

Appendix 3 - NZHPT Club Hotel Listing



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Club Hotel

100-116 Gore Street, BLUFF | ✓ Private

Quick links: List Gallery Location Details

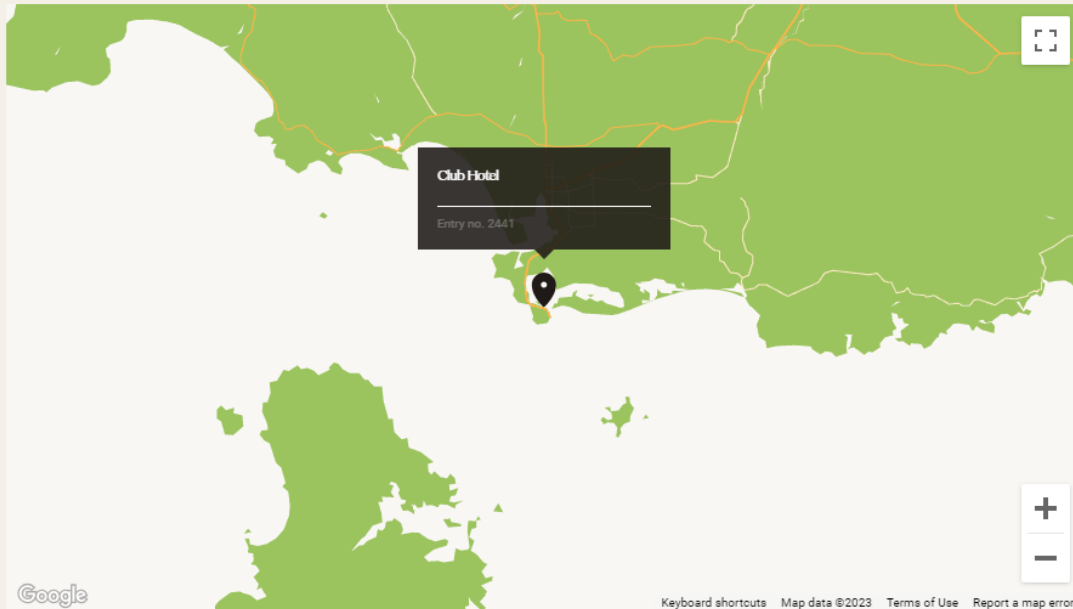
Rising from the ashes of four fires Bluff's Club Hotel built in 1914 stands on the south side of Gore Street. The hotel, designed in Italianate style by architect Frederick Annison, overlooks what was once a bustling port.

The Club Hotel recalls typical hotel architecture of early twentieth century, where providing a place to stay, food and convivial surroundings was central to the hotel trade. The hotel is a significant example of a relatively grand hotel building for a small Southland town. The Club Hotel represents the importance of hotels in small communities. The scale of the hotel indicates the importance of Bluff as a port of entry and an important transit point for visitors and residents alike.

The first hotel on this site was run by Irish-born Hannah Ward Barron. In the 1860s Mrs Barron leased a guesthouse on the waterfront and set about establishing her own business. In 1870, she converted the boarding house to a hotel, calling it the Railway Hotel. Her children lived with her at the hotel. Her youngest son Joseph Ward lived with her until his marriage in 1883. Joseph Ward became an important businessman and politician. Ward was twice mayor of Campbelltown, as Bluff was then called. He was elected to Parliament in 1887, and became Prime Minister in 1906. The Railway Hotel burnt down in 1880, and was replaced by the Terminus Hotel. The Terminus Hotel was badly damaged in a fire in July 1884. The hotel was rebuilt and named the Club Hotel. Mrs Barron owned the hotel until her death in 1898. After her death a family trust managed the hotel. It was leased to various licensees.

In 1903, the hotel suffered another serious fire. Parts of the building had to be demolished. When rebuilding the hotel, the executors of Mrs Barron's estate took the opportunity to make it bigger. Invercargill architect Peter Walker advertised for tenders for the 'erection of Club Hotel' in brick and concrete in May 1903. By February 1904 the re-building was just about finished. Further misfortune followed in 1914. Fire once again swept through the hotel. The Southland Times reported that all that remained was 'several chains of burning embers divided only by the bare parched dividing walls which marked the progress of one of the most ravishing conflagrations in the history of the port.' The new building was designed by architect Frederick Annison (d.1917), and has survived to the present day with a number of additions and alterations.

The Club Hotel is a long two-storey building. The ground floor street front provides access to the bar and restaurant and has several small shop fronts. A verandah and a fire escape run the length of the hotel. The first floor is designed in ornate Classical Victorian style. The brickwork has been painted. The windows are a mix of round and flat headed double hung sashes. In 2014, the Club Hotel remains a landmark on Gore Street in Bluff.



List Entry Information

Overview

Detailed List Entry

Status

Listed

Access

Private/No Public Access

Date Entered

2nd February 2015

City/District Council

Invercargill City

List Entry Status

Historic Place Category 2

List Number

2441

Date of Effect

3rd March 2015

Region

Southland Region

Extent of List Entry

Extent includes part of the land described as Secs 2-3 Blk I Town of Campbelltown (also referred to as Lot 1 DP 7905) (RT SLA2/269), Southland Land District and the building known as the Club Hotel thereon (Refer to map in Appendix 1 of the List entry report for further information).

Legal description

Secs 2-3 Blk I Town of Campbelltown (also referred to as Lot 1 DP 7905) (RT SLA2/269), Southland Land District

Location Description

Located on the south side of Gore Street.

Significance

Why is this place significant?

Cultural Significance

Social Significance or ValueHotels in small towns were important meeting places, beyond the obvious gathering place. Hotels were used for other social functions: as meeting places for groups such as lodges, sporting and cultural groups, and also for coroner's inquests. There has been a hotel on this site since the 1860s, and this is the fourth reincarnation of a hotel on this site.

Historic Significance

Historical Significance or ValueThe Club Hotel, which replaced the earlier Railway and Terminus Hotels run by Hannah Ward Barron on this site in Bluff has historical significance representing the importance of hotels in small communities. The hotel is typical of an early twentieth century hotel. The scale of the hotel indicates the importance of Bluff as a port of entry and an important transit point for visitors and residents alike.

Physical Significance

Archaeological Significance or ValueThe Club Hotel is the fourth hotel to occupy this site. The first hotel, Hannah Barron Ward's Railway Hotel (1870) replacing a boarding house on site. The Railway Hotel burnt down in 1880 and was replaced with the Terminus Hotel. Two further fires saw the construction of new buildings. Archaeological methods have the potential to provide information about the nineteenth century occupation of the site.Architectural Significance or ValueThe Club Hotel built in 1914, the fourth hotel building on the site, has architectural significance recalling typical hotel architecture of early twentieth century. Accommodation was an essential part of the building and is reflected in the design. It is a significant example of a relatively grand hotel building for a small Southland town, built in an Italianate Classical style.

Why is this place Category 1 / Category 2?

Detail Of Assessed Criteria

(a) The extent to which the place reflects important or representative aspects of New Zealand historyThe Club Hotel is representative of the history of towns such as Bluff which were once the busy hub for the travelling public. The Hotel shows the services and facilities that grew up to cater for the needs of the residents as well as the travelling public. As part of the wider network of travellers' accommodation, the Club Hotel illustrates the importance of hotels. Hotels have operated on this site since the 1860s and as such are an important part of the history of the local community, and have significance. (b) The association of the place with events, persons, or ideas of importance in New Zealand historyThe Club Hotel is associated with the Ward family. Hannah Barron Ward was a prominent figure in the Bluff community, making her own way as a businesswoman in the nineteenth century. Her son Joseph Ward is a prominent figure in New Zealand political history.(e) The community association with, or public esteem for the placeThe Club Hotel is included in the history of heritage and unique features in Bluff, is included on the Bluff Heritage Trail showing that it is held in esteem by the Bluff community.(k) The extent to which the place forms part of a wider historical and cultural areaThe Club Hotel occupies a prominent site on Gore Street, the main thoroughfare in Bluff. The Club Hotel is one of the largest surviving commercial buildings on Gore Street, and the largest surviving hotel building in Bluff. As such it is an important element in the historical streetscape of the town.



Significance

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Construction Information

Construction Professional

Biography

Frederick Richard Annison (d.1917) was Peter Walker's partner in the architectural practice Walker and Annison, later working on his own account. According to local newspapers Annison was born in England, who immigrated to South Africa, South Australia and then to Gore in the early 1900s. He was apparently trained as a plasterer, and worked later as an architect. He died by his own hand in 1917 in a widely reported shooting incident. He is buried in the Eastern Cemetery in Invercargill.

Name

Annison, Frederick R.

Type

Architect

Construction Details

Description	Second Club Hotel built after fire demolished the first
Start Year	1904
Type	Original Construction

Description	Railway Hotel built
Start Year	1866
Type	Other

Description	Terminus Hotel built
Start Year	1880
Type	Other

Description	Staff quarters outbuilding constructed. Original laundry outbuilding constructed.
Period	1880s
Type	Additional building added to site

Description	Terminus Hotel destroyed by fire
Start Year	1882
Type	Demolished - prior building

Description	First Club Hotel opened
Start Year	1884
Type	Other

Description	Club Hotel damaged by fire. Rebuild extended to west.
Start Year	1903
Type	Damaged

Description	Club Hotel damaged by fire
Start Year	1914
Type	Damaged

Description	Second Club Hotel built
Start Year	1914
Type	Original Construction

Description	Staff quarters/billiards room patron toilet addition. Original billiard room constructed.
Period	1910s
Type	Additional building added to site

Description	Lean-to storage at south end of staff quarters constructed.
Start Year	1920
Type	Addition

Description	Interior alterations and modernisation.
Start Year	1938
Type	Modification

Description New dining room constructed at north east corner of building

Start Year 1960

Type Addition

Description Repartition of shops on street front to house a drapery and bottle store.

Start Year 1965

Type Modification

Description Various alterations to bar, toilets, lobby and shop fronts.

Start Year 1969

Type Modification

Description Rear outbuildings demolished

Start Year 2013

Type Demolished - additional building on site

Construction Materials

Brick, concrete, corrugated iron, timber



Historical Narrative

Ngai Tahu History Ancient stories tell the origins of southern Maori, with the waka of Aoraki becoming Te Wai Pounamu (the South Island), and its sternpost, Te Taurapa a Te Waka o Aoraki becoming Bluff Hill (also known as Motupohue). The Maui traditions are also told in the south, with Maui arriving in his waka Maahunui, and throwing out the anchor Te Puka o Te Waka a Maui (Rakiura). Maui's achievements are recognised in place names in the south, including Omaui near Bluff, and Te Tapuwae o Maui and Te Rereka o Maui in Fiordland (Maui's footstep and Maui's leap). Whanau moved throughout the southern area to take advantage of seasonal resources and trade, and also for reasons of intermarriage and war. Kaika were established close to resources. There is no specific traditional information relating to Maori use of the site of the Club Hotel, though there is likely to have been Maori occupation of the land within Bluff. The first European settler at Bluff was James Spencer who in January 1824 landed at Bluff and a small settlement was formed, built around servicing whaling operations. Bluff (first known as Campbelltown)Bluff was declared an official port of entry on 19 January 1856. John Turnbull Thomson surveyed the town later that year, naming it Campbelltown after Governor Gore Browne's wife. The flood of gold miners of the 1860s boosted the town. Some 1,680 passengers arrived through Bluff. Visitors needed places to stay. Boarding houses and hotels sprung up to cater for the demand. Irish-born Hannah Ward Barron was an early hotel operator. Born Hannah Dorey in Cork, Ireland, where she married William Ward, and sailed to Melbourne in the 1850s. When William Ward died in 1860, she married to John Barron. Mrs Barron left Australia in 1863 with her three (of ten) surviving children. She started a store at the small Southland settlement of Greenhills, and then shifted her family to Campbelltown. There she leased a guesthouse on the waterfront. She took out an order under the Married Woman's Property Protection Act (1860) and set about establishing her own business. In 1870, she converted the boarding house to a hotel, calling it the Railway Hotel, one of two hotels in Bluff at that time. Mrs Barron's family lived with her at the hotel. Her youngest son Joseph lived with her until his marriage in 1883. Joseph Ward became an important businessman and politician. Ward was twice mayor of Campbelltown, as Bluff was then called. He was elected to Parliament in 1887, and became Prime Minister in 1906. Ward was a minister of the Crown for over twenty three years. The Railway Hotel burnt down in 1880. Mrs Barron commissioned architect F.W. Burwell to design its replacement, which she called the Terminus Hotel because it was close to the railway station. The new building, the first brick hotel in Campbelltown, was seen to be 'an ornament to the Bluff, and a decided improvement upon Gore Street architecture.' The Terminus Hotel in

decided improvement upon Gore Street architecture.' The Terminus Hotel in turn was badly damaged in a fire in July 1884, along with other brick buildings on the block owned by Mrs Barron. Ancillary buildings were probably constructed around this time. Mrs Barron commissioned Burwell to design the replacement. This time she named it the Club Hotel. Mrs Barron owned the hotel until her death in 1898. After her death a family trust managed the property, leasing the premises to various licensees. In 1903, another serious fire saw the demolition of the large parts of the Club Hotel. The executors of Mrs Barron's estate took the opportunity to expand the hotel. The executors bought the western parts of the sections and enlarged the building. Invercargill architect Peter Walker advertised for tenders for the 'erection of Club Hotel' in brick and concrete in May 1903. By February 1904 the re-building was just about finished. The 'handsome and striking' building included shops on the main street. On the ground floor were a bar, several sitting rooms, kitchen and pantry, and a public dining room. A 'handsome' staircase led to the first floor where there were 21 bedrooms, a ladies' drawing room, smoking room, as well as bathrooms. The ceilings were of pressed steel. A fire escape was attached to the rear of the building and there were fire hydrants and hoses. The Cyclopaedia of New Zealand described the building in 1905 as having forty rooms, including thirty bedrooms, four sitting rooms a forty seat dining hall and a large billiard room. Misfortune followed a decade later when fire once again swept through the building. The top floor was badly damaged and three people died in the fire. The ground floor shops were also damaged. By daybreak, the Southland Times reported, all that remained was 'several chains of burning embers divided only by the bare parched dividing walls which marked the progress of one of the most ravishing conflagrations in the history of the port.' Frederick Richard Annison (d.1917), Peter Walker's former partner in the architectural practice Walker and Annison, advertised for tenders for the replacement building: the 'erection of Club Hotel and Shops at Bluff.' According to local newspapers Annison was born in England, and immigrated to South Africa, South Australia and then to Gore in the early 1900s. He was apparently trained as a plasterer, and worked later as an architect. He died by his own hand in 1917 in a widely reported shooting incident. Little else is known about his life. In the late 1930s the Club Hotel was modernised. An entrance hall and reception area was built on the ground floor. A large lounge was built and the dining room enlarged. The décor and furnishings of the bar, restaurant and guest rooms were modernised. Additional bathrooms were built, and skylights installed in the upstairs hallways. Four garages were built at the rear of the building. The Club Hotel went through a number of alterations throughout the 1960s. These included modernising bathrooms, re-jigging of the layout of the public areas of the building. A new dining room was built on the north eastern corner of the building in 1960. The Club Hotel's importance to Bluff has been recognised in recent years. Interest in Bluff's history saw the establishment of a Bluff history group and research into important sites in Bluff. The Club Hotel is included in the Bluff Heritage Trail, and also in a heritage inventory of the town completed in 2004. The Bluff Heritage Trail pamphlet describes the building as retaining 'the old world charm' with notable interior details including a stairway featuring 'wrought iron filigree and ornate pressed copper wall and ceiling panels, and ornate timber archways.' The current owners bought the property in 2007. Their development plans included the proposal to demolish the ancillary buildings to the rear of the hotel. The buildings were demolished in June 2013. In 2014, the Club Hotel remains a landmark on Gore Street in Bluff.



Physical Description

Setting

The Club Hotel sits on four commercial sections on Gore Street, the main thoroughfare through the Southland town of Bluff. The eastern side of the sections was the site of the Railway Hotel, and later the Terminus Hotel (both destroyed by fire).

Gore Street is characterised by the commercial buildings located along the south side. It is close to the railway terminus and to the port on the north side of the street. The Club Hotel is one of the largest surviving commercial buildings on Gore Street, and the largest surviving hotel building in Bluff.

Exterior

The Club Hotel is a long two-storey building. The ground floor street front provides access to the bar and restaurant. It has several small shop fronts down one end. The window and door openings have been modernised with aluminium frames replacing original timber openings. The ground floor façade has suffered from unsympathetic alterations to the shop fronts. There is a verandah along the length of the street front. The present verandah detracts from the building's appearance. A steel fire escape runs along the length of the façade below the first floor windows.

The first floor is designed in ornate Classical Victorian style. The façade shows that the building was constructed in stages, with the varying roof forms behind the façade. The formal façade is divided into several bays, with a parapet concealing the roof. The west end of the façade has balusters at parapet level and a pair of triangular pediments, with decorative elements emphasised at the skyline. There is an entablature with dentils below the pediments. The first floor detailing has pilasters with Corinthian order capitals. The double hung sash windows have round heads with a keystone detail.

The east end of the first floor is less ornately detailed. It has a parapet concealing the roof but without the balusters. Each window is flanked by pilasters with Doric capitals. Like the windows on the west section of the façade, the windows have round heads and a keystone detail.

The rear of the Club Hotel is plain and utilitarian. The brick work has been painted. The windows are a mix of round and flat headed double hung sashes.

Interior

The interior of the Club Hotel was not visited when this List entry report was written.



Physical Description

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Reference

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Public NZAA Number

E47/195

Completion Date

2nd February 2015

Report Written By

Heather Bauchop

Information Sources

Invercargill City Council (2)

Bluff Ward Heritage Building Record 27: The Club Hotel

Fox, 2004

Aaron Fox, 'Historic Bluff: A history of the heritage and unique features of Bluff', prepared for the Invercargill City Council, 2004

Williams, 2008

Erin Williams, 'Club Hotel: 100 Gore Street Bluff – Archaeological Assessment of Hotel Development', Guy Williams and Associates, June 2008

Other Information

A fully referenced New Zealand Heritage List report is available on request from the Otago/Southland Office of Heritage New Zealand. Please note that entry on the New Zealand Heritage List/Rārangi Kōrero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Further Information

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Current Usages

Uses: Accommodation

Specific Usage: Hotel

Uses: Vacant

Specific Usage: Vacant
