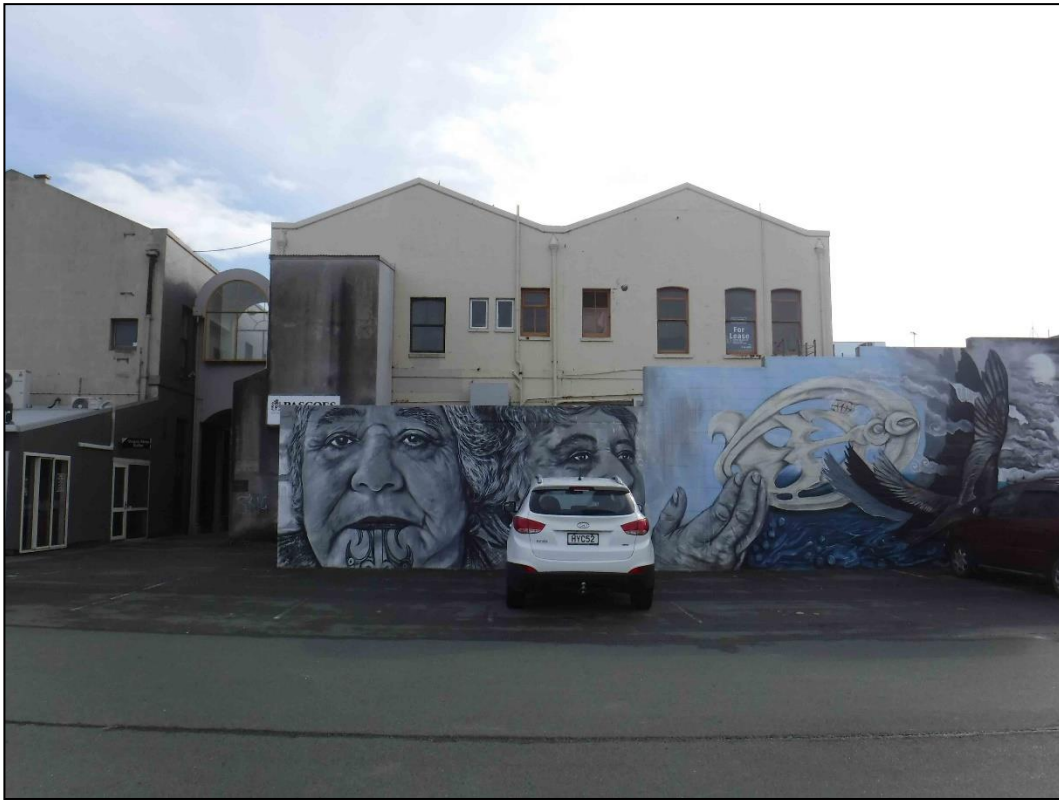


Figure 6-211. South elevation of the NZIC Building, facing north.

### Roof

The front portion of the NZIC Building has a double gable roof with hips at the Esk Street end while the rear extension has a mono-pitch roof that slopes down to the west. Both sections are clad in corrugated iron.

### Windows

The majority of the first-floor windows are the original timber sash windows, some of which have awning fanlights (Figure 6-212). The original architraves have all been replaced with plain examples. Two small casement windows have been added to the bathrooms at the rear of the first floor and, as mentioned above, two on the ground floor of the west elevation have been blocked up.

### Ground Floor

The ground floor of the NZIC Building is currently occupied by two shops (Pascoes and Max; Figure 6-214). No heritage fabric is visible in either shop and all ceiling, wall and floor linings are modern (Figure 6-213 and Figure 6-215). The staff room of Pascoes (Room 2) has bevelled architraves that may date to the 1930s renovations (Figure 6-216).



Figure 6-212. Examples of sash windows in the NZIC Building (left) and detail of architraves (right).



Figure 6-213. The western shop on the ground floor of the NZIC Building (Pascoes), looking north.

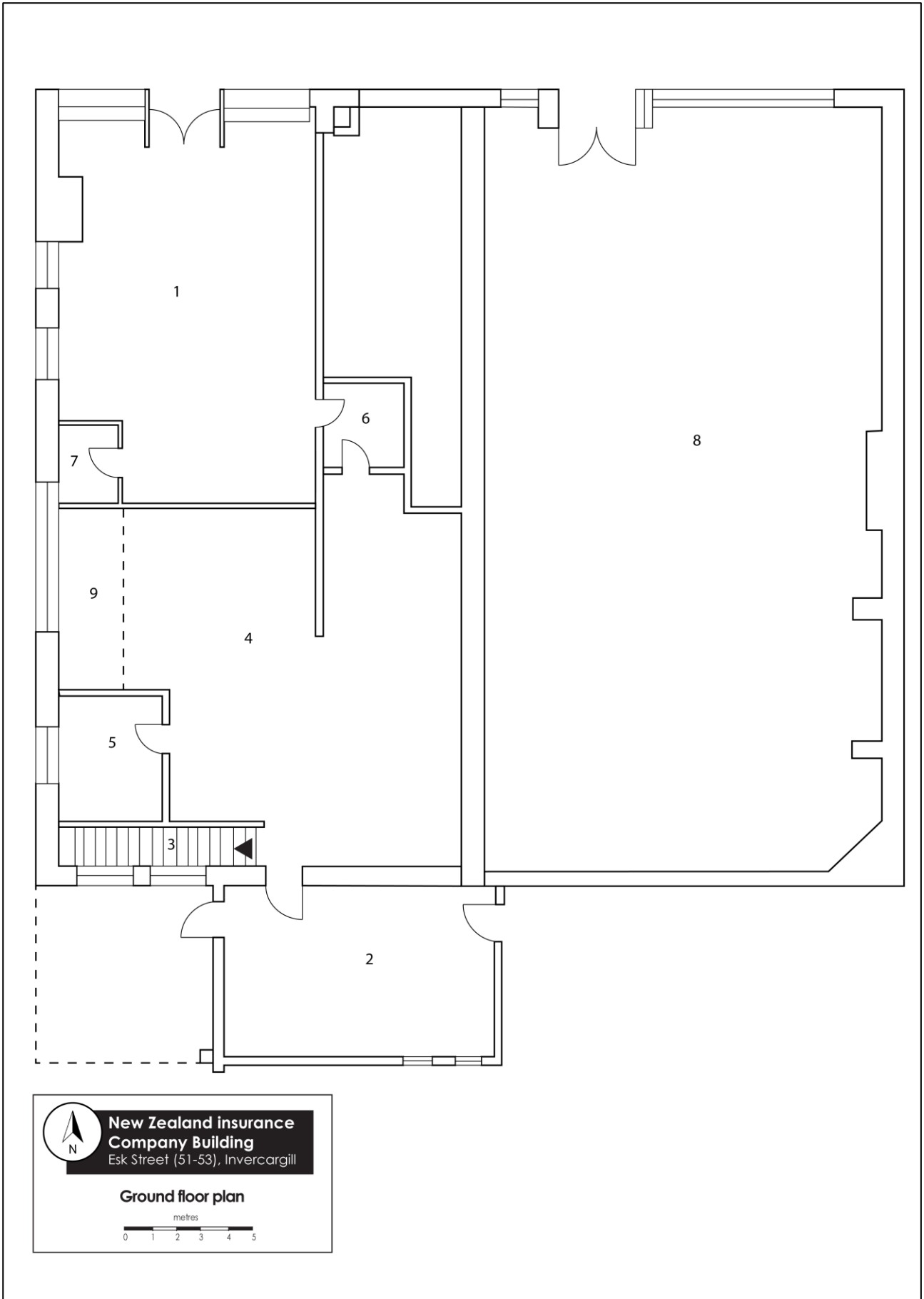


Figure 6-214. Ground floor plan of the NZIC Building.



Figure 6-215. The eastern shop on the ground floor of the NZIC Building (Max), looking north.

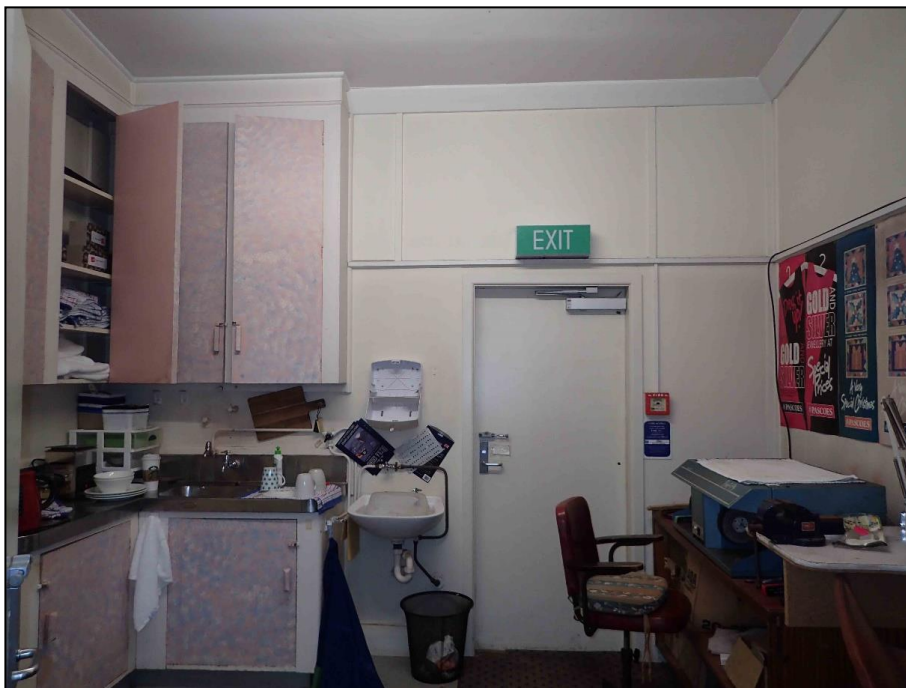


Figure 6-216. Pascoes staff room (Room 2), facing south. Note bevelled architraves.

### First Floor

The first floor of the NZIC Building has been repeatedly renovated and modernised throughout the twenty and twenty-first centuries. It is currently divided into nine rooms, including multiple offices, a staff room, toilets and an open reception area (Figure 6-217; Figure 6-218). The original central stairway has been removed and a scar is still visible on the floor of Room 24 (Figure 6-219). The new entrance is via the modern concrete stairwell at the southwest corner of the building. A dropped softboard tile ceiling has been installed across all rooms except Room 19 and 20 and the walls and floors have modern linings (carpet, timber floorboards and hardboard). The original ceiling is visible through a hole in the roof of Room 16 and can be seen to have moulded panels and architraves (Figure 6-220). Remnants of green painted plaster are also visible over the brick walls.



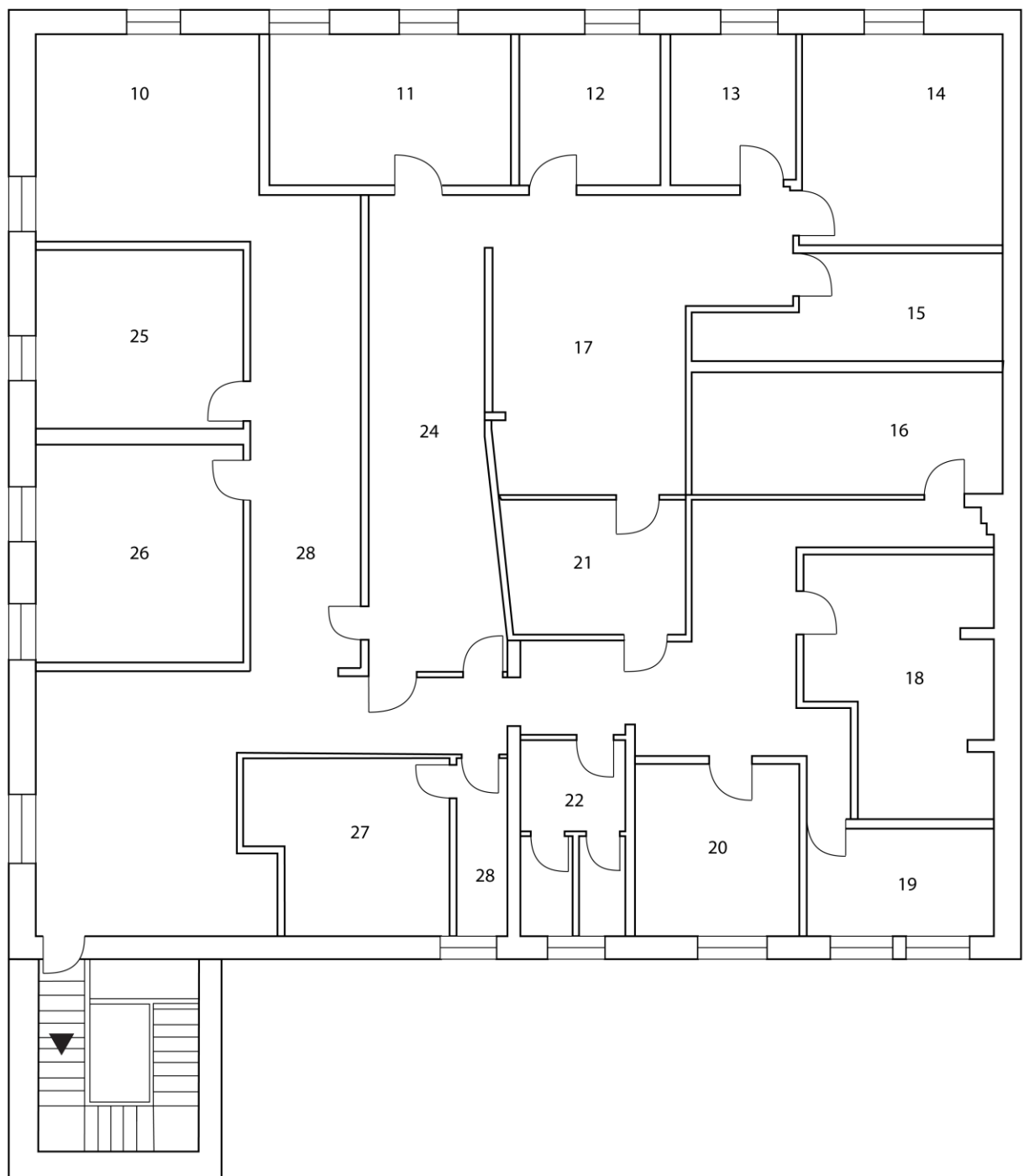


Figure 6-217. First floor plan of the NZIC Building.



Figure 6-218. First floor of the NZIC building, looking north.



Figure 6-219. Room 24 of the NZIC Building, looking south. Note the scar from the stairwell on the floor.

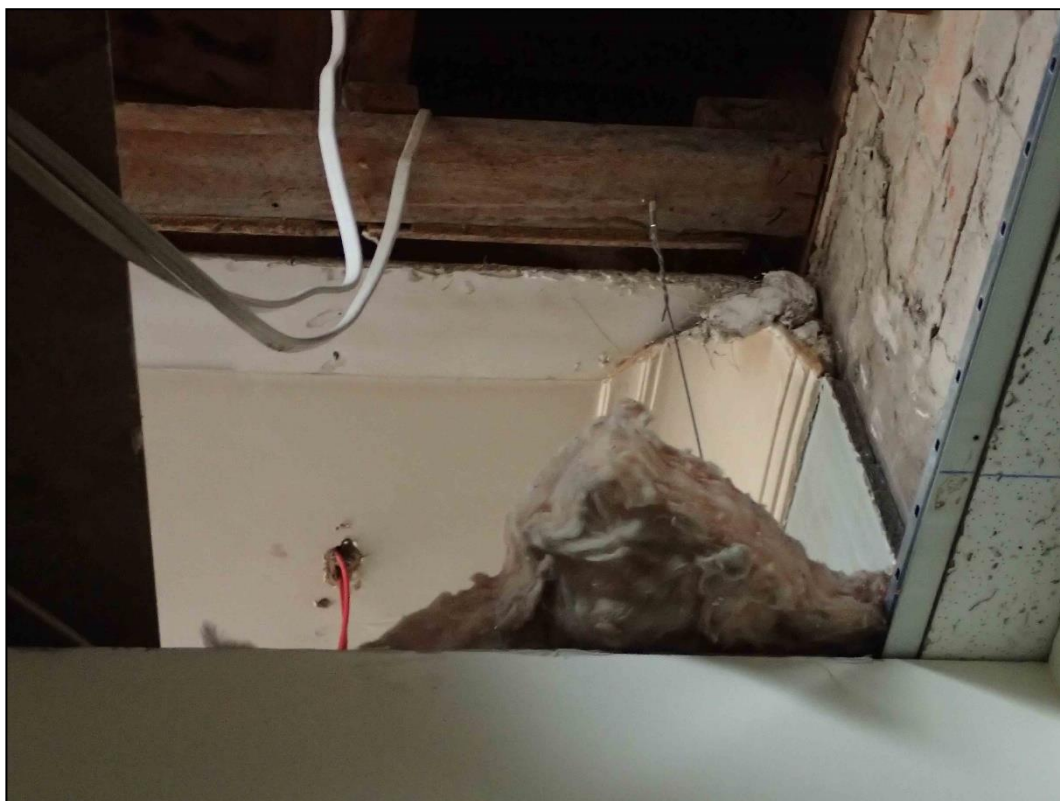


Figure 6-220. Original ceiling and cornice in Room 16. The false softboard tile ceiling is visible at the right of the image.

### 6.6.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-27 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/70 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-27. Summary of archaeological value for E46/70.

Value	Criteria	Assessment
<b>Condition</b>		<b>Moderate.</b> Although the NZIC building has been extensively modified some heritage fabric has survived, particularly on the first floor. The condition of subsurface archaeological remains is unknown, however large areas at the rear of the site have remained largely undeveloped and may contain <i>in situ</i> features and deposits.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial sites are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one site complex of this type has been previously investigated.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/70 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as James Grieve, one of the town's earliest settlers.

Value	Criteria	Assessment
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> Although the New Zealand Insurance building façade has been heavily altered, components of its original design are still visible.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

#### 6.6.4 Heritage Values – NZIC Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the NZIC Building (ICC Heritage item No. 137) are summarised in Table 6-28 below, and based on this assessment, NZHP considers the NZIC Building to have a **low** level of overall significance.

Table 6-28. Summary of physical, historic, and cultural values for the NZIC Building (ICC Heritage item No. 137).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Moderate</b> The NZIC Building was built pre-1900 and is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-27).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>Moderate.</b> The NZIC Building has previously been classed as having good architectural value due to its mixed Classical and Art Deco façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are very common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> <li><b>Moderate.</b> The exterior of the NZIC Building has been altered but is deemed a good example of updated period design.</li> </ul>
<b>Integrity</b>	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of the NZIC Building retains some original fabric and character which is complimented by Art Deco alterations, however the interior has been extensively modified.</li> </ul>
<b>Vulnerability</b>	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> <li><b>Yes.</b> The first floor of the NZIC Building has been vacant for some time and is descending into a state of disrepair.</li> </ul>
<b>Context or Group</b>	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance? <ul style="list-style-type: none"> <li><b>High.</b> The NZIC Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is one of the principal elements.</li> </ul>



Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The NZIC Building is not a focus of any shared identities, however it does act as a physical reminder of Invercargill's development during the nineteenth and twentieth centuries.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of the NZIC Building is protected by the ICC District Plan as a heritage item due to its aesthetic value.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>The NZIC Building does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The NZIC Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to the NZIC Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>The NZIC Building was constructed prior to 1900 and is part of archaeological site E46/70 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
Historic Values	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The NZIC Building is associated with well-known architects Edmund R Wilson and Allan C Ford and is linked to the New Zealand Insurance Company.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The NZIC Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The NZIC Building is associated with the social and economic development of Invercargill.</li> </ul>
Scientific	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>The NZIC Building holds no scientific value.</li> </ul>
Technological	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>The NZIC Building holds no technological value.</li> </ul>

## 6.7 Town Section 6 (Site E46/71)

The precise date of the earliest occupation on Town Section 6 (55 Esk Street, Figure 6-221) is unclear, however there was a dwelling on site by the 1870s. This dwelling became a boarding house by the 1880s and continued to operate as such until the late 1890s when textile manufacturers Ross and Glendining erected a warehouse on the property. Numerous extensions were added to this structure throughout the twentieth century before it was demolished in 1983 and replaced with the MLC Building. Archaeological site E46/71 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Lots 1 and 2 DP 5659). The rear portion of TS 6 (Lot 2 DP 5659) is an asphalt car park. The Esk Street frontage is currently occupied by:

- **Mutual Life and Citizens' Assurance Company (MLC) Building**
  - Constructed 1983, designed by Mitchell & Mitchell and Partners, commissioned by Mutual Life and Citizens' Assurance Company

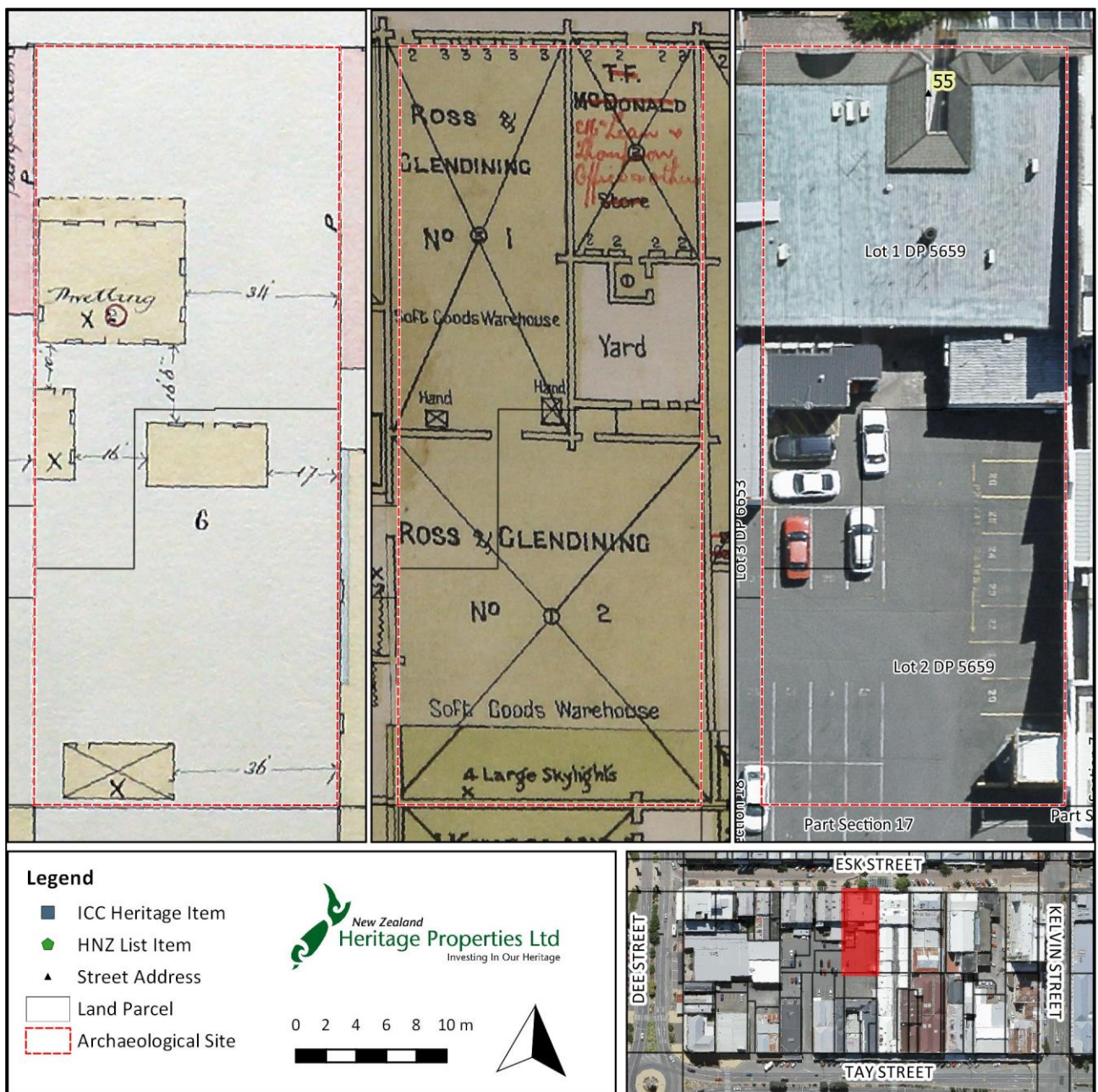


Figure 6-221. Town Section 6, Block II, Invercargill (E46/71). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

### 6.7.1 Historical Background

The following section outlines the history of TS 6 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of land transactions and key events is presented in Table 6-29.

Table 6-29. Summary of land transactions and key events records for E46/71.

Year	Event	Source
1857	TS 6 purchased by John Turnbull Thomson	H.46
1863	TS 6 leased to Alexander Thomas Clark, butcher, for a term of 14 years	Deeds register
1864	Lease transferred in trust to John Squires, merchant, and Samuel Beaven, ironmonger	Deeds register
1868	Lease surrendered back to John Turnbull Thomson	Deeds register
1870s	Dwelling on site, occupied by John and Elizabeth Bath	Western Star, 1916
1882	Mrs Janet Russel takes over boarding house on TS 6 from Mrs C V Clark	Southland Times, 1882
1885	TS 6 and Lot 4 of TS 5 conveyed to Thomas Watson, bank manager, Thomas Morell MacDonald, solicitor, and George Mackie Williamson, farmer, as executors of Thomson's will	SL36/162
1886	Dwelling and outbuildings present on TS 6	Burwell, 1886
1898	Three-storey brick and concrete building constructed on TS 6 for Ross & Glendining	Otago Daily Times, 1898
1905	Ross & Glendining warehouse extended	Southland Times, 1905
1983	Ross & Glendining warehouse demolished, replaced with extant MLC building	ICC Property File

Town Section 6 was purchased by John Turnbull Thomson, chief surveyor of Otago, on 29 April 1857 (H.46). Thomson was an important figure in Invercargill's history as it was he who decided on the site for the town and conducted the initial survey (J. Hall-Jones, 1990). Thomson leased the section to Alexander Thomas Clark on 21 January 1863 for a term of 14 years at the yearly rate of £66 (6.5). Clark took out a mortgage on the section with John William Raymond on 1 April 1864 (A.814). Alexander and his son, John Clark, were in business together as butchers under the name "A T Clark and Sons". The company experienced financial difficulty, and on 9 July 1864 they were forced to assign their assets in trust to John Squires, an Invercargill merchant, and Samuel Beaven, an ironmonger. This included TS 6 and the easterly half of TS 17 (4.506-513).

Clark's mortgagee, John William Raymond, conveyed the remainder of the lease to George Creed Budd on 8 June 1867. Budd surrendered the remainder of the lease period back to Thomson on 20 March 1868 (9.679). There are limited records of the occupancy of TS 6 during the nineteenth century, however an obituary for Mr John Bath mentions that he resided on the property shortly after his marriage to Elizabeth (nee Fergusson) in 1870 (*Western Star*, 1916), and there appears to have been a boarding house on site from at least the late 1870s. A newspaper advertisement from 1882 announces that Mrs Janet Russell has taken over the boarding house from Mrs C. V. Clark and will operate it as a boarding house and servants registry office (Southland Times, 1882o).

John Turnbull Thomson died at home in Invercargill in October 1884 (Southland Times, 1884j) and his estate was put in trust with Thomas Watson (Invercargill bank manager), Thomas Morell MacDonald (Invercargill solicitor) and George Mackie Williamson (Mataura farmer) as executors. His real estate, including TS 6 and Lot 4 of TS 5, were placed in trust to provide income for his widow and daughters (*Evening Post*, 1885). A photograph taken during the 1880s and Burwell's 1886 map shows a double-storey timber dwelling and several outbuildings including a stable on TS 6 (Figure 6-221 and Figure 6-222).



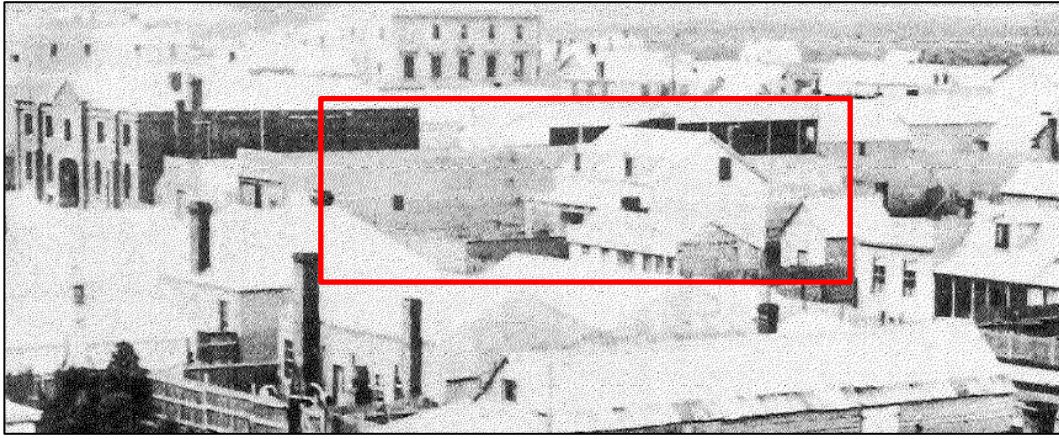


Figure 6-222. Photograph taken during the 1880s showing timber dwelling on TS 6 outlined in red (Anon, n.d.-b).

In 1898 the house was replaced with a three-storey brick and concrete warehouse and office building for textile and clothing manufacturers Ross & Glendining (Otago Daily Times, 1898c). By the following year the building had additional tenants in the form of Stout & Lillicrap, barristers and solicitors (Southland Times, 1899c), and in 1905 the warehouse was extended (Southland Times, 1919). An early twentieth century postcard shows the extended warehouse (Figure 6-223). The 1910 Fire Insurance Plan shows the extended warehouse covering most of TS 6, with a small yard space in the northeast behind an office occupied by McLean, Thompson “and others” (Figure 6-221). The exterior of the building was updated at an unknown date during the first half of the twentieth century, and the new façade can be seen in 1960 alteration plans and a mid-twentieth century photograph (Figure 6-224 and Figure 6-225). This building was demolished in 1983 and replaced with the extant structure known as the Mutual Life and Citizens’ Assurance Company (MLC) Building.

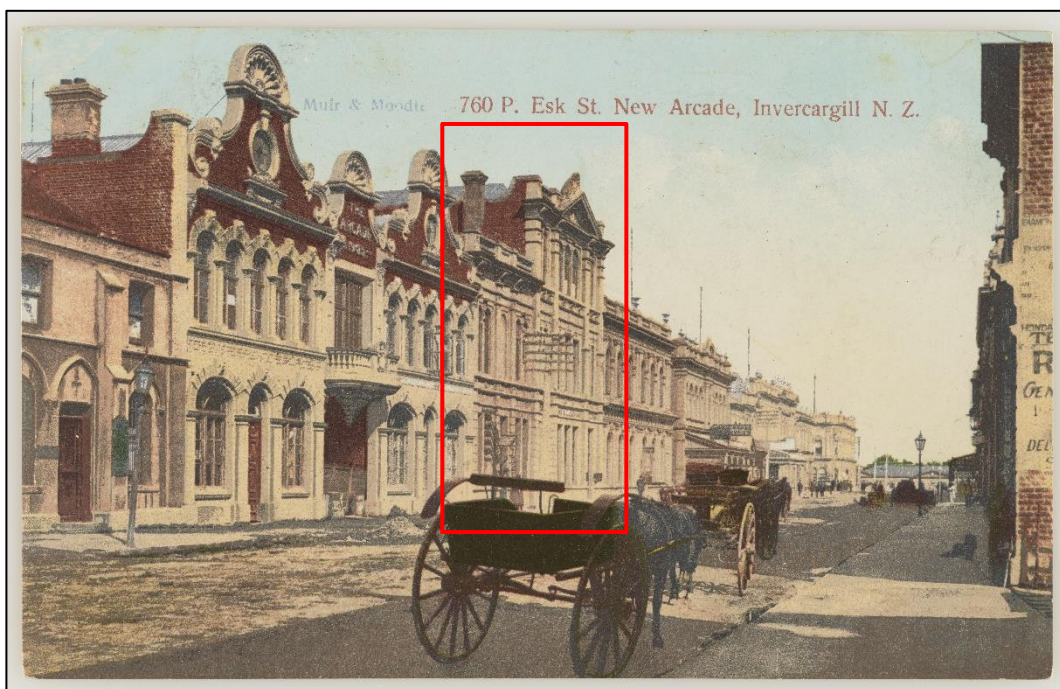


Figure 6-223. Early twentieth century postcard of Esk Street, showing Ross & Glendining's two and three-storey buildings outlined in red (Muir & Moodie, 1906).



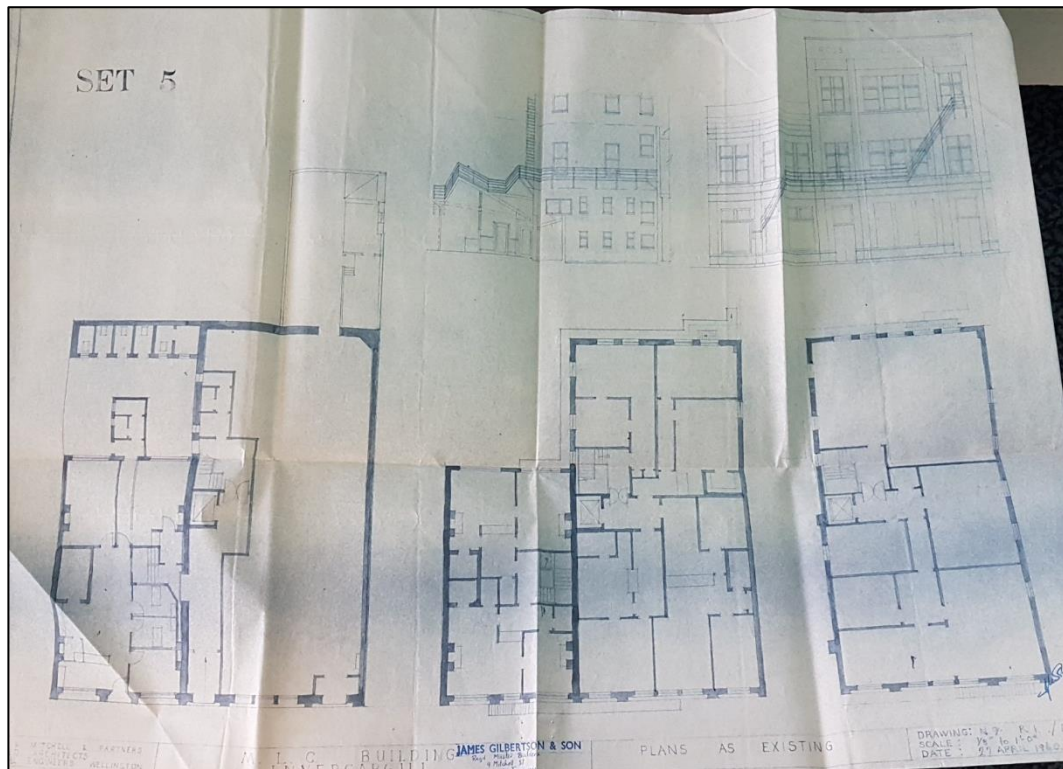


Figure 6-224. 1960 plans and elevations of Ross & Glendining building (James Gilbertson & Son, 1960).



Figure 6-225. A mid-twentieth century photograph showing the Ross & Glendining Ltd warehouse prior to its demolition (Anon., n.d.-d).

### 6.7.2 On Site Observations: MLC Building (55 Esk Street)

The front of TS 6 is occupied by the MLC Building that was constructed in 1987 (Figure 6-226). The site was visited on 18 April 2018 by Peter Mitchell. No heritage or archaeological features are visible on this part of the section.

**Table 6-30. Summary of built structures at 55 Esk Street, Invercargill.**

<b>Building Name</b>	MLC Building
<b>Address</b>	55 Esk Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	n/a
<b>Construction Details</b>	<ul style="list-style-type: none"> <li>Constructed 1987, designed by Mitchell &amp; Mitchell and Partners, commissioned by Mutual Life and Citizens' Assurance Company</li> </ul>
<b>Building Details</b>	Ground floor – unknown First floor – unknown



**Figure 6-226. Esk Street façade of the MLC Building at 55 Esk Street.**

### **6.7.3 On Site Observations: Lot 2 DP 5659**

The rear of TS 6 comprises Lot 2 DP 5659 and is currently an open-air asphalt carpark (Figure 6-227). Archaeological site E46/45 (a nineteenth century well) was recorded close to or within the southern end of this property. No archaeological features are visible.





Figure 6-227. Lot 2 DP 5659, facing northeast.

#### 6.7.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-26 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/71 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-31. Summary of archaeological value for E46/71.

Value	Criteria	Assessment
<b>Condition</b>		<b>Unknown.</b> No pre-1900 structures remain on the site and the condition of subsurface features and deposits is unknown.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>High.</b> There are very few recorded boarding house sites in the South Island, and only one has so far been investigated. In addition, while nineteenth century residential and commercial sites are common around New Zealand, few have been investigated in Invercargill.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/71 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific activities occurring on site, such as textile processing and the boarding house.

Value	Criteria	Assessment
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Low.</b> The extant structure on this site was built in the late twentieth century and so all archaeological remains will be subsurface.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

#### **6.7.5 Heritage Values – MLC Building**

The MLC Building was constructed in 1983 for the mutual Life and Citizens' Assurance Company and was designed by local architects Mitchell & Mitchell and Partners. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age and Post-Modern style on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill's story and provide evidence of the town's twentieth and twenty-first century development.



## 6.8 Town Sections 7 and 16 (Site E46/72)

Town Section 7 (59 Esk Street) and 16 (40 Tay Street), also known as Cambridge Place (Figure 6-228), were first occupied in 1856 by John McLean's Royal Hotel. By the early 1860s the property had been taken over by John Gethin Hughes who established a coach service between Invercargill and Bluff and used the two town sections as his Invercargill base with a coach house, stables block and blacksmith workshop on site. In the early 1870s two shops were constructed at the south end of the property, and in 1905 the stables and associated buildings on TS 7 were replaced with a shopping arcade. A fire in 1930 caused extensive damage to the arcade and it was not rebuilt until 1934. As part of this redevelopment, the shops at the south end of the site were remodelled to match the new Cambridge Arcade. Archaeological site E46/72 is defined by the original boundary of the two town sections, surveyed in 1857, due to the shared history of the modern land parcels (Section 7 and Section 16). The sections are now occupied by (south to north):

- **Cambridge Buildings (40 Tay Street)**
  - Constructed 1872, unknown architect, commissioned by Joseph Stock
  - Remodelled 1934, designed by A C Ford, commissioned by Charles Nichols and Charles W Rattray
  - Heritage item No. 166 on ICC District Plan
- **Cambridge Arcade (59 Esk Street)**
  - Constructed 1934, designed by A C Ford, commissioned by Charles Nichols and Charles W Rattray
  - Heritage item No. 138 on ICC District Plan

The Cambridge Arcade and Cambridge Buildings are scheduled on the ICC District Plan as heritage items No. 138 and 166. For the purposes of this report the Cambridge Buildings refer to the two-storey structure on the Tay Street end of TS16 and the Cambridge Arcade is the arcade itself and the two-storey building on TS 7. The east side of TS 16 is occupied by part of the Herbert Haynes and Co. Building that is discussed in more detail in Section 6.15 of this report.

### 6.8.1 Historical Background

The following section presents the history of occupation of the two town sections and discusses their owners, occupiers and the structures thereon. A summary of land transactions and key events for these sections is presented in Table 6-32.

Town Sections 7 and 16 were purchased by John McLean on 20 March 1857, and officially granted to him on 12 August 1861 (H46 A.268). McLean had erected the first public house in Invercargill, the Royal Hotel, on TS 7 the year before (Hall-Jones, 1946). John Gethin Hughes purchased the two town sections and the hotel from McLean on 7 March 1862. Hughes took out two mortgages on the section in 1863 (A.268) and that year commenced a coach service between Invercargill and Bluff (Southland Times, 1896g), using the town property as a coach house, stables and blacksmith.

Hughes leased TS 7 and the northern portion of TS 16 along with a right of way connecting it to Tay Street to the firm of W H Brayton and Company on 3 March 1863, for a term of ten years at £200 per annum (3.419-421), thus establishing the site layout that has remained up to the present. The proprietors (William Henry Brayton, Oliver Byron Clapp, Henry Hoyt) used the Tay Street property as a livery, bait and commission stables (Southland Times, 1896g), although they do not appear to have lasted the full lease term, dissolving as a firm in 1866 (Otago Daily Times, 1897). Hughes filed for bankruptcy in 1864 (Southland Times, 1864) and as part of the proceedings Fitzwilliam Wentworth, runholder of Wantwood Station, formed an agreement to purchase TS 7 and 16. Wentworth formally purchased the properties from Hughes on 10 June 1864 (3.412). Despite relinquishing ownership, Hughes appears to have continued to occupy the central portion of the property and run a livery stables and blacksmith with his brothers Daniel and Martin until 1878, at which point Daniel and John Hughes moved on, but Martin Hughes remained at the site until 1894 (Wises Directories 1878-1894).

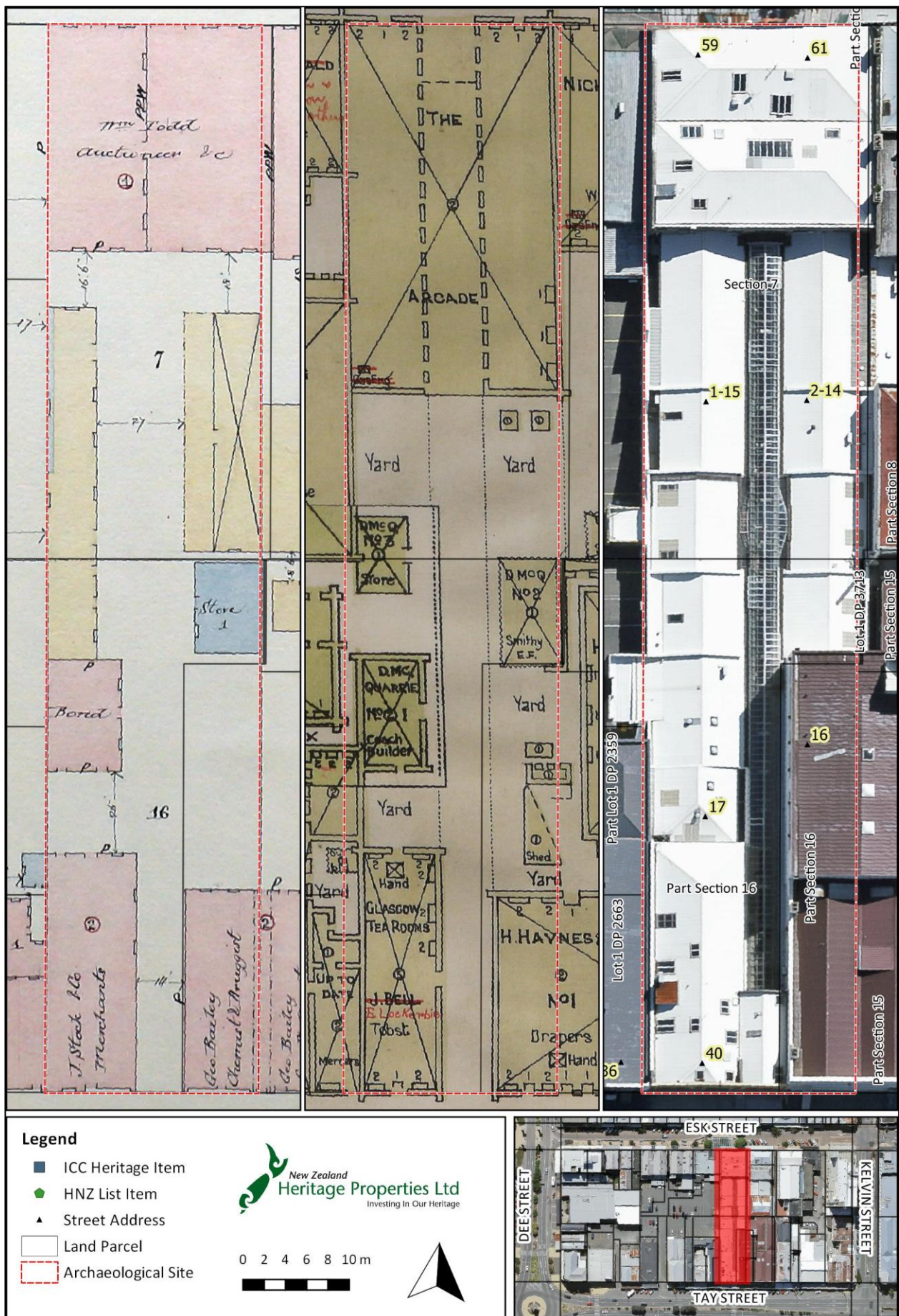


Figure 6-228. Town Sections 7 and 16, Block II, Invercargill (E46/72). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Table 6-32. Summary of land transactions and key events records for E46/72.

Year	Event	Source
1856	John McLean erects Royal Hotel on site	(Hall-Jones, 1946)
1857	TS 7 and 16 purchased by John Mclean	H.46
1861	McLean receives Crown Grant for TS 7 and 16	A.268
1862	TS 7 and 16 conveyed to John Gethin Hughes	A.268
1863	TS 7 and north portion of TS16 with ROW to Tay St leased to W. H. Brayton & Co. for term of ten years	Deeds Register
1863	Coach house, stable and blacksmith on site, run by J G Hughes	Southland Times, 1863a
1864	TS 7 and 16 conveyed to Fitzwilliam Wentworth	A.268
1872	TS 7 and 16 conveyed to Joseph Stock, merchant, two shops built on Tay Street frontage	Deeds register, Southland Times, 1934
1872	Shop erected on Pt Sec 16	Southland Times, 1934
1873	Property subdivided, Pt Sec 16 conveyed to Louis Rodgers, bookseller	SL3/97
1878	Pt Sec 16 conveyed to George Bailey	SL3/97
1882	Pt Sec 7 leased to William Todd, auctioneer	SL3/98
1887	Pt Sec 16 conveyed to Daniel Haynes as mortgagee sale	SL3/97
1895	TS 7 and Pt Sec 16 transferred to Mary Nichols, Phillip Caleden and Joseph Nichols as mortgagees	SL3/98
1896	TS 7 leased to William Arthur Briscoe, George Briscoe and John McNab; Pt Sec 16 leased to John Wilken	SL3/98
1903	TS 7 and Pt Sec 16 conveyed to Charles Nichols and Charles William Rattray	SL3/98
1905	Buildings demolished and replaced by the Arcade	(Morton, 2004)
1906	Pt Sec 16 conveyed to Herbert Haynes and Company	SL3/97
1913	Pt Sec 16 conveyed to Daniel Haynes Trust Ltd.	SL3/97
1918	Pt Sec 16 leased to Herbert Haynes & Co. Ltd for term of 21 years	SL3/97
1930	Arcade on Esk Street frontage destroyed by fire	(Morton, 2004)
1934	Arcade rebuilt, shop on Tay Street (Cambridge Tea Rooms) refurbished to match	Southland Times, 1934
1934	Herbert Haynes & Co building remodelled to match new Cambridge Arcade	Southland Times, 1934
1956	Tay Street shop, tearooms and bakehouse altered	ICC Property File
1959	Pt Sec 16 conveyed to the Drapery and General Importing Company	SL3/97

Joseph Stock, merchant and first mayor of East Invercargill, purchased the sections from Fitzwilliam Wentworth on 8 February 1872, and took a mortgage on the property in December 1872 (A.268). Stock subdivided TS 16 in 1873. The eastern portion of TS 16 was purchased by Louis Rodgers on 18 August 1873. Rodgers took out two mortgages on the section in 1875, but does not appear to have occupied the property as he is listed as operating out of a Dee Street premises at this time (Southland Times, 1873j). George Bailey purchased the section from Rodgers on 14 October 1878 as an extension to his property on part of TS 15 which he had occupied at least as early as 1874 (Southland Times, 1874l). Bailey took out mortgages on the section in 1880, 1882, and 1884. In 1887 Bailey was declared bankrupt and his portion of TS 16 was transferred to the Colonial Investment Company of New Zealand (Southland Times, 1887h).

The Colonial Investment Company of New Zealand, as the mortgagee, sold the section to Daniel Haynes (part of Herbert Haynes & Co.) in 1887. Haynes & Co had purchased part of neighbouring TS 15 in 1885 (*Southland Times*, 1885g) and incorporated Bailey's portions of TS 15 and 16 into their drapery business. Daniel Haynes transferred the section to Herbert Haynes and Company in 1906. Daniel Haynes Trust Limited purchased the section in 1913. The Daniel Haynes Trust Limited leased the section back to Herbert Haynes and Company for the term of 21 years on 1 August 1918. The Drapery and General Importing Company purchased the section with a mortgage in 1959. The Drapery and General Importing Company changed its name to the D.I.C. Limited in 1967 (SL3/97).

Joseph Stock continued to own TS 7 and the remainder of TS 16 after the 1873 subdivision. Stock took out mortgages on the sections in 1873, 1879, 1883 and 1883, and had a shop and bonded store on the Tay St frontage of TS 16. Stock leased part of TS 7 to William Todd in 1882. Todd was an auctioneer and manager of the Orepuki Coal and Shale Company (Southland Times, 1885k), and ran an auction house on the Esk Street frontage of TS 7 from 1882 until circa 1892 when he ceases to be recorded in the street directories.

By order of the Supreme Court the section was transferred to Stock's mortgagees Mary Nichols, Philip Caleden, and Joseph Nichols in 1895. Nichols, Caleden, and Nichols leased TS 7 to William Arthur Briscoe, George Briscoe,



and John McNab (Arthur Briscoe & Co, ironmongers, iron and tea merchants), and leased TS 16 to John Wilkin (a Dunedin doctor) in 1896. Charles Nichol and Charles William Rattray purchased the sections from Nichols, Caleden, and Nichols in 1903 (SL3/98). The Nichol brothers were wholesale merchants and operated from the building on the Esk Street frontage of TS 8, and the two town sections remained in the Nichols family well into the twentieth century.

In 1905, the Esk Street building on TS 7, and presumably the stables behind, were demolished to make way for a new development on site. The Arcade was planned with a 14-foot concrete roadway between Esk and Tay Street, with an enclosed structure at the Esk Street end (Figure 6-229) that housed up to 13 shops on the ground floor and offices above (Otago Witness, 1905; Southern Cross, 1905b; Southland Times, 1879h, 1905d). Two of the outbuildings visible in the 1886 plan (Figure 6-228) appear to have been retained, with the brick bonded store becoming a coach builder's and the corrugated iron store a smithy. The shops along the Tay Street frontage of the property were not affected by the Arcade development and are still present in the 1910 fire insurance plan (Figure 6-228).

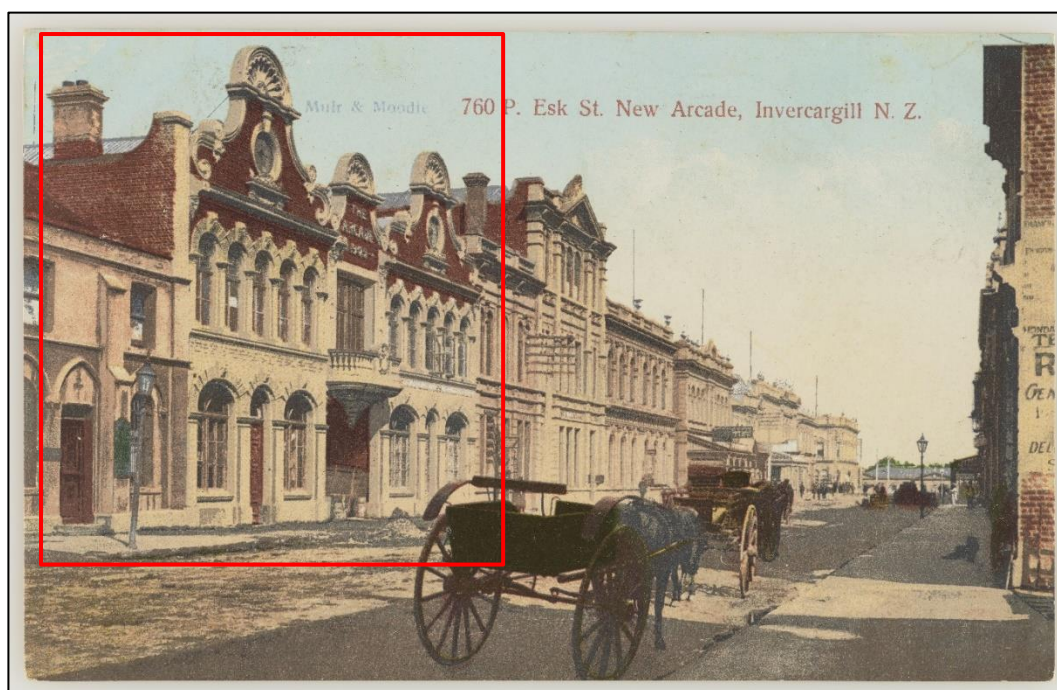


Figure 6-229. Postcard showing 1905 arcade building outlined in red (Muir & Moodie, 1906).

The Arcade was destroyed by fire in 1930 (Figure 6-230) and replaced in 1933-4 with the Cambridge Buildings or Cambridge Arcade that stand on site at present. The architect was Allan C Ford and the builders were the Gray Brothers (Southland Times, 1934b). According to Morton (Morton, 2004), the first floor windows on the Esk Street frontage were the only surviving feature of the original Arcade, however a 1934 newspaper article describing the new development also mentions a yard wall that was retained and incorporated into the structure (Southland Times, 1934b), and the 1933 plans note several existing walls and a cellar that was partially sealed off, apparently located towards the rear of TS 16 (Figure 6-231, Figure 6-232, Figure 6-233, Figure 6-234, Figure 6-235 and Figure 6-236).

The concrete right of way between Esk and Tay Street became known as Cambridge Place and the new Arcade had a capacity of 20 shops with four office suites above. The buildings on the Tay Street frontage of TS 16, at the time occupied by the Cambridge Tea Rooms and part of Herbert Haynes & Co's shop, were altered to fit with the new arcade design but the core 1870s structures were retained. The tea rooms on the west side of the block were connected to the Haynes' building with the extension of the second storey and verandah so that they formed a cohesive street frontage (Southland Times, 1934b). The Cambridge Arcade and the Tay Street buildings are still



standing at present and have undergone few alterations since the 1930s redevelopment, except for the space currently occupied by Venom hairdressers. A bakehouse with cellar was built at the rear of the Tay Street building during the early twentieth century and is recorded on the 1930s redevelopment plan. This bakehouse was altered in the 1950s and again in the 1960s, then in 2010 the space was combined with the neighbouring shop to the north and remodelled for Venom.



Figure 6-230. The interior of the original Arcade after it was gutted by fire (Anon., 1930).

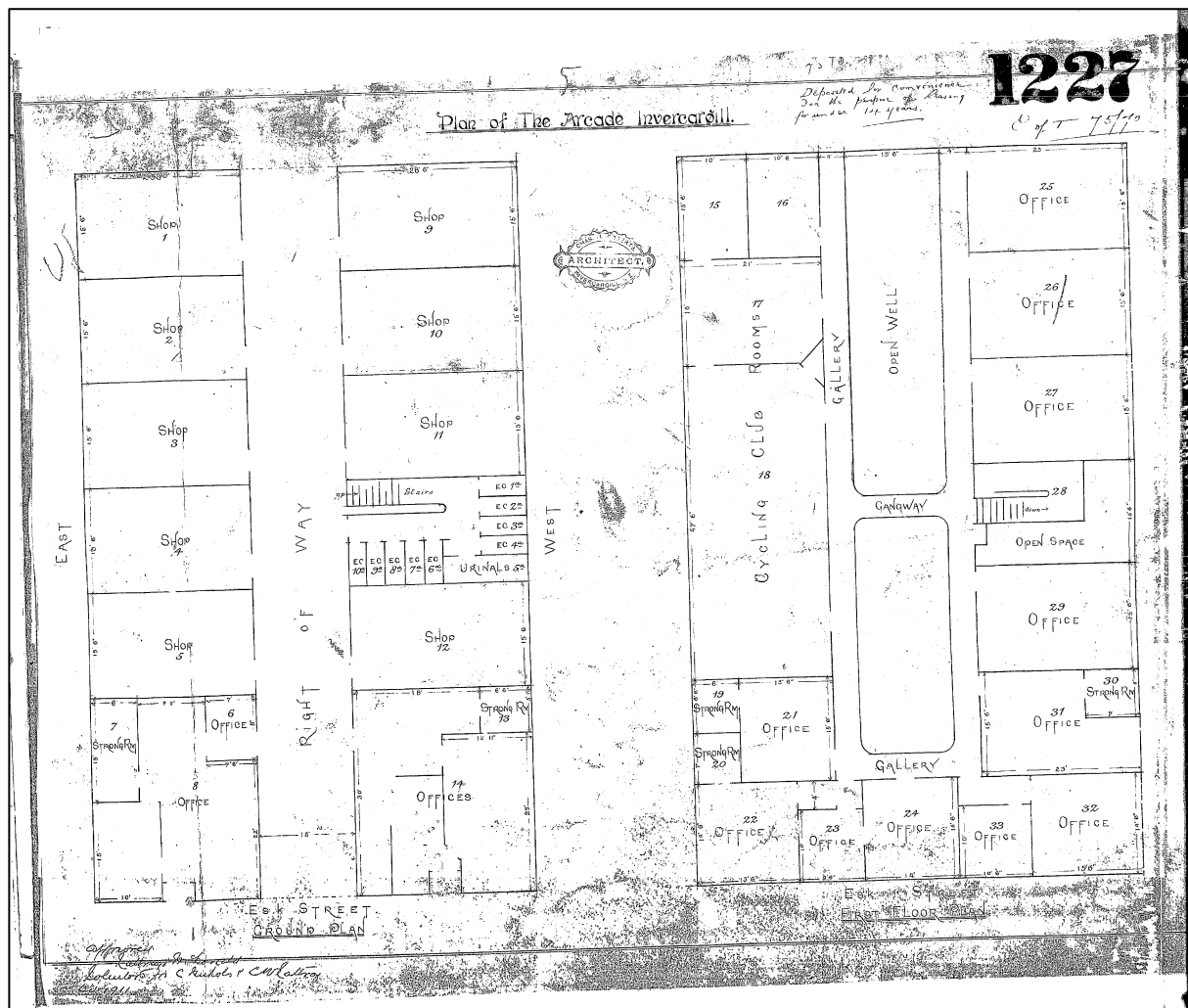


Figure 6-231. Plan of the original Esk Street Arcade (DP 1227, 1911).

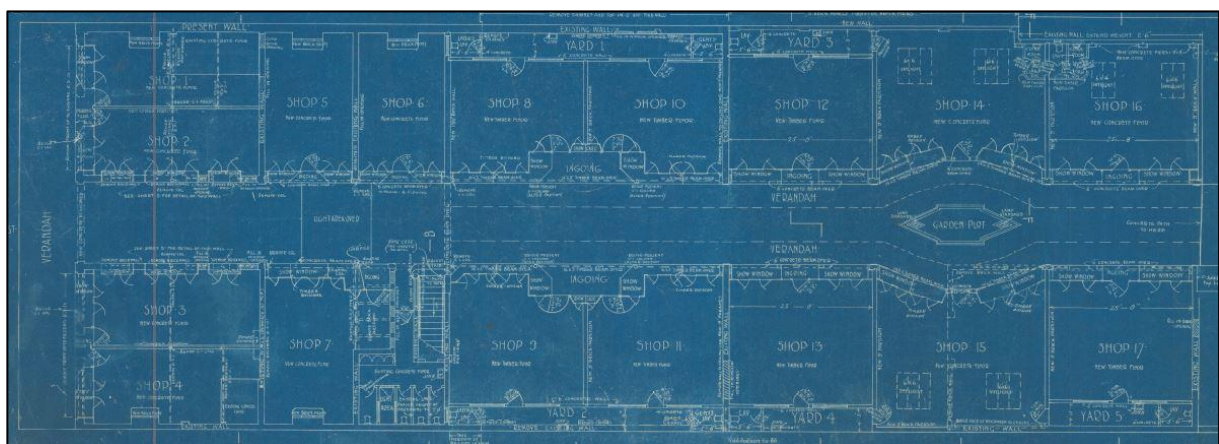


Figure 6-232. Detail from 1933 plan showing original ground floor layout of Esk Street end of arcade (Esk Street to left) (Ford, 1933).

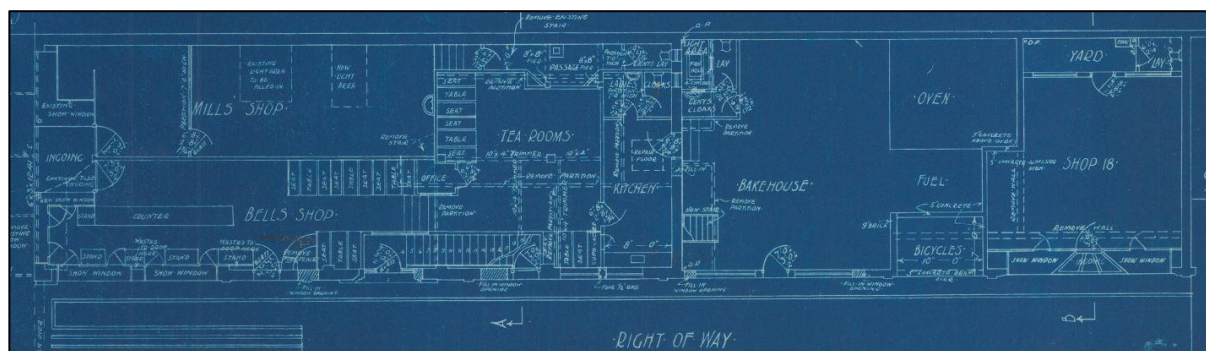


Figure 6-233. Detail from 1933 plan showing original ground floor layout of Tay Street end of arcade (Tay Street to left) (Ford, 1933).

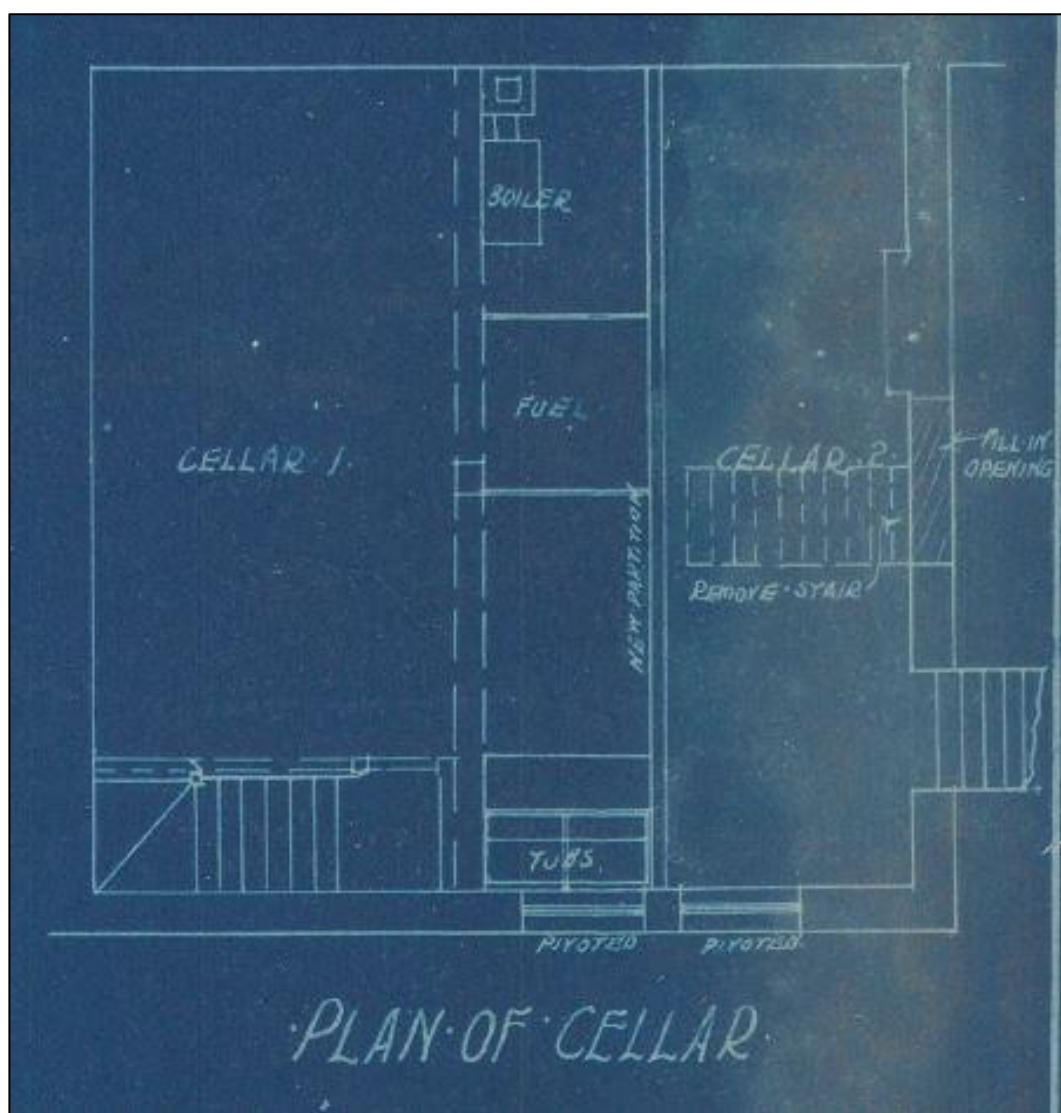


Figure 6-234. Detail from 1933 plan showing layout of cellar (Ford, 1933).



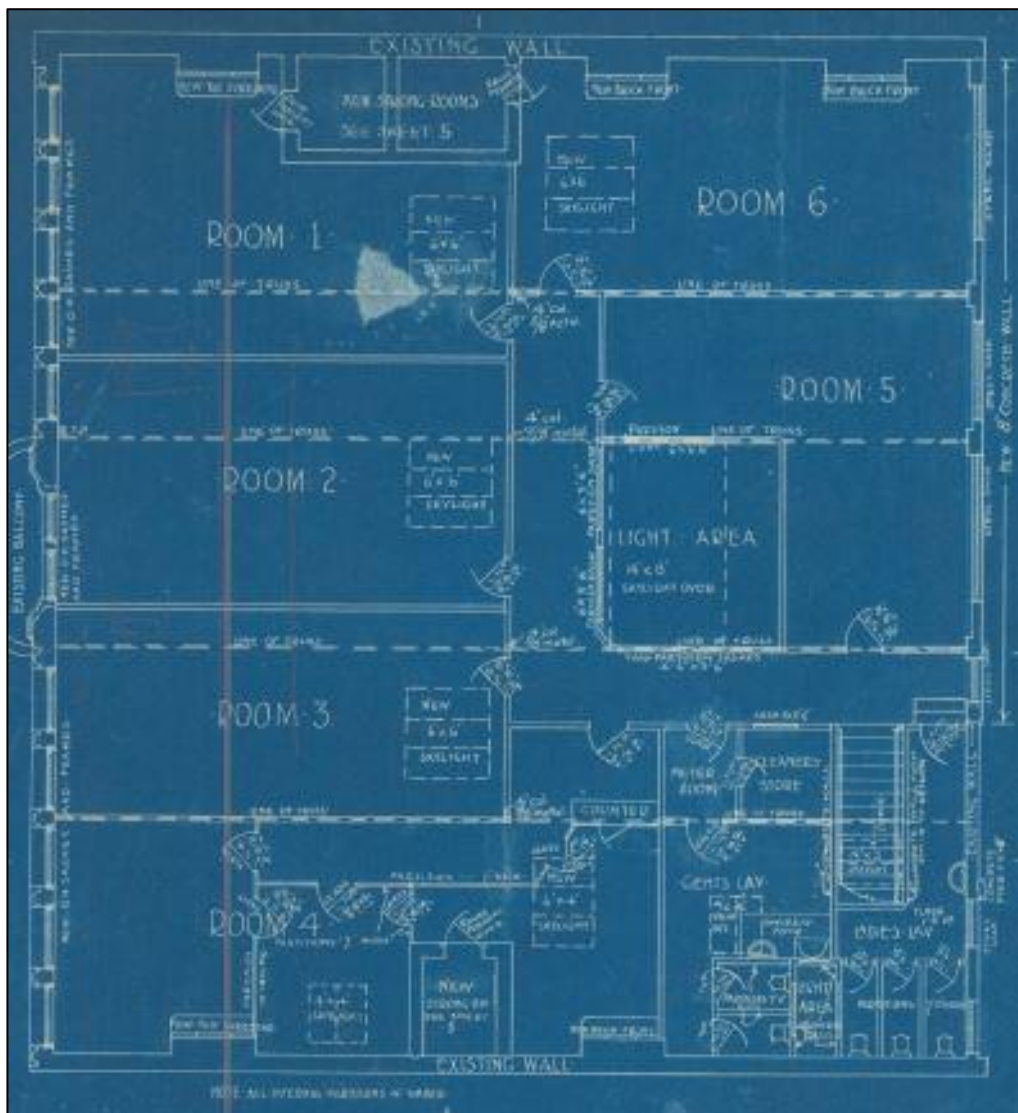


Figure 6-235. Detail from 1933 plan showing original layout of first floor of Esk Street end of arcade (Esk Street to left) (Ford, 1933).

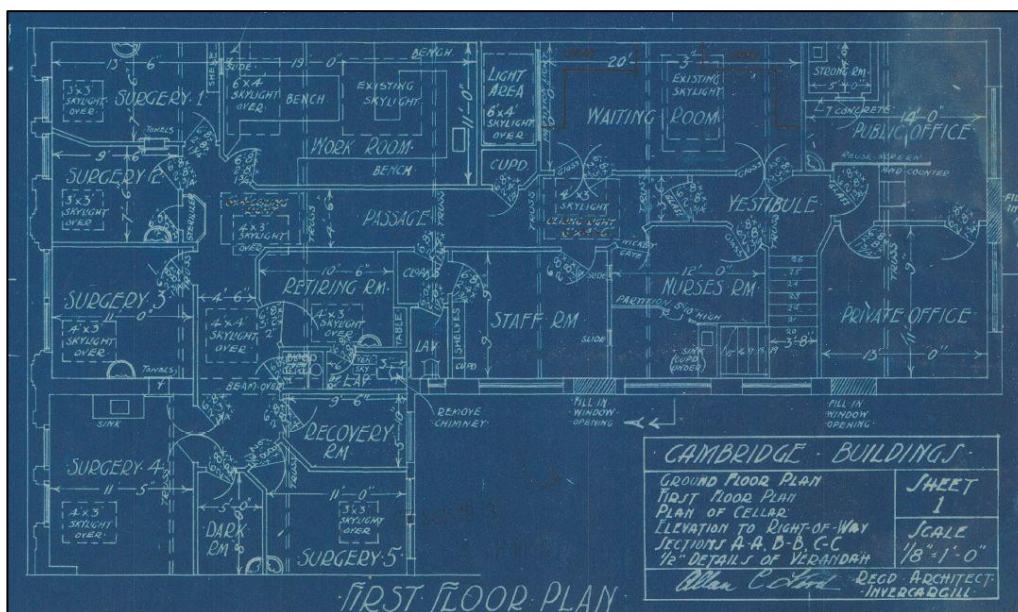


Figure 6-236. Detail from 1933 plan showing first floor layout of Tay Street Cambridge Buildings (Tay Street to left) (Ford, 1933).



The Cambridge Buildings are scheduled as Heritage items 138 and 166 on the ICC District Plan and are described as “very good” examples of Art Deco architecture with Edwardian elements, and as having high streetscape value as “part of a group of notable Victorian/Edwardian commercial frontages” on Esk Street (Farminer & Miller, 2016; J. Gray, 1997). The buildings have undergone numerous internal alterations, including the enclosure of many of the outdoor yards and repositioning of internal walls and partitions, throughout the twentieth and twenty-first centuries to suit the needs of the retail occupants, but the core structure and basic layout remains largely unchanged since the 1930s (Figure 6-237, Figure 6-238, Figure 6-239).

Figure 6-237. Detail from 1978 plan of the Cambridge Arcade showing internal layout of Esk Street end (Gray & Derby, 1978).

**Figure 6-238. Detail from 1978 plans showing first floor plan (Gray & Derby, 1978).**







Figure 6-240. Tay Street façade of the Cambridge Buildings.



Figure 6-241. Left: fibrous plaster verandah ceiling. Right: stained glass panels on Tay Street shopfront.

### East, West and North Elevations

The west and north elevations of 40 Tay Street are visible as they abut the neighbouring buildings. The east elevation of the ground floor of the original 40 Tay Street can be viewed from within the Arcade, however the first-floor east elevation is hidden by the neighbouring building as it extends further to the east. The ground floor east elevation was remodelled to match the rest of the arcade during the 1930s redevelopment and as such is heavily influenced by the Art Deco style. The stairs to the first floor are accessed directly from this elevation (Figure 6-242, left). The shop front of The Lollie Shop has an inset central door with two large shop windows and Art Deco detailing (Figure 6-242, right), and a second entrance to Thai Thai has more elaborate Art Deco styling (Figure 6-243).





Figure 6-242. East elevation of 40 Tay Street showing stairs to first floor (left) and northern shop front (right).



Figure 6-243. East elevation entrance to Thai Thai.

## Roof

The roof of 40 Tay Street is not visible from the street due to the façade parapet. Aerial photographs show that there are two sections of roof: one over the main building and a smaller one over the walkway to the Cambridge Arcade. Both sections have a central ridge with a gable at the Tay Street end and a hip at the rear and are clad in corrugated iron.

## Windows

The ground floor windows at 40 Tay Street are fixed and have green and red stained-glass quarter lights (Figure 6-244). On the first floor, the south of the building has timber sash windows with leadlight fanlights while the north has multi-paned steel fixed and awning windows (Figure 6-245).



Figure 6-244. Shop windows in Room 16.



Figure 6-245. Timber sash (left) and steel fixed/awning windows (right) at 40 Tay Street.

## Ground Floor

The ground floor of 40 Tay Street is currently divided into two commercial premises (Figure 6-246): Thai Thai restaurant (Room 16) and The Lollie Shop (Rooms 32 and 45). This arrangement post-dates the 1930s redevelopment and the wall separating the two is modern. A small room at the rear of The Lollie Shop (Room 45) is located under the stairs to the first floor that were relocated there during the late twentieth century. The linings throughout the ground floor are modern and no interior heritage fabric is visible (Figure 6-247).

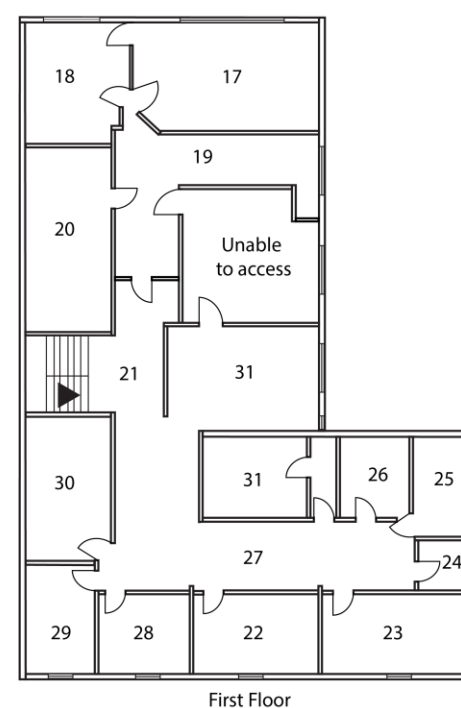
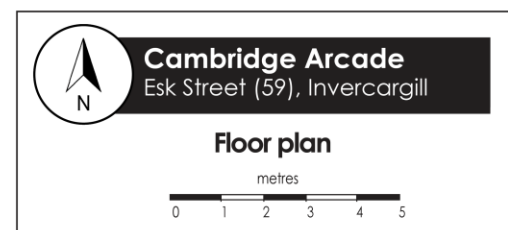
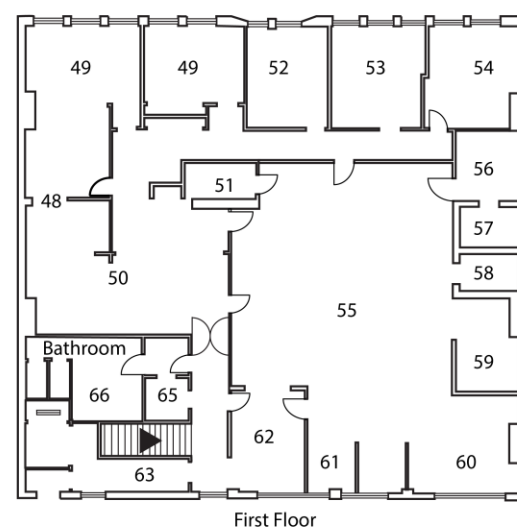
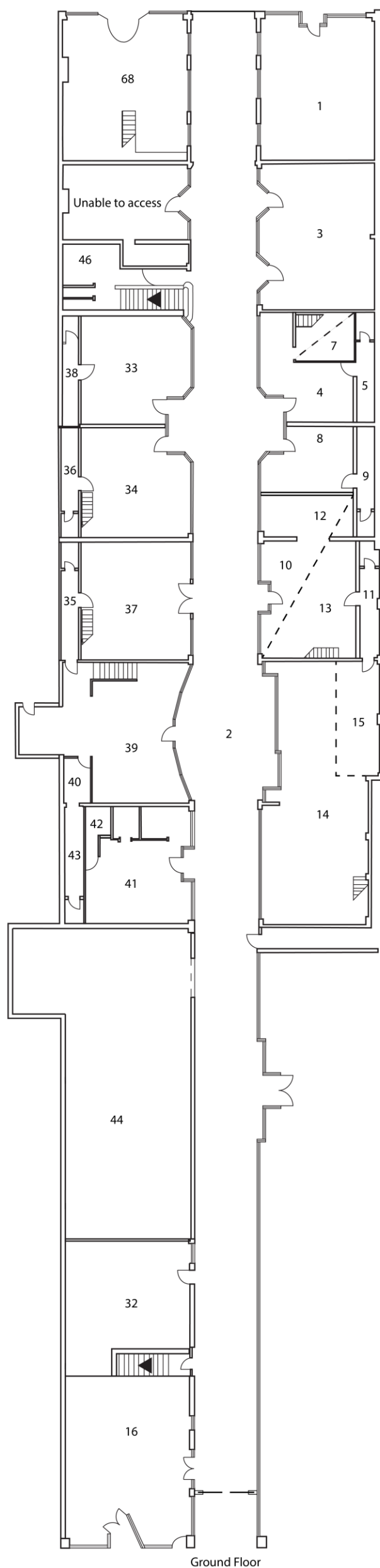


Figure 6-246. Ground and first floor plans of the Cambridge Buildings and Cambridge Arcade.



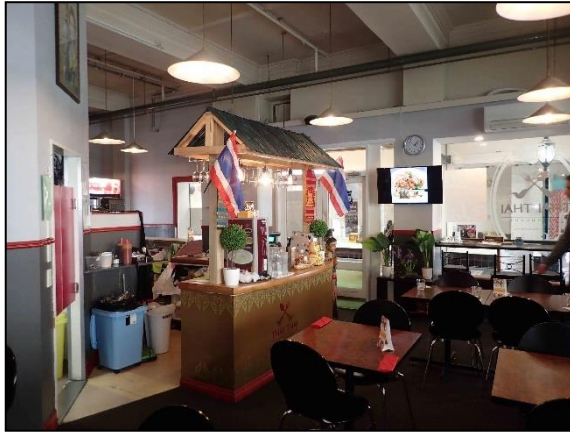


Figure 6-247. Left: Room 16 at 40 Tay Street, looking northeast. Right: Room 32 looking west.

### First Floor

The first floor of 40 Tay Street (Figure 6-246) is occupied by a dental surgery, however only the southern half of the floor is in active use with the remainder of the rooms currently functioning as storage. The first floor was extended to the east during the 1930s redevelopment and it appears as though the rest of the level was significantly remodelled at this time (Figure 6-248). No pre-1900 heritage fabric is visible, however there have been few alterations since the 1930s and fabric dating to this decade survives throughout, including bevelled skirting, plain architraves and timber doors with glass panels (Figure 6-249). The original waiting room door (Room 20) has intact sign writing on the glass and door frame.

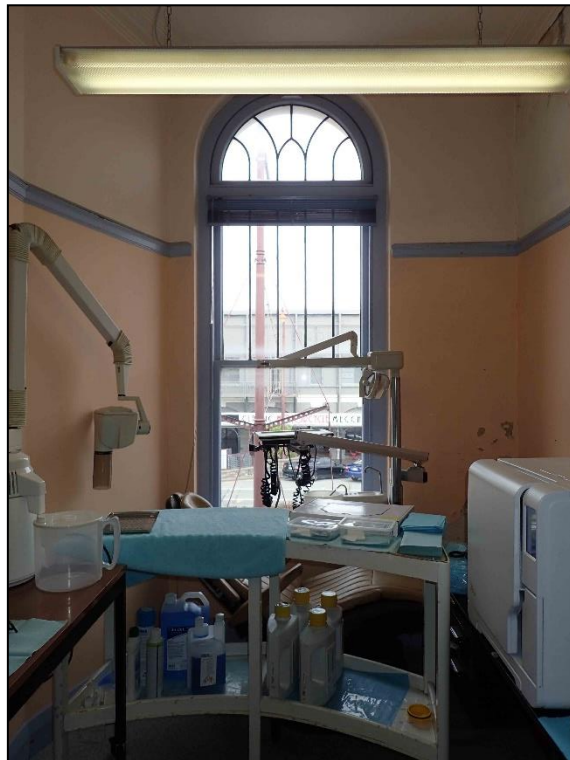


Figure 6-248. Left: Room 29 at 40 Tay Street, looking south. Right: re-purposed steriliser unit in Room 27.



Figure 6-249. Room 20 looking north and detail of sign writing on door.

### 6.8.3 On Site Observations: Cambridge Arcade (59-61 Esk Street)

The main Cambridge Arcade building was constructed in 1934 but incorporated an unknown amount of the previous 1905 Arcade that was destroyed in a fire in 1930. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Dr Naomi Woods and Peter Mitchell on 18 and 19 April 2018.

Table 6-34. Summary of built structures at 30 Tay Street, Invercargill.

Building Name	Cambridge Arcade
Address	1-26 Cambridge Place and 59-61 Esk Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 138; Appendix II.2
Construction Details	<ul style="list-style-type: none"> <li>Constructed 1934, designed by A C Ford, commissioned by Charles Nichols and Charles Rattray</li> </ul>
Building Details	Ground Floor – 27 (Rooms 1-15, 33-44 and 68) First Floor – 19 (Rooms 48-67)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor and first floor. The ground floor is occupied by several small shops and the first floor is unoccupied.

#### North Elevation

The Esk Street façade of the Cambridge Arcade has a combination of Edwardian, Art Deco and modern elements (Figure 6-250). Ten arched windows with keystones have leadlight fanlights and flank a central set of rectangular windows. These windows were saved from the 1905 Arcade and remain in their original layout. Decorative moulded bands and panels are arranged symmetrically on the first-floor façade, which is topped by a simple parapet. The suspended verandah has a moulded fibrous plaster ceiling. The ground floor shop fronts are modern and have floor-to-ceiling glass windows.





Figure 6-250. Esk Street façade of the Cambridge Arcade.

#### East, West and South Elevations

The east elevation of the Cambridge Arcade is not visible, and only parts of the west and south elevations are visible. The west elevation can be split into two sections: the north, two-storey portion and the rear central single-storey section (Figure 6-251). At the Esk Street end, only the first floor of this elevation is visible, and it is plain rendered parapet wall with no windows. The rear section of this elevation is also plain rendered and has plain buttresses spaced along it. An entrance way to the Arcade is located in the centre of the western elevation and has been decorated to match the street frontage. To the north of this entranceway the top of the wall is saw-toothed while to the south it is straight and has a modern extension to the west. Only a small portion of the south elevation can be seen, and it is limited to the first-floor of the Esk Street end (Figure 6-251). This elevation is also rendered and undecorated. Several windows and a fire escape door are located on this part of the building.



Figure 6-251. West elevation of the Cambridge Arcade. The south elevation is visible in the left image.



## Roof

The roof of the Cambridge Arcade is partially visible from the street and is comprised of multiple sections. The two-storey portion of the building fronting Esk Street has two double hipped rooves, the roof above Venom hairdressers (Room 44) has a hip at the south end and gable at the north, and the remaining sections (over the arcade itself) are double-gabled. All sections are clad in corrugated iron.

## Windows

The north-facing windows on the Cambridge Arcade are timber sash windows with plain architraves. The top panes of these windows have vertical grilles (Figure 6-252, left). Fanlights are visible from the exterior above all but the central two windows on the north of the building, however the ceiling inside has been lowered to the base of these. The west and south-facing windows are steel multi-paned fixed and awning windows (Figure 6-252, right). All shops have large display windows, some of which have been replaced during the twenty and twenty-first centuries, and several have decorative leadlight or textured glass windows on the upper portion of their frontages (Figure 6-253).



Figure 6-252. Left: north-facing sash windows on the first floor. Right: south-facing steel windows and fire escape on the first floor.

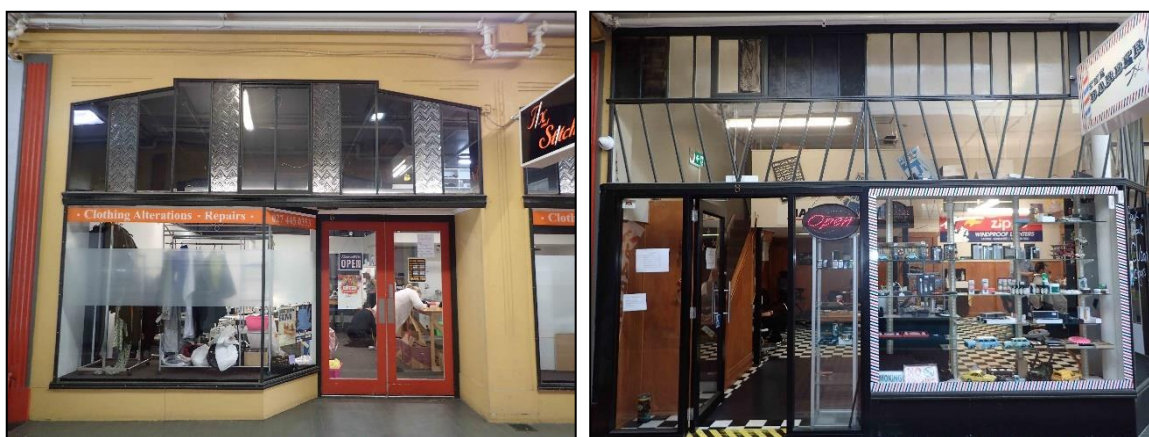


Figure 6-253. Examples of shop windows in the Cambridge Arcade.

## Ground Floor

The ground floor of the Cambridge Arcade is comprised of multiple small shop spaces arranged symmetrically on either side of a central covered walkway (Figure 6-246; Figure 6-254). The shops vary slightly in size and some have been extended to include more than one original shop space, but many original 1930s features have survived. Each original shop front has Art Deco inspired moulded decoration and some have the original timber and glass doors (Figure 6-255 and Figure 6-256). Inside the shops, many still have the mezzanine floors installed in the 1930s

(Figure 6-257) and many have intact Art Deco cornicing and moulded batten ceilings. At the rear of each shop there is a small yard space and toilet, all of which have been enclosed (Figure 6-257).

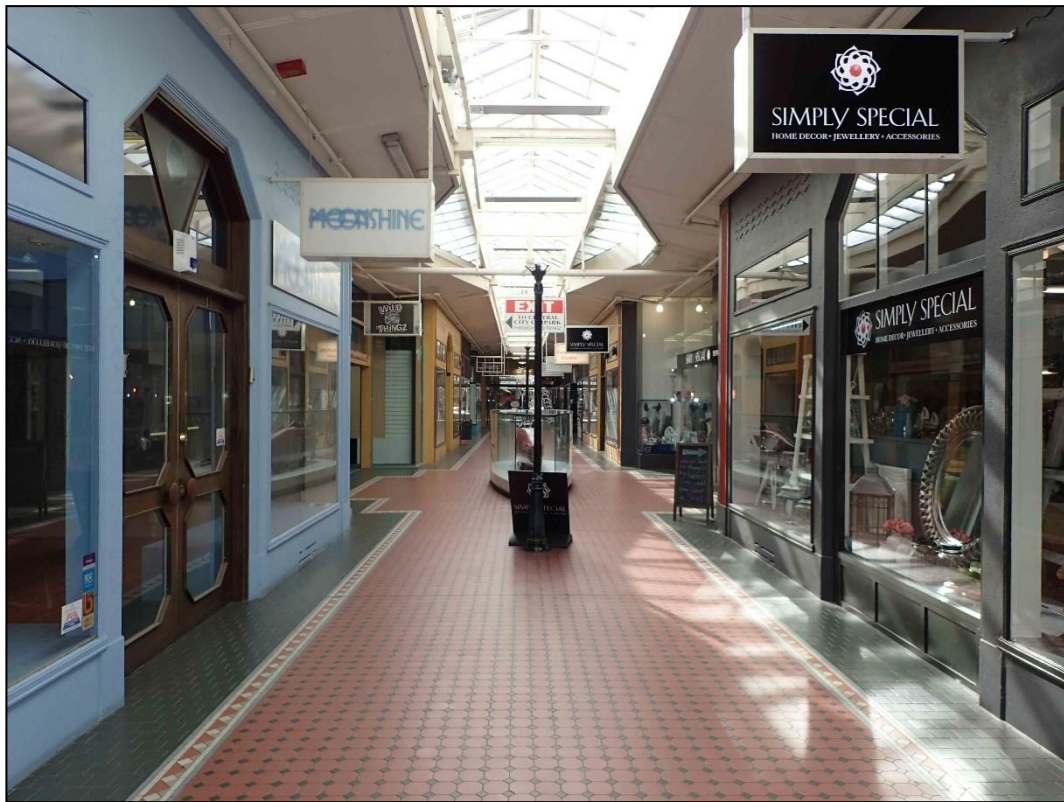


Figure 6-254. Ground floor of Cambridge Arcade, looking north.



Figure 6-255. Examples of Art Deco moulding and detailing on ground floor.





Figure 6-256. Left: Art Deco door on Room 41. Right: cornice in Room 4.



Figure 6-257. Left: mezzanine floor in Room 4. Right: enclosed yard space at the rear of Room 34.

### First Floor

The first floor of the Cambridge Arcade (Figure 6-246), which extends approximately 20 metres back from Esk Street, is set up as offices but has been unoccupied for some time. This level is accessed from the ground floor central walkway via a stairwell (Figure 6-258, left). There have been several changes in layout throughout the twentieth century and as a result several wall and fireplace scars are visible (Figure 6-259, left). The ceiling has been lowered in many of the offices, new partition walls installed and many walls re-lined (Figure 6-258, right), but despite this a significant amount of heritage fabric survives. The original fibrous plaster ceiling with moulded battens and cornices survives above the dropped ceiling and is exposed in some rooms (Figure 6-259, right). Most doors have wide 1930s architraves and bevelled skirting can be found in many areas (Figure 6-260, left). Original wainscoting and dado rails have also survived in some places. An interesting feature noted during the site visit was scouring on the lower portion of the west brick wall (Figure 6-260, right). The reason for this treatment is unclear but it may relate to the original lining and the manner in which it was attached to the brick.





Figure 6-258. Left: stairwell to first floor. Right: Room 55, looking east.



Figure 6-259. Left: Fireplace scar, wainscoting and dado rail in Room 48. Right: Cornice and original ceiling in Room 48.



Figure 6-260. Left: wide architraves and wainscoting in Room 63. Right: scouring on bricks in Room 48.

#### 6.8.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-35 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/72 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-35. Summary of archaeological value for E46/72.

Value	Criteria	Assessment
<b>Condition</b>		<b>Moderate.</b> The known pre-1900 components of the structures on site have been heavily modified during the twentieth century, and much of the site is covered by the 1930s Cambridge Arcade. Sub-surface archaeological remains may survive however their condition is unknown. There is a partial cellar beneath the south end of the Arcade, but its age is unknown, and it was unable to be accessed.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial sites and stables are common around New Zealand and many have been investigated archaeologically. However, within Invercargill only one commercial site complex has been previously investigated.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/72 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific occupants, such as the Hughes brothers who occupied part of the site for three decades, or businesses such as Herbert Haynes & Co.

Value	Criteria	Assessment
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> The buildings on Tay Street have been altered but retain some original features. The arcade, while not archaeological, also hold high streetscape value and is a local landmark.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

### 6.8.5 Heritage Values – Cambridge Buildings

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Cambridge Buildings (ICC Heritage item No. 166) are summarised in Table 6-36 below, and based on this assessment, NZHP considers the Cambridge Buildings to have a **low** level of overall significance.

Table 6-36. Summary of physical, historic, and cultural values for the Cambridge Buildings (ICC Heritage item No. 166).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Moderate.</b> Part of the Cambridge Buildings was constructed prior to 1900 and they are part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-35).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>High.</b> The Cambridge Buildings have previously been classed as having high architectural value due to their mixed Neoclassical and Art Deco design (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> <li><b>Moderate.</b> The exterior and interior of the Cambridge Buildings have been altered but are deemed a good example of updated period design.</li> </ul>
<b>Integrity</b>	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> <li><b>Moderate.</b> The original façade and interior of the Cambridge Buildings were completely remodelled in the Art Deco style; however, these alterations were done to a high standard and remain largely intact.</li> </ul>
<b>Vulnerability</b>	Is the place vulnerable to deterioration or destruction or is threatened by land use activities? <ul style="list-style-type: none"> <li>The Cambridge Buildings are currently occupied and being reasonably well maintained.</li> </ul>
<b>Context or Group</b>	Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance? <ul style="list-style-type: none"> <li><b>High.</b> The Cambridge Buildings are part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and one of the principal streetscape elements.</li> </ul>



Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Buildings are not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the nineteenth and twentieth centuries.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The Cambridge Buildings are protected by the ICC District Plan as a heritage item due to its aesthetic value.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>The Cambridge Buildings do not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Buildings do not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to the Cambridge Buildings.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Part of the Cambridge Buildings was constructed prior to 1900 and they are part of archaeological site E46/72 so are protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
Historic Values	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The Cambridge Buildings are associated with well-known local architect Allan C Ford.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Buildings are not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The Cambridge Buildings are associated with the social and economic development of Invercargill.</li> </ul>
Scientific	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>The Cambridge Buildings hold no scientific value.</li> </ul>
Technological	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>The Cambridge Buildings hold no technological value.</li> </ul>

### 6.8.6 Heritage Values – Cambridge Arcade

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Cambridge Arcade (ICC Heritage item

No. 138) are summarised in Table 6-37 below, and based on this assessment, NZHP considers the Cambridge Arcade to have a **medium** level of overall significance.

**Table 6-37. Summary of physical, historic, and cultural values for the Cambridge Arcade (ICC Heritage item No. 138).**

Archaeological Values	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Arcade was built post-1900 but is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-35Table 6-17).</li> </ul>
Architectural Values	
<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li><b>High.</b> The Cambridge Arcade has previously been classed as having high architectural value due to its mixed Revivalist and Art Deco design (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li><b>High.</b> This is the only example of a surviving Edwardian/1930s shopping arcade in Southland and one of very few examples remaining in New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The exterior and interior of the Cambridge Arcade are good examples of Art Deco design that incorporates elements of early twentieth century architecture and retain many period characteristics.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>High.</b> The Cambridge Arcade has not been heavily modified since it was rebuilt in the 1930s and retains large amounts of period fabric.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> Many of the ground floor shops in the Cambridge Arcade are currently occupied and being reasonably well maintained but the first floor has been vacant for some time and is falling into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> The Cambridge Arcade is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is one of the principal elements of the Esk Street streetscape.</li> </ul>
Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Arcade is not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The Cambridge Arcade is protected by the ICC District Plan as a heritage item due to its aesthetic value.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>The Cambridge Arcade does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p>

	<ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Arcade do not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to the Cambridge Arcade.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>The Cambridge Arcade is part of archaeological site E46/72 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The Cambridge Arcade is associated with well-known local architect Allan C Ford.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Arcade is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Cambridge Arcade is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>The Cambridge Arcade holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>The Cambridge Arcade holds no technological value.</li> </ul>



## 6.9 Town Section 8 (Site E46/73)

Town Section 8 (63 Esk Street, Figure 6-261) was the location of Invercargill's first brick building: Calder, Blacklock and Co.'s offices and store, built in 1863. This structure stood on site until 1929 when it was replaced by the Nichol Brothers. Archaeological site E46/73 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Part Sections 8). The property is currently occupied by:

- **Nichol's Building**
  - Constructed 1929, designed by Allan C Ford, commissioned by Nichol Brothers
  - Heritage item No. 140 on ICC District Plan
  - Extended throughout twentieth century to cover most of section
  - Major internal renovations of original 1929 building undertaken in 1965, designed by Smith, Rice, Lawrence and Mollison

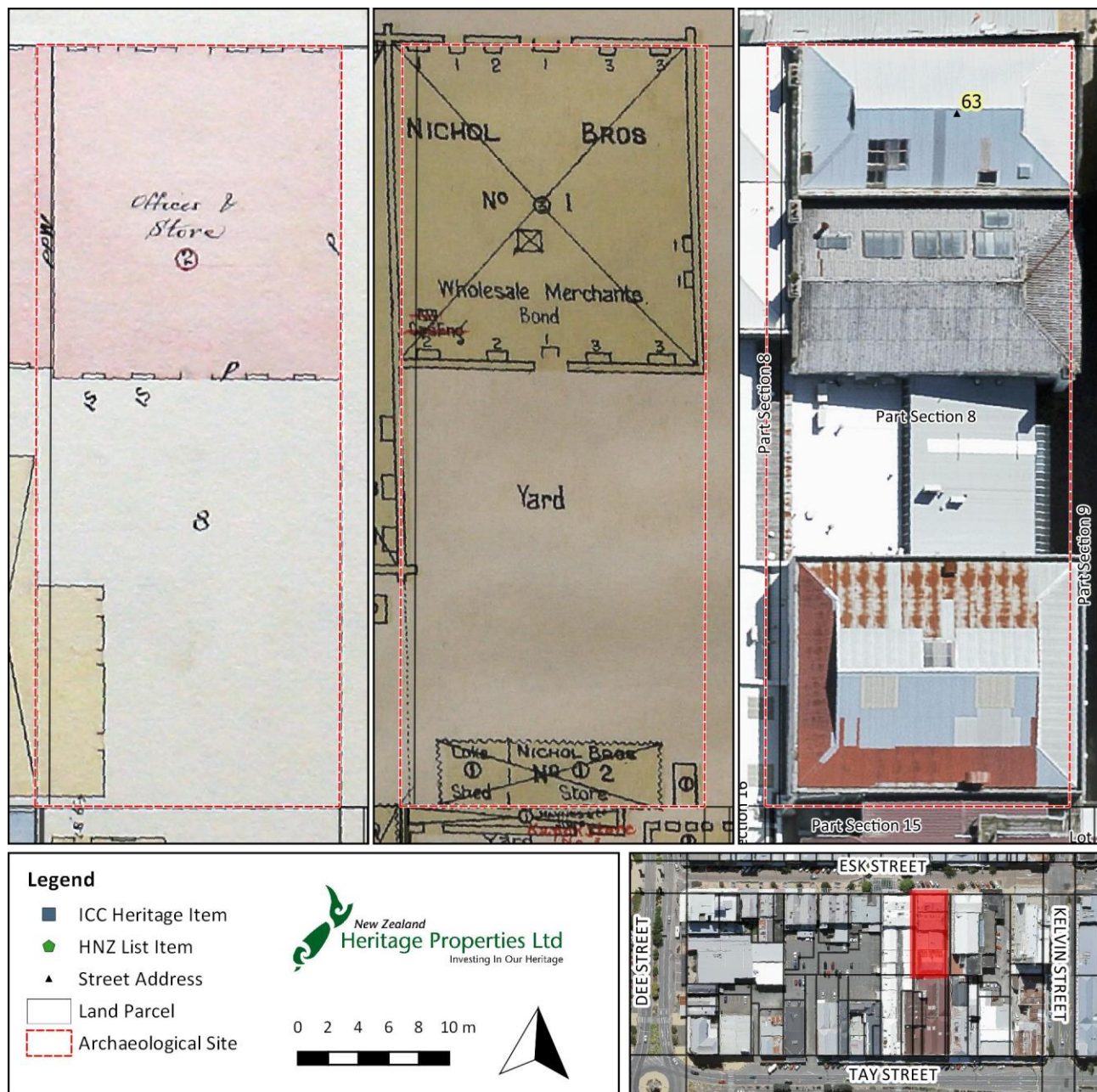


Figure 6-261. Town Section 8, Block II, Invercargill (E46/73). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

### 6.9.1 Historical Background

The following section outlines the history of Town Section 8 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of land transactions and key events is presented in Table 6-38.

Table 6-38. Summary of land transactions and key events records for E46/73.

Year	Event	Source
1857	TS 8 and 15 purchased by John Blacklock, merchant	H.46
1860	Blacklock receives Crown Grant for TS 8 and 15	H.46
1863	Calder, Blacklock & Co erect new brick building on Esk Street frontage of TS 8	Southland Times, 1863g
1865	Third shares of TS 8 and 15 conveyed to William Henderson Calder and James Blacklock	Deeds Register
1865	John Blacklock's third share of TS 8 and 15 conveyed to William H. Calder and James Blacklock	Deeds Register
1874	James Blacklock's share in TS 8 and 15 conveyed to William H. Calder	Deeds Register
1875	Western half of TS 9 purchased by William H. Calder	D.868
1876	TS 8 and part TS 9 purchased by New Zealand Loan and Mercantile Agency Company (NZLMAC)	E.39
1885	TS 8 and part TS 9 leased to Alexander Scrutton	SL32/276
1891	TS 8 and part TS 9 leased to Henry Edwin McDonald and Frank John McDonald	SL32/276
1898	TS 8 and part TS 9 transferred to George Willis Nichol and Samuel Nichol	SL32/276
1905	Part TS 8 transferred to Charles Nichol and Charles William Rattray	SL32/276
1929	Nichol's Building erected on Esk Street frontage	(Morton, 2004)
1934	Factory building erected at rear of section, outbuildings demolished	ICC Property File
1951	Unidentified buildings demolished, betting shop and bulk store erected between Nichol's Building and factory	ICC Property File
1952	Offices erected	ICC Property File
1955	Western-most Esk Street shop altered	ICC Property File
1965	Nichol's Building renovated	ICC Property File
1977	New shop front installed on Esk Street	ICC Property File
1978	Mezzanine floor installed in Esk Street shop	ICC Property File
1990	Internal stairway removed, building extended	ICC Property File

Town Section 8 was purchased by John Blacklock on 29 April 1857. Blacklock, one of Invercargill's earliest settlers (Frederick George Hall-Jones, 1946), had previously purchased the adjoining TS 15, fronting Tay Street, on 20 March 1857. John Blacklock was a prominent figure in 1860s Invercargill, filling the role of Provincial Treasurer, Justice of the Peace, Town Board member and president of the Horticultural Society (Southland Times, 1867d, 1867e, 1869d). These town sections were formally granted to Blacklock on 24 September 1860 (H.46, DR B.401). John Blacklock formed a partnership with fellow merchants William Henderson Calder and James Blacklock on 12 October 1860, under the style of "Calder Blacklock and Company", and in 1863 erected a new brick premises on the Esk Street frontage of TS 8 (Southland Times, 1863g). This structure was notable as the first brick building in Invercargill (Frederick George Hall-Jones, 1946). On 21 January 1865 John Blacklock conveyed equal third shares of TS 8 and 15 to his business partners William Henderson Calder and James Blacklock (Deeds Register 5.809). The partnership dissolved later that year however, and John conveyed his third share of the property to William and James on 30 September 1865 (Deeds Register 6.608). William and James continued in business together until 23 September 1874, when James conveyed his share in the property to William (Deeds Register 22.46).

William Calder purchased the western half of the adjoining TS 9 on 17 July 1875 (D.868) to provide access to the rear of the property. In 1876 Calder's wife passed away, leaving him with five children below the age of seven, and he sold TS 8 and part of 9 to the New Zealand Loan and Mercantile Agency Company (NZLMAC) on 5 June (E.39) before moving to Winton to take up a farm (Southland Times, 1902b). The NZLMAC was established in 1864 and at its height had offices in all major New Zealand centres as well as London, Australia, Fiji and California and offered financial management services for individuals and government bodies. Wool and grain formed the bulk of the NZLMAC's capital, but they also traded numerous other agricultural products around the British Empire (Mosley, 1885). The brick building on TS 8 was used by the NZLMAC as a store and auction room until 1885 when they relocated to the Crescent and merchant Alexander Scrutton leased the Esk Street warehouse. Burwell's (Burwell, 1886) plan shows a square brick building on the Esk Street frontage and a timber outbuilding at the rear

of the section (Figure 6-261). The neighbouring building to the east, occupied by auctioneer William Todd, can also be seen to encroach slightly into TS 8. Scrutton operated his mercantile business from here until 1887 when the building was advertised for lease once more (Southland Times, 1887g).

The building, which early twentieth century photographs show to have had a gothic façade (Figure 6-262, Figure 6-263 and Figure 6-264), appears to have remained vacant until the lease was taken up by Henry and Frank McDonald in 1891. In 1893 H and F McDonald and Co. were purchased by The Farmers Alliance and Supply Company of NZ Ltd but the Esk Street warehouse continued to be run by the McDonald Brothers, although the company was in liquidation by the end of that year (Southland Times, 1893; Western Star, 1893). By 1896 the warehouse and offices were being used by local merchants Nichol Brothers (George Willis and Samuel Nichol) (H. Wise & Co, 1896) and the pair purchased TS 8 and part of TS 9 in 1898. Nichol Brothers operated from this location for several decades and used the warehouse as one of Invercargill's three bonded stores (Cyclopedia Company Ltd, 1903). In 1905 a thin section of the western side of TS 8 was conveyed to Charles Nichol and Charles William Rattray as their building encroached onto the Nichol Brothers' property and they were planning to redevelop TS 7 and 16 into the Esk Street Arcade. The 1910 fire insurance plan shows the section largely unchanged since the 1886 plan, with only the small outbuilding at the rear of the section changing position and an additional structure erected to the east of it (Figure 6-261).



**Figure 6-262. Detail from 1900 photograph showing original warehouse on TS 8 (Muir & Moodie Studio, 1900).**

The Nichol Brothers partnership was dissolved in 1917, but two businesses continued to operate under the name in Invercargill and Bluff (Bluff Press, 1924). In 1929 the Invercargill Nichol Brothers pulled down the old brick warehouse and replaced it with the building that stands on the Esk Street frontage of TS 8 today (J. Murray, 2004). The outbuildings visible in the 1910 insurance plan were demolished in 1934 and replaced with a new factory building that still covers the rear third of TS 8. In 1951 and 1952 unidentified building(s) were demolished on site and replaced with a betting shop, bulk store and offices in the central third of the section. Plans dating to 1955 (Figure 6-265) show alterations to the western-most Esk Street shop front and interior and multiple other minor interior alterations took place throughout the twentieth century as the shop tenants changed. Occupants included jewellers, a grocer, hairdressers, solicitors, accountants, a TAB, the New Zealand National Party, a coffee lounge and several banking and insurance companies. The rear building was heavily altered and Nichol's Building itself renovated during the 1960s (Figure 6-266).



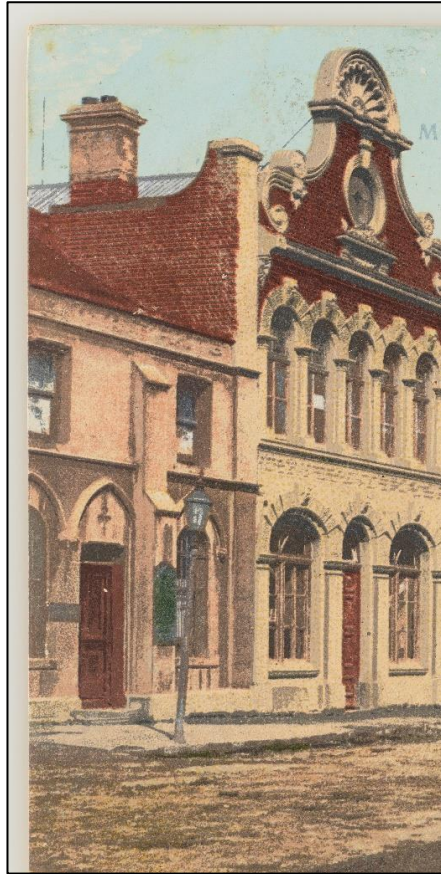


Figure 6-263. Detail from 1906 showing part of Nichol Brothers warehouse with gothic detailing (Muir & Moodie, 1906).



Figure 6-264. Detail from early twentieth century photograph showing Nichol Brothers' warehouse (Anon., n.d.-d).

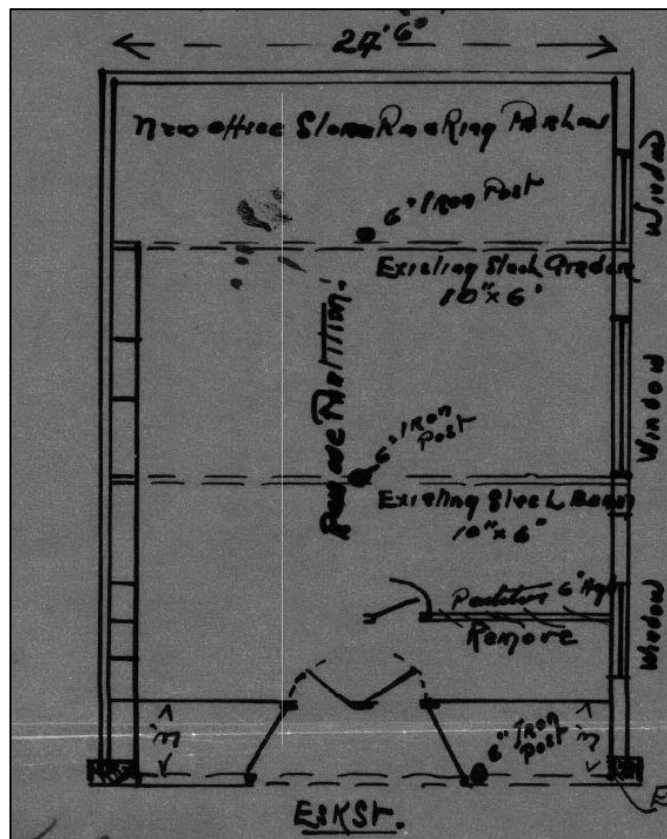


Figure 6-265. Detail from 1955 plans showing alterations to Esk Street shop (C Warburton Ltd, 1955).

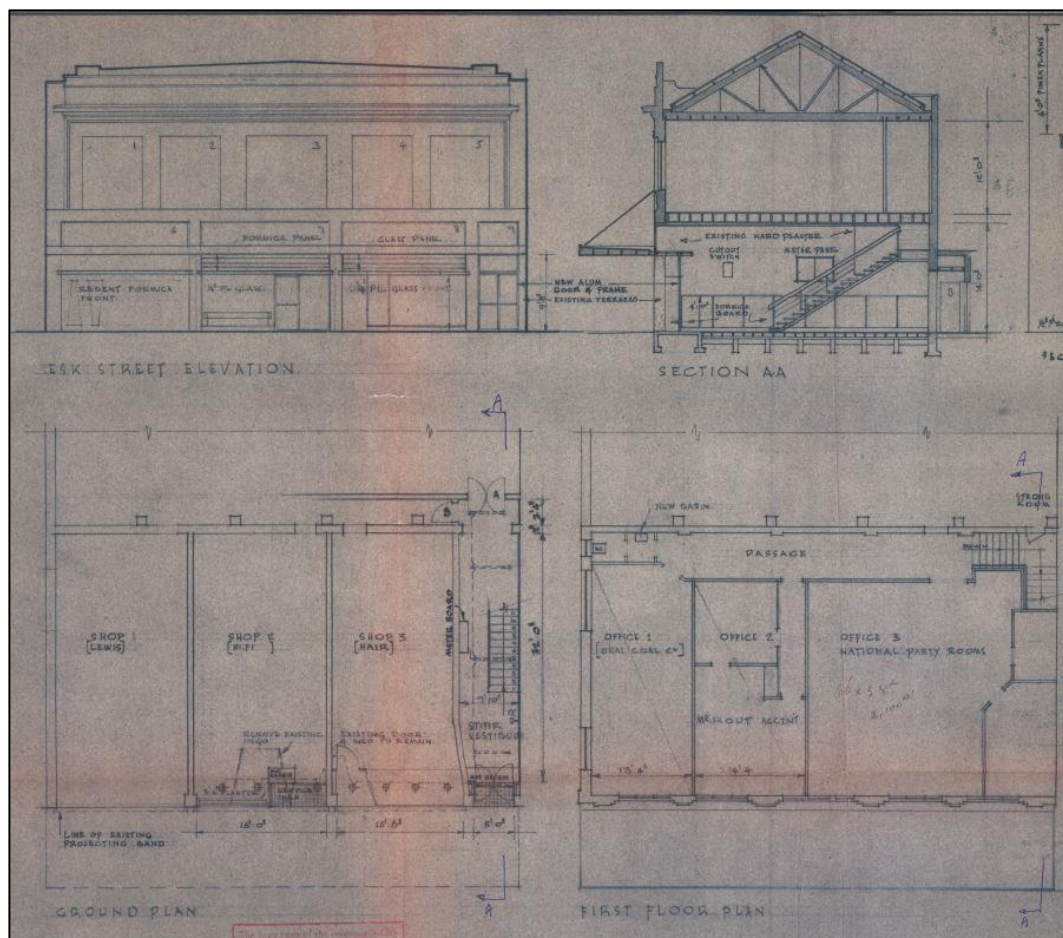


Figure 6-266. Detail from 1965 plan showing plans and elevations of Nichol's Building (Smith, Rice, Lawrence, & Mollison, 1965).

Nichol's Building was identified during Gray's (J. Gray, 1997) review of Invercargill's built heritage as a "fine example" of an Art Deco façade and this led to it being scheduled on the ICC District plan as heritage item No. 140. Subsequent heritage reviews (Farminer & Miller, 2016; Morton, 1998; J. Murray, 2004) have supported its classification and confirmed the building's status as a landmark of the Esk Street streetscape.

### 6.9.2 On Site Observations: Nichol's Building

Nichol's building at 63 Esk Street is currently unoccupied. The front section of the building was constructed for Invercargill firm Nichol Brothers in 1929 and multiple extensions have been added to the rear throughout the twentieth century. The following description of the building follows from the site visit conducted by Dr Dawn Cropper, Peter Mitchell and Dr Naomi Woods on 19 and 20 April 2018.

**Table 6-39. Summary of built structures at 63 Esk Street, Invercargill.**

<b>Building Name</b>	Nichol's Building
<b>Address</b>	63 Esk Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 140; Appendix II.2
<b>Construction Details</b>	<ul style="list-style-type: none"> <li>Constructed 1929, designed by A C Ford, commissioned by Nichol Brothers</li> <li>Extended multiple times through twentieth century</li> <li>Major internal renovations of original building 1965, designed by Smith, Rice, Lawrence and Mollison</li> </ul>
<b>Building Details</b>	Ground Floor – multiple (not numbered) First Floor – 12 (Rooms 1-12)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor and first floor. Only the front 1929 section of the building was recorded as the rear extensions are not included in the heritage listing, and the ground floor was not assigned room numbers as it had been heavily altered and contained no heritage fabric.

#### North Elevation

The Esk Street façade of Nichol's Building has remained relatively unchanged since its construction, and as such retains numerous Art Deco features (Figure 6-267). An understated triangular parapet crowns the façade, below which is a decorative moulded band, a plain frieze and an architrave with simple modillions. Five sets of casement windows are organised symmetrically on the first floor and each window has a leadlight quarter light. The central set of windows is framed by moulding and have moulded panels between them. Three metal fire escapes lead from first floor windows to the suspended verandah. The original plans for this building were not available, however it appears that the fire escapes and verandah were original features, with the verandah being renovated in 1968. The ground floor façade has been heavily altered and has a series of large plate glass shop windows and doors that are still arranged as through there are three separate shops even though the previous occupants combined the space into one premises. The two floors are separated visually by a plain cornice that extends the full width of the building.





Figure 6-267. Esk Street façade of Nichol's Building (63 Esk Street).

#### East, West and South Elevations

The west elevation of Nichol's Building is not visible as it abuts Cambridge Arcade. The east elevation faces a walkway between this and the Southland Times Building and has no decoration (Figure 6-268). The bulk of this elevation is comprised of the modern extensions and was not investigated in detail. The front (1929) section has three multi-paned steel casement windows and is roughcast.



Figure 6-268. East elevation of 63 Esk Street.

The south elevation of the original Nichol's Building is hidden by the newer extensions, the largest of which is designed to match the 1929 structure. This portion is roughcast and has similar steel casement windows to those on the east elevation (Figure 6-269). The more recent extensions are single-storey concrete block structures.



**Figure 6-269. South elevation of Nichol's Building.**

### **Roof**

The roof of Nichol's Building is not visible from the street. Aerial photographs indicate that the original front section of the building has a hipped roof with the ridge running east-west and the oldest extension located directly behind this has a hip at the east end and gable at the west with the same east-west ridge. The extension at the rear of the section has a double hipped roof similar to the original Nichol's building, while the intermediary structure has a mono-pitch roof that slopes to the east. All appear to be clad in corrugated iron.

### **Windows**

All first-floor windows of the original Nichol's Building date to its construction. Rooms 13 and 14 have steel-framed casement windows with multiple panes, similar to Crittall windows, on the east walls (Figure 6-270). Rooms 3, 6, 7, 12 and 13 each have a set (or part of a set) of three steel casement windows with awning quarter lights on their north walls (Figure 6-271). The quarter lights have steel grilles. All the heritage windows are set into the wall and do not have architraves.



Figure 6-270. Multi-paned steel casement windows in east wall of Room 13.



Figure 6-271. Casement windows with leadlight quarter lights in north wall of Room 12.

#### Ground Floor

The ground floor of Nichol's Building has no visible heritage fabric. It has been altered on multiple occasions throughout the twentieth century and the most recent occupants (ASB Bank) combined the original three shops into one area that includes the rear extensions (Figure 6-274). A dropped softboard panel ceiling has been installed and the area divided up to numerous small offices, staff rooms and public areas (Figure 6-272 and Figure 6-273).



The walls and floors have modern linings and coverings and as such this floor was not recorded or mapped in detail during the site visit.



Figure 6-272. Ground floor of Nichol's Building, looking north.



Figure 6-273. Rear offices on ground floor of Nichol's Building, looking west.

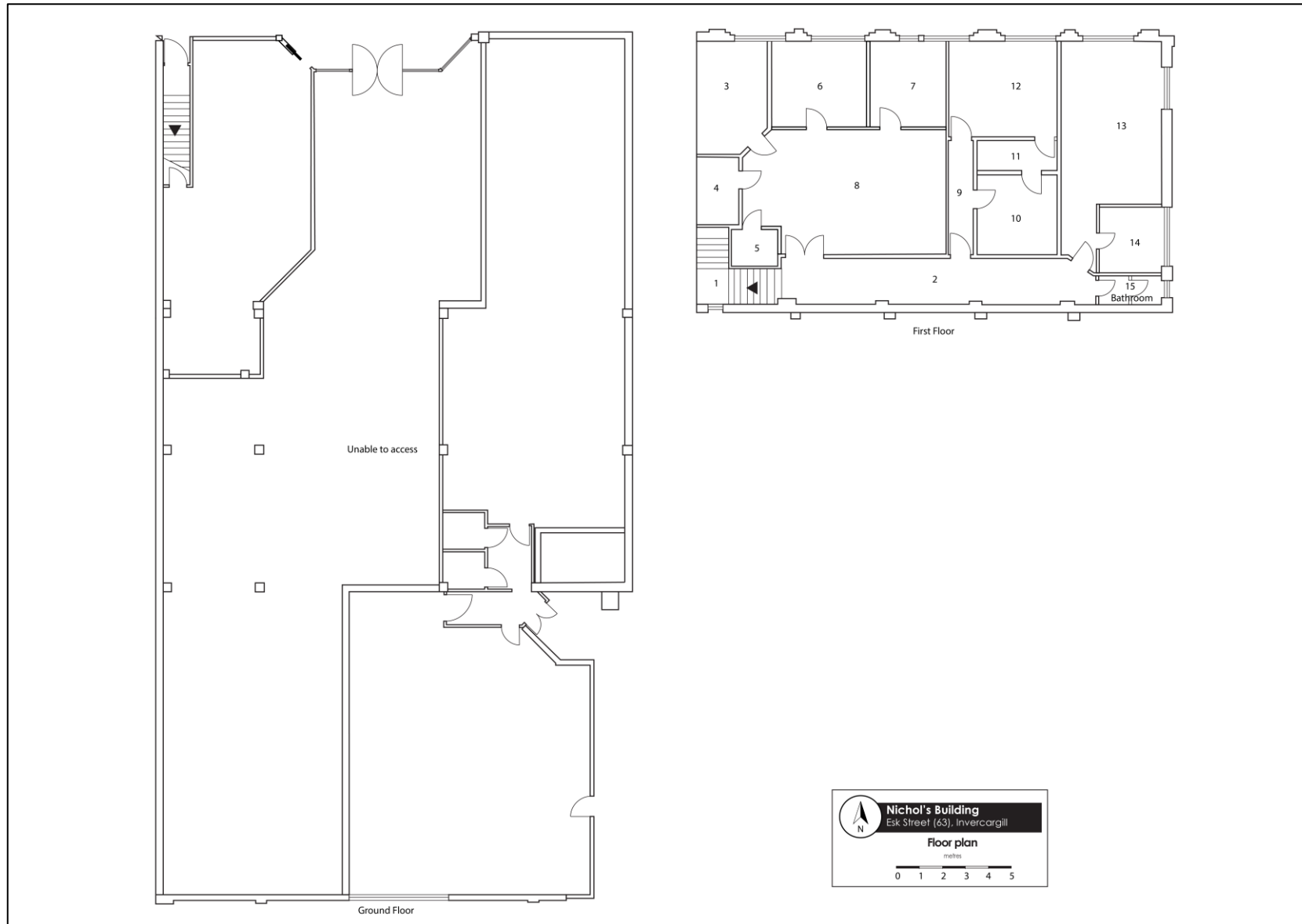


Figure 6-274. Ground (left) and first (right) floor plans of Nichol's Building.

## First Floor

The first floor of Nichol's Building has also been renovated numerous times, however many heritage features have survived. This floor is currently separated into multiple offices, hallways, kitchen and toilets and is accessed via a stairway in the southwest corner (Figure 6-274). A strongroom is located on the corner landing of this stairway (Figure 6-275, left); however, it was unable to be opened during the site visit. The toilet at the east end of the rear hallway (Room 15; Figure 6-275, right) was also unable to be accessed. To the south of this hallway the floor level steps down as you enter the rear extension (Figure 6-276). This extension was not investigated during the site visit.



Figure 6-275. Left: strong room door on stairway landing. Right: door to toilet (Room 15).



Figure 6-276. Photo looking southeast into rear extension of Nichol's Building.



Original 1920s doors with reeded glass panels are present throughout the first floor, and the skirting and cornices are in keeping with the Art Deco style (Figure 6-277, left). The walls and ceiling are still lined with fibrous plasterboard (Figure 6-277, right) and the ceilings have moulded battens in several rooms. The hallways and some offices have timber wainscoting and heavy dado rails, and picture rails are still present in most rooms (Figure 6-278, left). Room 11 has a blocked doorway in the east wall (Figure 6-278, right) which is not visible on the east elevation and so its original purpose is unclear. The floors are lined with carpet, the age of which is not known but some could be original.



Figure 6-277. Left: detail of Art Deco skirting. Right: exposed section of fibrous plaster.



Figure 6-278. Left: Timber wainscoting, dado and picture rail in Room 14. Right: blocked doorway in the east wall of Room 11.

### 6.9.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-40 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/73 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

Table 6-40. Summary of archaeological value for E46/73.

Value	Criteria	Assessment
<b>Condition</b>		<b>Unknown.</b> No pre-1900 structures remain on site and the condition of subsurface remains is unknown.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial sites are common around New Zealand and many have been investigated archaeologically, however few have been investigated in Invercargill and Southland.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/73 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to the mercantile activities that occurred on the site during the nineteenth century.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> No pre-1900 structures remain on the site. The Art Deco Nichol's Building, while not archaeological, holds high architectural and streetscape value and is a scheduled heritage item with the ICC.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

#### 6.9.4 Heritage Values – Nichol's Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Nichol's Building (ICC Heritage item No. 140) are summarised in Table 6-41 below, and based on this assessment, NZHP considers Nichol's Building to have a **low** level of overall significance.

Table 6-41. Summary of physical, historic, and cultural values for Nichol's Building (ICC Heritage item No. 140).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Low.</b> Nichol's Building was built post-1900 but is part of an archaeological site that has been assessed as possessing moderate archaeological value (see Table 6-40).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>High.</b> Nichol's Building has previously been classed as having high architectural value due to the quality of its Art Deco design (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?

	<ul style="list-style-type: none"> <li><b>Moderate.</b> The exterior and interior of Nichol's Building have many key Art Deco characteristics.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The original façade of Nichol's Building remains largely unchanged since its construction. The ground floor interior has been heavily modified, but the first floor retains some heritage fabric.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> Nichol's Building has been vacant for some time and is falling into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> Nichol's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is a principal contributor to the value of the group.</li> </ul>
<b>Cultural Values</b>	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Nichol's Building is not a focus of any shared identities; however, it does act as a physical reminder of Invercargill's development during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Nichol's Building is protected by the ICC District Plan as a heritage item due to its aesthetic value.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>Nichol's Building does not hold any commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Nichol's Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to Nichol's Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Nichol's Building is part of archaeological site E46/73 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Nichol's Building is associated with well-known local architect Allan C Ford.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Nichol's Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Nichol's Building is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p>



	<ul style="list-style-type: none"> <li>Nichol's Building holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>Nichol's Building holds no technological value.</li> </ul>

## 6.10 Town Section 9

Town Section 9 (67 Esk Street, Figure 6-279) was unoccupied during the nineteenth century. This property is comprised of several modern land parcels (Part Sections 9 and Lot 1 DP 326508). The first structure built on site was the extant building:

- **Southland Times Building**
  - Constructed 1909, designed by Charles H Roberts, commissioned by R Gilmour & Sons, built by A. Bain
  - Extended 1957 to rear, unknown architect, commissioned by the Southland Times Company
  - Extended 1981 into TS 10, designed by L F Simpson, commissioned by the Southland Times Company
  - Category 2 Historic Place (No. 2513), heritage item No. 34 on ICC District Plan (not including TS 10 extension)

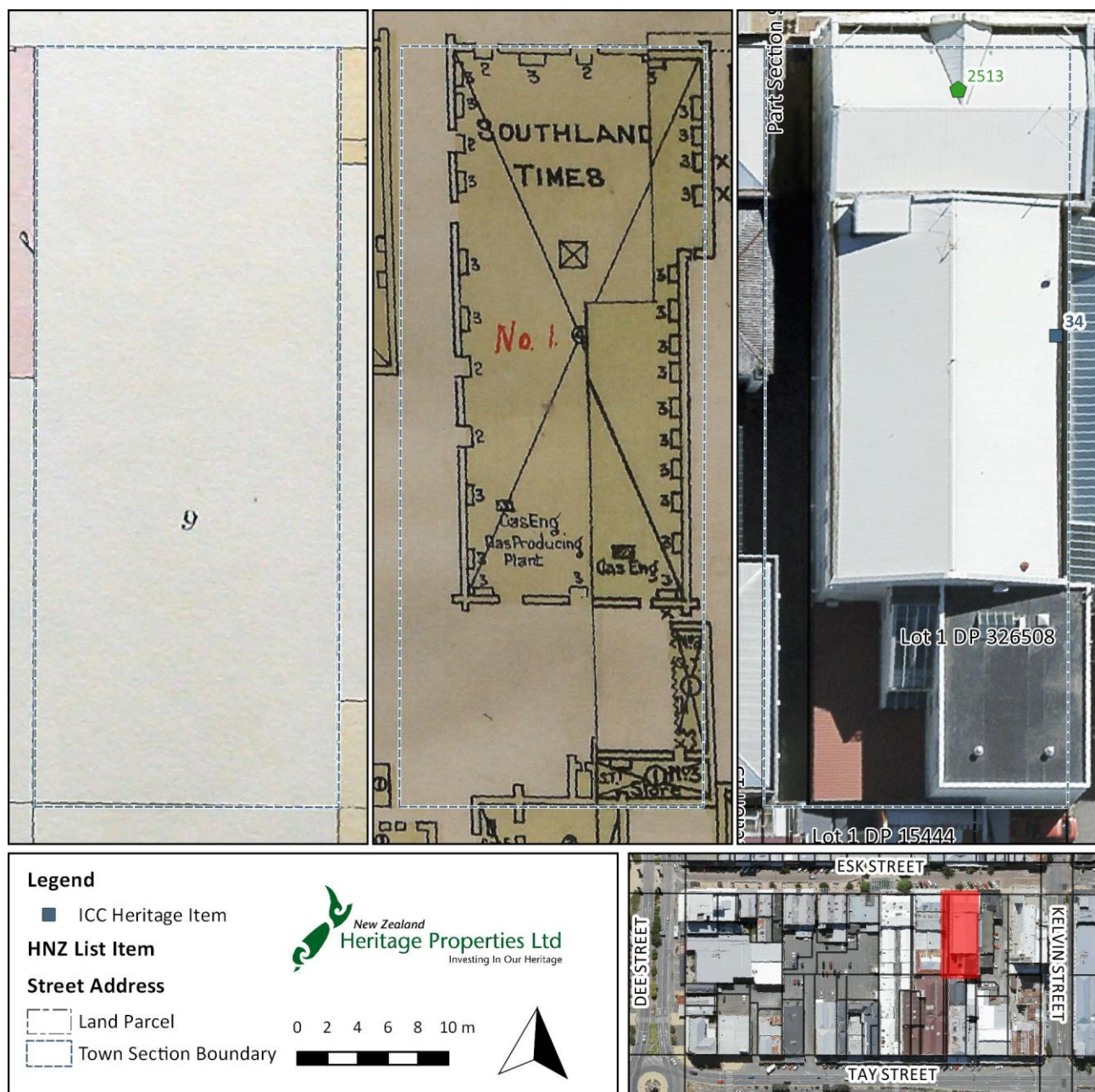


Figure 6-279. Town Section 9, Block II, Invercargill. Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

### 6.10.1 Historical Background

The following section outlines the history of TS 9, the Southland Times Building and various individuals and businesses that have been associated with this site in the past. A summary of land transactions and key events for these sections is presented in Table 6-42.

**Table 6-42. Summary of land transactions and key events records for Town Section 9.**

Year	Event	Source
1857	Purchase of TS 9 by Roderick McRae	H.46
1860	Agreement to lease to the Oriental Bank Corporation	Deeds Register 8.681
1862	Crown Grant of TS 9 to Roderick McRae	C.280
1873	Purchase by Edward Benjamin Cameron	C.280
1875	West half of TS 9 conveyed to William Henderson Calder	D.868
1878	East half of TS 9 conveyed to Frederick Wentworth Wade	Deeds Register 23.23
1878	TS 9 conveyed to the NZIC	D.922, D.686
1899	TS 9 conveyed to James Taylor MacKerras and James Hazlett	Deeds Register 45.642
1903	TS 9 purchased by Nichols	Deeds Register 50.71
1907	Tenders called for construction of building on TS 9	<i>Southland Times</i> , 1907a
1910	TS 9 leased by the A M P Society as mortgagees to Robert Gilmour	Deeds Register 61.575
1910	Assignment of Lease from Robert Gilmour to the Southland Times Company Limited	Deeds Register 61.336
1911	Sub-lease from the Southland Times Company to the Standard Insurance Company	Deeds Register 62.528
1927	TS 9 conveyed to Charles Nichols and Charles William Rattray	SL126/31
1954	Transfer from Charles Nichols and Charles William Rattray to the Southland Times Company	SL126/31
1954	Additional office space constructed at rear of Southland Times building	ICC Property File
1981	Additional office space and press constructed to the east on TS 10	HNZ, 2011: 2513

Town Section 9 was purchased by Roderick McRae on 29 April 1857 and was formally granted to him on 3 December 1862 (H.46, C.280). Roderick McRae came to New Zealand from Scotland in 1852. At the first sale of town sections on 20 March 1857, McRae had purchased the adjoining TS 14, upon which he built a hut (Hall-Jones, 1946: 26). The following month McRae extended his holding by purchased TS 9, though no evidence could be found to suggest McRae occupied this section. A summary of the land transactions for TS 9 can be found in Table 6-42.

McRae advertised TS 9 and 14 for sale in September 1873. Town Section 14 is described at this time as having buildings erected upon it in the occupation of the Bank of New South Wales (BNSW), while TS 9 is described as having “no buildings thereon” but adjoining Messrs Calder, Blacklock and Co. (*Southland Times*, 1873f). A photograph taken from Tay Street in the 1860s shows the BNSW building present on TS 14. Town Section 9 is separated from the bank premises by a wall and gate, with no buildings present on it at this time (Figure 6-280).

Edward Benjamin Cameron purchased TS 9 and 14 from McRae with a mortgage on 31 October 1873 (C.280). Cameron was the manager of the Invercargill branch of BNSW, and likely purchased the sections as an investment for the business (*Southland Times*, 1876e). A few years later Cameron was promoted to the position of manager of the local bank in Grahamstown, and in preparation for his departure he advertised TS 9 for sale (*Southland Times*, 1875g). The advertisement described the section as a “valuable building site”, suggesting it had not been developed upon during Cameron’s ownership. The property did not sell as a whole section at this time, and Cameron ended up subdivided TS 9 in half and selling the property as two lots.

William Henderson Calder purchased the western half of TS 9 from Cameron on 17 July 1875 (D.868). Calder had arrived in Invercargill aboard the *Star* in April 1857 to open a general store on TS 21, at the southwest corner of this block. Soon after his arrival, Calder entered into partnership with John Blacklock, under the name Calder, Blacklock and Company. Together they owned the adjoining TS 8, upon which they constructed the first brick building in Invercargill (Hall-Jones, 1946: 33). In January 1876, Calder subdivided the western half of TS 9. He sold a small portion of the section along the western boundary to The New Zealand Mercantile and Loan Company, to whom he also sold the adjoining TS 8 (E.39).





**Figure 6-280. Detail of photograph taken along Tay Street taken in the 1860s, showing the Bank of New South Wales building present on Town Section 14 (Anon, 1860a). Town Section 9 is separated from the bank premises by a wall and gate, with no buildings present at this time.**

Frederick Wentworth Wade purchased the eastern half of TS 9 from Cameron on 15 January 1876 (Deeds Register 23.23). Wade was born at Clonbraney, Kent, and emigrated to Melbourne before arriving in Invercargill at Easter in 1862. Following a period as an accountant, Wade qualified as a solicitor and began practicing in Invercargill (Hall-Jones, 1946: 78). No evidence could be found to suggest Wade occupied TS 9. Wade advertised the section for sale in October 1878. The advertisement describes the section as a “valuable business site” but does not indicate that any buildings were present on the section at this time (Southland Times, 1878e).

The New Zealand Insurance Company (NZIC) purchased the eastern half of TS 9 from Wade on 8 November 1878, and the following week purchased the remainder of the western half of TS 9 from Cameron (D.686, D.922). The NZIC was established in 1859, with their head office based in Auckland. They established a branch office in Dunedin in 1861, and by 1863 were conducting their business in Southland through a variety of agents (Otago Witness, 1861a; Southland Times, 1863d). In August 1878, the NZIC had established Invercargill offices on Esk Street on TS 2 of this block (Southland Times, 1879h). An article printed in the *Southland Times* in November 1878 indicates that the NZIC purchased the two portions of TS 9 with the intention of constructing a substantial two storey brick building “of considerable architectural pretension” (Southland Times, 1878h). No evidence could be found to suggest that the NZIC occupied TS 9. Burwell’s 1886 plan of Block II shows no buildings present on TS 9 (Figure 6-279). The NZIC would later (1910) purchase TS 5 on this block and build the extant NZIC building.

A photograph taken on Esk Street during the second half of the nineteenth century shows the original timber police barracks on TS 10 (which takes up the full street frontage), while no buildings are present on the adjoining visible portion of TS 9 (Figure 6-281).



**Figure 6-281. Photograph of Esk Street taken in the late nineteenth century, showing the original wooden Police Station taking up the full street frontage of Town Section 10 (blue line), with no buildings visible on the adjoining Town Section 9 (red line) (Hall-Jones, 2013).**

James Taylor MacKerras and James Hazlett purchased the property from the New Zealand Insurance Company on 2 May 1899. MacKerras and Hazlett took out a mortgage on the section on 29 April 1899 (Deeds Register 45.642-643). MacKerras and Hazlett had been partners together in the firm of “MacKarras and Hazlett” since 1876, trading together as merchants (Evening Star, 1876). Following the purchase of the property, an announcement in the *Otago Witness* suggested that it was the intention of MacKerras and Hazlett to construct offices on the property (Otago Witness, 1905). However, no evidence could be found to suggest that MacKerras and Hazlett ever constructed on the site. A photograph taken on Esk Street between 1902 and 1909 shows the newly constructed police station on TS 10, while no buildings are visible on the adjoining TS 9 (Figure 6-282). The contemporary street directories provide no evidence of occupants on TS 9 during the nineteenth century (H. Wise & Co. 1878-1879: 152, 1880-1881: 152, 1883-1884: 180, 1885-1886: 196, 1887-1888: 237, 1890-1891: 244, 1892-1893: 145, 1894-1895: 388, 1896-1897: 384, 1898-1899: 428). The partnership between MacKerras and Hazlett was dissolved in 1903 not long after having sold the Esk Street property (Otago Witness, 1903).

Charles Nichols and Charles William Rattray purchase the property from MacKerras and Hazlett on 21 May 1903 (Deeds Register 50.71). The Nichols and Rattray families have a history of working together in partnership as merchants in the South Island since 1870 when the company of “Dalgety, Rattray and Co.” became known as “Dalgety Nichols and Co.” (Otago Daily Times, 1870). There is no evidence to suggest Nichols and Rattray purchased the section with the intention of developing the property, and in 1906 they appear in the assessment court to object to the assessment of £1260 for the “unimproved valuation” of TS 9 (Southland Times, 1906c). This suggests that the property had still not been improved by this time.

Nichols and Rattray appear to have leased the property to R. Gilmour and Sons by September 1907, as their contractor (A Bain) requested the permission of the Invercargill Borough Council to use tongue and groove timber lining in the upstairs portion of the building they were intending to construct on TS 9 (*Southland Times*, 1907d). R. Gilmour and Sons were the proprietors of the Southland Times. The Southland Times had been established in Invercargill in 1862 and was originally known as the Invercargill Times until 1864. At the time of its inception it was the second newspaper in the fledgling town (the Southland Daily Times had been established the previous year) and this rapid development coincided with, and was almost certainly a result of, the separation of Southland from the Otago province and the desire of the population to develop their own voice and identity (Chilton, 2006).

The original proprietors were editor G C Fitzgerald, office manager C H Reynolds and printer John T. Downes, and they began operations in a small building further east along Esk Street on TS 3. Despite being competitors, the Times and the Daily News had a close relationship, with the News offering the use of their press when the Times' offices burnt down in 1864 and again in 1878 (Auckland Star, 1878; Invercargill Times, 1864).



Figure 6-282. Photograph of Esk Street taken between 1902 and 1909, showing the Police Station (constructed in 1902) on Town Section 10 (blue line), with no buildings visible on Town Section 9 (red line) (Muir & Moodie Studio, 1900).

Robert Gilmour had been associated with the newspaper since 1869, when he joined James Bain, one of the founders of the *Daily News*, in partnership, with a brief break of nine years from 1870 when he joined the *Daily News* (Gilmour, 2010). In 1879, Gilmour bought out all other shareholders to become the sole proprietor of the newspaper. Following his diagnosis of cancer in 1901, Robert took his sons Robert, David and Douglas into partnership to continue the running of the Times (Gilmour, 2010). By November 1907, R. Gilmour and Sons were calling for tenders to construct a two-story brick premises in Esk Street (Southland Times, 1907c). It was not until two years later (February 1909) that the *Southland Times* were advertising their shift into the new premises (Otago Witness, 1905; Southland Times, 1909f). By this time the original plan for a two storey brick premises appears to have been altered to become the three storied premises currently standing at 67 Esk Street. This building was designed by architect Charles H Roberts, who had established his Invercargill practice in 1895 and was responsible for a number of buildings in the area, including the original Esk Street Arcade (replaced with the current Cambridge Arcade in 1934) just west of TS 9. Roberts chose the Italianate style for the new *Southland Times* premises as it had been the dominant in New Zealand's commercial buildings since the late nineteenth century. The tender for the construction of the building was won by Mr A Bain. The extended premises reflected the expansion of the newspaper, as it allowed for the press to be upgraded from a flatbed to a rotary press; the first newspaper in new Zealand to make this upgrade (Scholfield, 1958). It also allowed for the addition of a suite of offices with a strong room, which R Gilmour and sons were advertising for lease early in 1909 (Southland Times, 1909b). TS 9 was formally leased to the Southland Times Company in 1910, at which time the lease included "all buildings thereon



erected and all other rights and appurtenances” (Deeds Register 61.336). The 1910 fire and insurance plan shows the original footprint of the Southland Times Building shortly after its completion (Figure 6-279).

Between 1911 and 1913, part of the Southland Times Building was occupied by the Standard Insurance Company (Southern Cross, 1911, 1913). The company name can be seen above the eastern-most ground floor window in an early twentieth century photograph of Esk Street (Figure 6-283). Standard Insurance was established in Dunedin in 1874 and was a successful insurance firm until the mid-twentieth century when it ran into serious financial difficulties and was purchased by the National Insurance Company of New Zealand (now Tower Insurance) (Oakley Wilson, 1966).



Figure 6-283. The Southland Times Building (centre) in the early twentieth century (Anon., n.d.-d).



Figure 6-284. Photograph of the Southland Times in 1939 (Canterbury Agricultural College, 1939).

The Southland Times Company obtained the title for TS 9 in 1954 (SL126/31). Since its construction in 1909 the interior of Southland Times Building has undergone a number of alterations and additions to all accommodate the changing needs of the occupants, though the original exterior façade remains mostly unchanged apart from the removal of the central door in 1948 (Figure 6-285). When the central door was removed and replaced by a window, the western door became the main entry into the building and no longer only served as access to the first floor. In 1954 further office space was created through the addition of a three-storied structure at the rear of the original building, by which time additional office space had already been constructed on the southern boundary of the property (Figure 6-286). In 1957, the original stairs were removed to accommodate the addition of a lift, along with the addition of a cloak room on the landing between the ground and first floor and a mezzanine was added to the rear of the main office (Figure 6-287). These alterations had the added benefit of strengthening the building, which was prone to move and vibrate ominously during earthquakes; a particular concern for those staff in the offices beneath the third floor where the heavy printing equipment had accumulated (Holcroft, 1976).

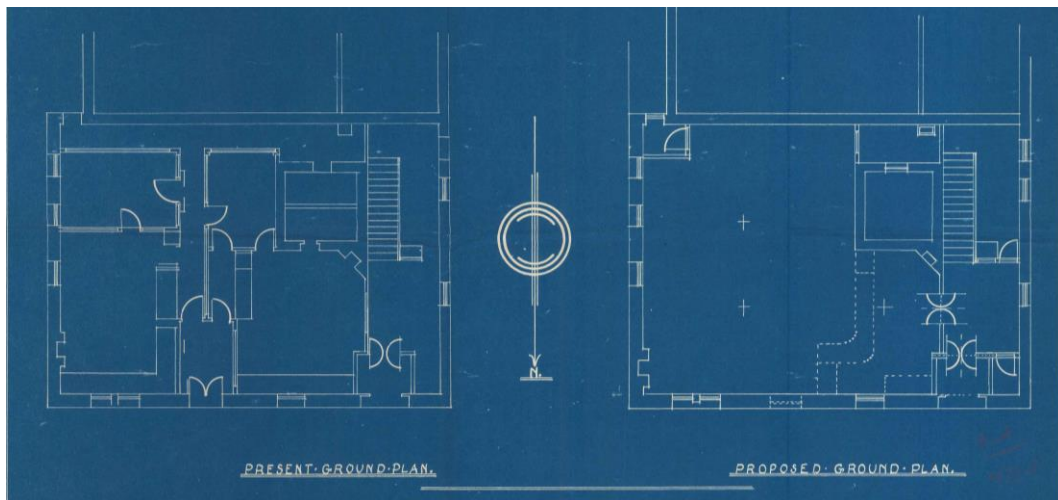


Figure 6-285. Plans of alterations showing the removal of the central door (ICC Property File).

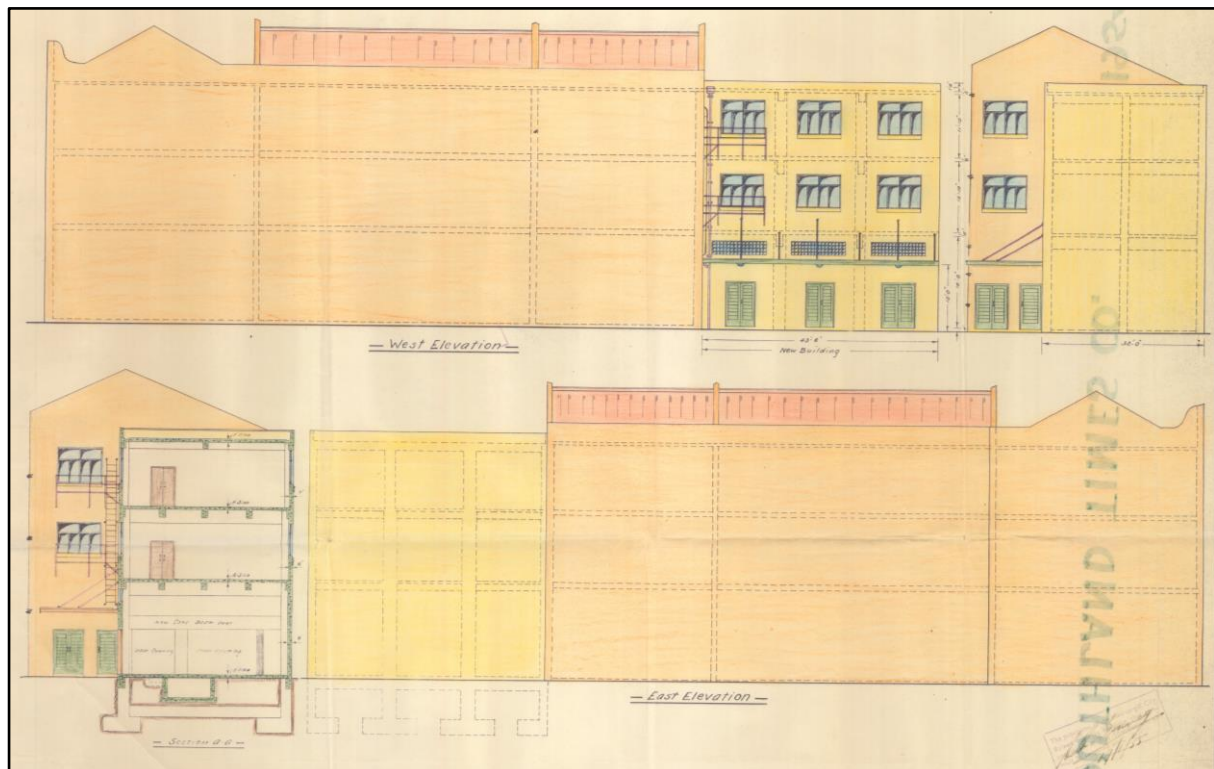


Figure 6-286. Detail from 1954 plan of Southland Times Building, showing the addition of new office space at the rear of the original building (Blick, 1954).



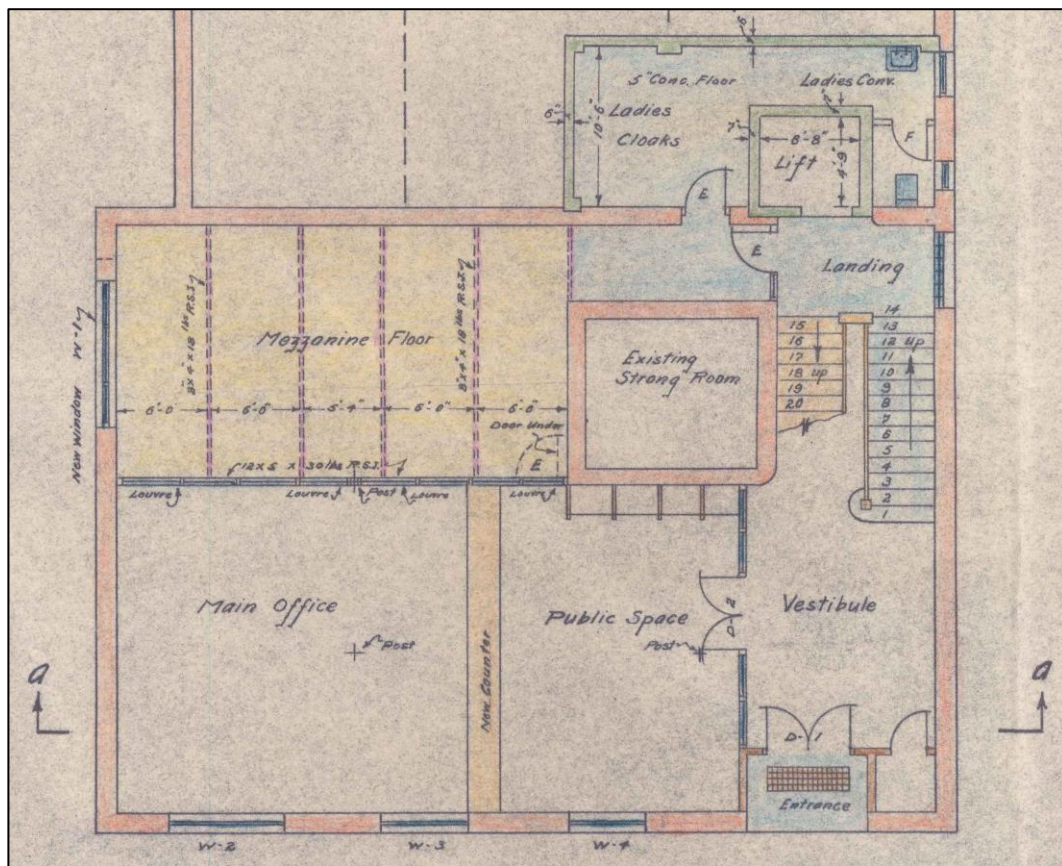


Figure 6-287. Detail of a 1957 plan showing the new staircase, lift, cloak room, and mezzanine floor (ICC Property File).

As the Southland Times continued to expand during the twentieth century, further office space was required. In 1970 the Southland Times Company obtained the title for the adjoining section to the east (TS 10), which had formally been occupied by the Invercargill Police Station (SLB4/125). Using plans designed by architect L F Simpson, the Southland Times Company constructed a new building to the east of the original Southland Times Buildings in 1981 (Figure 6-288). Not only did the additional building create further office space and a new press hall, but it also housed the company's new Goss Urbanite offset press, which greatly increased the newspapers print-run capacity and was the largest off-set press in New Zealand at the time (Astwood, 2011a). The Gilmour family continued to be integral components of the Southland Times until 1994 when it was purchased by Independent Newspapers Ltd, who in turn sold it to Fairfax Media in 2003. The Times continued to operate from their Esk Street premises until 2016 when the operation was moved to a new site on the corner of Don and Deveron Street, leaving the Southland Times building vacant (Weaver, 2015).

The Southland Times Building and its many extensions continue to stand at 67 Esk Street. In June 2011, the Southland Times Building was registered as a Category 2 historic place, though this does not include the 1981 extension on TS 10 (HNZ, 2011: 2513). The building is viewed as significant due to its connection to a "vital social institution" and "the development of print culture in New Zealand", as well as being a good example of the Italianate style that was popular for commercial buildings during the late nineteenth and early twentieth century (Astwood, 2011a).



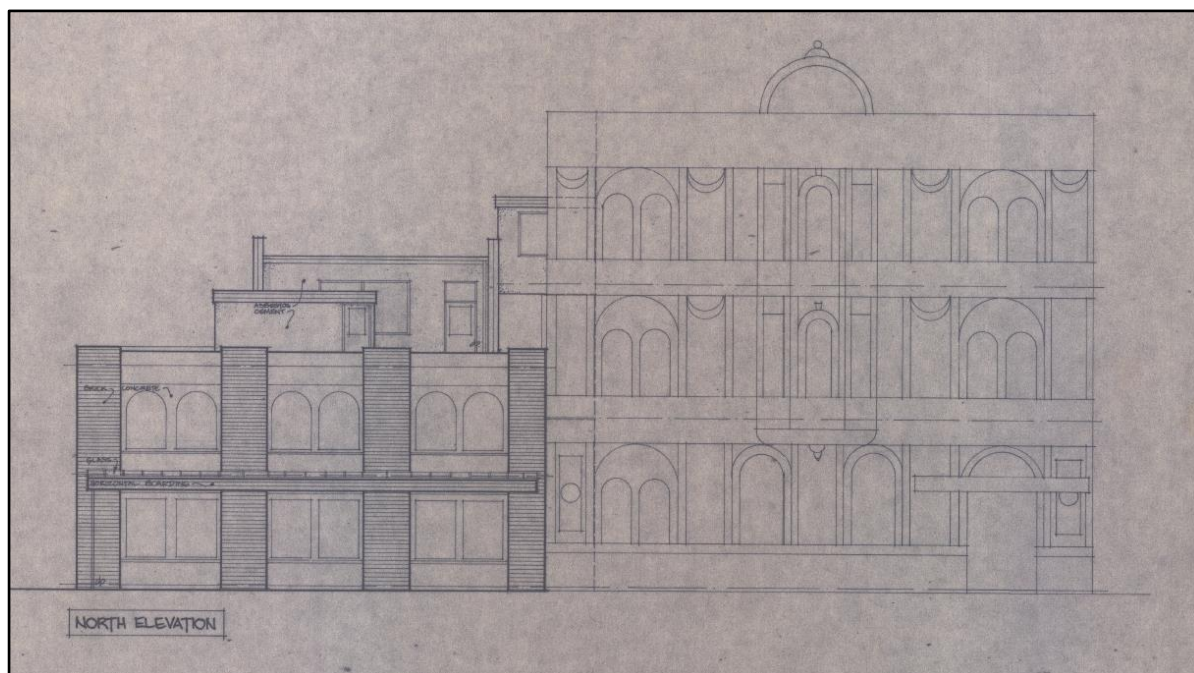


Figure 6-288. Detail from 1981 plan of *Southland Times* Building, showing the addition of new offices to the east of the original building (Simpson, 1981).

### 6.10.2 On Site Observations: *Southland Times* Building

The Southland Times Building, designed by Charles H. Roberts, was completed in 1909 and is a three-storey brick building with a Revivalist façade (Figure 6-289). The building was extended in 1954, with a three-storey addition made to the rear of the building. In 1981, an extension was made to the east, comprising new office space at the front of the building and a new press hall to the rear. The following description of the building follows from the site visit conducted by Dr Dawn Cropper on 28 March 2018. As the 1981 extension is not included in the extent of the heritage listing, this part of the building was surveyed as part of this HIA. A detailed photographic record of each room is available in Appendix D.

Table 6-43. Summary of built structures at 67 Esk Street, Invercargill.

Building Name	Southland Times
Address	67 Esk Street, Invercargill
Heritage Listing	Category 2 Historic Place (No. 2513)
ICC Heritage Record	No 34; Appendix II.2
Construction Details	<ul style="list-style-type: none"> <li>Constructed 1909, designed by Charles H. Roberts, commissioned by R. Gilmour &amp; Sons, built by A. Bain</li> <li>Extended 1957 to rear, unknown architect, commissioned by the Southland Times Company</li> <li>Extended 1981 into TS 10, designed by L. F. Simpson, commissioned by the Southland Times Company</li> </ul>
Building Details	Basement – 1 (Room 49) Ground Floor – 12 (Rooms 1-11, Room 48) Mezzanine – 2 (Rooms 12-14) First Floor – 15 (Rooms 15-30) Second Floor – 16 (Rooms 31-47)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The interior extensively modified on numerous occasions since the building was first construction, and as a result, there is very little visible heritage fabric. The building is comprised of the basement, ground floor, mezzanine, first floor and second floor.

#### North Elevation

The Esk Street façade is ornamented with arched windows, pilasters and plaster festoon (Figure 6-289). The building has an overall symmetrical appearance is separated into three bays by pilasters and the central oriel window

that spans the first and second floors (Figure 6-290). The pilaster capitals are ornamented with acanthus leaves and volutes. On the ground floor the columns support a frieze and cornice rather than an architrave, frieze and cornice like the first and second floors. Above the ground floor cornice, there is a decorative band featuring rendered areas, carved plaster and balusters under the windows. The ground floor frieze features 'THE SOUTHLAND TIMES' above the doorway; however, this is now largely obscured from the street view by a small suspended verandah. There are heavy cornices separating each floor, and the cornice around the second-floor oriel window is further ornamented with a modillion band. The three bands of decoration are mirrored on the parapet, with posts/piers, solid parapet walls, capped with segmental pediment with a moulded shell relief.

The plaster decorative elements are painted in cream and yellow ochre colourways, complimenting the exposed brick, which is laid in an English bond pattern, made up of alternating courses of header and stretcher bricks. Unusually, the stretcher bricks all bear the fingerprints of their makers (Figure 6-292). On the far east and west sides of the ground and first floors, there are decorative panels finished in roughcast (ground floor) and a plain rendered finish.



**Figure 6-289. Façade of the Southland Times Building.**

The oriel window consists of a central arched window with moulded hoods atop columns with acanthus leaves and volutes, and there are narrow rectangular sashes on either side. The sides of the bay are defined by Corinthian pilasters. There are two arched windows below the oriel on the ground floor. The east window appears to have been modified in the past, as it is not flanked by columns. Historical records indicate that there was once a door in this location that provided public access to the building; the door was blocked in 1948 (ICC Property File, 1948/388). On either side of the central bay are double arched windows flanked by columns, with moulded headings above each window and surmounted by a larger blind arch featuring an oversized keystone and a circular motif. The arrangement of the double arched windows borrows from gothic architecture, with the circular motif reminiscent of an oculus. While arched windows are common amongst the Revival buildings in Invercargill's central business district, this type of arrangement is only found on one other extant building, the Briscoe & Company Building (104-106 Dee Street), designed by F. W. Burwell and constructed between 1881 and 1882



(Morton, 2004). A similar arrangement, but with windows instead of the blind arches, can be seen on First Church (Presbyterian), designed by John T Mair (designed 1909; completed 1915).



Figure 6-290. Detail of the oriel window (left) and of the double arched window.

The doorway is on the west side of the building, and it is a double door with sidelights and fanlights (Figure 6-291). Like the windows, the door is flanked by columns topped with capitals featuring acanthus leaves and volutes. The base of the columns flanking the door and adjacent pilasters are boxed-in, and here the pilasters are painted black and bear script lettering painted in gold. The columns and base of the columns and pilasters is unpainted.

#### East, West and South Elevations

In contrast to the highly decorated façade, the east, west and south elevations bear no ornamentation (Figure 6-293 to Figure 6-297). In each of these elevations, the brick walls have been rendered with a flat finish, and all original windows have been replaced with modern counterparts (mostly four and three light steel windows). The east elevation is largely obscured by the 1981 addition, but small portions can be seen above the extension (Figure 6-295, Figure 6-296) and in the first-floor link between the two buildings (Figure 6-297). The cornices that decorate the north elevation wrap around the building slightly, and they remain intact on the west elevation, but the ground floor and first floor cornices have been removed on the east elevation. Each elevation has parapet walls hiding the roof from view.





Figure 6-291. Detail of the west doorway and the blocked-in column base.



Figure 6-292. Detail of the fingerprints on the exposed brick.



Figure 6-293. The west elevation, looking south (left) and north (right).



Figure 6-294. The west elevation of the Southland Times with the Kelvin Hotel in the background.





Figure 6-295. Photograph of the east elevation, looking southwest. Note that the 1981 extension obscures much of the elevation.

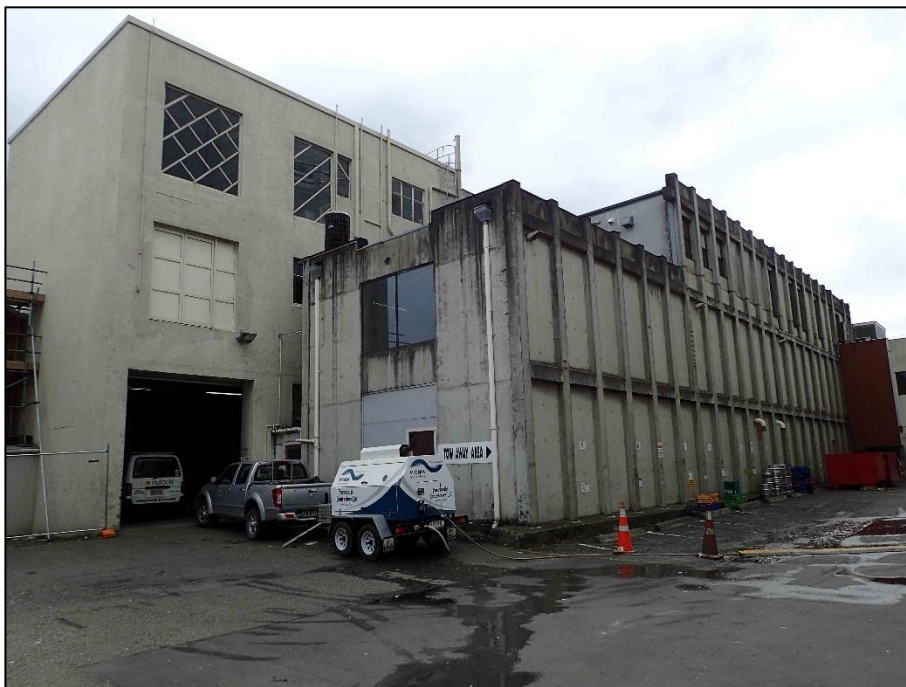


Figure 6-296. Photograph of the east elevation, looking northwest. Note that the 1981 extension obscures the east elevation of the 1909 building, with only the 1981 and 1954 extensions visible.





Figure 6-297. The east elevation from the link between the original building and the 1981 extension.

### Roof

There are three separate roof sections for the 1909 and 1954 portions of the building. The front portion of the building is comprised of a side gable with a small front gable behind the central part of the parapet (shell). To the rear of this is a front gable. Both gables are clad in corrugated iron. The 1954 extension has a flat roof with parapets.

### Windows

A variety of windows are present across the Southland Times Building. On the north elevation, there are timber-framed double-hung sash windows (arched and rectangular; all one-over-one). The arched windows of the oriel are fixed. The ground floor sashes have been replaced by fixed windows, likely as a security measure. There are three and four light steel windows on the east and south, with one pane having an awning or hopper opening. The steel sashes would have replaced timber-framed double-hung windows. On the east elevation, the windows on the ground and first floors have either been removed or have been modified when the addition was constructed in 1981. The second-floor windows on this elevation include one-over-one double hung sash windows.

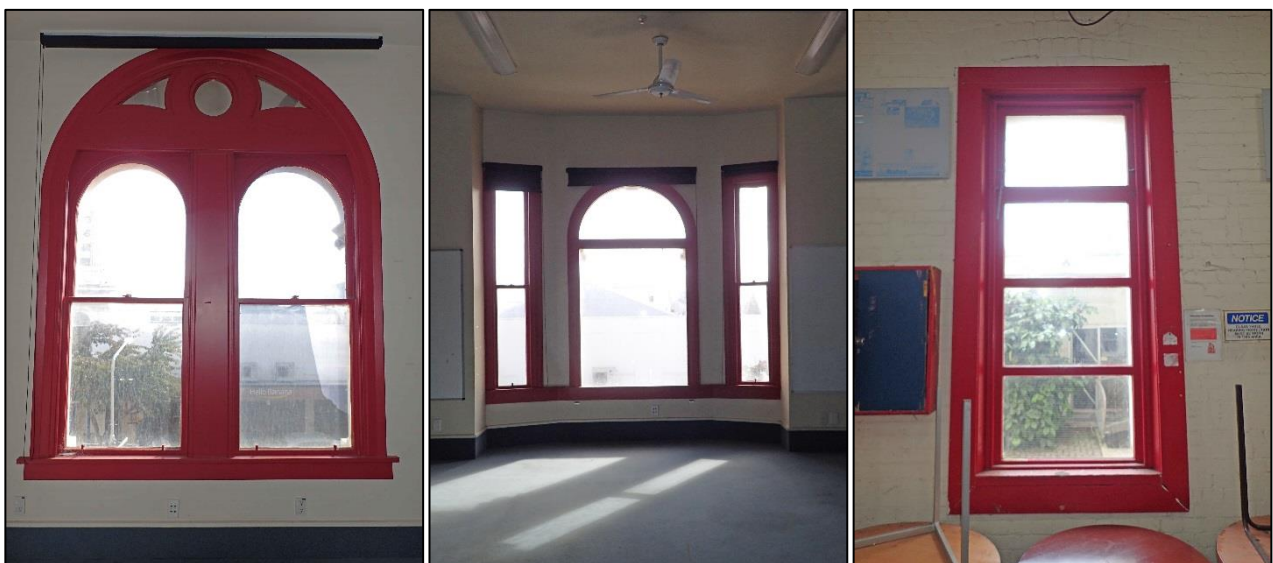


Figure 6-298. Examples of windows found throughout the Southland Times Building.

## Basement

The basement (Figure 6-300) is accessed via a small stairwell to the west of the lift, and it consists of a single room that served as a fire-proof store. The room has black and white checkerboard linoleum tiles and walls finished with painted render. The ceiling is covered by aluminium framing.



Figure 6-299. Photographs of the basement looking east (left) and of the door in the stairwell leading to the basement (right).

## Ground Floor

The ground floor (Figure 6-300) has been extensively renovated on numerous occasions, with the current fit out being done in 2006. As a result of these alterations, almost all heritage fabric has been removed. In the reception area and interview/meeting room, modern carpet lines the floor and plasterboard has been used to line the walls and ceilings. The window architraves have been updated.

In the lobby (Room 3), there is a dado rail moulded into the plaster that continues up the stairway all the way to the second floor (Figure 6-301). The stairs were added in 1957 when the lift was installed; thus, this feature dates to this time. A small cupboard in the lobby shows further detail of the wall linings and décor in 1957, with the dado rail painted red and the walls above and below painted cream, with a darker shade on the bottom and a lighter shade on top. A mock skirting board was also painted in red. The floor was covered with linoleum.

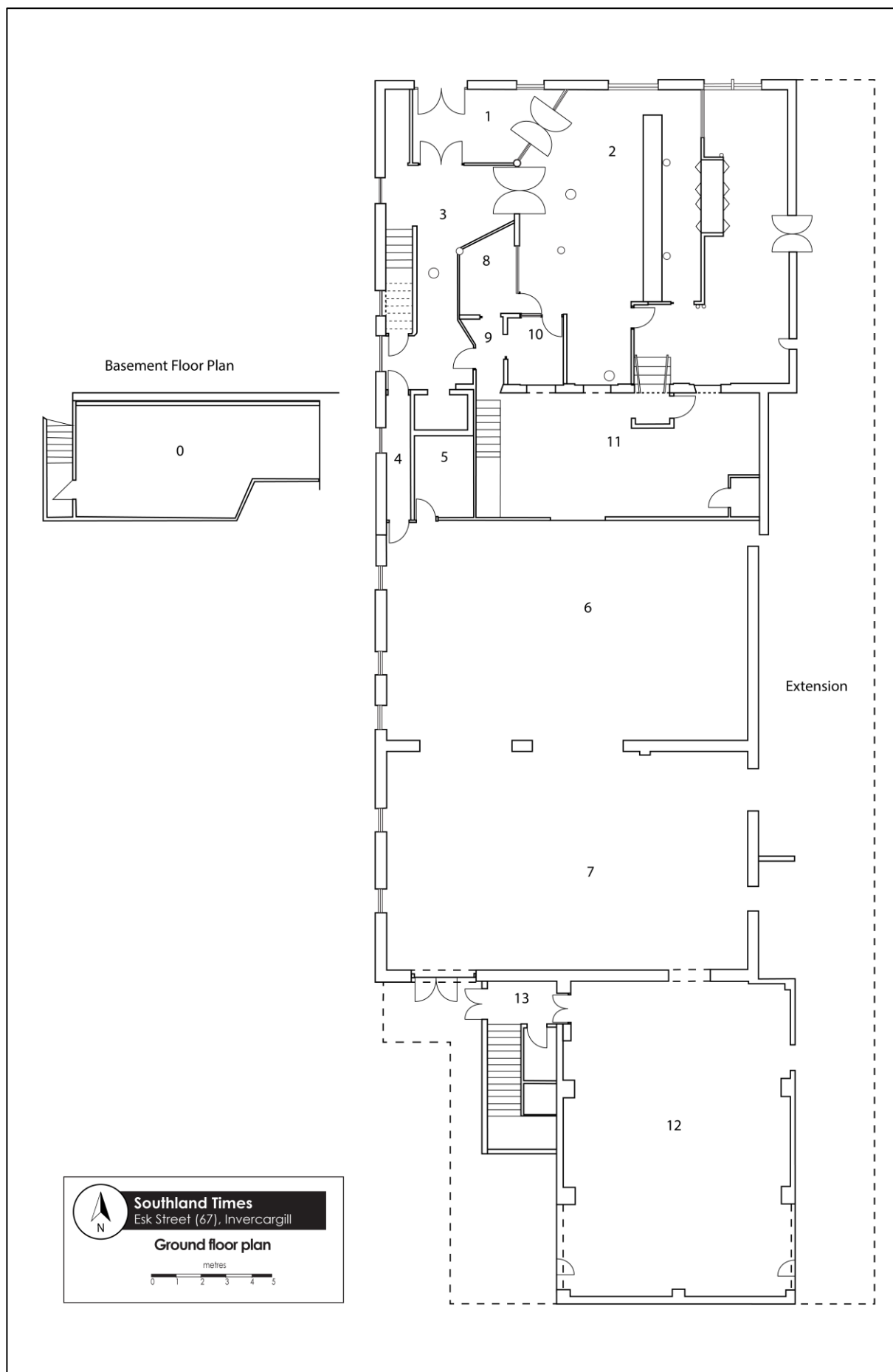


Figure 6-300. Basement (left) and ground floor (right) plan of the Southland Times Building.





Figure 6-301. Left: moulded dado rail in the lobby following the line of the stairs. Right: detail of the moulded dado rail.

The publishing room is the southern-most part of the 1906 build, and the circulation room to the south was constructed in 1954 (Figure 6-302). The publishing room has unfinished modern concrete floor and painted brick and concrete walls. The four-light steel windows have plain trim, painted red. There are a variety of different door types, including metal doors and sliding doors; there are several blocked doors throughout the space. The small office in the publishing area has a checkerboard linoleum floor (as per the basement) and plasterboard walls and ceiling. The circulation room has unfinished concrete walls and walls (continuous from the publishing room).



Figure 6-302. Photograph of the publishing room (Room 6; facing west), showing the four-light steel windows (left) and the circulation room (right).

As part of the 1957 alterations, a mezzanine was added to create a lady's cloakroom. The mezzanine most recently served as staff room. The room has modern carpet, plasterboard walls and a plasterboard ceiling.

### First Floor

Like the ground floor, the first floor has been altered on numerous occasions and includes office space for the various departments (Figure 6-305). The current layout was established sometime after 1996 as per the ICC property file plans; with many of the earlier partition walls having been removed to create an open-plan office space (Figure 6-303, left). The windows on the north side of the building are a rare example of heritage fabric within the first floor; however, the architraves have been updated (Figure 6-303, left), and mirror has been added to the blind arch above the windows. There are several sets of steel casement windows in Rooms 28 and 29 that are original to the 1954 extension (Figure 6-304). The remaining windows throughout the first floor have replaced. Modern floor, wall and ceiling linings are used throughout, and the moulded dado continues up the staircase from the ground floor. A small section of the carpet had been removed in Room 20, revealing tongue and groove floorboards beneath. All doors and joinery are modern.



Figure 6-303. Left: photograph looking northeast across Room 17, showing the arched sash windows in the open plan office.  
Right: photograph showing the updated architraves.



Figure 6-304. Steel casement windows in Room 28, photo facing east.

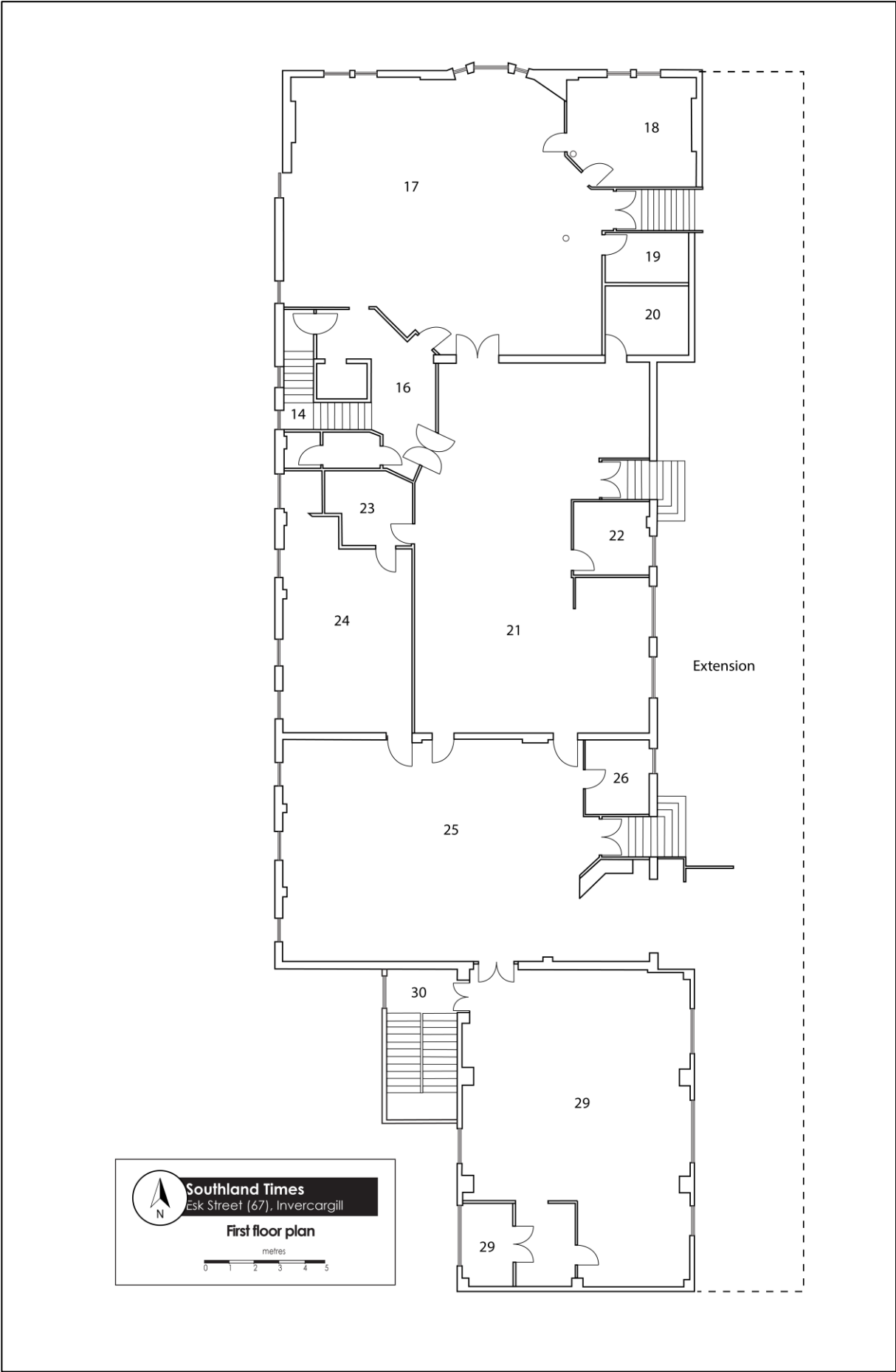


Figure 6-305. First floor plan of the Southland Times Building.



## Second Floor

The second floor of the Southland Times Building is divided into numerous spaces encompassing private offices, open-plan office space and amenities for staff (Figure 6-308). The main staircase wraps around the lift and the moulded dado rail continues up from the first floor (Figure 6-306, left). The floor, wall and ceiling linings are consistent with those used on the first floor, and all are modern, likely installed sometime after 1996 as suggested by the property files. The second floor has a higher proportion of original windows in comparison with the first and ground floors, including the double hung sash windows at the front of the building and on the east side (Figure 6-306, right). Elsewhere, the windows have been replaced (e.g., Figure 6-307). All doors and joinery are modern, typical of that used in the 1984 alterations.



Figure 6-306. Left: photograph of the stairway leading up to the second floor. Note the moulded dado rail. Right: photograph of Room 36, the main open-plan office space, photograph facing north.



Figure 6-307. Photograph of the cafeteria at the back of the building (Room 47), looking east.



Figure 6-308. Second floor plan of the Southland Times Building.

### 6.10.3 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. Town Section 9 was not formally occupied during the nineteenth century and so does not fulfil the criteria of an archaeological site. Despite this, all the neighbouring properties were occupied at least as early as the 1870s and it is therefore likely that archaeological features and/or deposits relating to these neighbouring sites will be encountered in this area.

### 6.10.4 Heritage Values – Southland Times Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Southland Times Building (ICC Heritage item No. 34, HNZPT List No. 2513, Category 2) are summarised in Table 6-44 below, and based on this assessment, NZHP considers the Southland Times Building to have a **medium** level of overall significance.

Table 6-44. Summary of physical, historic, and cultural values for the Southland Times Building (ICC Heritage item No. 34, HNZPT List No. 2513).

Archaeological Values	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li><b>Low.</b> The Southland Times Building is located on a property that was not formally occupied prior to 1900, however it has been assessed as having potential archaeological value (see <b>Error! Reference source not found.</b>).</li> </ul>
Architectural Values	
<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li><b>High.</b> The Southland Times Building has previously been classed as having high architectural value due to the quality of its three-storey Neoclassical façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>High.</b> The façade of the Southland Times Building is deemed a good example of period design.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The original façade of the Southland Times Building remains largely unchanged since its construction; however, the interior retains almost no heritage fabric.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> The Southland Times Building has been vacant for some time and is at risk of falling into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> The Southland Times Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is one of the principal streetscape elements.</li> </ul>



Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Southland Times Building acts as a physical reminder of the development of the media in Invercargill during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li>• <b>High.</b> The Southland Times Building is protected by the ICC District Plan as a heritage item and is a Category 2 listed place with HNZPT.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Southland Times Building holds some commemorative value due to its association with the Southland Times newspaper.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Southland Times Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>• There are no known tangata whenua connections to the Southland Times Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>• The Southland Times Building is protected under the ICC District Plan and the Resource Management Act.</li> </ul>
Historic Values	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li>• <b>High.</b> The Southland Times Building was occupied for over a century by the offices of the Southland Times newspaper.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Southland Times Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Southland Times Building is associated with the social and economic development of Invercargill and the media in Southland.</li> </ul>
Scientific	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>• The Southland Times Building holds no scientific value.</li> </ul>
Technological	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>• The Southland Times Building holds no technological value.</li> </ul>

## 6.11 Town Sections 10 and 13 (Site E46/74)

Town Section 10 (69 Esk Street) and 13 (54 Tay Street) (Figure 6-309) have been occupied since 1863 when TS 10 was chosen as the site for the new police barracks. The two sections (now comprising modern land parcels Section 24, Lot 2 DP 7637 and part Lot 1 DP 326508) were formally gazetted for use by the police in 1869 and the Invercargill Law Courts were built on TS 13 a decade later. The sections continued to be used by the police until the mid-twentieth century when the second Esk Street police station (built in 1900) was incorporated into the *Southland Times* complex before being demolished in 1981 and the Law Court building became a commercial premise. Archaeological site E46/74 is defined by the original boundary of the two town sections, surveyed in 1857, due to their shared early history as Police Reserve. Town Section 10 is now occupied by:

- **Southland Times Press Hall and Offices (69 Esk Street)**
  - Constructed in 1981, designed by L F Simpson, commissioned by the Southland Times Company

The Law Courts were gradually demolished throughout the second half of the twentieth century, with the last original portion removed in the 1980s, and replaced by the modern commercial structure that currently stands on the Tay Street frontage:

- **Allot and Eunson Building (54 Tay Street)**
  - Constructed in 1958, designed by A G A Milne, commissioned by Allot and Eunson Ltd
  - Extended in 1983, designed by L F Simpson, commissioned by Allot and Eunson Ltd

### 6.11.1 Historical Background

The following section outlines the history of the two town sections and explores the various individuals, groups and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of land transactions and key events for these sections is presented in Table 6-45.

Table 6-45. Summary of land transactions and key events records for E46/74.

Year	Event	Source
1863	New Police Barracks and stable built on TS 10	Southland Times, 1863n
1869	TS 10 and TS 13 gazetted as Police Barracks site	Deeds register
1873-4	Call for tenders to erect a brick lock up on site of Police Barracks	Southland Times, 1873j, 1874i
c.1879	Law courts constructed on TS 13, Mr Burwell architect	Southland Times, 1879g
1885	Public Works Department set aside £390 for additions to barracks	Southland Times, 1885m
1886	Brick sergeant's house erected, old dwelling converted to offices and men's quarters	Southland Times, 1879g
1900	New police station erected on TS 10	Southern Cross, 1900
1950	Court house now temporary premises for Commercial Bank of Australia	ICC property file
1956	Gazette as police reserve revoked	
1958	Front portion of court house demolished, replaced by new shop for Allot & Eunson	ICC property file
1970	Police station building converted to Southland Times offices	ICC property file
1981	Former police station demolished, replaced by extant press hall	ICC property file
1983	Rear portion of court house demolished, replaced by new building for Allot & Eunson	ICC property file

In 1863 police barracks were constructed on the Esk Street frontage of TS 10 (Southland Times, 1863i, 1863n). The original barracks were located close to the railway station but by the early 1860s Invercargill had reached a size and level of importance that additional police facilities were required. TS 10 and 13 were officially gazetted as reserves for the police barracks in 1869. An 1873 description of Invercargill public buildings describes the police station site as being half an acre containing “sundry wooden buildings” that were erected on piles that sat directly on the earth and as such were at risk of rotten foundations (Southland Times, 1873k). A c.1870 photograph of Esk Street shows the barracks building (Figure 6-310), and a photograph of taken around the same time shows some of the other police buildings at the rear of TS 10 (Figure 6-311).

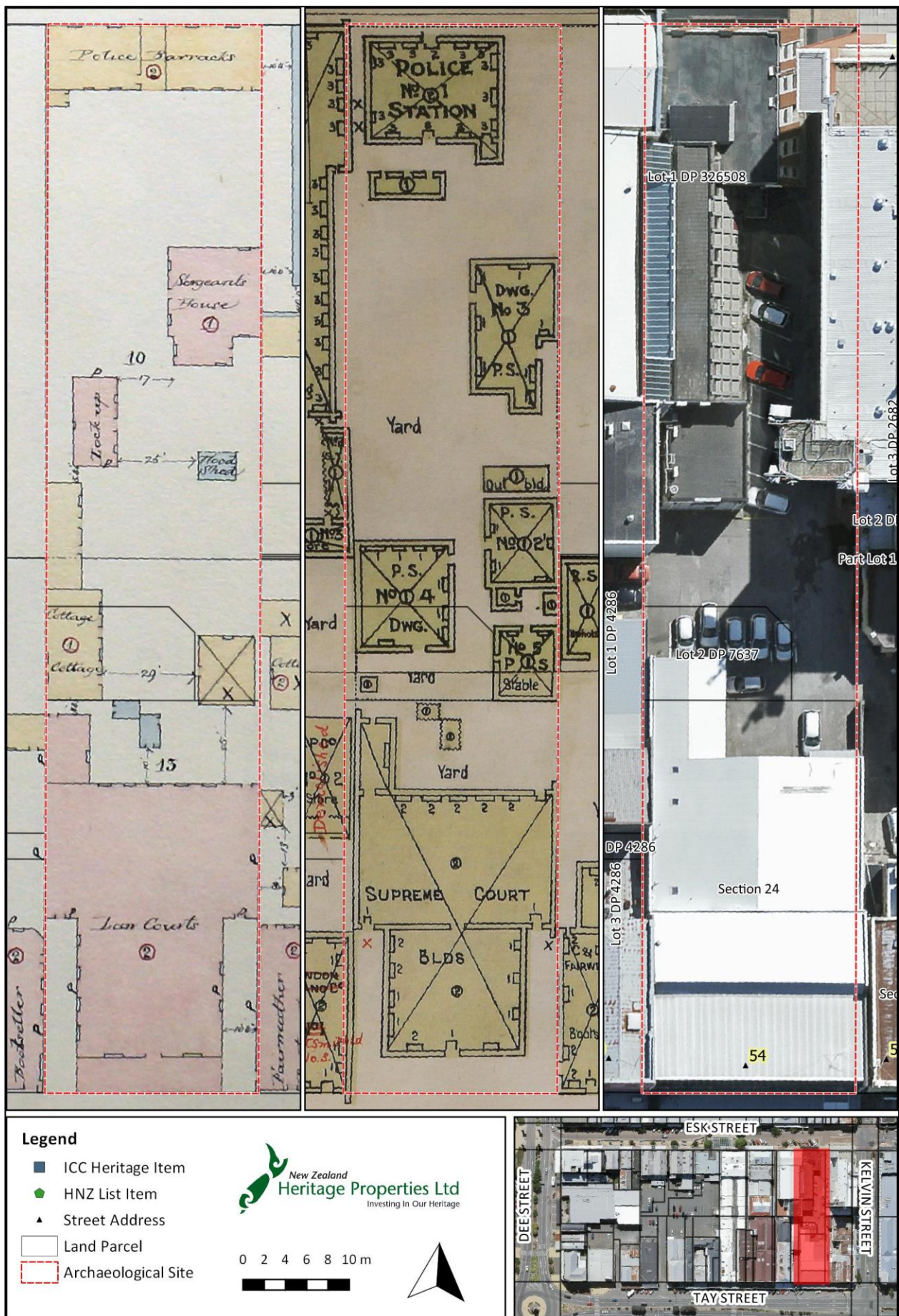


Figure 6-309. Town Sections 10 and 13, Block II, Invercargill (E46/74). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).



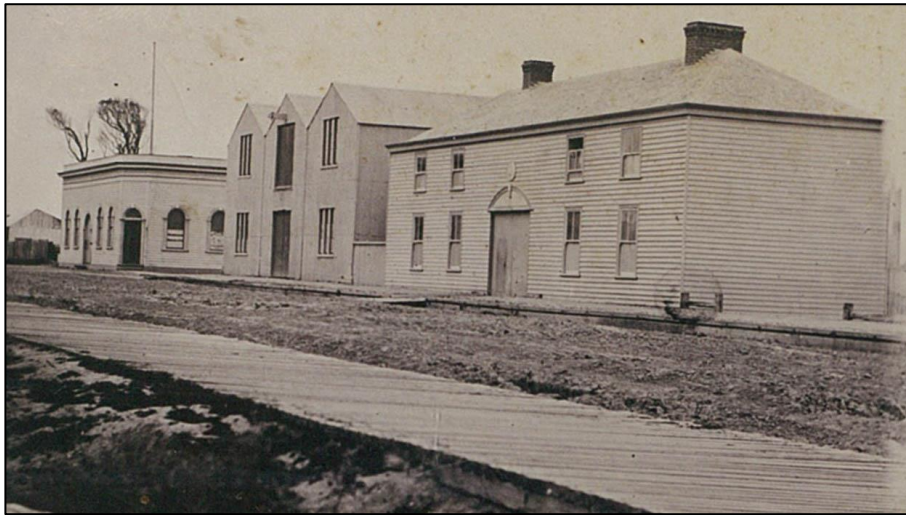
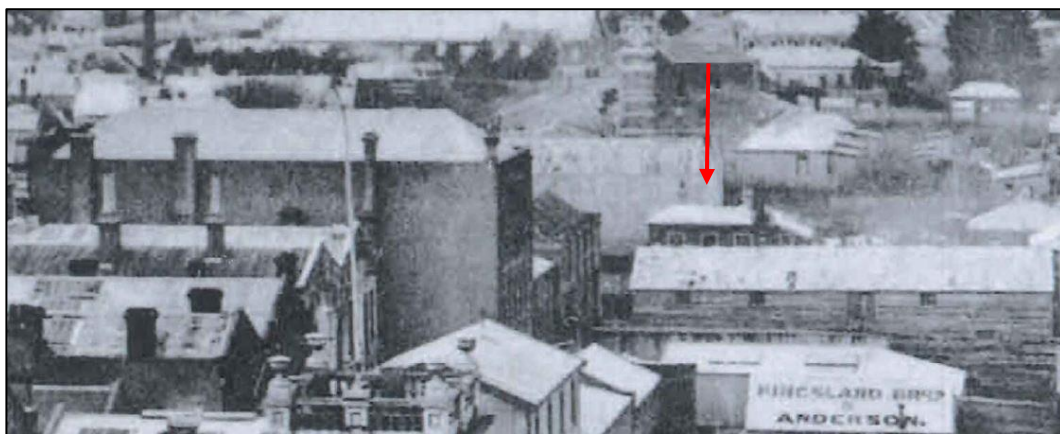


Figure 6-310. C.1870 photograph of Esk Street showing police barracks in foreground (Anon., 1870).



Figure 6-311. Detail from c.1860s photograph of Tay Street showing rear of police station with barracks in background (Anon., n.d.-g).

The original lock-up, constructed of logs with a shingle roof, was seen as an eyesore and unfit for purpose by the early 1870s (Southland Times, 1872g). Tenders were called for the erection of a brick lock-up at the Esk Street barracks throughout 1873 and 1874 (Southland Times, 1873l, 1874k). The old police barracks were out of use by the end of the 1870s (Southland Times, 1879i). In 1885 the Public Works Department set aside £390 for additions to the Esk Street barracks (Southland Times, 1885m). These improvements consisted of the erection of a new brick dwelling for the sergeant-major and the conversion of his old timber dwelling into offices and men's quarters. Commentators lamented the fact that the government had not approved an entirely new police station, describing the current structure as "tumble-down", but funds were not apparently available (Southland Times, 1879h). The 1886 Burwell plan (Figure 6-309) shows the police barracks building along the Esk Street frontage and the more recent brick lock up and sergeant's house (Figure 6-312) on TS 10, and a timber cottage (presumably the original sergeant's house) and stable on TS 13.



**Figure 6-312. Detail of c.1890s photograph showing rear of TS 10 and second sergeant's cottage indicated by the red arrow (Muir & Moodie Studio, 1890).**

By the late 1870s calls were also being made for new court buildings as the present Resident Magistrate's Court had no accommodation for jurors or witnesses and the Town Council office had to be vacated when District or Supreme Court sessions were required (Southland Times, 1877n, 1878i). In 1879, TS 13 was chosen as the site of the new Invercargill law courts, and local architect Frederick W. Burwell was tasked with the design. The original plans consisted of offices for the Resident Magistrate Court on the ground floor and the Supreme Court on the second storey. The façade was to be 48 ft tall with a central portico supported by four columns, each 33 ft tall, and an "entablature enriched by triglyph ornamentation in frieze" above. The structure itself was to be a combination of concrete and brick and the front finished with Portland cement (Southland Times, 1879h).

An 1896 account of the state of the Esk Street police barracks (Southland Times, 1896f) provides a wealth of details about the buildings and site layout. The timber walls of the barracks building on the Esk Street frontage were so thin that discussion inside could be clearly heard by passers-by, and "ladies had complained... that they had been compelled to witness through an open door the behaviour of some drunken men who the police were endeavouring to control." The conditions were so dire they were beginning to adversely affect the health of the station's inhabitants, and an inspection of the barracks revealed holes in the walls, a fire grate held in place by fence wire, leaks in the roof and crumbling brickwork. The mess hall and kitchen were also located within 15 feet of a stable (noted as being built the same time as the barracks) and right beside the manure heap. As a result of the inspection the Council appealed to the government for funding to erect a new police station, a request that was granted in 1900 (Southern Cross, 1900). This new building, visible in the 1910 fire insurance plan and an early twentieth century photograph of Esk Street (Figure 6-309 and Figure 6-313), served as the police station until circa 1956 when TS 10 and 13's status as a reserve was revoked. By 1970 the old police station was incorporated into the *Southland Times* offices, and alteration plans relating to this show the internal layout (Figure 6-315). The ca. 1900 building was used as offices by the *Times* until it was demolished in 1981 and replaced with the extant press hall, the front part of which sits on the same footprint as the old structure.

By the early twentieth century the law courts were seen by some as dated, often being referred to as a "barn", although some commentators argued that this was overly harsh and it simply had minor "architectural defects, such as can be found in any public building", and in 1906 £500 was granted for improvements to the building (Southland Times, 1906e, 1906f). Burwell's 1886 plan shows the original court house footprint, and it remains unchanged in the 1910 fire insurance plan (Figure 6-309). Two small corrugated iron outbuildings are also present at the rear of the building in each plan. A photograph from the 1880s show the impressive columns that adorned the Tay Street frontage and a 1925 plan shows the interior layout more clearly (Figure 6-314 and Figure 6-316).



Figure 6-313. Photograph of Esk Street taken between 1902 and 1909, showing the new Police Station on Town Section 10 (Muir & Moodie Studio, 1900).



Figure 6-314. 1880s view of Tay Street law courts (Burton Brothers Studio, 1880).



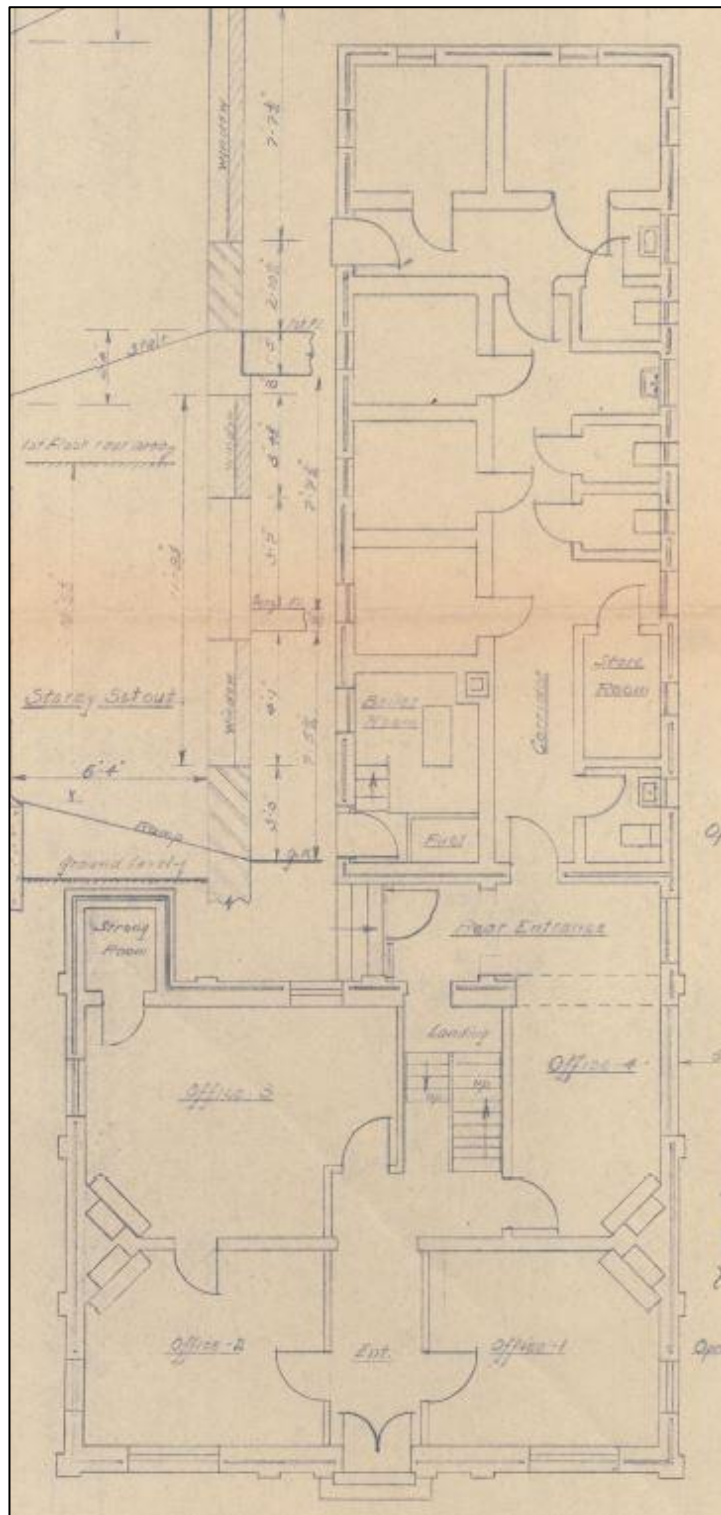


Figure 6-315. Detail from 1970 alteration plans showing ground floor layout of second police station (McLellans Invercargill Ltd, 1970).

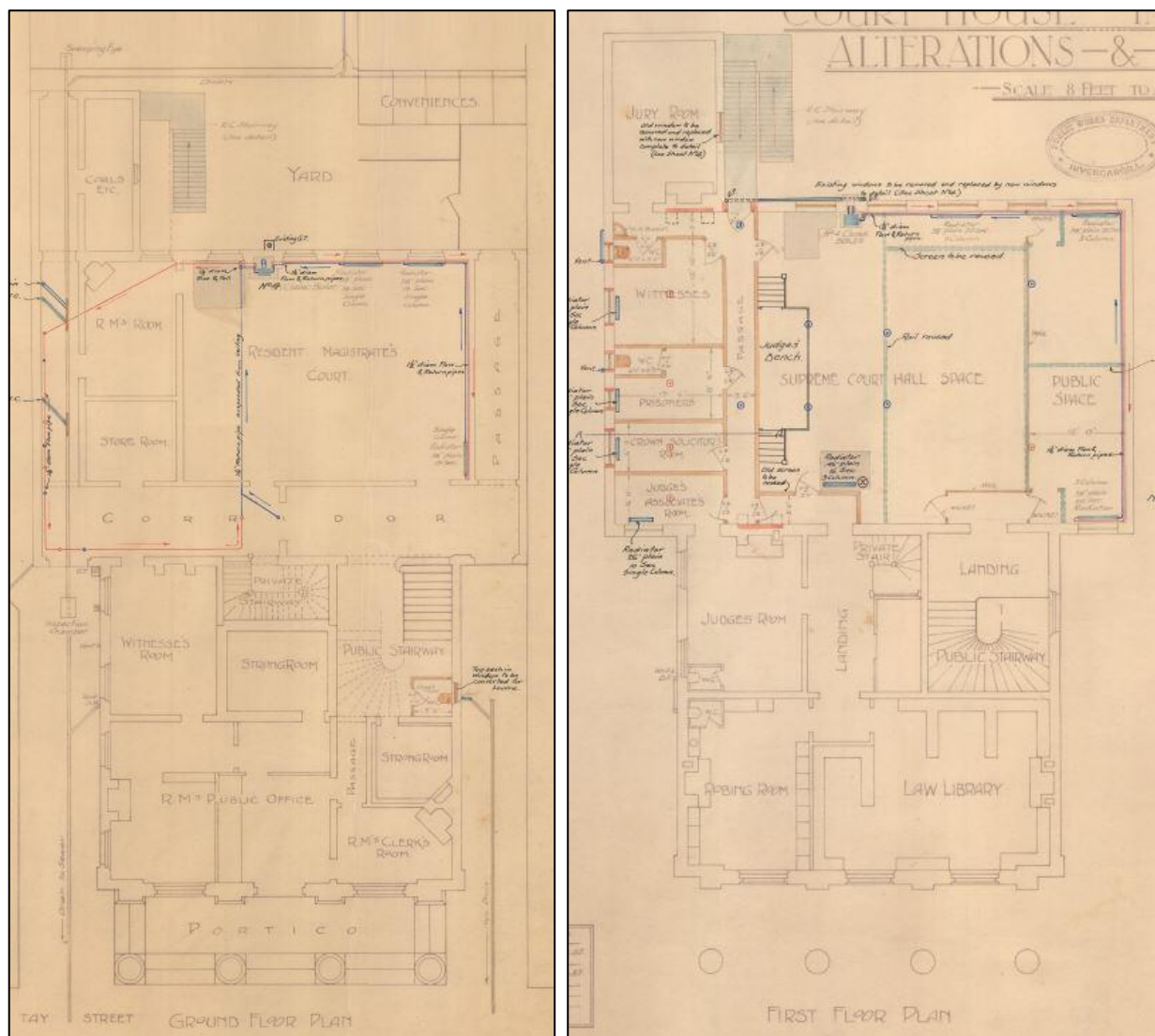


Figure 6-316. Detail from 1925 plan for alterations to the Invercargill courthouse showing ground (left) and first floor (right) layout (Public Works Office, 1925).

By 1950 court sessions were no longer being held at the Tay Street courthouse and it became the temporary premises of the Commercial Bank of Australia, followed by furniture retailers Allot & Eunson Ltd. In 1958 the front portion of the building was demolished, followed by the rear section in 1983, to be replaced with the extant modern commercial structures (ICC Property File).

### 6.11.2 On Site Observations: Southland Times Press Hall

The building at 69 Esk Street was constructed in 1981 for the Southland Times Company to a design by L F Simpson (Figure 6-317). A site visit was conducted by Dawn Cropper on 28 March 2018, but the interior of the building was not inspected as it is entirely modern. This building covers approximately half of TS 10, with the rest occupied by an asphalt car park area. No archaeological or heritage features are visible.

Table 6-46. Summary of built structures at 54 Tay Street, Invercargill.

Building Name	Southland Times Press Hall
Address	69 Esk Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	• Constructed 1981, designed by L F Simpson, commissioned by Southland Times Company
Building Details	Ground floor (unknown) First floor (unknown)

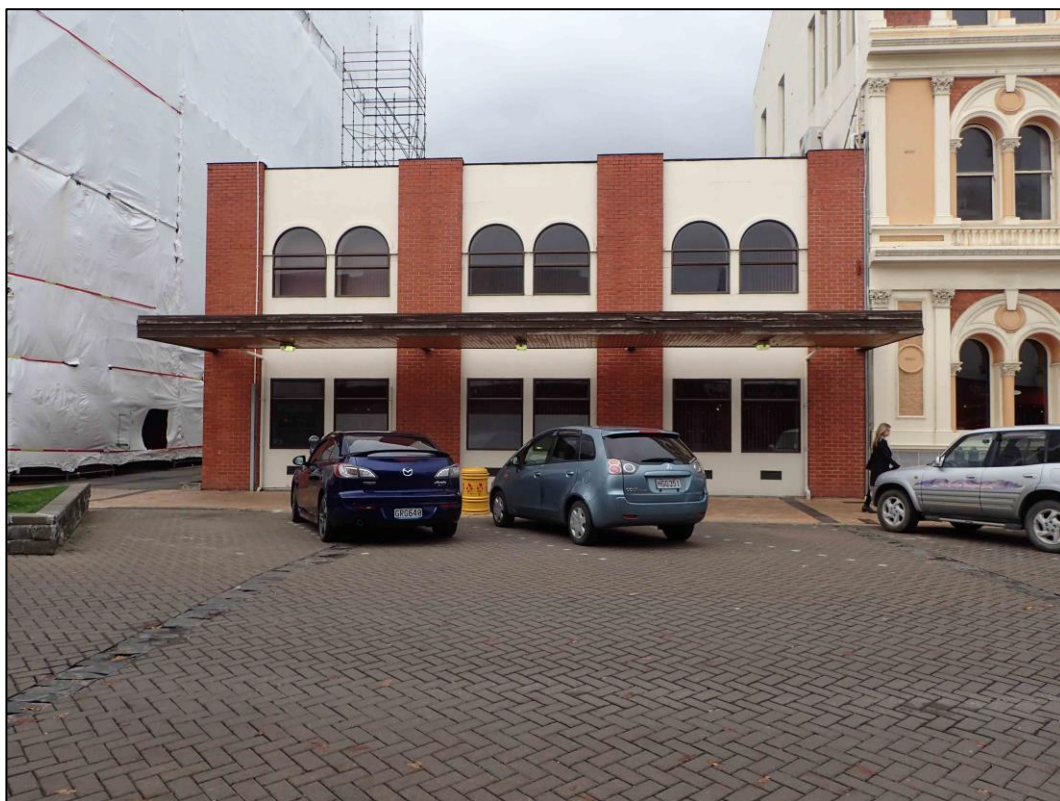


Figure 6-317. North elevation of the Southland Times Press Hall.

### 6.11.3 On Site Observations: Allot and Eunson's Building

The building at 54 Tay Street, Invercargill, was constructed in 1958 to a design by A.G.A. Milne at the behest of Allot and Eunson Ltd. The building was extended in 1983. The following description of the building follows from the site visits conducted by Peter Mitchell on 20 April 2018.

Table 6-47. Summary of built structures at 54 Tay Street, Invercargill.

Building Name	Allot and Eunson's Building
Address	54 Tay Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	n/a
Construction Details	<ul style="list-style-type: none"> <li>Constructed 1958, architect V.G.A. Milne, commissioned by Allot and Eunson Ltd.</li> </ul>
Building Details	Ground floor First floor

The south elevation of Allot and Eunson's Building faces Tay Street (Figure 6-318). The north elevation backs onto a carpark accesses via a lane from Esk Street (Figure 6-319). There are no pre-1900 features visible on TS 13.





Figure 6-318. The south elevation of 54 Tay Street.



Figure 6-319. The north elevation of 54 Tay Street.

#### 6.11.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-48 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/74 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other

sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.

**Table 6-48. Summary of archaeological value for E46/74.**

Value	Criteria	Assessment
<b>Condition</b>		<b>Unknown.</b> No pre-1900 structures remain on the site and the condition of subsurface remains is unknown.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>High.</b> Few police and law sites have been investigated in the South Island and none in Southland. The opportunity to investigate a police/law site complex of this size is also uncommon. As such, this site has the potential to inform us about an under-represented facet of Southland, and New Zealand's, past.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/74 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. The site was also used by the police and law courts for nearly a century, meaning any archaeological material or features encountered is highly likely to relate directly to law enforcement activities.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present, as well as the development of regional law enforcement.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Low.</b> No pre-1900 structures remain on the site and so all archaeological remains are subsurface.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

### **6.11.5 Heritage Values- Southland Times Press Hall and Offices**

The Southland Times Press Hall and Offices were constructed in 1981 for the Southland Times newspaper and were designed by well-known local architect L. F. Simpson. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill's story and provide evidence of the town's twentieth and twenty-first century development. The Press Hall also has cultural value through its association with the *Southland Times*.

### **6.11.6 Heritage Values – Allot and Eunson Building**

The Allot and Eunson Building was constructed in 1958 for local firm Allot and Eunson, and was extended in the 1980s to a design by local architect L. F. Simpson. This building in itself does not possess heritage value as defined by the Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, or best practice standards from HNZPT (NZHPT, 2007a), however it is one of the few buildings of this age on Block II and contributes to the overall townscape. Modern buildings such as this are an important part of Invercargill's story and provide evidence of the town's twentieth and twenty-first century development.

## 6.12 Town Section 11 (Site E46/75)

Town Section 11 (18-20 Kelvin Street, Figure 6-320) was the location of a large corrugated iron warehouse from 1862 to 1910 that was occupied by numerous merchants and auctioneers and became a local landmark. A small single-storey timber building was also present at the south end of the site from at least the 1880s to the early twentieth century when it appears to have been replaced with the extant building at 18 Kelvin Street. The remainder of TS 11 remained vacant until the 1960s when the multi-storied Kelvin Hotel was erected. Archaeological site E46/75 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Lots 1 and 2 DP 2682). While the property occupied by the Kelvin Hotel is not included in the proposed development, the history of that part of the site provides vital contextual information. The section is currently occupied by (north to south):

- **Kelvin Hotel (20 Kelvin Street)**
  - Constructed in 1965, designed by A G A Milne, commissioned by the Invercargill Licensing Trust
- **Thompson's Building (18 Kelvin Street)**
  - Constructed post-1910, unknown architect, commissioned by unknown
  - Heritage item No. 147 on the ICC District Plan

### 6.12.1 Historical Background

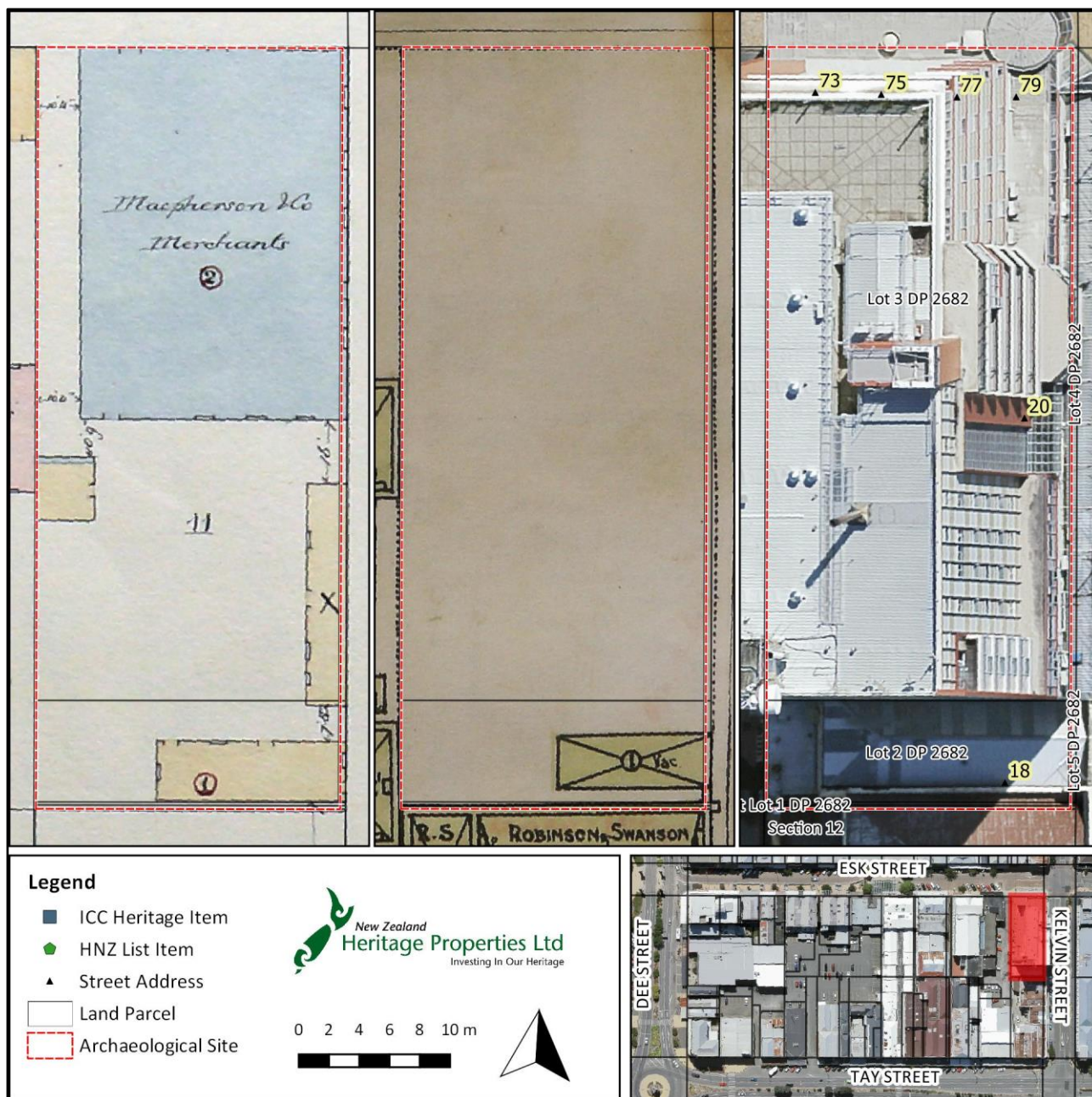
The following section outlines the history of occupation at TS 11 throughout the nineteenth and twentieth century. A summary of land transactions and key events is presented in Table 6-49.

Table 6-49. Summary of land transactions and key events records for E46/75.

Year	Event	Source
1857	TS 11 purchased by Walter Day	H.46
1861	Leased to Walter Henry Pearson for term of 12 years	Deeds Register
1862	Sub-leased to Dalgety, Rattray & Co., warehouse and offices built on site	Deeds Register, Otago Witness, 1910
1864	Sub-lease assigned to William Alexander Tolmie, continued to be occupied by Dalgety, Rattray & Co.	Deeds Register
1865	Lease assigned to Fanny Jane Pearson	Deeds Register
1868	Lease re-assigned to Walter Henry Pearson, sub-lease to Alexander Jerusalem Smyth, auctioneer	Deeds Register
1869	Sub-lease assigned to William Calder and James Blacklock, auctioneers	Deeds Register
1873	Lease re-assigned to Walter Henry Pearson	Deeds Register
1875	Lease to Walter Henry Pearson renewed for 14 years	Deeds Register
1878	Sub-lease assigned to Henry Elias Osborne	Deeds Register
1884	Death of Henry Elias Osborne	Southland Times, 1884e
1887	Assignment of sub-lease to the Colonial Bank of New Zealand as part of Osborne's estate	A.245
1896	TS 11 conveyed to Isabella Campbell	COT SL126/31
1910	Warehouse on corner of TS 11 destroyed by fire	Otago Witness, 1910
1920	18 Kelvin Street rebuilt or significantly altered	ICC Property File
1939	18 Kelvin Street converted to dining rooms for H. Thompson	ICC Property File
1964	Alterations to 18 Kelvin Street for conversion to chemist shop	ICC Property File
1965	Kelvin Hotel opened on corner of Esk and Kelvin Street	ICC Property File
1993	New shop front installed at 18 Kelvin Street	ICC Property File
2003	18 Kelvin Street converted to day spa	ICC Property File

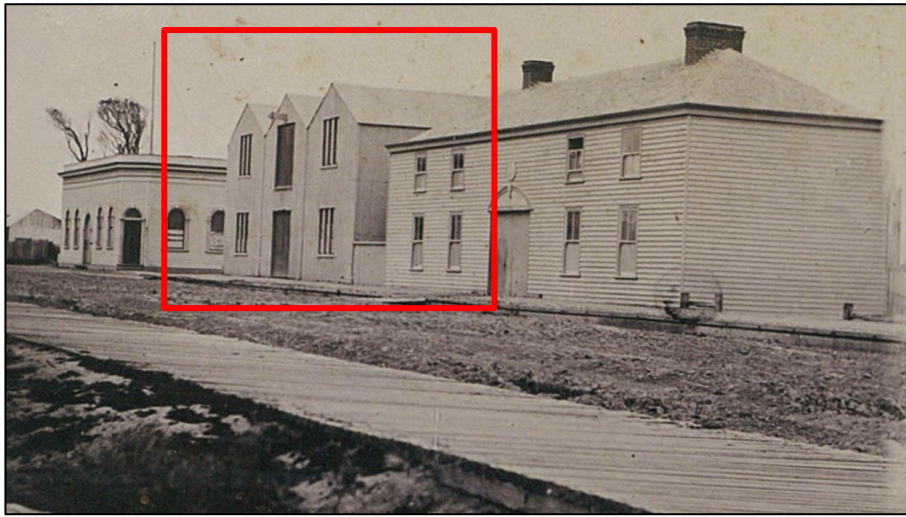
Town Section 11 was purchased by Walter Day in 1857. Walter Day was an ironmonger and former sub-treasurer of Otago and does not appear to have ever resided in Invercargill, being instead based in Dunedin before returning to London in the 1860s (Otago Daily Times, 1904). Day also owned TS 19. In 1861, Day leased TS 11 to Walter Henry Pearson, an early Otago settler and Chief Commissioner of Crown lands for Southland (New Zealand Times, 1911), for a term of 14 years at £30 per annum. Pearson was a savvy businessman and sub-let the property at a premium (£180 a year) without spending any money on improvements (F. Hall-Jones, 1945).





**Figure 6-320. Town Section 11, Block II, Invercargill (E46/75). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).**

In 1862, Pearson sub-leased TS 11 to agents Dalgety, Rattray & Co., and the firm erected a two-storey corrugated iron warehouse on the corner of Esk and Kelvin Streets and offices (Figure 6-321) on the Kelvin Street frontage (Otago Witness, 1910). Dalgety, Rattray & Co.'s offices were briefly used by the Union Bank of Australia after their building burned down in 1864 (Southland Times, 1864m), and later that year the lease was transferred to William Alexander Tolmie as Dalgety, Rattray & Co. went into liquidation (North Otago Times, 1865). Tolmie was a business partner of James Rattray, having established a merchant and commission agent company in Dunedin in March 1864 (Southland Times, 1864n), and it appears that Dalgety, Rattray & Co continued to use TS 11 after this transfer (Lyttelton Times, 1865). Walter Henry Pearson conveyed the TS 11 leasehold to his spinster sister Fanny Jane Pearson in 1865 (Deeds Register 5.909). Three years later Fanny re-conveyed the lease back to her brother (Deeds Register 8.901).



**Figure 6-321. Circa 1870 photograph of Esk Street showing the corrugated iron warehouse built for Dalgety, Rattray & Co. in 1862, outlined in red (Anon., 1870).**

Alexander Jerusalem Smyth took over the sub-lease of TS 11 in 1868, and was shortly after granted an auctioneer's license (Southland Times, 1876g). Smyth does not appear to have used the Esk/Kelvin Street site as his main premises as he is listed in advertisements as having his office in Dee Street, but likely used the warehouse for storage (Southland Times, 1868d). The corrugated iron warehouse on TS 11 continued to be used by merchant and auction firms for the following decades, including Calder, Blacklock & Co. and Cargill, Gibbs & Co during the 1870s, Henry Elias Osborne from 1878 to his death in 1884 (Southland Times, 1884j), Carswell, White & Co. from 1885 to 1886, John McPherson & Co. from 1886 to 1890, William Moseley from 1890 until his death in 1902, Wickens and Moseley from 1902 to 1903 (Southland Times, 1878i, 1902c; Southern Cross, 1903). Burwell's (Burwell, 1886) plan shows the footprint of the large iron warehouse and three additional timber buildings occupying the section (Figure 6-320).

A fire in 1910 destroyed the corrugated iron warehouse (Figure 6-322), which had by now become a local landmark, despite being "very plain and unattractive". At the time of the fire, the building was occupied by J E Watson & Co, J Gillies and J B Moir (Otago Witness, 1910). Watson & Co. used part of the building as an agricultural machine store, Gillies was a picture framer and Moir was a tinsmith (Mataura Ensign, 1910). An account of the fire in the Southland Times (1910f) provides a wealth of information about the structure and its uses from its construction in 1862 to its destruction. The framing was of Baltic pine and blue gum, which partly accounted for the ferocity of the fire, and in addition to being used by various auctioneers, merchants and second-hand dealers, the top floor was used as Invercargill's first roller skating rink in the 1880s and a rear room used as a boxing gymnasium. The 1910 fire insurance plan shows TS 11 as empty except for a narrow timber building on the southern boundary, marked as vacant (Figure 6-320).

The majority of TS 11 remained vacant until the Kelvin Hotel was constructed in 1965. The sole building remaining on the section after the 1910 fire was demolished at an unknown date prior to Thompson's Building being built between 1913 and 1929. The details of this redevelopment have been lost and it is unclear if any components of the single-storey nineteenth century structure survive (Farminer & Miller, 2016; Morton, 2004). Throughout the twentieth century Thompson's Building has been used as Thompson's dining rooms (Figure 6-323), a clothes shop (Figure 6-323), the offices of a personal finance agency and a day spa, with various minor interior layout changes to reflect the needs of the changing occupants (ICC Property File).





Figure 6-322. The aftermath of the 1910 fire that destroyed the warehouse on TS 11 (Otago Witness, 1910).

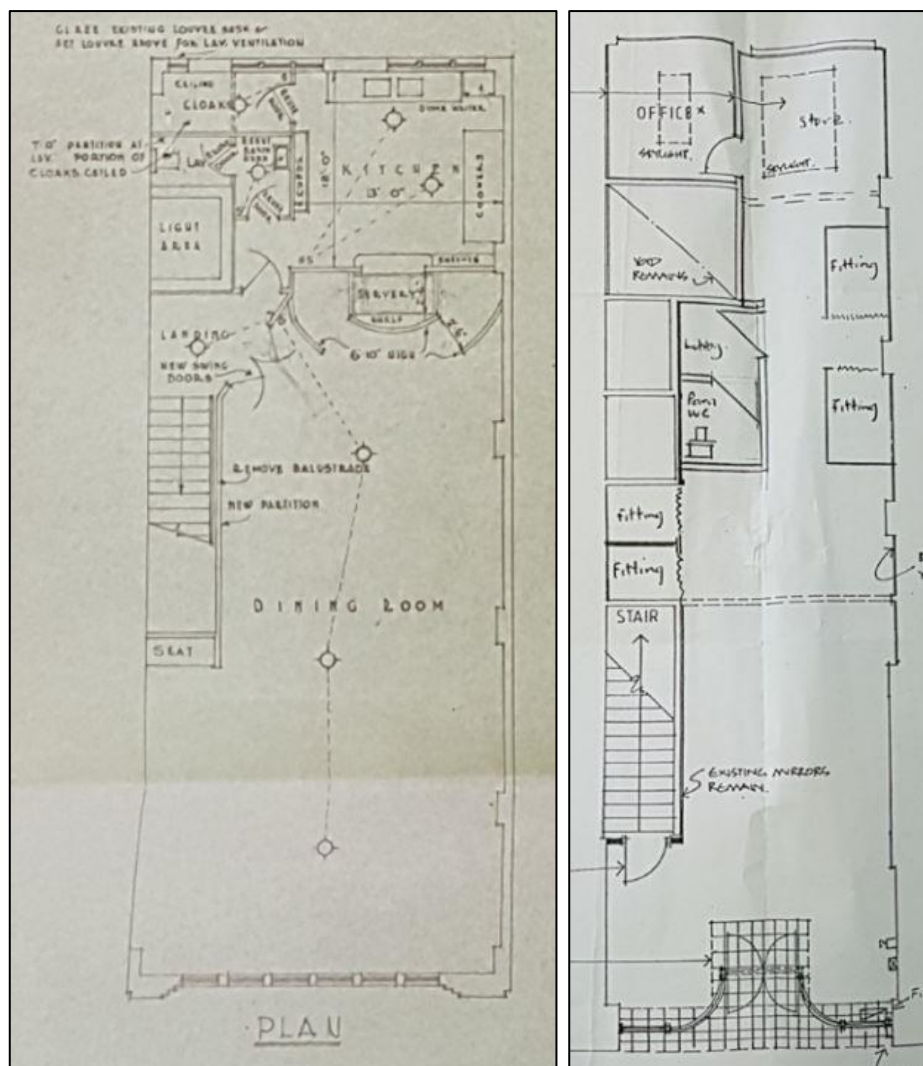


Figure 6-323. Left: Detail of 1939 ground floor plans for conversion of 18 Kelvin Street into dining rooms (Gray Bros Ltd, 1939). Right: Detail from 1993 ground floor plans for refurbishment of 18 Kelvin Street (Baxter Hesselin McDowell Architects, 1993).



### 6.12.2 On Site Observations: Thompson's Building (18 Kelvin Street)

The building at 18 Kelvin Street is currently occupied by a day spa (Beauty and Beyond). The construction date for this building is unknown, however it was either rebuilt or significantly altered in 1920. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 20 April 2018.

Table 6-50. Summary of built structures at 18 Kelvin Street, Invercargill.

Building Name	Thompson's Building
Address	18 Kelvin Street, Invercargill
Heritage Listing	n/a
ICC Heritage Record	No 147; Appendix II.2
Construction Details	<ul style="list-style-type: none"><li>Unknown construction date and architect</li><li>Major alterations 1920, unknown architect</li></ul>
Building Details	Ground Floor – 7 (Rooms 1-7) First Floor – 7 (Rooms 8-15)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The interior has been extensively modified on numerous occasions since the building was first constructed, and as a result, there is little visible heritage fabric. The building is comprised of the ground floor and first floor.

#### East Elevation

The Kelvin Street façade is in the Art Deco style, with moulded decoration and leadlight quarter lights on the first-floor windows (Figure 6-324). The plaster decorative elements are painted in cream, contrasting against the grey of the rest of the façade. There is a rectangular panel on the parapet with “THOMPSON'S” engraved within it and a course of decorative moulding between this and the windows. Thompson's refers to the building's time as Thompson's Dining Rooms in the late 1930s and 1940s. A suspended verandah is attached beneath the first-floor windows at four points.

The ground floor shop front has been heavily altered and retains no heritage fabric. This consists of a central sliding door flanked by two floor-to-ceiling windows. The first-floor façade has six rectangular windows, the top panes of which have herringbone leadlight decoration. A modern metal fire escape is attached to the northern most window and extends down to the verandah.

#### North, South and West Elevations

The north and south elevations of 18 Kelvin Street were not visible as it abuts the neighbouring buildings (Kelvin Hotel and the Hotel Cecil buildings), apart from a small section of fire wall between this and the Hotel Cecil. The west elevation has no decoration and includes a lean-to addition which extends the entire width of the structure (Figure 6-325). Four windows of varying widths are visible on the first floor. The parapet on the street façade and the southern firewall obscured the view of the roof.

#### Roof

There are two sections of roof on 18 Kelvin Street. The rear lean-to has a mono-pitch roof that slopes down to the west (rear). The roof of the main building is obscured by the front parapet and southern firewall, however aerial photography indicates that it has a single gable with a rear hip.

#### Windows

The east street façade has six rectangular casement windows with awning quarter lights (Figure 6-326). The quarter lights have herringbone leadlight decoration. On the west elevation, the lean-to has one small awning window and the first floor of the main building has four sash windows which appear to have had fixed steel windows installed on the interior (Figure 6-326), presumably as a form of double glazing. There are no windows on the north and south elevations.



Figure 6-324. Façade of 18 Kelvin Street.



Figure 6-325. West elevation of 18 Kelvin Street, looking northeast.

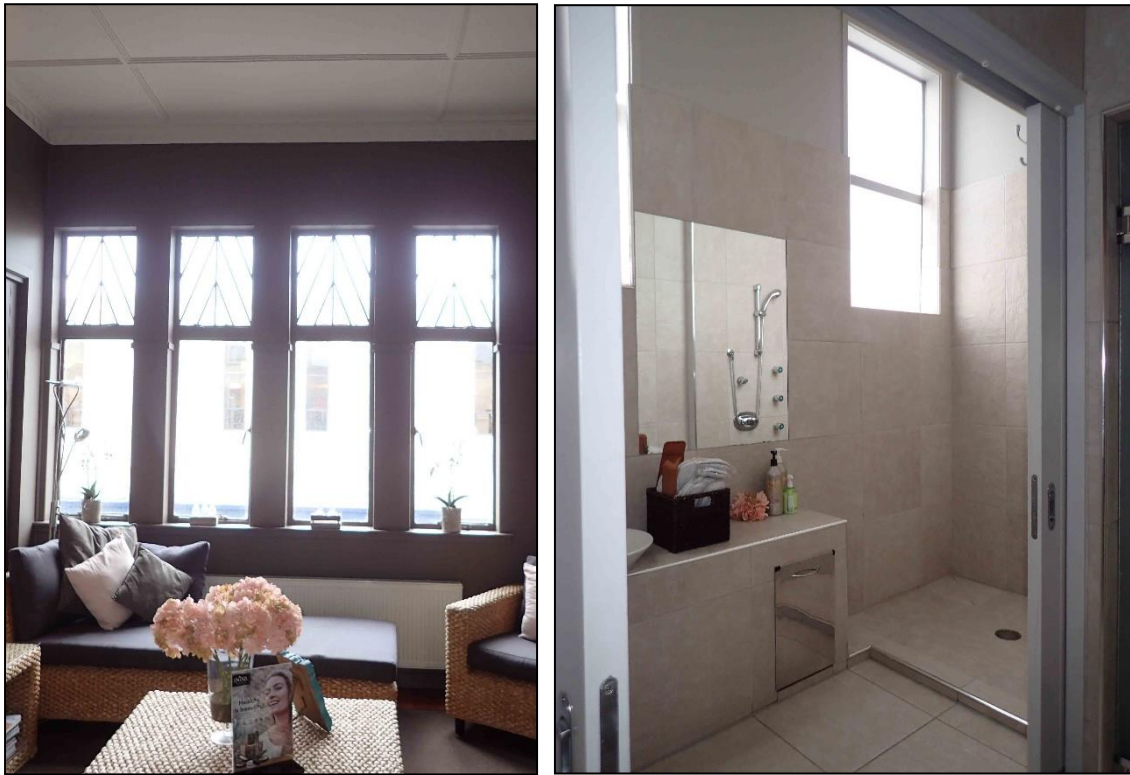


Figure 6-326. Windows found in the east (left) and west (right) elevations.

#### Ground Floor

The ground floor has been extensively renovated on numerous occasions, with the current fit out completed in 2003. The front of the building is a large open space that houses a shop, reception and hairdressing area while the rear section has been divided into several small treatment rooms, storage spaces, toilets and offices (Figure 6-327, Figure 6-328 and Figure 6-329). Modern wall and ceiling linings and floor coverings are present throughout the ground floor. The only heritage fabric visible on the ground floor is the original stairs which have been reconfigured from dog-leg to straight (Figure 6-330). The upper portion of the staircase remains in its original position while the lower portion has been moved and a new landing installed part way up.



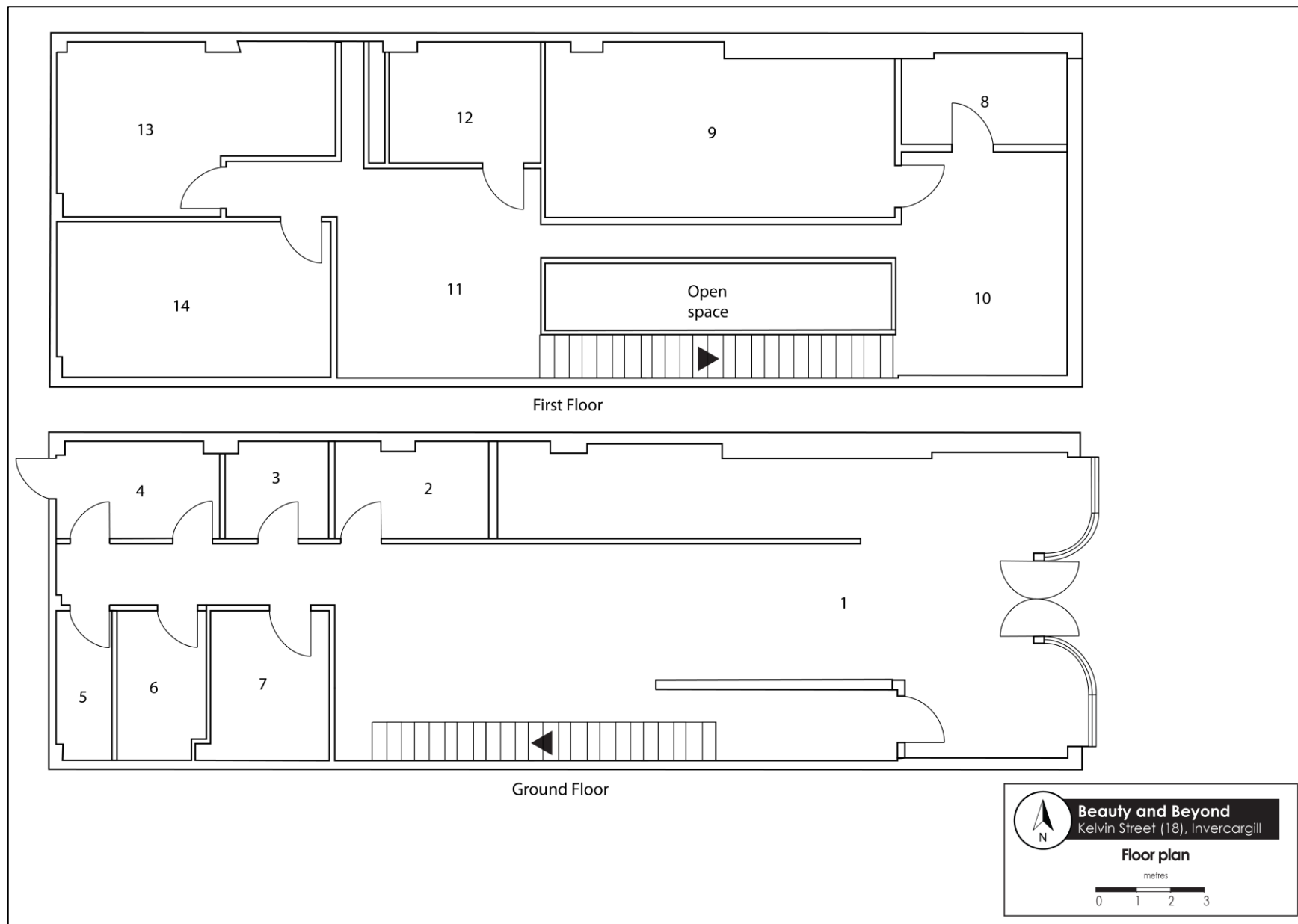


Figure 6-327. Ground and first floor plans of Thompson's Building.



Figure 6-328. Ground floor of 18 Kelvin Street, looking east.

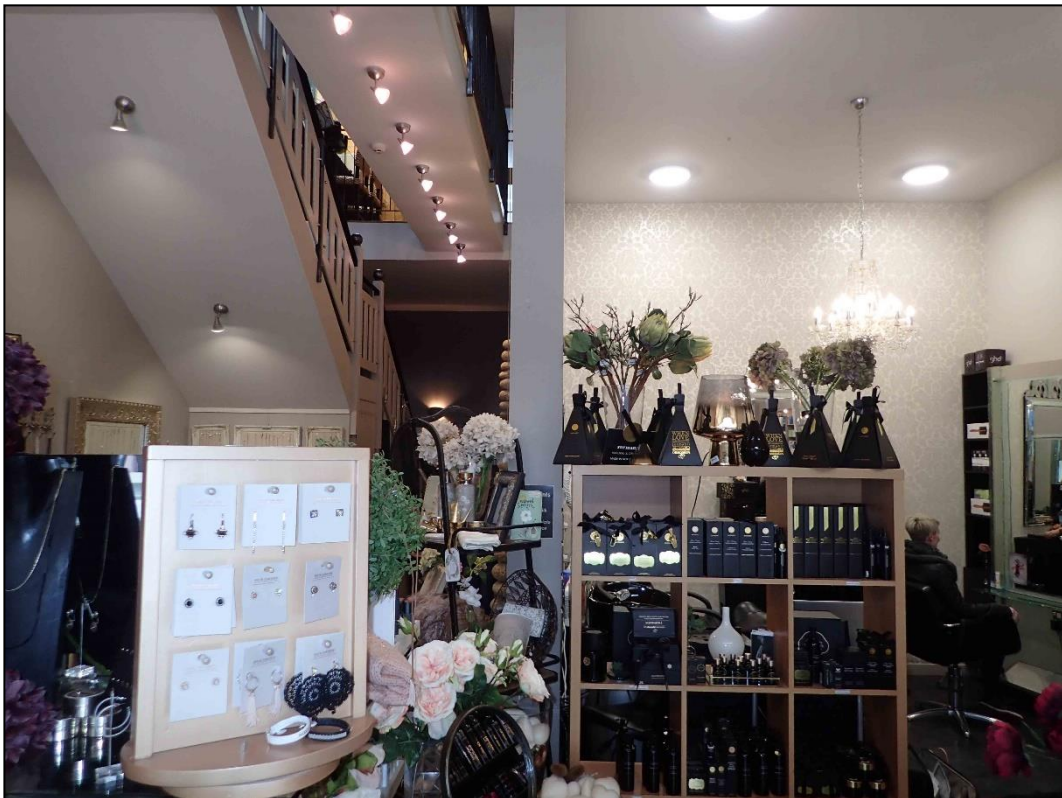
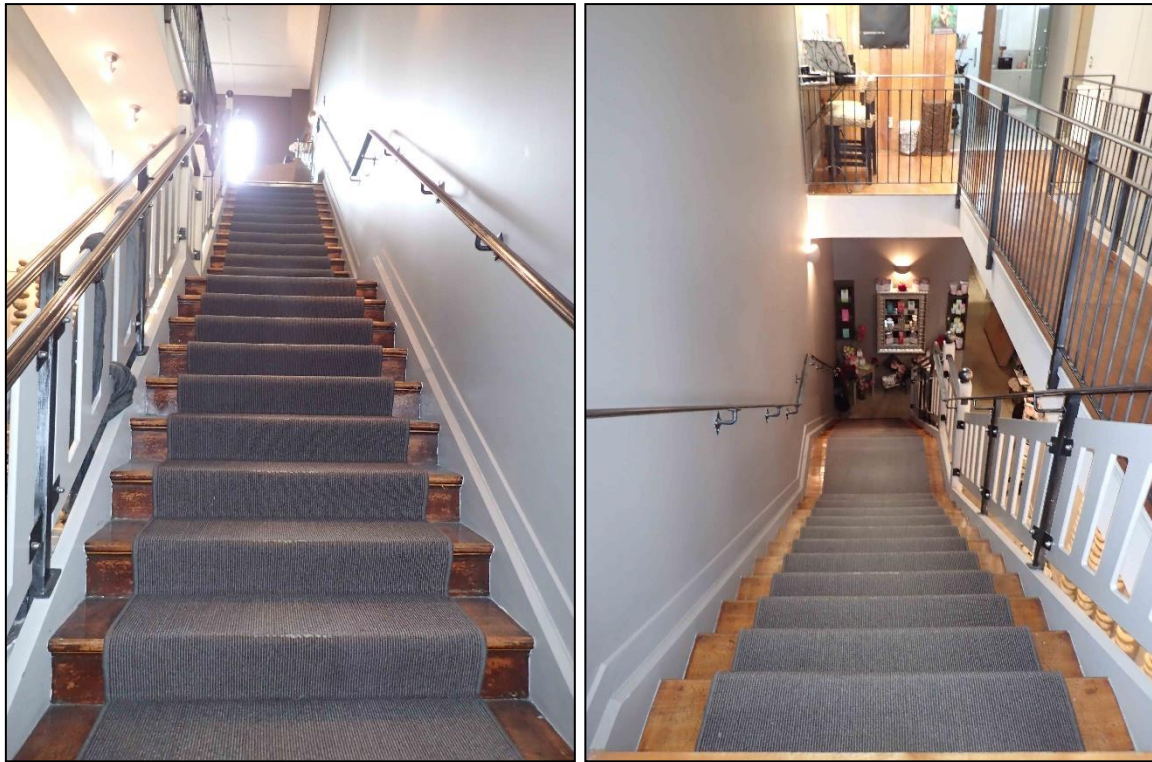


Figure 6-329. Ground floor of 18 Kelvin Street, looking west.



**Figure 6-330. Reconfigured staircase in 18 Kelvin Street looking up (left) and down (right).**

### **First Floor**

The first floor has also been heavily altered throughout the building's past. The reconfigured stairway created an open space in the floor which has been filled with a gangway (Figure 6-331). As with the ground floor, the first floor has been divided into multiple small treatment rooms and bathrooms, with an open waiting area at the top of the stairs (Figure 6-327). The only visible heritage fabric on this floor is the ceiling which has Art Deco cornices and moulded battens (Figure 6-332). Modern wall linings are present throughout and floor coverings include modern tiles and exposed timber floorboards.



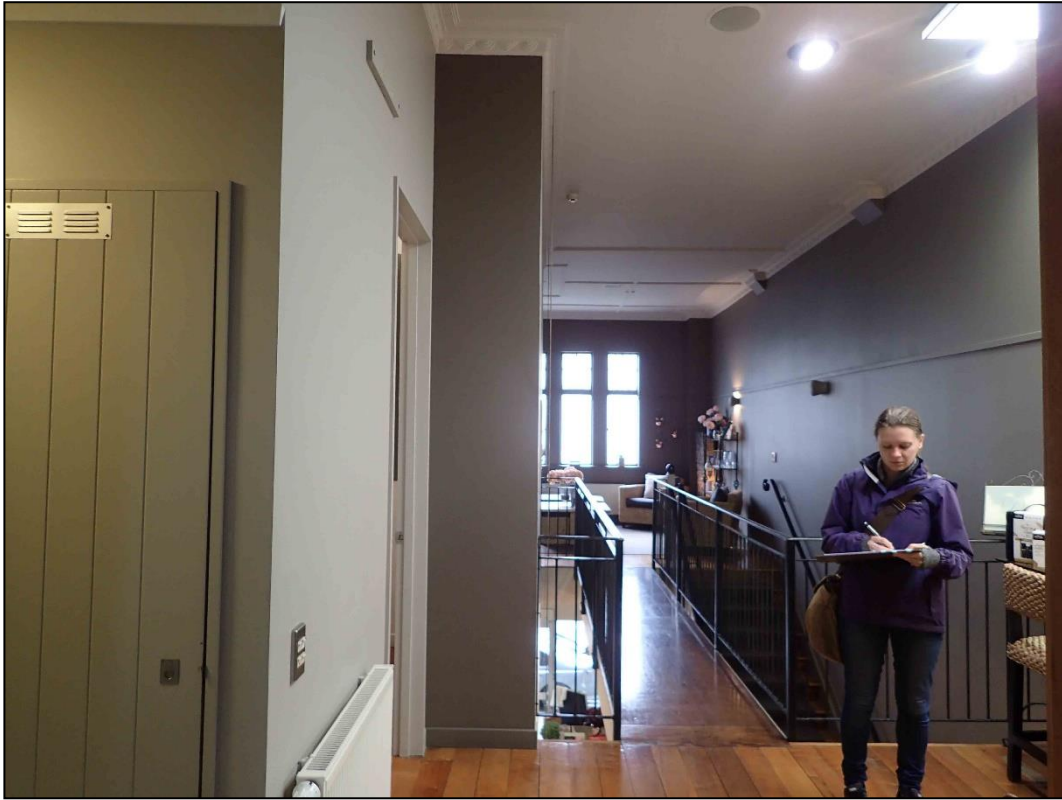


Figure 6-331. First floor of 18 Kelvin Street, looking east, showing gangway.

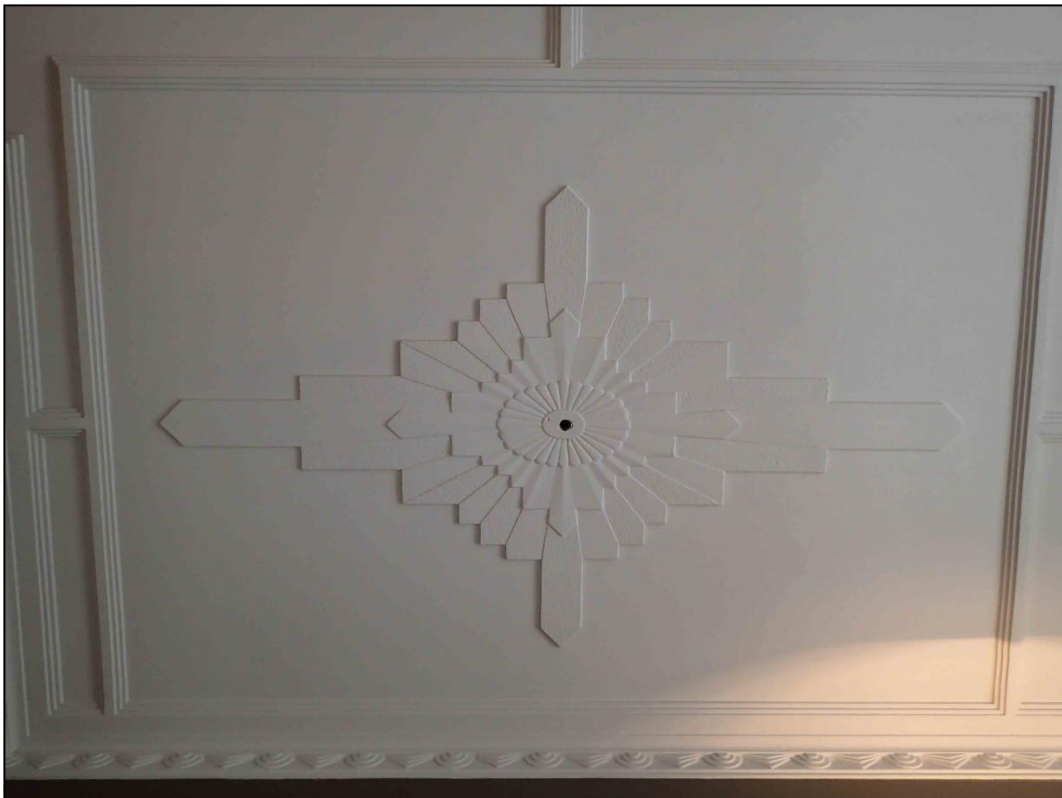


Figure 6-332. Detail of ceiling moulding and cornice on first floor of 18 Kelvin Street.

### 6.12.3 On Site Observations: Kelvin Hotel (20 Kelvin Street)

The majority of TS 11 is currently occupied by the multi-storey Kelvin Hotel, constructed in the 1950s (Figure 6-333). The footprint of the hotel covers all of Lot 3 DP 2682 and as such there are no archaeological features visible.



Figure 6-333. The Kelvin Hotel, looking southeast.

### 6.12.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-51 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/75 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century

Table 6-51. Summary of archaeological value for E46/75.

Value	Criteria	Assessment
Condition		<b>Unknown.</b> No pre-1900 structures remain on site and the condition of subsurface features and deposits is unknown.
Rarity or Uniqueness	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> While nineteenth century commercial sites are common around New Zealand, few have been investigated in Invercargill.

Value	Criteria	Assessment
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/75 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> The extant structures on this site were built during the twentieth century, so all archaeological remains will be subsurface.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

### 6.12.5 Heritage Values – Thompson’s Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Beauty and Beyond Building (ICC Heritage item No. 147) are summarised in Table 6-52 below, and based on this assessment, NZHP considers the Beauty and Beyond Building to have a **low** level of overall significance.

Table 6-52. Summary of physical, historic, and cultural values for Thompson’s Building (ICC Heritage item No. 147).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Moderate.</b> Thompson’s Building is part of an archaeological site assessed as having moderate archaeological value (see Table 6-51).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>High.</b> Thompson’s Building has previously been classed as having high architectural value due to the quality of its Art Deco façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Thompson’s Building is deemed a good example of period design.</li> </ul>
<b>Integrity</b>	Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? <ul style="list-style-type: none"> <li><b>Moderate.</b> The Art Deco façade of Thompson’s Building remains largely intact; however, the interior retains almost no heritage fabric.</li> </ul>
<b>Vulnerability</b>	Is the place vulnerable to deterioration or destruction or is threatened by land use activities?



	<ul style="list-style-type: none"> <li>Thompson's Building is currently occupied by a day spa and is being well maintained</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> Thompson's Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is one of the principal elements of the Kelvin Street streetscape.</li> </ul>
<b>Cultural Values</b>	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Thompson's Building is not the focus of any shared identities, however it does act as a physical reminder Invercargill's social and economic development during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Thompson's Building is protected by the ICC District Plan as a heritage item.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>Thompson's Building holds no commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Thompson's Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to Thompson's Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Thompson's Building is part of archaeological site E46/75 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Thompson's Building is not associated with any significant individuals or groups.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Thompson's Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Thompson's Building is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>Thompson's Building holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>Thompson's Building holds no technological value.</li> </ul>

### 6.13 Town Section 12 (Site E46/76)

Town Section 12 (58-64 Tay Street and 2-16 Kelvin Street, Figure 6-334) was first occupied by carpenter Robert McKay who built a cottage on site between 1857 and 1862, when he subdivided the property. Robert continued to occupy the cottage until his death and his widow lived on site until the 1890s. A hotel and several shops were constructed on TS 12 in 1862, including one for Invercargill's first boot manufacturer Charles Fairweather, who occupied the site until the early twentieth century, although he replaced his initial building with a more substantial brick structure in 1884. The hotel operated on the corner of Kelvin and Tay Street under various names, proprietors and configurations for over a century, even surviving prohibition at the start of the twentieth century. Archaeological site E46/76 is defined by the original boundary of the town section, surveyed in 1857, due to the shared history of the modern land parcels (Section 12). The complex of buildings on this section are scheduled on the ICC District Plan as a heritage item (No. 146). This section is currently occupied by:

- **Hotel Cecil Buildings (60-64 Tay Street and 2-16 Kelvin Street)**
  - Constructed in 1899, unknown architect, commissioned by Jane Stroud
  - Extended 1913, unknown architect
  - Alterations 1926 designed by Allan C Ford
  - Top floor reconfigured 1981 for Foveaux Radio, designed by T. H. Jenkins and Associates
- **Fairweather's Building (58 Tay Street)**
  - Constructed 1884, unknown architect, commissioned by Charles Fairweather
  - Strengthening and alterations undertaken in 1969, designed by L F Simpson

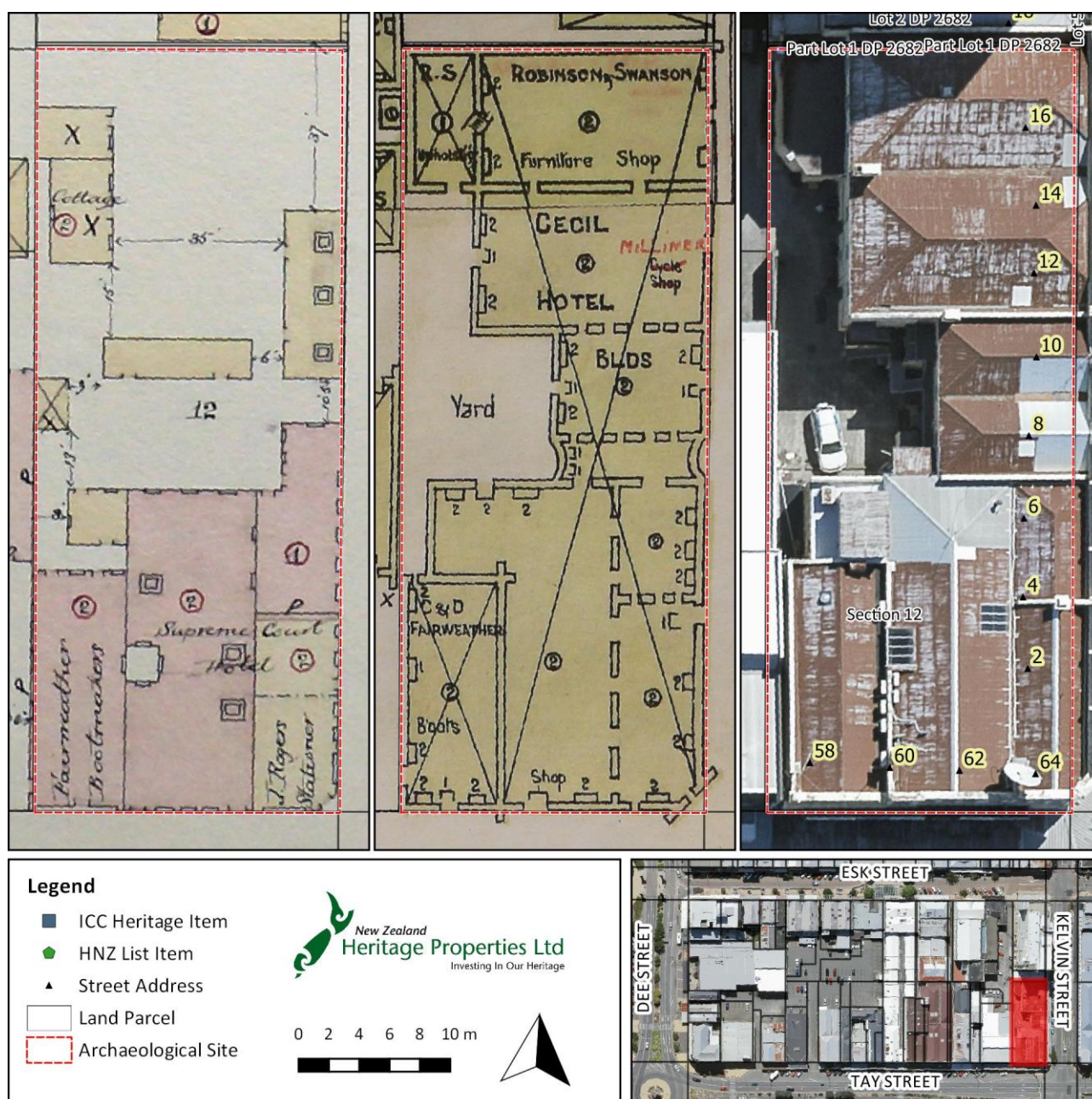
#### 6.13.1 Historical Background

The following section outlines the previous owners and occupiers of Town Section 12. A summary of land transactions and key events is presented in Table 6-53.

**Table 6-53. Summary of land transactions and key events records for E46/76.**

Year	Event	Source
1857	TS 12 purchased by Robert McKay, carpenter	H.46
1862	TS 12 subdivided by McKay into multiple leaseholds and a right of way, cottage present on site	Deeds Register
1862	SW corner of TS 12 leased to James Pope Meadows, John Cheyne and Leslie Cheyne	Deeds Register
1862	SW corner sub-leased to Gordon Smith and Charles Fairweather, bootmakers, small shop constructed	Deeds Register
1862	Section fronting Tay Street leased to James Pope Meadows, John Cheyne and Leslie Cheyne	Deeds Register
1862	Corner section leased to August Puettelkow, Provincial Hotel erected	Deeds Register
1862	Section fronting Tay Street sub-leased to Gordon Smith and Charles Fairweather, bootmakers	Deeds Register
1863	North of TS 12 leased to Solomon Shappere, watchmaker	Deeds Register
1863	Corner section leased to Solomon Shappere, watchmaker	Deeds Register
1863	Corner section leased to Francis Henry Lee	Deeds Register
1864	James Pope Meadows transfers his interest in the lease of SW corner to John and Leslie Cheyne	Deeds Register
1864	J P Meadows transfers his interest in Section fronting Tay Street to John and Leslie Cheyne	Deeds Register
1864	Section fronting Tay Street lease surrendered to Robert McKay	Deeds Register
1864	Corner section leased to Samuel Beaven and Colin Nichol Campbell	Deeds Register
1865	SW corner leased to August Puettelkow through mortgagee (Bank of New Zealand)	Deeds Register
1865	Corner and section fronting Tay Street leased to August Puettelkow, Provincial Hotel extended to west	Deeds Register
1866	Fire Brigade Hotel and Provincial Café remodelled, new proprietor Ferdinand Augustus von Hammer, name changed to Scandinavian Hotel	Southland Times, 1866d
1866	Robert McKay receives Crown Grant for TS 12	B.870
1867	SW corner leased to Frederick Augustus von Hammer	Deeds Register
1874	Caledonian Hotel repaired and re-opened by James Johnston	
1878	TS 12 transferred to James Harvey, solicitor, and Donald Lachlan Matheson, agent, as part of McKay's estate	C.323
1880	Death of Robert McKay at Kelvin Street	Southland Times, 1902c
1881	Caledonian Hotel lease and license transferred to James Knox Grant	Deeds Register
1883	SW corner leased to Charles and David Fairweather, bootmakers	Deeds Register
1884	Two-storey brick shop erected by the Fairweathers on SW corner	Southland Times, 1884f
1897	TS 12 conveyed to Jane Stroud (nee McKay)	C.323
1899	TS 12 transferred to Walter Thomas William Stroud as part of Jane Stroud's estate	C.323
1899	Hotel Cecil building replaced, extended to north	Southern Cross, 1899a

Year	Event	Source
1910	Advertisements stop for C & D Fairweathers' Tay Street shop	Otago Daily Times, 1914
1912	Thomas William Stroud's land distributed as part of his estate, TS 12 passes to William Stroud	Evening Star, 1912
1913	Hotel Cecil top storey extended, verandah installed around Kelvin and Tay Street	Southland Times, 1913b
1926	Hotel Cecil building altered for William Stroud by A C Ford, architect	ICC Property File
1932	Alterations and additions to Hotel Cecil	ICC Property File
1940	Major alterations to Hotel Cecil building	ICC Property File
1969	Fairweather's Building strengthened and altered, architect L F Simpson	ICC Property File
1973	TS 12 transferred to Development Group (Southland) Limited	COT SL125/194
1977	Fairweather's Building showroom altered	ICC Property File
1981	Hotel Cecil top floor reconfigured for radio station	ICC Property File
1986	New shopfront installed on Tay Street frontage of Hotel Cecil, Kelvin Street shop renovated	ICC Property File
1990	Two shops on Tay Street frontage of Hotel Cecil combined	ICC Property File
1995	Alterations to Kelvin Street shops in Hotel Cecil building	ICC Property File





Town Section 12 was purchased by Robert McKay on 20 March 1857, and formally granted to him on 19 July 1866 (H.46 and B.870). McKay divided the section and leased parts of the section from 1862. Little information is available regarding Robert McKay; however, he is described as a carpenter appears to have built a cottage on TS 12 prior to the subdivision. He relinquished ownership of the section in 1878 but continued to live there until his death in 1880 (Southland Times, 1902c). The cottage continued to be occupied by his widow, Catherine, until around 1894 when she ceases to appear in the street directories (Wise & Co). The 1886 Burwell Plan (Figure 6-334) shows a two-storey cottage, stable and long building on the part of the section occupied by the McKays. In 1878 the section was purchased by James Harvey and Donald Lachlan Matheson who held the property until 1897 when it was sold to Jane Stroud. In 1899 TS 12 was conveyed to Walter Thomas William Stroud as part of Jane Stroud's estate, and in turn was disposed of as part of his estate in 1912. The twentieth century ownership of TS 12 is unclear, however by 1973 it was in the possession of Development Group (Southland) Ltd. It appears that the McKays were the only owners of TS 12 to reside on the property or occupy any of the commercial establishments.

A section at the north and another on the corner of Tay and Kelvin Street were leased to Solomon Shappere, watchmaker, in 1863 for a term of ten years and nine months. The available deeds records did not contain any further information regarding the occupation of the north section, but no one is listed as present there in the Street Directories until James Murdoch in 1890. The 1886 plan shows a timber building along the Kelvin Street frontage (Figure 6-334). By 1910, the Hotel Cecil buildings, including two retail premises: a milliner (previously a bicycle shop) and a furniture shop, covered most of the town section (Figure 6-334).

A portion on the southwest corner of TS 12 was leased by James Pope Meadows, John Cheyne and Leslie Cheyne in 1862. Meadows and the Cheynes immediately sub-leased the property to bootmakers Gordon Smith and Charles Fairweather who erected a small shop that year. Charles Fairweather was the first bootmaker in Invercargill and conducted business from this part of TS 12 from 1862 until 1910 (Otago Daily Times, 1909), first with Smith and then with his brother David. In 1884 the small timber shop was replaced by Fairweather's Building that stands at 58 Tay Street today (Southland Times, 1883f).

August Puettelkow took up the lease of the corner section in 1862 and erected the Provincial Hotel (Southern Cross, 1899a; Southland Times, 1863j), then in 1865 he took up the section next door to the Fairweathers' shop and extended the hotel to the west. For the following century, the hotel was known by multiple names and run by a variety of proprietors (Table 6-54). In 1866 Miss Annie Evans took over the business and rebranded it as the Fire Brigade Hotel and Provincial Café (Southland Times, 1866e). In 1866 the hotel and café were purchased by Ferdinand von Hammer, who officially took up the lease of the land the following year, and were remodelled as the Scandinavian Hotel, gymnasium and concert hall (Southland Times, 1866d) (Figure 6-335). An American Skating Rink was also advertised by von Hammer, and it is possible that he used the neighbouring warehouse on TS 11 for this as there are records of this structure housing the town's first skating rink on its top floor (Southland Times, 1862b, 1910f). Another advertisement from 1867 mentions that the concert hall as the temporary home of a young sea lion, "brought over from the Auckland Islands by the *Fanny*" that the public could view for one shilling (Southland Times, 1868c, 1882p). Von Hammer proudly proclaimed that the pup could "polish off a big cod in no time" and was thriving in a tank at the Scandinavian, although he struggled during hot weather. By 1868 von Hammer's advertisements included a long list of attractions (Figure 6-336).

Table 6-54. Summary of business names and proprietors of the hotel on the corner of Tay and Kelvin Streets.

Date Range	Name	Proprietor
1862-1865	Provincial Hotel	August Puettelkow
1865-1866	Fire Brigade Hotel and Provincial Cafe	Annie Evans
1866-1869	Scandinavian Hotel	Ferdinand Augustus von Hammer
1872-1873	Caledonian Hotel	Alexander Robertson
1873-1874	Caledonian Hotel	Alexander Sayers
1874-1875	Caledonian Hotel	James Johnston
1875-1881	Caledonian Hotel	John Fishenden
1881-1883	Supreme Court Hotel	James Knox Grant
1883-1884	Supreme Court Hotel	Thomas Rupert Carroll
1884-1890	Supreme Court Hotel	Samuel Surman
1891-1895	Supreme Court Hotel	Jane Surman
1895-1898	Supreme Court Temperance Hotel	James W Ede
1898-?	Supreme Court Temperance Hotel	Mrs James W Ede
?-1902	Supreme Court Temperance Hotel	Mrs McKenzie
Ca. 1910-1970s	Hotel Cecil	William Stroud and others

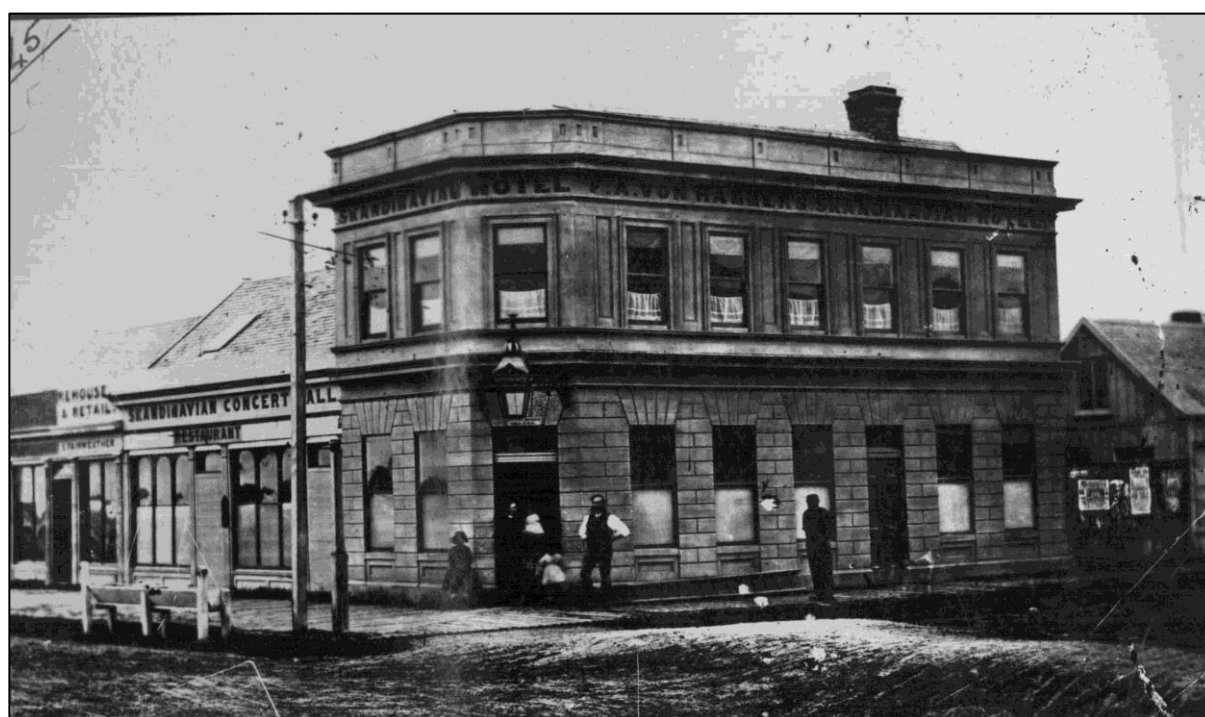


Figure 6-335. 1860s photograph of the Scandinavian Hotel and concert hall (Anon., n.d.-i).

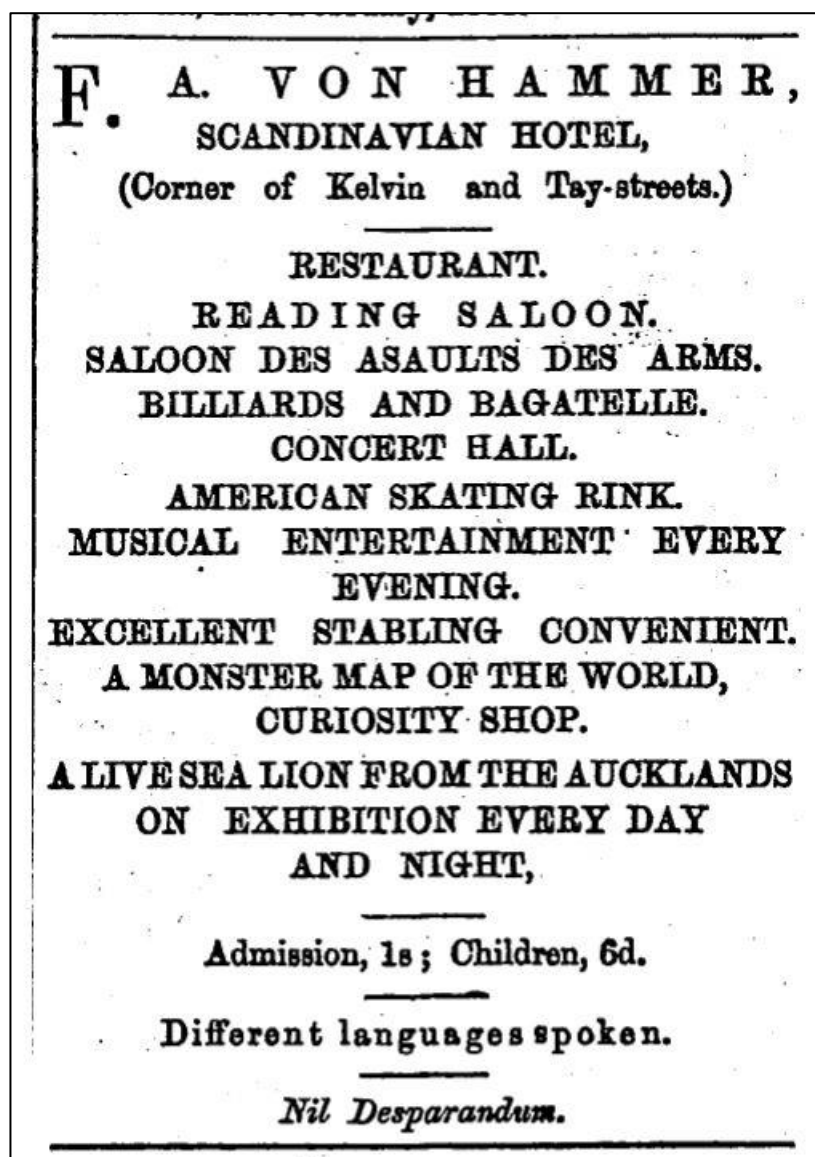


Figure 6-336. Advertisement for the Scandinavian Hotel (Southland Times, 1881k).

The Scandinavian Hotel advertisements cease in 1869 and when Alexander Robertson applied for a license for the hotel in 1872, by this time known as the Caledonian, it was vacant and in a “bad state of repair”, and he was allowed 14 days to renovate it before the license would be granted (Southland Times, 1872g). The following year the license was transferred to Alexander Sayers (Southland Times, 1873i). In 1874 the Caledonian Hotel was “reopened” by James Johnston (Southland Times, 1874j), before being taken over by John Fishenden the following year. Fishenden ran the Caledonian until 1881 when the license and Leaseholds C and D were transferred to James Knox Grant, who renamed the business the Supreme Court Hotel (Southland Times, 1873l). Grant’s obituary mentions that he built the Supreme Court Hotel (Southland Times, 1894), and he is recorded as taking out a mortgage in 1881, but there is no further mention of the hotel being rebuilt at this time. In 1883 Thomas Rupert Carrol, a retired mounted policeman, took over the hotel (Southland Times, 1883g) and ran a thriving business for a year before moving to Gore (Southland Times, 1884f). Carroll was replaced by Samuel Surman who ran the hotel until his death in 1890, after which it was taken over by his wife Jane (Southland Times, 1882p, 1891f). In 1895 James W. Ede became the proprietor and the premise became the Supreme Court Temperance Hotel until his death in 1898 at which point his wife took over (Southland Times, 1898d). At some point prior to 1902, a Mrs Mckenzie took over the lease and license, as she advertises the unfurnished hotel for sale that year (Southland Times, 1873l). In 1905 prohibition was introduced in Invercargill and it was no longer possible to receive a license to sell alcohol. However, by 1910 the hotel was open again, this time under the title of the Hotel Cecil (Figure



6-337), so it appears that providing meals and accommodation was sufficient. The hotel was purchased by the Invercargill Licensing Trust in 1945 and operated until the 1970s.



Figure 6-337. The Hotel Cecil shortly after the extensions to the top storey. Fairweathers' boot warehouse is also visible to the left (Anon., n.d.-e).

The corner of Tay and Kelvin Streets had been occupied by a shop as early as 1863 when watchmaker Solomon Shappere took up the leasehold. In 1883 tailor Josiah Rogers moved into the corner shop (Southland Times, 1881k). The 1886 plan shows a timber building on the corner, the rear of which is occupied by the Supreme Court Hotel and the front by J. Rogers. The corner shop was occupied by a variety of retail occupants throughout the nineteenth century and appears to have been replaced along with the hotel around the turn of the twentieth century. In 1899 Jane Stroud wrote a letter to the council informing them of her intention to replace the 38 year old building on the corner of Tay and Kelvin Streets using the same footprint, which according to the council engineer extended into the surveyed road reserve by two feet (Southern Cross, 1899a). Extensions of the top storey and the installation of a verandah around both street frontages were undertaken in 1913, the result of which is the extant building. Although details and plans of these alterations have been lost, hand-written notes on plans from the 1940s reveal details about the use of the addition. The north extension was used as extra guest rooms and hotel staff quarters and had its own stairwell that allowed access from Kelvin Street.

The main portion of the Hotel Cecil buildings continued to be used as the hotel, but several retail and commercial businesses also occupied the multiple shop spaces along the street frontages. The exterior of the building was repeatedly altered throughout this time, with most of the Late Victorian/Edwardian detailing removed and the brick rendered in 1940 (Figure 6-338), and many of the ground floor shop fronts have undergone renovations. From the 1980s into the twenty-first century the upper storey was occupied by a local radio station (Foveaux Radio) that has since been purchased by More FM. Alterations in 1981 were especially thorough and resulted in significant changes to the floor plans. As part of either these major alterations, or some that occurred between 1940 and this date, the north stairwell to the first floor was removed and access to the old hotel staff quarters sealed. The 1913 verandah, however, has survived.

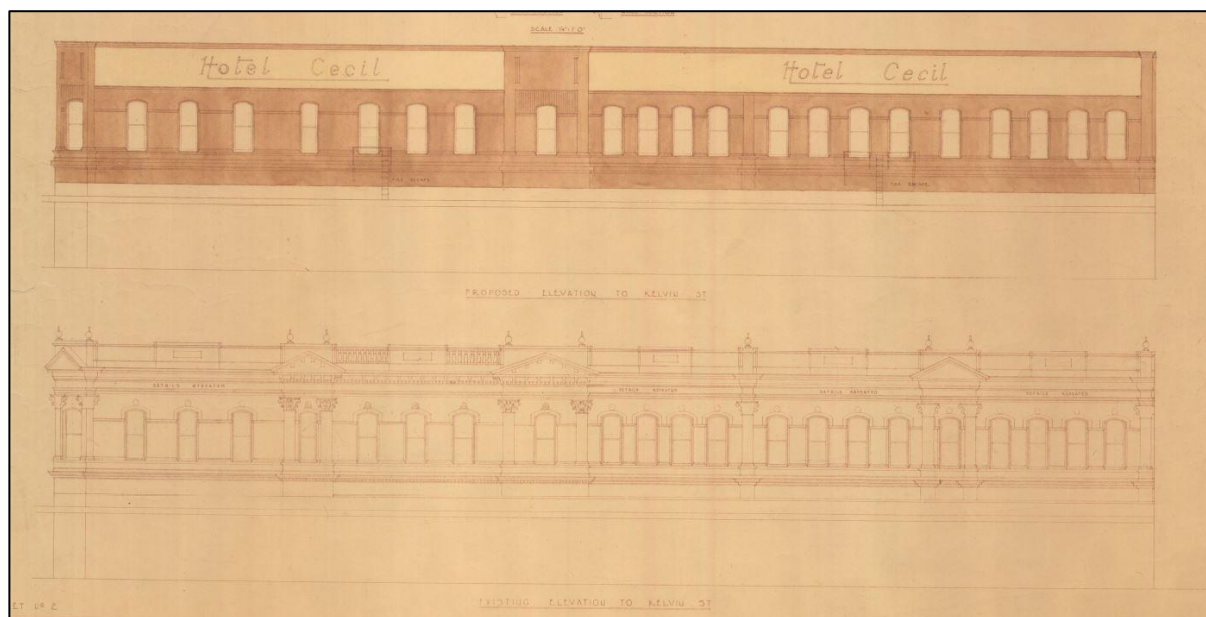
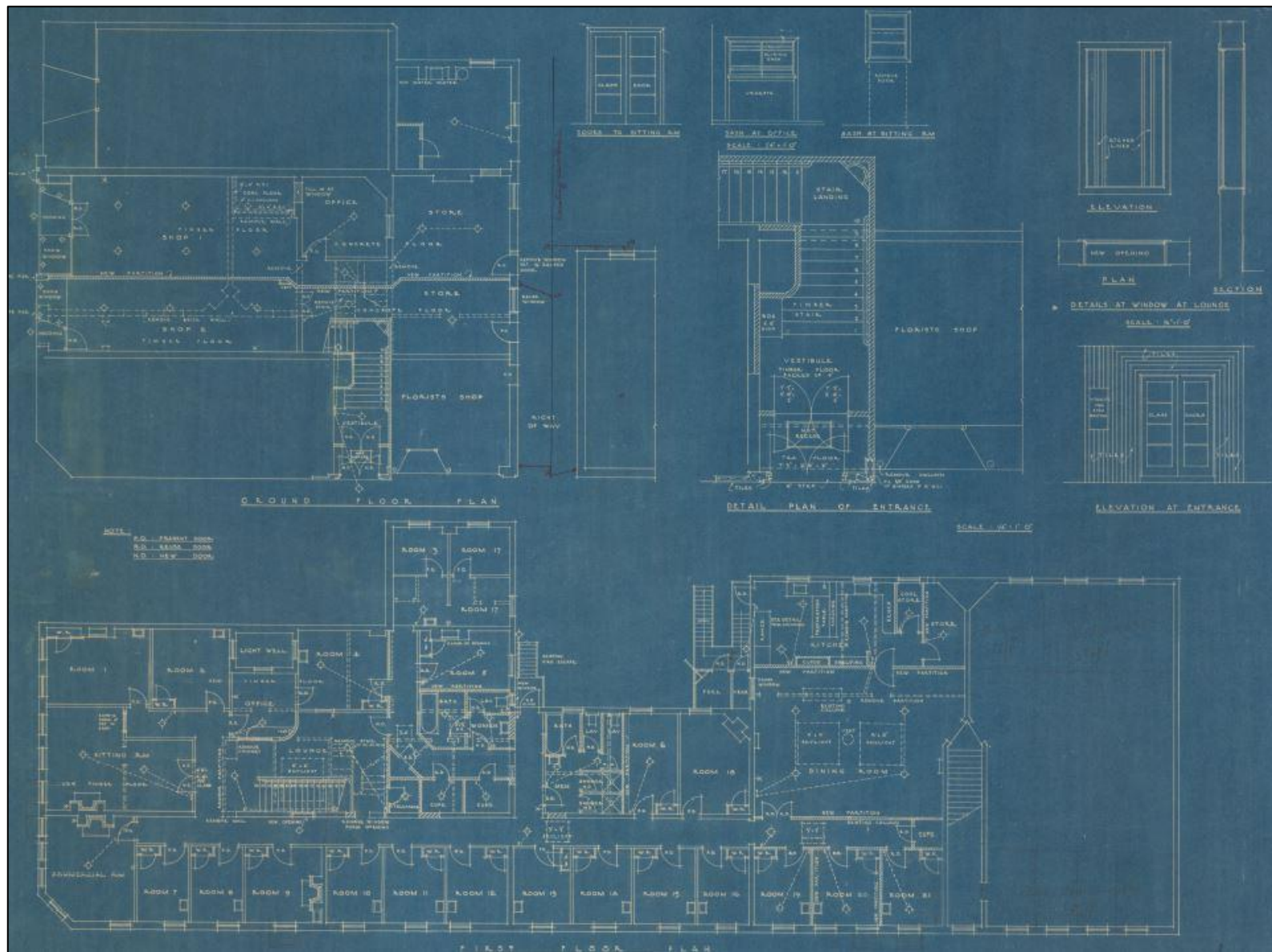
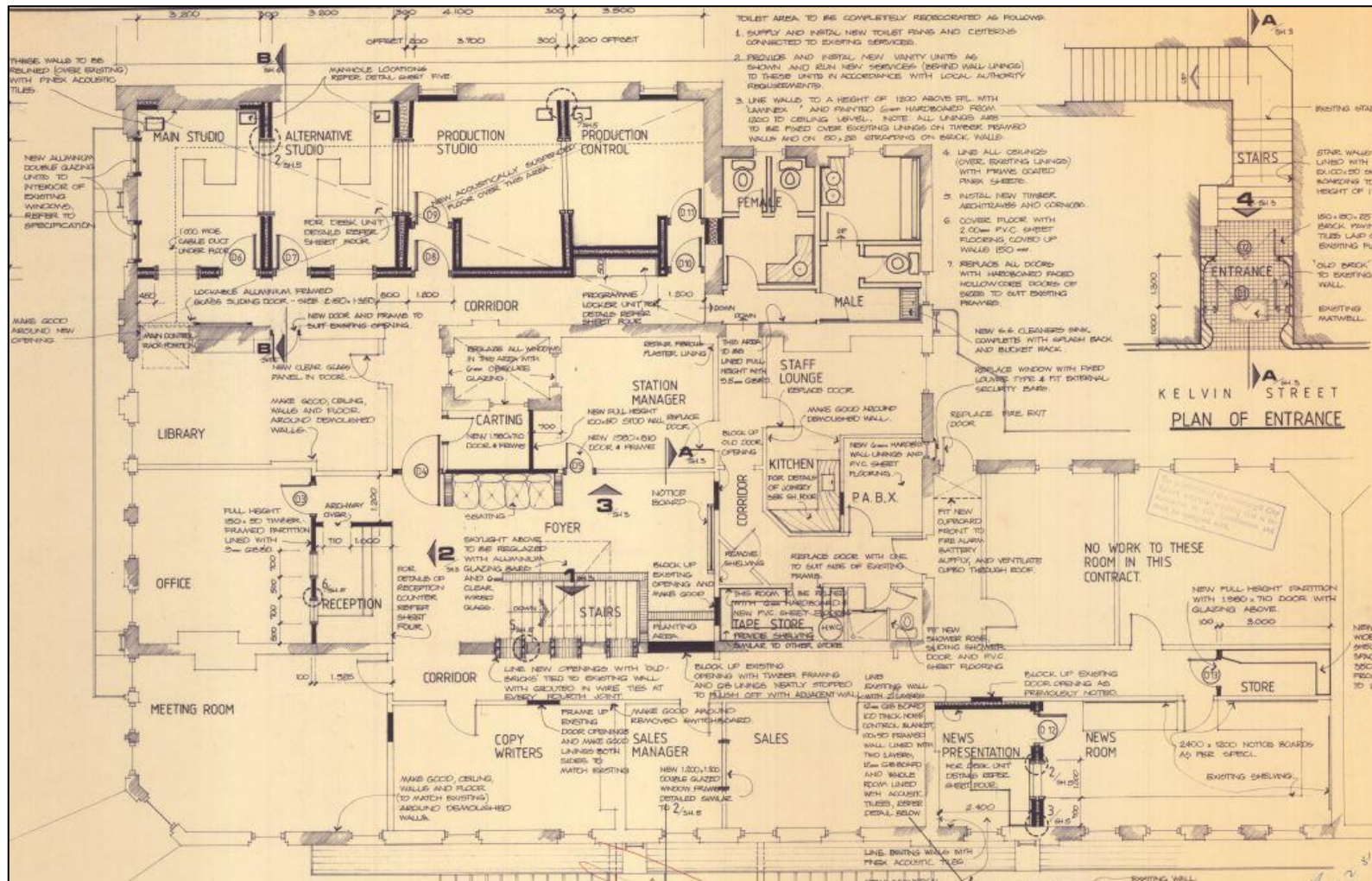


Figure 6-338. Detail from a 1940 plan of alterations showing the existing (bottom) and new (top) Kelvin Street elevations (Ford, 1940).







### 6.13.2 On Site Observations: Fairweather's Building (58 Tay Street)

The extant building at 58 Tay Street was constructed in 1884 for Charles Fairweather. During alterations to the neighbouring Hotel Cecil Building in 1981 for Foveaux Radio, the first floor of 58 Tay Street was incorporated into that property. Both floors of 58 Tay Street are currently unoccupied. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 18 April 2018.

**Table 6-55. Summary of built structures at 58 Tay Street, Invercargill.**

<b>Building Name</b>	Fairweather's Building
<b>Address</b>	58 Tay Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 146; Appendix II.2 (combined with 1-16 Kelvin and 60-64 Tay Street)
<b>Construction Details</b>	<ul style="list-style-type: none"><li>Constructed 1884, unknown architect, commissioned by Charles Fairweather</li><li>Altered and strengthened 1969, designed by L F Simpson</li><li>First floor incorporated with neighbouring building 1981, designed by T. H. Jenkins and Associates, commissioned by Foveaux Radio</li></ul>
<b>Building Details</b>	Ground Floor – 2 (Rooms 1-2) First Floor – 6 (Rooms 3-8)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor and first floor. The first floor was recorded separately to the Hotel Cecil buildings even though the two have been combined as there was an obvious change in floor levels between the two allowing for easy identification.

#### South Elevation

The Tay Street façade of Fairweather's Building retains a significant amount of heritage fabric, particularly on the upper half (Figure 6-341). A parapet sits at the top of the façade with three panels on the frieze and a dentil band beneath the architrave. Two arched sash windows with keystones sit beneath this and the east and west edges of the first-floor façade have fake columns. A modern metal fire escape partially obscures the first-floor windows and a ladder extends down from this to the verandah. This verandah, which has cast iron posts and a decorative fibrous plaster underside, was added to the building in 1913 and appears to have been unaltered since then.

The ground floor façade is dominated by the modern glass door and shop windows (Figure 6-342). The entrance is inset and has a tiled floor. The area surrounding this entranceway has been re-clad in timber, with decorative panels on the lower portion. It is likely that this was part of shop front alterations that took place in 1937, however the specifications of this work were unavailable. The ground floor façade of Fairweather's Building is slightly wider than the first floor as it abuts the neighbouring building to the west (54 Tay Street).



Figure 6-341. Tay Street façade of Fairweather's Building.



Figure 6-342. Ground floor façade of Fairweather's Building, facing north.



### East, West and North Elevations

The east and west elevations of Fairweather's Building are not visible as they abut the neighbouring buildings. Only a small section of the north elevation is visible as the majority is obscured by the Hotel Cecil Building (Figure 6-343). No decoration is present on this elevation and it has been roughcast to match the Hotel Cecil Building.



Figure 6-343. North elevation of Fairweather's Building (visible portion outlined in red).

### Roof

The roof of Fairweather's Building is not visible from the street due to the parapet, but aerial photography shows that it has a single gable and is clad in corrugated iron.

### Windows

The only original windows at Fairweather's Building are the two first-floor sash windows on the south elevation (Figure 6-344). An additional fixed pane of glass has been fitted to the interior of the windows as retrospective double-glazing. The top frames of the original windows are arched, and the upper panes are fixed. The ground floor shop windows are modern.

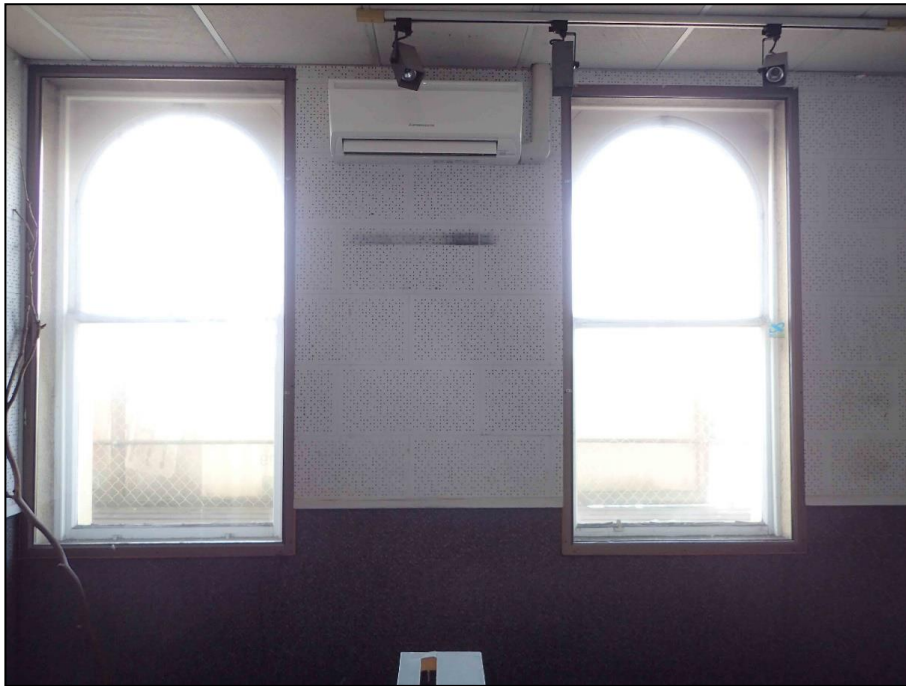


Figure 6-344. Sash windows with retro-fitted double-glazing in Fairweather's Building.

#### Ground Floor

The ground floor of Fairweather's Building is divided into two spaces (Rooms 1 and 2; Figure 6-346). At the time of the site visit new partition walls were being installed (Figure 6-345 and Figure 6-347). No heritage fabric was visible on the ground floor. The skirting is bevelled, and all wall, ceiling and floor linings are modern.



Figure 6-345. Room 1 of Fairweather's Building, facing south.

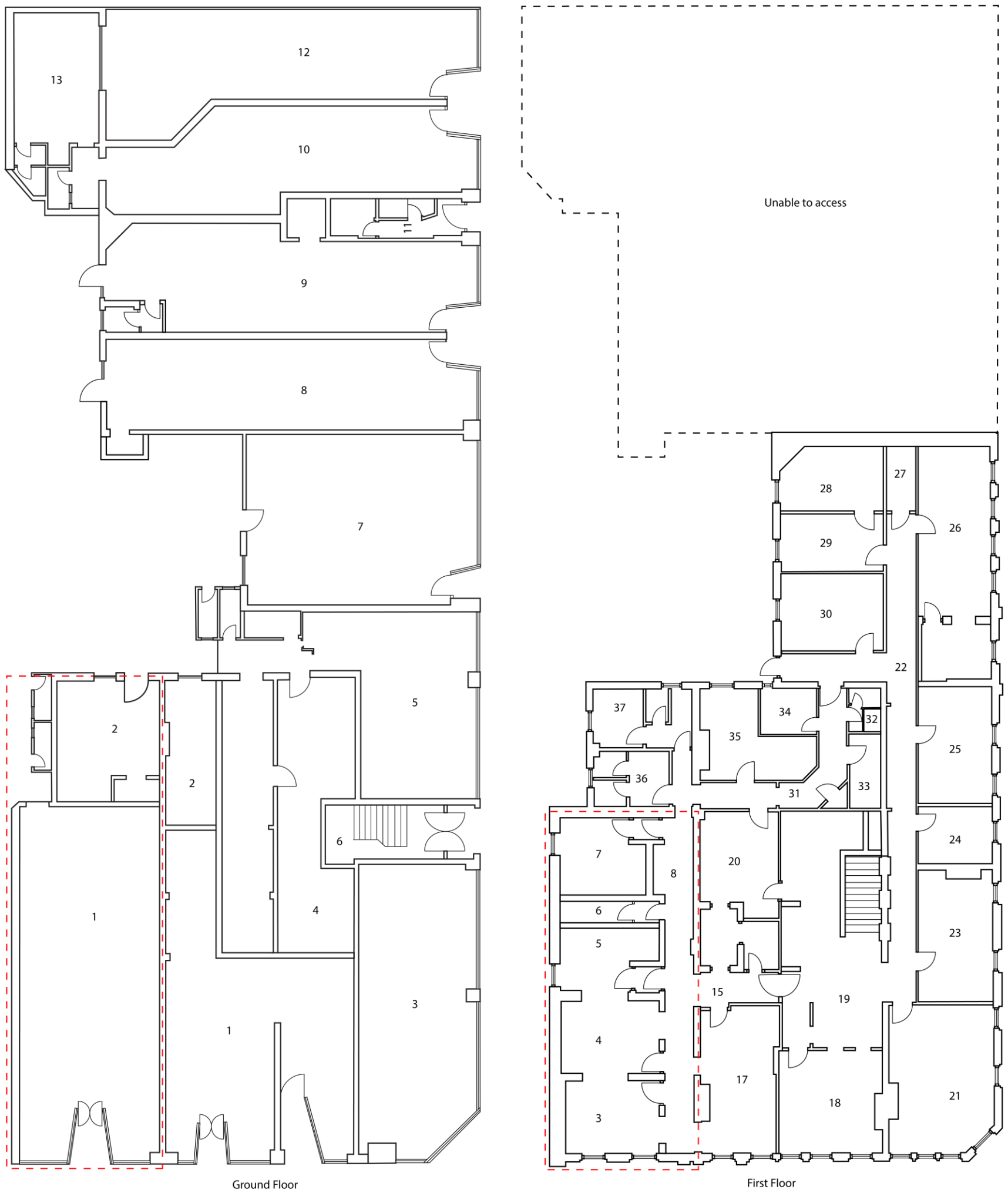


Figure 6-346. Ground and first floor plans of Fairweather's Building (outlined in red) and the Hotel Cecil.





Figure 6-347. Room 1 of Fairweather's Building, facing north.

### First Floor

The first floor of Fairweather's Building, as mentioned above, was incorporated into the Foveaux Radio station in the 1980s. It is presently divided into six rooms including three studios, two control rooms and a hallway (Figure 6-346 and Figure 6-348). The wall, ceilings and floors all have modern soundproof linings and there are fixed windows between most of the rooms. No heritage fabric is visible.



Figure 6-348. Room 4, facing west (left), and Room 8, facing south (right).

### 6.13.3 On Site Observations: Hotel Cecil (1-16 Kelvin street and 60-64 Tay Street)

The extant building at 1-16 Kelvin and 60-64 Tay Street was constructed in 1899 for Jane Stroud. During alterations in 1981 for Foveaux Radio, the first floor of 58 Tay Street was incorporated into this property. The ground floor of the Hotel Cecil building is occupied by seven shops while the first floor is unoccupied. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 18 April 2018.

**Table 6-56. Summary of built structures at 58 Tay Street, Invercargill.**

<b>Building Name</b>	Hotel Cecil
<b>Address</b>	1-16 Kelvin Street and 60-64 Tay Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 146; Appendix II.2 (combined with 58 Tay Street)
<b>Construction Details</b>	<ul style="list-style-type: none"> <li>Constructed 1899, unknown architect, commissioned by Jane Stroud</li> <li>Extended 1913, unknown architect, commissioned by Jane Stroud</li> <li>Alterations 1926, 1932 and 1940, designed by A C Ford, commissioned by William Stroud</li> <li>First floor altered and incorporated with neighbouring building 1981, designed by T. H. Jenkins and Associates, commissioned by Foveaux Radio</li> </ul>
<b>Building Details</b>	Ground Floor – 18 (Rooms 1-13, 38-41) First Floor – 23 (Rooms 14-37)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor and first floor. The first floor was recorded separately to 58 Tay Street even though the two have been combined as there is an obvious change in floor levels between the two allowing for easy identification. The north end of the first floor was unable to be access as it was sealed off during the 1981 renovations, and so the condition and integrity of this area is unknown.

### East Elevation

The Kelvin Street façade of the Hotel Cecil has been extensively altered twice since its construction in 1899 and as a result has a combination of Edwardian, Art Deco and more modern features. The first floor is rendered and has minimal decoration (Figure 6-349). The parapet and the arched windows were heavily simplified during A C Ford’s alterations to align with the Art Deco aesthetic. This level is separated from the ground floor by a substantial cornice that is partially obscured by a metal fire escape.



**Figure 6-349. East elevation of the Hotel Cecil building, looking southwest.**

The ground floor on this elevation has retained more Edwardian fabric and features. The verandah was installed in 1913 and has a fibrous plaster moulded ceiling held up by iron posts (Figure 6-350). Several of the shop fronts are modern but three remain largely unchanged since the early twentieth century. Kim’s Sushi (14 Kelvin Street),



Tasti Bits (12 Kelvin Street) and Cargill Tea (10 Kelvin Street) all have intact polygon tile entranceways with inset doors (Figure 6-351). The shop currently occupied by Key-Wee Locksmiths (6 Kelvin Street) has been extended to the north to incorporate an archway that marks the old accessway to the rear yard (Figure 6-352).



Figure 6-350. Details of fibrous plaster verandah ceiling (left) and iron posts (right).



Figure 6-351. Edwardian shopfront at 14 Kelvin Street.





Figure 6-352. Archway on east elevation of the Hotel Cecil Building that marks the old accessway to the rear yard.

### South Elevation

The south elevation (Tay Street frontage) is the same style as the east elevation (Figure 6-353). The ground floor shopfronts on this side have all been modernised. The verandah continues along the frontage of 58 Tay Street.



**Figure 6-353. South elevation of the Hotel Cecil Building.**

#### **North and West Elevations**

The north and west elevations of the Hotel Cecil have no decoration and are rendered like the street frontages (Figure 6-354 and Figure 6-355). These elevations do not appear to have been heavily altered since their construction. The yard space at the rear of this building is asphalted and there are no visible archaeological features.

#### **Roof**

Part of the roof of the Hotel Cecil is visible on the north and west elevations as they lack a parapet (Figure 6-355). It is divided into six main sections, each with a central ridge that has a front gable and rear hip. A lean-to addition at the rear of 14 and 16 Kelvin Street has a flat roof. All sections are clad with corrugated iron.

#### **Windows**

Most of the windows in the Hotel Cecil Buildings are timber sash windows with traditional moulded architraves (Figure 6-356). Two of the rear ground floor shop doors (Room 8 and 9) have awning transom lights and there is a louvre window in Room 37 (Figure 6-357).



Figure 6-354. North elevation of the Hotel Cecil.



Figure 6-355. West elevation of the Hotel Cecil.





Figure 6-356. Sash window and detail of architraves.



Figure 6-357. Awning transom lights (left) and louvre window (right).

## Ground Floor

The ground floor of the Hotel Cecil building is divided into eight shops (Figure 6-346), seven of which are currently occupied. Three of the shops (Rooms 8, 9 and 10) have only undergone minor alterations but the rest have been renovated numerous times. The floor, ceiling and wall lining in most shops are modern and include carpet, laminate, softboard tiles and plaster board (Figure 6-358). The ceiling in SuziQ's restaurant (Room 12) is pressed tin and has recently been painted to give a distressed look (Figure 6-359, left). The corner shop (Rooms 3 and 4)

has a section of beaded tongue and groove wall lining while on another wall the softboard has been laid over flocked wallpaper (Figure 6-359, right). The floor is covered with modern laminate but the tongue and groove floorboards beneath are visible in places. No other heritage fabric is visible on the interior of the ground floor.



Figure 6-358. Modern shop fit-outs in the ground floor of the Hotel Cecil buildings. Left: Room 1, Ambrosia Designer Florist, looking west. Right: Room 10, Kim's Sushi, looking east.



Figure 6-359. Left: pressed tin ceiling in SuziQ's (Room 12). Right: beaded tongue and groove lining and flocked wallpaper in Room 3.

### First Floor

The first floor of this property (Figure 6-346) was extensively renovated in the 1980s during its conversion to a radio station. These renovations appear to have included the sealing off of the northern portion of the first floor above 10-16 Kelvin Street and as a result this area was not accessible. The lobby and reception area (Room 19) has oval windows through to one of the hallways (Room 22) and behind the reception desk that date to this renovation (Figure 6-360). The wall linings are all post-1980s and include wallpaper, stucco and softboard soundproofing tiles. In many of the rooms the ceiling has been dropped and the floors are lined with modern carpets.





Figure 6-360. Room 19 showing internal windows installed during the 1980s alterations.

Several examples of heritage fabric were recorded on the first floor of the Hotel Cecil Building during the site visit. Traditional moulded architraves survive on all external windows and many of the rooms have moulded skirting (Figure 6-361, left). Four panel low lock rail doors are still present throughout this level. A section of the original tongue and groove wall lining is also visible inside a cupboard off a central hallway (Room 31; Figure 6-361, right).



Figure 6-361. Left: moulded skirting and door architraves in Room 22. Right: cupboard in Room 31 showing period door and tongue and groove lining.

#### 6.13.4 Archaeological Values

The significance of an archaeological site is determined by, but not limited to, its condition, rarity or uniqueness, contextual value, information potential, amenity value, and cultural association. A brief evaluation of the site is provided in Table 6-57 based on the criteria defined by HNZPT (NZHPT, 2006). Overall site E46/76 has been determined to possess **moderate to high** archaeological value, particularly when considered alongside the other sites on this block, due to its potential to inform our understanding of Invercargill's development from its establishment through to the twentieth century.



Table 6-57. Summary of archaeological value for E46/76.

Value	Criteria	Assessment
<b>Condition</b>		<b>Moderate.</b> The pre-1900 buildings on site have been heavily altered during the twentieth century, however heritage fabric has survived in several areas. The presence or condition of subsurface archaeological remains is unknown.
<b>Rarity or Uniqueness</b>	Is the site(s) unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?	<b>Moderate.</b> Historic commercial and hotel sites are common around New Zealand and many have been investigated archaeologically, however few have been investigated in Invercargill.
<b>Contextual Value</b>	Does the site(s) possess contextual value? Context or group value arises when the site is part of a group of sites which taken together as a whole, contribute to the wider values of the group or archaeological, historic or cultural landscape. There are potentially two aspects to the assessment of contextual values; firstly, the relationship between features within a site, and secondly, the wider context of the surroundings or setting of the site. For example, a cluster of Maori occupation sites around a river mouth, or a gold mining complex.	<b>High.</b> When considered alongside the other sites on this block, E46/76 forms a site complex that provides a rare opportunity to investigate an urban block from settlement through to the present. Archaeological features and material encountered here may also be able to be attributed to specific activities that occurred at the site, including footwear manufacture and the various hotel related activities. The hotel on this site was also operating when prohibition came into effect in Invercargill, and so may reveal information regarding that process.
<b>Information Potential</b>	What current research questions or areas of interest could be addressed with information from the site(s)? Archaeological evaluations should take into account current national and international research interests, not just those of the author.	<b>High.</b> Archaeological features and deposits encountered at this site have the potential to reveal a wealth of information about the development of Invercargill from its inception through to the present, as well as the transition of Invercargill to a dry town.
<b>Amenity Value</b>	Amenity value (e.g. educational, visual, landscape). Does the site(s) have potential for public interpretation and education?	<b>Moderate.</b> The buildings on SITE # have moderate amenity value due to their architectural style and features, although these have been altered since their construction.
<b>Cultural Associations</b>	Does the site(s) have any special cultural associations for any particular communities or groups, e.g. Maori, European, Chinese.	European

### 6.13.5 Heritage Values –Fairweather’s Building

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for Fairweather’s Building (part of ICC Heritage item No. 146) are summarised in Table 6-58 below, and based on this assessment, NZHP considers Fairweather’s Building to have a **medium** level of overall significance.

Table 6-58. Summary of physical, historic, and cultural values for Fairweather’s Building (part of ICC Heritage item No. 146).

Archaeological Values	
<b>Archaeological Information</b>	Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? <ul style="list-style-type: none"> <li><b>Moderate.</b> Fairweather’s Building was constructed prior to 1900 and is part of an archaeological site assessed as having moderate archaeological value (see Table 6-57).</li> </ul>
Architectural Values	
<b>Architecture</b>	Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element? <ul style="list-style-type: none"> <li><b>Moderate.</b> Fairweather’s Building has previously been classed as having good architectural value due to the quality of its modest Neoclassical façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? <ul style="list-style-type: none"> <li><b>Low.</b> Commercial buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>

<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Fairweather’s Building is deemed a good example of modest period design.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Fairweather’s Building remains largely intact; however, the interior retains almost no heritage fabric.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li><b>Yes.</b> Fairweather’s Building has been vacant for some time and is falling into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li><b>High.</b> Fairweather’s Building is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is a key element in the north Tay Street streetscape.</li> </ul>
<b>Cultural Values</b>	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Fairweather’s Building is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill’s social and economic development during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> The façade of Fairweather’s Building is protected by the ICC District Plan as a heritage item.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>Fairweather’s Building holds no commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people’s awareness, understanding and appreciation of New Zealand’s history and cultures?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Fairweather’s Building does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>There are no known tangata whenua connections to Fairweather’s Building.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>Fairweather’s Building was constructed prior to 1900 and is part of archaeological site E46/76 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
<b>Historic Values</b>	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li><b>Moderate.</b> Fairweather’s Building was occupied by Invercargill’s first boot manufacturer Charles Fairweather for several decades and prior to this Fairweather had a timber building on site, meaning continuous occupation by one individual from 1862 until c.1910. The building was later strengthened to a design by local architect L. F. Simpson, and in the late twentieth century part was occupied by local radio station Foveaux Radio.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li><b>Low.</b> Fairweather’s Building is not associated with any significant events.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p>

	<ul style="list-style-type: none"> <li>• <b>Moderate.</b> Fairweather's Building is associated with the social and economic development of Invercargill.</li> </ul>
<b>Scientific</b>	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>• Fairweather's Building holds no scientific value.</li> </ul>
<b>Technological</b>	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>• Fairweather's Building holds no technological value.</li> </ul>

### 6.13.6 Heritage Values –Hotel Cecil

Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The individual assessment criteria for the Hotel Cecil (part of ICC Heritage item No. 146) are summarised in Table 6-59 below, and based on this assessment, NZHP considers the Hotel Cecil to have a **low** level of overall significance.

Table 6-59. Summary of physical, historic, and cultural values for the Hotel Cecil (part of ICC Heritage item No. 146).

<b>Archaeological Values</b>	
<b>Archaeological Information</b>	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> Part of the Hotel Cecil was constructed prior to 1900 and it is part of an archaeological site assessed as having moderate archaeological value (see Table 6-57).</li> </ul>
<b>Architectural Values</b>	
<b>Architecture</b>	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Hotel Cecil has previously been classed as having low architectural value due to its simplified and rendered Art Deco façade (Farminer &amp; Miller, 2016).</li> </ul>
<b>Rarity</b>	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> Hotel buildings of this age and style are common in Invercargill and around New Zealand.</li> </ul>
<b>Representativeness</b>	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The façade of the Hotel Cecil has previously been deemed a poor example of updated period design, however the ground floor verandah and several of the shop fronts are good examples of Edwardian features.</li> </ul>
<b>Integrity</b>	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The first-floor façade and interior of the Hotel Cecil have been heavily modified, however the verandah and several shop fronts have greater levels of integrity. The interior has limited surviving heritage fabric.</li> </ul>
<b>Vulnerability</b>	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> <li>• <b>High.</b> The first floor and multiple ground floor shop within the Hotel Cecil has been vacant for some time and are falling into a state of disrepair.</li> </ul>
<b>Context or Group</b>	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> <li>• <b>High.</b> The Hotel Cecil is part of the Block II townscape that includes buildings of various ages, styles and levels of integrity that reflects the development of Invercargill and is a principal contributor to the character of the group.</li> </ul>



Cultural Values	
<b>Identity</b>	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Hotel Cecil is not the focus of any shared identities; however, it does act as a physical reminder of Invercargill's social and economic development during the twentieth century.</li> </ul>
<b>Public esteem</b>	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The façade of the Hotel Cecil is protected by the ICC District Plan as a heritage item.</li> </ul>
<b>Commemorative</b>	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> <li>• The Hotel Cecil holds no commemorative value.</li> </ul>
<b>Education</b>	<p>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <ul style="list-style-type: none"> <li>• <b>Low.</b> The Hotel Cecil does not possess the ability to significantly contribute to public education or awareness of the past.</li> </ul>
<b>Tangata whenua</b>	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> <li>• There are no known tangata whenua connections to the Hotel Cecil.</li> </ul>
<b>Statutory recognition</b>	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Heritage New Zealand Pouhere Taonga Act 2014; is it an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> <li>• Part of the Hotel Cecil was constructed prior to 1900 and it is part of archaeological site E46/76 so is protected by the Heritage New Zealand Pouhere Taonga Act 2014 and is scheduled on the ICC District plan as a heritage item so is also protected under the Resource Management Act.</li> </ul>
Historic Values	
<b>People</b>	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Hotel Cecil was updated by local architect A C Ford in 1940 and was occupied by local radio station Foveaux Radio during the late twentieth century.</li> </ul>
<b>Events</b>	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Hotel Cecil operated as a public house before, during and after prohibition in Southland and as such is associated with this event.</li> </ul>
<b>Patterns</b>	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> <li>• <b>Moderate.</b> The Hotel Cecil is associated with the social and economic development of Invercargill.</li> </ul>
Scientific	
<b>Scientific</b>	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> <li>• The Hotel Cecil holds no scientific value.</li> </ul>
Technological	
<b>Technology and Engineering</b>	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> <li>• The Hotel Cecil holds no technological value.</li> </ul>

## 6.14 Town Section 14 (Site E46/77)

Town Section 14 (48 - 50 Tay Street; Figure 6-362) has been occupied continuously since 1857 when Roderick McRae erected a hut here. In 1861 this hut was replaced with a bank building for the Oriental Bank Company that stood in the centre of the site until it was destroyed by fire in 1884. A large section of TS 14 remained vacant for the remainder of the nineteenth century, while a two-storey brick shop was erected on the east side in 1885 and part of the Herbert Haynes and Co. Building extends slightly into the western side. In 1910 H & J Smith built a shop on the vacant portion of the site and five years later expanded to the east and replaced the 1885 shop. Archaeological site E46/77 has been defined as the original TS 14 (now Part Sections 14, Lot 1 DP 15444 and Lots 1-3 DP 4286) due to the shared early history of the section and the occupation of both modern properties by one business during the early twentieth century (H & J Smith) that resulted in the two extant H & J Smith Buildings. The rear of the section is occupied by later extensions to these structures. The front of the property is presently occupied by (west to east):

- **MacPac (48 Tay Street)**
  - Constructed 1910, designed by Edmund R Wilson, commissioned by H & J Smith
  - Heritage item No. 170 on ICC District plan
  - Major alterations to interior and exterior 1952, designed by Ford, Gray & Derby, commissioned by J. R. McKenzie Ltd
- **Zookeepers Café (50 Tay Street)**
  - Constructed 1916, designed by Edmund R Wilson, commissioned by H & J Smith
  - Heritage item No. 172 on ICC District Plan
  - Major alterations to interior and exterior 1952, designed by Ford, Gray & Derby, commissioned by Allot & Eunson Ltd

### 6.14.1 Historical Background

The following section outlines the history of TS 14 and explores the various individuals, businesses and buildings that have occupied the section throughout the nineteenth and twentieth century. A summary of the land transactions and key events is presented in Table 6-60.

**Table 6-60. Summary of land transactions and key events records for E46/77.**

Year	Event	Source
1857	Purchase of Town Section 14 by Roderick McRae	H.46
1857	Roderick McRae builds a hut on Town Section 14	Hall-Jones, 1946: 26
1860	Agreement to lease to the Oriental Bank Corporation	Deeds Register 8.681
1861	Construction of Oriental Bank Company premises on Town Section 14	Lyttelton Times, 1861a
1871	Crown Grant of TS 14 to Roderick McRae	C.1720
1873	TS 14 conveyed to Edward Benjamin Cameron	C.1720
1877	TS 14 conveyed to Bernard Ekensteen	Deeds Register 26.178
1884	Fire destroys the building on TS 14	Evening Star, 1884
1885	East third of TS 14 conveyed to Edward Henry Whitmore	SL36/51
1885	Edward H Whitmore constructs two storied brick premises on east third of TS 14	Southland Times, 1885e
1890	East third conveyed to William Stevens and John Turnbull	SL36/51
1892	East third of TS 14 leased to Robert Lochhead	SL36/51
1896	East third of TS 14 conveyed to Arthur Drain	SL36/51
1896	East third of TS 14 conveyed to Annie Acheson	SL36/51
1897	East third of TS 14 leased to Robert Lochhead	SL36/51
1899	Bernard Ekensteen sells a small portion on western boundary of TS 14 to his neighbour Daniel Haynes	SL60/291
1903	Death of Bernard Ekensteen	Southland Times, 1903d
1904	Transfer of west side of TS 14 to Oscar, Victor and Bert Ekensteen	SL34/24
1910	West side of TS 14 leased to H. & J. Smith, call for tenders to construct new drapery premises	SL86/252, Southland Times, 1910c
1915	East third of TS 14 conveyed to H & J Smith	SL36/51
1916	Building erected on east third of TS 14	
1917	West side of TS 14 conveyed to Helen Smith and John Smith	SL86/252
1922	H. & J. Smith move out of premises to new buildings in Kelvin Street	Lake County Press, 1922

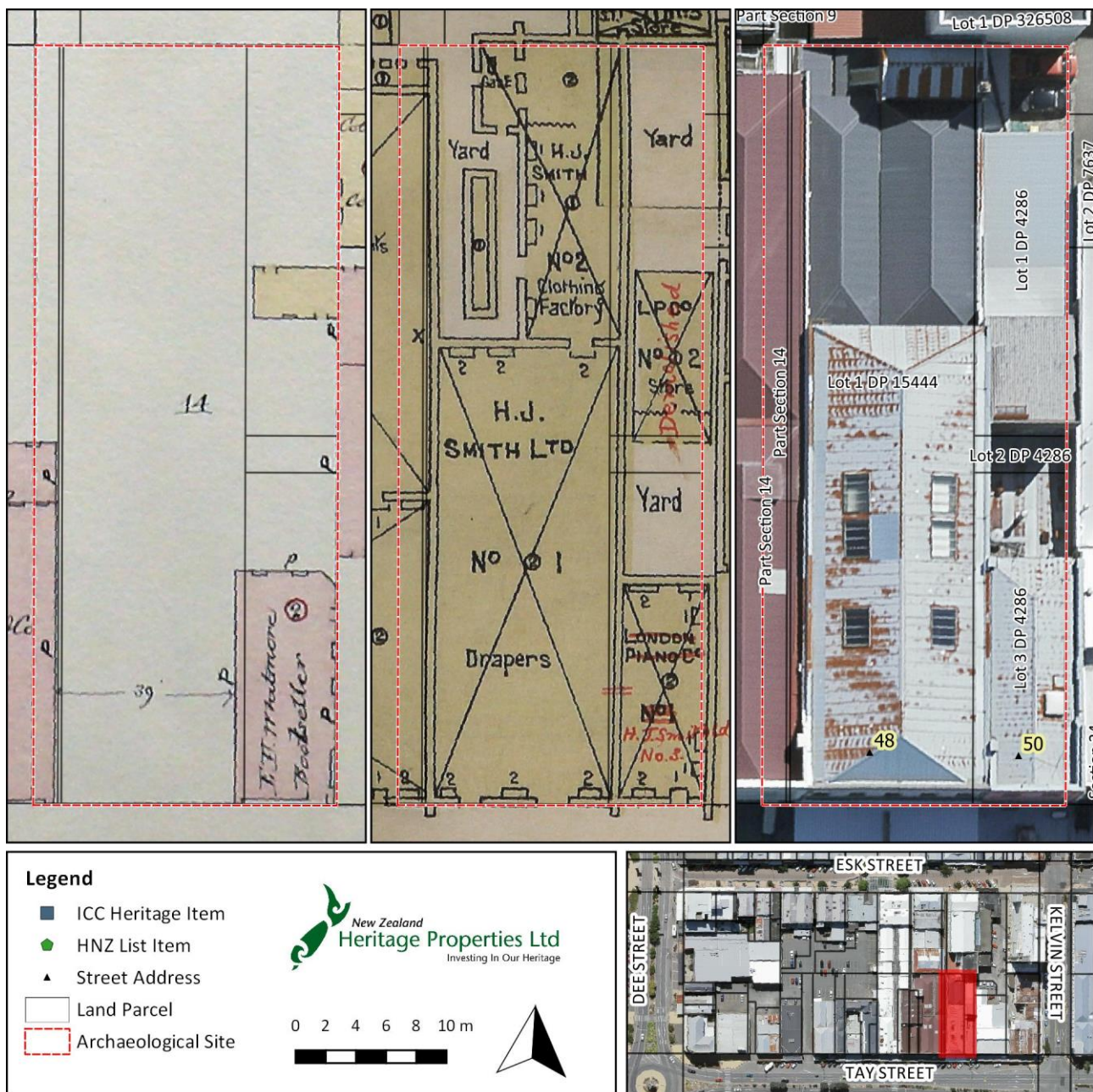


Figure 6-362. Town Section 14, Block II, Invercargill (E46/77). Left to right: Burwell (Burwell, 1886), Council of Fire Underwriters' Association of New Zealand (Council of Fire Underwriters' Association of New Zealand, 1910) and LINZ (2016).

Town Section 14 was purchased by Roderick McRae in March 1857 and was formally granted to him on 3 December 1862 (H.46, C.280). Roderick McRae came out to New Zealand from Scotland in 1852. At the first sale of town sections on 20 March 1857, McRae purchased TS 14, upon which he built a hut (Hall-Jones, 1946: 26). The following month McRae extended his holding by purchased the adjoining TS 9, though no evidence could be found to suggest McRae occupied that section.

Following his decision to go cattle-droving Roderick McRae formed an agreement to lease TS 9 and 14 to the Oriental Bank Corporation on 8 December 1860 (Deeds Register 8.681). The Oriental Bank Corporation was established in Bombay (now Mumbai), India, in 1842 under the name of Bank of Western India. Following the transfer of their headquarters to London in 1845, the company's name was changed to the Oriental Bank Corporation. The bank was chartered in 1851 and began expanding overseas. The establishment of a branch in New Zealand was first discussed in 1855, with a formal charter being obtained in early 1856 (Daily Southern Cross, 1855; New Zealander, 1856; Wellington Independent, 1857). The Oriental Bank Corporation's Invercargill branch, established by Thomas Watson, initially conducted its business in "temporary lodgings" at a local hotel (Wellington



Independent, 1861b). However, by March 1861 timber was being carted onto the Bank's leasehold from McRae in preparation of the construction of more formal premises (Lyttelton Times, 1861a). The Bank's new building was designed by architect J. E. Clarke and constructed by Bell and Sutherland. By April 1861 construction of the building was rapidly underway, however, before it could be completed the Oriental Bank Corporation announced its intention to remove its business from New Zealand (Lyttelton Times, 1861c; Wellington Independent, 1861a).

The BNSW quickly announced its intention to take over the Oriental Bank Corporation's New Zealand holdings, including its newly constructed Invercargill premises (Wellington Independent, 1861e). The BNSW had been established in Sydney, Australia, in 1817, and its expansion into New Zealand was the first of many branches to be opened throughout Oceania during the nineteenth and early twentieth centuries (Wellington Independent, 1861c). It is not clear when the BNSW formally opened their Invercargill branch, but they were advertising in Invercargill from as early as June 1861 (Lyttelton Times, 1861b).

McRae advertised TS 9 and 14 for sale in September 1873. Town Section 14 is described at this time as having buildings erected upon it in the occupation of the BNSW, while TS 9 is described as having "no buildings thereon" but adjoining Messrs Calder, Blacklock and Co. (Southland Times, 1873f). This indicates that the bank buildings constructed by the Oriental Bank Corporation were located on TS 14 fronting Tay Street. A photograph taken from Tay Street in the 1860s shows the BNSW building present on TS 14.



**Figure 6-363.** Photograph taken along Tay Street taken in the 1860s, showing the Bank of New South Wales building present on Town Section 14, with small outbuilding at rear (Anon, 1860a).

Edward Benjamin Cameron purchased TS 9 and 14 from McRae with a mortgage on 31 October 1873 (C.280). Cameron was the manager of the Invercargill branch of BNSW, and likely purchased the sections as an investment for the business (Southland Times, 1876e). A few years later Cameron was promoted to the position of manager of the local bank in Grahamstown, and in preparation for his departure he advertised the TS 9 for sale in May 1875 (Southland Times, 1875h). In mid-1875 the BNSW moved from their original branch on TS 14 to their newly constructed premises on the corner of Dee and Tay Street (Southland Times, 1875a). Cameron continued to own

TS 14 and advertised the premises “formerly occupied by the Bank of New South Wales” for lease in July 1876 (Southland Times, 1876d). In January 1877 Cameron advertised TS 14 for sale, describing the property as containing “a first class dwelling house, garden, and outbuildings ... at present time bringing in a remunerative rental” (Southland Times, 1877g). This suggests that Cameron had likely been leasing the property out as a residential dwelling since 1876.

Bernard Ekensteen purchased TS 14 from Cameron in 1877 (C.1720). Ekensteen was born in Gothenburg, Sweden, and having spent some time in the Californian goldfields and at Victoria, Australia, he moved to Invercargill in March 1863. He established an ironmongery business with William H Hall on the north east corner of Dee and Esk Street, trading together as “Ekensteen and Hall” (Hall-Jones, 1946: 131). After 14 years in business together, in July 1878 the partnership of Ekensteen and Hall was dissolved following Ekensteen decision to retire (Southland Times, 1878d). Ekensteen continued to lease out the old Bank of New Zealand building on TS 14, until in April 1884 a major fire destroyed a number of buildings fronting Tay Street including those owned by Ekensteen (Evening Star, 1884). W Scott, a carpetmaker, was the occupant of Ekensteen’s building at the time of the fire, and although he managed to save much of his stock the building was completely lost (Southland Times, 1884g). Shortly after the fire a Certificate of Title was issued to Bernard Ekensteen for TS 14 (SL34/24). The following year Ekensteen subdivided TS 14 into two parts that correlate with the modern land parcels of Lot 1 DP 15444 and Lot 1 DP 4286, and Lots 2 and 3 DP 4286 (Figure 6-362).

Bernard Ekensteen continued to own the majority of TS 14 until his death in July 1903 (Southland Times, 1903d); SL34/24). Burwell’s 1886 plan of the section shows no buildings present at this time, suggesting that Ekensteen did not rebuild on the property after the fire in 1884 (Figure 6-362). The plan does show however that Ekensteen had allowed for the occupant of the neighbouring property to the west, to extend their building into TS 14 by this time, and Ekensteen formally subdivided and sold this small portion of land on the western boundary to his neighbour in 1899 (SL60/291). No evidence could be found to indicate if or who occupied Ekensteen’s property for the remainder of the nineteenth century. The contemporary street directories provide no evidence to suggest that the property was occupied during the late nineteenth century (H Wise & Co. 1885-1886: 201, 1887-1888: 242, 1890-1891: 249, 1892-1893: 149, 1894-1895: 398, 1896-1897: 394, 1898-1899: 439).

Edward Henry Whitmore purchased the eastern portion of TS 14 from Bernard Ekensteen in August 1885 (SL36/51). Whitmore was a bookseller who had established his business in Dee Street by 1876 (Southland Times, 1876d). In 1878 Whitmore moved his business to Tay Street on part of TS 17 (Southland Times, 1878a, 1879c). Whitmore temporarily conducted his business in the Temple Chambers in Esk Street while his new premises on TS 14 were being constructed (Southland Times, 1885d). Whitmore called for tenders to construct a two-storied brick building designed by architects MacKenzie & Gilbertson in August 1885 (Southland Times, 1885e). By December, Whitmore was advertising the opening of his new shop (Southland Times, 1885l). Whitmore took out a mortgage on the property in 1886 (SL36/51). Burwell’s 1886 plan of the section shows Whitmore’s brick premises fronting Tay Street, labelled “E H Whitmore, Bookseller”, and a small wooden outbuilding at the rear of the section (Figure 6-362).

Edward Henry Whitmore experienced financial difficulties during the late 1880s, and in 1890 he was forced to file for bankruptcy (Evening Star, 1890; Matura Ensign, 1890). The Registrar of the Supreme Court conveyed Whitmore’s Tay Street premises to his mortgagees, William Stevens and John Turnbull, in May 1890 (SL36/51). Whitmore appears to have continued to occupy the property for a few more years, as he continued to appear in the local street directories (H. Wise & Co. 1890-1891: 249; 1892-1893: 149).

Following the death of Ekensteen in 1903 his property was conveyed to his three sons Oscar, Victor, and Bert Ekensteen (SL86/252). By 1910 the Ekensteens appear to have leased the west side of TS 14 to Helen and John Smith, who in January 1910 called for tenders to construct new business premises on the property (Southland Times, 1910c). Siblings Helen and John Smith were born at Taieri, Otago, where they were raised on a farm. After spending six years working together for a hosiery manufacturer in Dunedin, they decided to move to Invercargill

to establish their own drapery business. They established a drapery shop in Dee Street, on TS 2, where their business flourished (Hall-Jones, 2013: 81-83). By 1908, the business had outgrown their original premises, and they decided to expand to new premises in Tay Street. Architect Edmund R Wilson designed the new two storied brick premises for H & J Smith, with the tender for its construction being won by H D Preston. The construction of the new premises caused quite a stir in the town, with the *Southland Times* writing that “the Tay Street section on the west of the Supreme Court buildings that has for so many years formed a noticeable gap in the building line of the north side of the street is about to be made the site of premises that should enhance the appearance of the street there” (Southland Times, 1905d). In August 1910, H & J Smith closed their old premises in Dee Street for good, however, as the new building was not yet completed they were forced to open in temporary premises on the opposite site of Tay Street (Southland Times, 1910a). H & J Smith’s new premises were completed in November, with the grand opening being held on 22 November 1910 (Southland Times, 1910d). An article printed in the *Southland Times* provides a detailed description of the new building shortly before its completion;

A great deal of interest has been taken for some months past in the construction of H. and J. Smith's new shop in Tay Street. The building is now on the point of completion, and the firm's employees have been busy during the last day or two removing the stock from the temporary premises, and getting everything in readiness for the opening to-day ... Of the new shop it may confidently be asserted that it is a distinct gain to the architectural beauty of Tay Street. Mr Wilson has earned well-deserved praise for his work and Mr Preston has admittedly made an excellent job of the building. A remarkable feature of the two-storey shop of 40 feet frontage is that there is only one iron column in the whole place. The entire floor space thus left quite clear, without the interference of intermediate columns, for the arrangement and re-arrangement of the goods in such a manner as the taste and requirements of the proprietors may dictate. The very bright lighting from windows both at the front and the back is especially noticeable, and this may be toned down by blinds to any required degree ... The men's department is entirely separated from that which is devoted to the ladies' side and is adequately fitted with all conveniences. At the back of the ladies' department on the ground floor is the factory, and in this portion of the building are situated machine and store rooms, laundry, dining room for the employees, and separate suites of lavatories. The whole of the yard is asphalted, and the drainage and sanitary appliances are of the very latest type, while provision has also been made for the subsequent connection of the building with the proposed new drainage service of the town. In the construction of the shop windows Mr Wilson has successfully carried into effect an entirely new idea. The shop windows do not rise to the full height of the ceiling, but have a separate glass ceiling of its own. The roof of the outside verandah is semi-circular in shape, and falls to the level of the shop-window ceiling, thereby allowing provision to be made above it for four feet in width of glass window, giving an Interrupted lighting area from the sky. By this method light is brought direct into the front of the shop where in ordinary circumstances it has to come through at least two thicknesses of glass. The appearance of the verandah from the street front is decidedly artistic and is quite new to Invercargill, and, so far as can be ascertained to New Zealand. The mosaic tile work at the door entrances was specially designed for the firm by the architect and was manufactured in England. The stair-case leading from the ground floor to the show-room on the second storey is of very easy ascent and has three intermediate landings. It is beautifully constructed of figured rimu and is quite new in design. Below the stair is situated the cash office from which is controlled the cash service that has been fitted up throughout the building by a Sydney firm on the latest gravitation principle. There are also three fitting-rooms on the ground floor. The upper floor is the main show-room and is very handsomely appointed. Here provision has been made for a large rest room, heated with gas stoves (the whole building is gas heated), and to be supplied with magazines, books, etc. for the convenience of country clients waiting for their trains. One end of the upper show-room is richly carpeted and has been set aside for the special display of the finest quality of goods. A feature of the shop appointments is the introduction of glass counters in which goods may be displayed and examined without danger in any way of being shop-soiled. These, which are quite new to Invercargill, were manufactured by Wm. Smith and Co., Ltd., who have made a splendid job of them. ... The ceiling throughout is composed of Wunderlich stamped steel of bold and simple design, the artistic effect adding considerably to the attractiveness of the shop and show-rooms. The building has been so constructed as to enable an additional storey to be erected over the factory at the rear, and already the great increase in this department has made, the matter of additional factory accommodation one that will have to be faced in the immediate future. Miss Smith has on order even now, it may be mentioned, several new machines for her factory, so great has been the increase in the work called for since this portion of the new building was taken over some little time ago (Southland Times, 1910d).



H & J Smith's new premises appear on the 1910 Fire and Insurance Plan, showing the newly constructed two-storied brick shop fronting Tay Street with the new factory building at the rear of the section (Figure 6-362). A formal lease for the premises was made between H & J Smith and the Ekensteen brothers for seven years from 22 November 1910 (SL86/252).

Robert Lochhead leased the west side of TS 14 from Stevens and Turnbull in April 1892 (SL86/252). Lochhead was the proprietor of the Wertheim Sewing Machine Depot in Dunedin (Bruce Herald, 1892). In March 1892, Lochhead advertised that he was taking over the Invercargill branch of the Wertheim Sewing Machine Depot, located in Tay Street, from Sydney Dyer (Southland Times, 1892i). The lease with Stevens and Turnbull was likely a formal recognition of this business transaction. Dyer had been advertising the sale of Wertheim sewing machines in Tay Street from as early as 1889, suggesting he informally leased part of the section since this time (Southland Times, 1889b). Dyer continued to manage the Invercargill branch of the Wertheim Sewing Machine Depot for Lochhead until 1904, when he departed Invercargill to manage the Auckland branch of the business (Otago Witness, 1905).

The London Organ & Piano Co. took over Lochhead's business and lease of the property in May 1907 (Southland Times, 1907b). The London Organ & Piano Co. (later known simply as the London Piano Co.) continued to conduct the Wertheim Sewing Machine Depot from the premises (Southland Times, 1907a). The 1910 Fire and Insurance Plan shows the London Piano Co. occupying the store that had been constructed by Edward Henry Whitmore in 1885 (Figure 6-362). The plan also shows the London Piano Co occupying a second store at the rear of the property, although it is not clear when this building was constructed. The London Piano Co. continued to occupy the premises until 1915 when a fire demolished the buildings (Southland Times, 1909a).

H & J Smith purchased the vacant section on the east side of TS 12 in 1915 (SL36/51). H & J Smith's business had expanded so rapidly in the previous five years, that an extension to their current premises was required. They again employed architect Edmund R Wilson to design the extension of their new premises. The new two-storied brick building provided an extension to the existing shop on the ground floor, while offices available for rent occupied the top floor. The building was constructed by J Ramsay and R L Printz and was open for business in May 1916 (Southland Times, 1916b). As the company continued to flourish, soon even these expanded premises were to be too small for H. & J. Smith. In 1922, they moved to their new premises on the corner of Tay and Kelvin Street, which they still occupy today (Lake County Press, 1922). Following the ending of H & J Smith's lease in 1917, John and Helen (known as Helen Broad since her marriage to Alfred Broad) formally purchased the west side of the section from the Ekensteen brothers (SL86/252).

The H & J Smith Building at 48 Tay Street has continued to be used for retail purposes throughout the twentieth and early twenty-first century, including furniture dealers and manufacturers George Moir & Son Ltd (1923-1930); fancy goods retailers JR McKenzie Ltd (1931-1937); fancy goods retailers Department Store Ltd (1940-1980); Woolworths Variety Store (1980-1985); The Clothing Outlet (1986-1993); the Clothing Company (1993-2011), and MacPac which has continued to occupy the site since 2011 (ICC Property File).

H & J Smith's second building at 50 Tay Street has also been used for retail and hospitality purposes throughout the twentieth and early twenty-first century, including: boot importer Charles Greenaway Boyce (1923-1951); dressmaker Miss Ellen Flaus (1923-1934); dressmakers Birse & Miln (1934-1937); merchant W R Nairn (1937-1940); home furnishing specialists Allott & Eunson Ltd (1952-1958); glass merchants R & E Tingey & Co. (1960-1992), and Zookeepers Cafe which has continued to occupy the site since 1992 (ICC Property File).

The building at 48 Tay Street has undergone a number of renovations since H & J Smith removed from the premises in 1922. Alterations were made to the interior in 1931 and 1933; while in 1950 an extension was added to the rear of the building. In 1952 a major renovation of the buildings' street frontages changed the appearance of the buildings at 48 and 50 Tay Street, including the removal of the original curved verandah (Figure 6-364). New ceilings were installed on the ground floor and alterations were made to the offices in 1956. Further alterations

to the building occurred during the 1960s, including a new suspended ceiling and the extension of the shop northwards into the existing storage area. During the 1980s, new renovations saw alterations to the shop, office and storage area (Figure 6-365). In 1992 the existing shop front was demolished, and the current glass shop front was built (ICC Property File). Despite these heavy modifications the original building constructed by H & J Smith in 1910 remains standing at 48 Tay Street. This building was scheduled as a heritage item (No. 170) after Gray (J. Gray, 1997) classified it as a tier three heritage structure with a plain façade, however Farminer and Miller (Farminer & Miller, 2016) have questioned this classification and suggested it have its heritage status revoked as the façade is not original and holds no architectural merit.

Figure 6-364. Detail from 1952 plan of alterations to the building at 48 and 50 Tay Street, showing the existing street frontage (top) and the proposed changes to the buildings' street frontage (below) (Ford Gray & Derby, 1952).

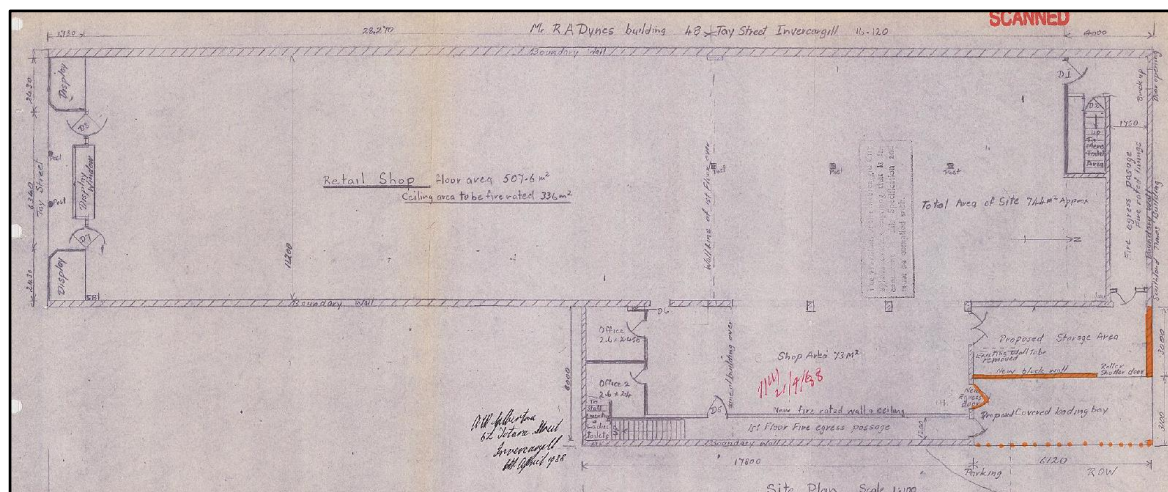


Figure 6-365. Detail from 1988 plan of the building at 48 Tay Street, showing the floor plan of the shop at this time (Gilbertson, 1988).

The building at 50 Tay Street has undergone a number of renovations since H & J Smith removed from the premises in 1922. In 1952 a major renovation of the buildings' street frontages changed the appearance of the buildings at 48 and 50 Tay Street (Figure 6-364). At this time the parapet, cornice, window pediments and mouldings at the Tay Street frontage and at the return next to the Supreme Court were removed and replaced with a new concrete band. The original wooden floor was replaced with concrete in 1972, and the building was re-roofed in 1981. Tea rooms were added to the ground floor in 1984, while alterations were carried out to the toilets and reception areas in 1992 (Figure 6-366). Despite these heavy modifications the original building constructed by H & J Smith in 1916 remains standing at 50 Tay Street (ICC Property File). This building was scheduled as a heritage item (No. 172) after Gray (J. Gray, 1997) classified it as a tier three heritage structure with a plain façade, however Farminer and Miller (Farminer & Miller, 2016) have questioned this classification and suggested it have its heritage status revoked.

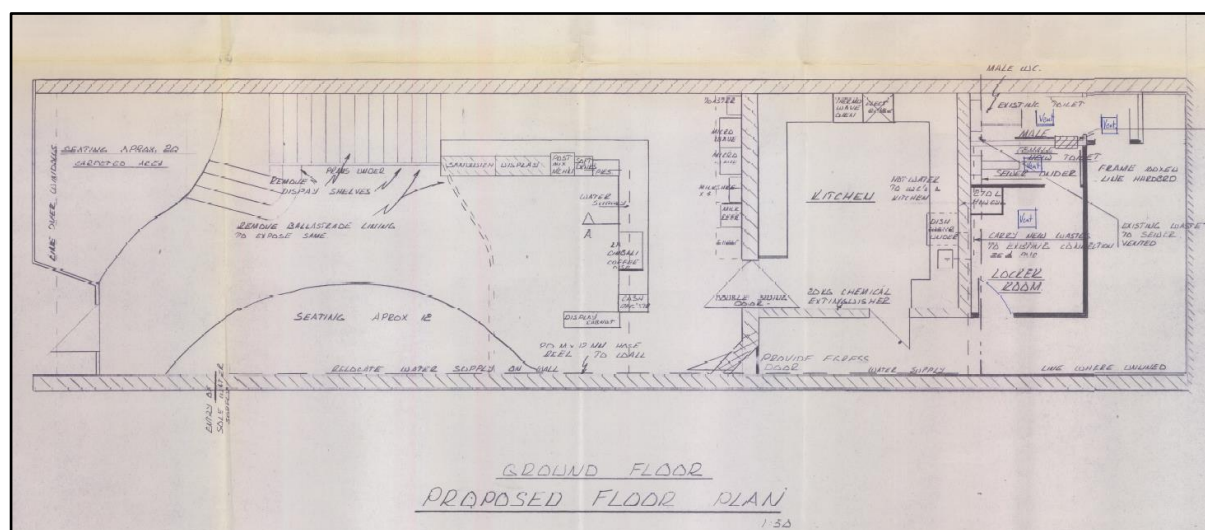


Figure 6-366. Detail from 1984 plan of the building at 50 Tay Street, showing the proposed new floor plan to accommodate tea rooms (Gieseg, 1984).

#### 6.14.2 On Site Observations: MacPac (48 Tay Street)

The extant building at 48 Tay Street was constructed in 1910 and is currently occupied by MacPac. Major alterations were undertaken on the interior and façade in the 1950s and several minor renovations have been undertaken since then. The following description of the building follows from the site visit conducted by Dr Dawn Cropper and Dr Naomi Woods on 18 April 2018.



**Table 6-61. Summary of built structures at 38 Tay Street, Invercargill.**

<b>Building Name</b>	MacPac (H & J Smith Building)
<b>Address</b>	48 Tay Street, Invercargill
<b>Heritage Listing</b>	n/a
<b>ICC Heritage Record</b>	No 170; Appendix II.2
<b>Construction Details</b>	<ul style="list-style-type: none"> <li>Constructed 1910, designed by E R Wilson, commissioned by H &amp; J Smith</li> <li>Major alterations to interior and façade 1952, designed by Ford, Gray &amp; Derby, commissioned by J R McKenzie Ltd</li> </ul>
<b>Building Details</b>	Ground Floor – 3 (Rooms 1-2, 5) First Floor – 2 (Rooms 3-4)

The results of the assessment survey are presented below, first considering the external details before discussing the interior of the building. The building is comprised of the ground floor and first floor. The rear rooms and stairwell were unable to be accessed during the site visit as building works were being undertaken.

### South Elevation

The Tay Street façade of 48 Tay Street has no visible heritage features. It is a plain rendered façade with no detailing and a modern ground floor glass shop front (Figure 6-367). The verandah, all of which was replaced in 1952, is supported by iron posts.



**Figure 6-367. Tay Street façade of 48 Tay Street.**

### East, West and North Elevations

The west elevation of 48 Tay street is entirely hidden by the neighbouring building (54 Tay Street), and only a small portion of the east elevation is visible. No decoration is present on this side which is of exposed brick laid in the English garden wall bond and has a concrete parapet (Figure 6-368). There is a doorway with a concrete lintel on the first floor of the east elevation, however access to this door from the outside is no longer possible. It is likely that this doorway relates to the period when both this and 50 Tay Street were occupied by H & J Smith.



Figure 6-368. East elevation of 48 Tay Street, looking northwest from the first floor of 50 Tay Street.

The first floor of the south elevation is visible from the carpark but is obscured by the modern buildings at the rear of TS 14. This elevation is also exposed brick in the English garden wall bond and the top windows have a shared concrete lintel that extends the full width of the building (Figure 6-369). Windows have been altered, added and removed on this elevation, resulting in a haphazard appearance. The brickwork on the eastern side is a different colour to that on the rest of the building.



Figure 6-369. North elevation of 48 Tay Street.

## Roof

The roof of 48 Tay Street is visible from the north and south. It is double-hipped and is clad in corrugated iron. Parapets line the south and east edges.

## Windows

There are a variety of styles of windows present at 48 Tay Street. The Tay Street shop windows on the ground floor are large modern fixed examples. Modern aluminium fixed and awning windows are also present at the rear of the first floor (Room 4; Figure 6-370, left). The timber sash windows on the south elevation first floor have original frames however at least the top panes have been replaced by three smaller pieces of glass as part of the 1952 alterations. Tape has subsequently been added to the lower panes of four of these windows to mimic the design of the upper panes. The architraves of these front windows are traditional moulded and appear to be original (Figure 6-370, right). Additional louvre and sash windows are visible on the north elevation; however these areas were unable to be accessed during the site visit.



Figure 6-370. Left: modern aluminium windows in Room 4. Right: moulded architraves on Room 3 window.

## Ground Floor

The ground floor is divided into a large shop space, a rear storage area and two stairways (Figure 6-371). The north stairway was unable to be viewed. The eastern stairway is a modern concrete block addition. No heritage fabric is visible on the ground floor, and all linings are modern (Figure 6-372). The ceiling has been lowered and a hole in Room 2 reveals a previous plasterboard ceiling and a second, lower ceiling that may relate to the rear modern extensions (Figure 6-373).



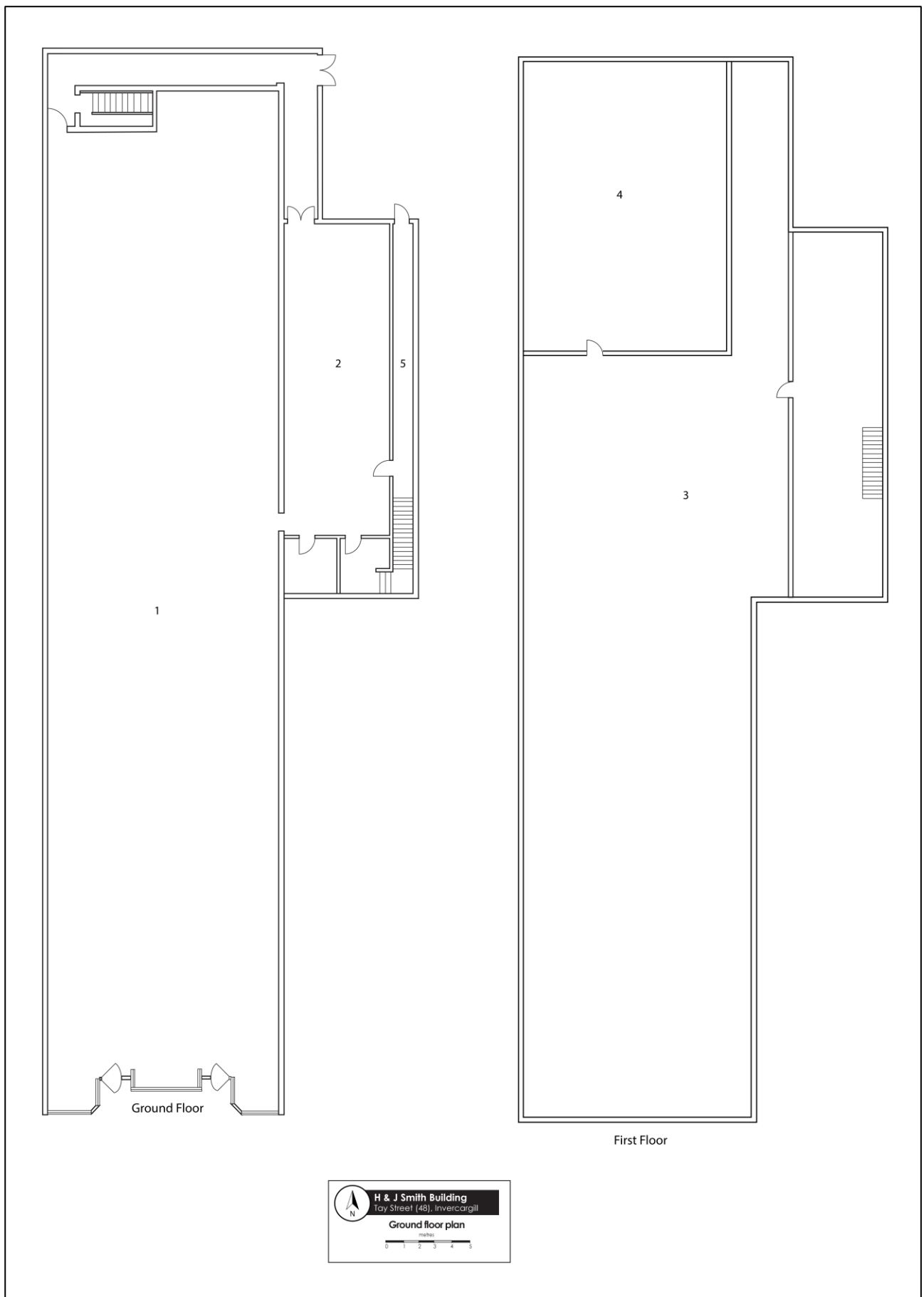


Figure 6-371. Ground and first floor plan of the H & J Smith Building recently occupied by MacPac.



Figure 6-372. Room 1 (left), looking south, and Room 2 (right), looking north.



Figure 6-373. Previous ceilings exposed in Room 2.

### First Floor

The first floor of 48 Tay Street (Figure 6-371) is currently used as offices and storage by MacPac. The offices at the north end of this level are created with modern partitions that do not extend the full height of the room (Figure 6-374) and as such were not investigated in detail. The majority of the first floor retains significant amounts of heritage fabric. The ceiling is lined with ornate pressed tin and has moulded cornices (Figure 6-375). Six large skylights break up the ceiling and each is lined with more pressed tin (Figure 6-376). The walls are covered with painted lime plaster and patches of old wallpaper are present in places. Traditional moulded skirting is present at the base of the wall in most of Room 3 (Figure 6-377). The front half of this floor has exposed tongue and groove floorboards that are laid diagonally while the remainder of the floor is covered with carpet (Figure 6-378). There is a timber double ledged loading door on the east wall that is no longer accessible from the floor (Figure 6-379).



Figure 6-374. Modern offices (Room 4) at 48 Tay Street.



Figure 6-375. Pressed tin ceiling and moulded cornices at 48 Tay Street.





Figure 6-376. Skylight lined with pressed tin in ceiling of 48 Tay Street.



Figure 6-377. Moulded skirting on south wall of Room 3.