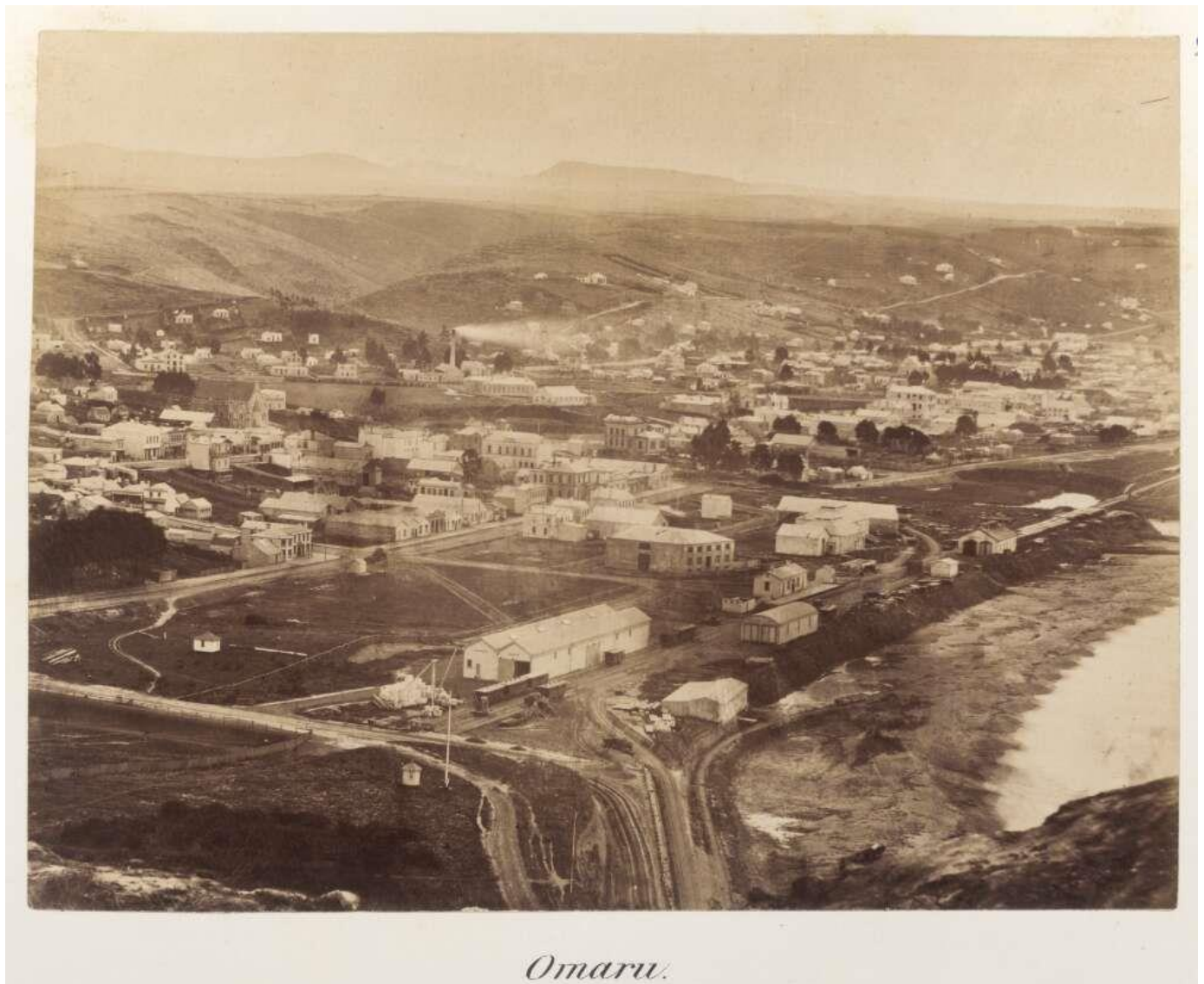




HERITAGE NEW ZEALAND
POUHERE TAONGA

New Zealand Heritage List/Rārangi Kōrero – Review Report for a Historic Area **Oamaru Historic Area, OAMARU (List No. 7064)**



Looking toward the developing Harbour Street to the right of the railway sheds, with the line of buildings on Tyne Street to the west, a further block back is Tees Street, and to the north, the cluster of buildings around Thames Street (National Library of Australia, <http://nla.gov.au/nla.obj-144941942/view> My tour, 1878-79 Vol.1 [picture]/ Oamaru, New Zealand ca. 1878-79).

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PURPOSE OF REVIEW

The purpose of the review is to change the extent to include significant buildings that are outside the boundaries of the existing Harbour/Tyne Street Historic Area, and rename it the Oamaru Historic Area. The revised boundary also includes the most significant historic civic and commercial buildings centred on the historic townscape.

The review extends the boundaries to include places on Thames Street, Tyne Street, Tees Street, Wansbeck Street, Itchen Street, Severn Street, Coquet Street, Wear Street, Medway Street and Meek Streets. Heritage New Zealand has considered that this boundary encloses the places of the most significant and/or a representative complex of heritage values.

EXECUTIVE SUMMARY

Oamaru's limestone buildings tell the story of a town built on the prosperity of the 1860s and 1870s, carving an identity in stone that was continued with the architectural styles of the twentieth century. From the Victorian Italianate glory of the warehousing and offices on Harbour and Tyne Streets, to the imposing Classical authority of the banks on Thames Street, to the Moderne design of the Centennial Memorial Restrooms, the streetscape within the Oamaru Historic Area is remarkably intact and distinctive, giving it special significance. Oamaru's buildings illustrate the archaeology and technologies of working stone, the history of the Oamaru and the development of the town's cultural identity as it is reflected in the variety of architectural styles and forms, and over time.

Oamaru, the place of Maru to Ngai Tahu, was built on the proceeds from North Otago's rich bounty of grain and wool. In a single generation from the 1860s wealth, combined with the easy availability of limestone and the inspired designs of architects including Oamaru's beloved Thomas Forrester, created a distinctive townscape, much of which still remains. Oamaru's townscape reminds us of the European settlers' dreams, of making their way in the world and creating their own future. Oamaru Historic Precinct represents that dream: the harbour, the warehousing and commercial precincts centred on Harbour, Tyne, Tees, Itchen and Thames streets – where sea captains, warehousemen, merchants, brokers and bankers bargained and traded – a prosperous town where a person could make good with hard work and a bit of luck.

The Oamaru Historic Area is made up of buildings and structures in Harbour, Tyne, Wansbeck, Tees, Itchen, Thames, Severn, Meek, Wear, Coquet and Medway Streets. These represent the range of functions that have shaped Oamaru and given it a distinct identity – the warehousing, stores and office, shops and hotels, banks, civic and government buildings, as well as memorials and churches. Architects such as Thomas Forrester (of Forrester and Lemon), his son John Megget Forrester and partner W.I.C (Ivan) Steenson, as well as James Johnston, Thomas Glass and others, have made use of the qualities of the stone to create a striking identity for Oamaru. While the Italianate and Classical styles of the nineteenth and early twentieth centuries are most evident, the sensitive use of stone continues into the mid-twentieth century with Ivan Steenson's Centennial Memorial Restrooms, and Grenfell's RSA Clubrooms. The styles

combine to form a remarkable and coherent streetscape recognised as central to Oamaru's identity.

In 2017, Thames Street remains Oamaru's bustling retail and civic centre, watched over by the imposing former post office, the revitalised Town Hall and Municipal Chambers (now the Opera House), and the stern architecture of the courthouse. Harbour, Tyne and Tees Streets are the focus of small boutique retail spaces and galleries, while Itchen Street, dominated by St Luke's Anglican Church, has a civic focus with the Volunteer Drill Hall and the RSA Clubrooms and Garden of Memories.

1. IDENTIFICATION¹

1.1. Name of Area

Name:

Oamaru Historic Area

Other Names:

Harbour/Tyne Historic Area; Harbour Tyne Historic Area

1.2. Location Information

Address

Harbour Street, Tyne Street, Wansbeck Street, Tees Street, Itchen Street, Thames Street, Meek Street, Medway Street, Steward Street, Wear Street, Coquet Street, Esplanade Road

OAMARU

Otago

Additional Location Information

The Oamaru Historic Area includes buildings on Harbour Street, Tyne Street from Itchen Street to 36 Tyne Street, Wansbeck Street up to the Masonic Centre, Tees Street between Wansbeck and Itchen Streets, Itchen Street from Tyne Street to Severn Street (largely on the north side), Meek Street, Severn Street (east side), Medway Street,

¹ This section is supplemented by visual aids in Appendix 1 of the report.

Coquet Street, Wear Street and Thames Street, between Itchen Street and Severn Street.

Local Authority

Waitaki District Council

1.3. Legal Description

Legal Road, Main South Line, Sec 8 Blk II Town of Oamaru (CT OT349/216), Sec 9 Blk II Town of Oamaru (CT OT8B/64), Sec 10 Blk II Town of Oamaru (CT OT253/17), Sec 1 SO 439397 (Legal Road), Sec 2 SO 439397 (CT 629123), Pt Sec 6 Blk XXVI Town of Oamaru (CT OT200/192), Pt Sec 8 Blk XCV Town of Oamaru (CT OT320/178, *NZ Gazette* 1902 p 1794), Lots 10-12 & Pt Lot 13 DP 107 & Medway Street DP 107 (CT 184607), Pt Sec 27 Blk III Town of Oamaru (CT 629124), Sec 1 SO 396218 (CT 480956, *NZ Gazette* 2008 p 1643), Lot 4 DP 422714 (CT 488766), Sec 11 Blk II Town of Oamaru (CT OT198/8), Lot 3 DP 8249 (CT OT383/249), Lot 2 DP 88 (CTs 14605, 134676), Lot 3 DP 88 (CT OT18C/519), Lot 4 DP 88 (CT OT18C/520), Lots 5-6 DP 88 (CT OT18C/521), Lots 7-8 DP 88 (CT 8452, OT294/243), Lots 9-10 DP 88 (CT OT413/83, 697412), Lots 11-12 DP 88 (CT OT413/83, 8156), Lots 13-14 DP 88 (CT OT413/83, 8157), Lots 15-16 DP 88 (CT OT413/83, 28201), Lot 17 DP 88 (CT OT15C/401, 8369), Lots 18-21 DP 88 (CT OT18C/646), Lots 22-24 DP 88 (CT OT18C/647, 9680), Lots 25-28 DP 88 (CT OT18C/648, 311067), Lots 29-30 DP 88 (CT OT18C/649, 9985), Lots 31-32 DP 88 (CT OT15C/1041), Lot 9 DP 285 (CT 349401, 482832), Pt Sec 27 Blk III Town of Oamaru, Lot 2 DP 332876 (CT 134676), Lot 1 DP 332876 (CT 134675, 210000), Sec 23 Blk III Town of Oamaru (CT OTB2/264), Sec 25 Blk III Town of Oamaru (CT OT3A/292), Sec 26 Blk III Town of Oamaru (CT OT17C/887), Pt Sec 1 Blk III Town of Oamaru (CT OT177/100), Pt Sec 1 Blk III Town of Oamaru (no Title), Sec 2 Blk III Town of Oamaru (CT OT222/210), Pt Secs 3, 18 & Secs 4, 6, 19-20 Blk III Town of Oamaru (CT OT8C/321), Pt Sec 3 & Secs 5, 17 Blk III Town of Oamaru (CT OT8C/322), Secs 7-8 Blk III Town of Oamaru (CT OT5A/805), Sec 9 & Pt Sec 14 Blk III Town of Oamaru (CT 244/172), Sec 15 Blk III Town of Oamaru (CT OT8C/205), Sec 16 Blk III Town of Oamaru (CT OT16/249), Pt Sec 18 Blk III Town of Oamaru (CT OT222/223), Pt Sec 21 Blk III Town of Oamaru (CT OT299/90), Pt Sec 21 Blk III Town of Oamaru (CT OT129/271), Pt Sec 22 Blk III Town of Oamaru (CT OT146/143), Pt Sec 22 Blk III Town of Oamaru (CT OT232/116), Pt Sec 22 Blk III Town of Oamaru (CT OT222/227), Pt Secs 12-13 Blk III Town of Oamaru (CT OT75/298), Pt

Sec 13 Blk III Town of Oamaru (CT OT10D/1078), Lot 1 DP 4000 (CT OT237/77), Lot 2 DP 4000 (CT 244/171), Lot 1 DP 4109 (CT OT246/159), Pt Lots 2, 4 & Lots 3, 5-7 DP 2633 (CT OT194/27), Pt Lot 2 DP 2633 (CT OT194/26), Lot 1 DP 2633 (CT OT194/25), Lot 1 DP 6417, Lots 2, 5 DP 5750 (CT OT330/218), Lots 3-4 DP 5750 (CT OT313/69), Lot 2 DP 6417 (CT OT330/113), Lot 1 DP 16691 (CT OT7C/122), Pt Sec 5 Blk XXVI Town of Oamaru (CT OT231/51), Pt Sec 5 Blk XXVI Town of Oamaru (CT OT231/52), Pt Sec 6 Blk XXVI Town of Oamaru (CT OT200/191), Sec 7 Blk XXVI Town of Oamaru (CT OT231/53), Sec 8 Blk XXVI Town of Oamaru (CT OT6B/1015), Lot 1 DP 3001 (CT OT192/284), Lots 2-3 DP 3001 (CT OT202/205), Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/81), Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/82), Pt Secs 10,12 & Sec 11 Blk XXVI Town of Oamaru (CT OT231/83), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT5B/176), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT231/80), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT231/79), Secs 13-14 Blk XXVI Town of Oamaru (CT OT231/57), Sec 15 Blk XXVI Town of Oamaru (CT OT231/60), Sec 16 Blk XXVI Town of Oamaru (CT OT36/263), Sec 17 Blk XXVI Town of Oamaru (CT OT260/289), Sec 14 Blk XCV Town of Oamaru (CT OT5A/191, *NZ Gazette* 1985 p 4768), Sec 15 Blk XCV Town of Oamaru (CT OT13A/752, *NZ Gazette* 1987 p 290), Sec 16 Blk XCV Town of Oamaru (CT OT13A/754), Sec 17 Blk XCV Town of Oamaru (CT OT13A/753, *NZ Gazette* 1987 p 290), Sec 18 Blk XCV Town of Oamaru (CT OT24/51, *NZ Gazette* 1987 p 290), Lot 1 DP 20487 (CT OT12A/1102, *NZ Gazette* 1990 p 3170), Lots 1-3 DP 7552 (*NZ Gazette* 1985 p 1660), Pt Sec 8 Blk XCV Town of Oamaru (Public Utility Reserve, Oamaru Reserves Ordinance 1865), Lot 1 DP 21229 (CT OT13A/1386), Lot 2 DP 21229 (CT OT13A/1384), Lot 3 DP 21229 (CT OT13A/1385), Lot 2 DP 6043 (CT OT320/177), Lot 3 DP 6043 (CT OT321/85), Lot 6 DP 6043 (CT OT327/22), Lot 1 DP 19661 (CT OT49/184), Lot 2 DP 19661 (*NZ Gazette* 1946 p 648), Pt Secs 1-4 Blk XCV Town of Oamaru (CT OT225/261), Pt Sec 7 Blk XCV Town of Oamaru (CT OT18C/532), Pt Sec 7 Blk XCV Town of Oamaru (CT OT291/175, *NZ Gazette* 1986 p 4375), Pt Sec 7 Blk XCV Town of Oamaru (CT OT13A/153, 3062), Lot 1 DP 17558 (CT OT18C/530), Lot 1 DP 107 (CT OT10B/376), Lot 2 DP 107 (CT OT15C/574), Lots 3-4 DP 107 (CT OT15C/575), Lot 5 DP 107 (CT OT13B/519), Lot 6 DP 107 (CT OT11A/876), Lot 7 DP 107 (CT 184606), Lots 8-9 DP 107 (CT OT17C/526), Pt Lot 1 & Lot 1 DP 19773 (CT OT265/147, *NZ Gazette* 1986 p 5198), Lot 2 DP 19773 (CT OT69/89), Lot 3 DP 19773 (CT OT65/84), Pt Sec 11 Blk XCV Town of Oamaru (CT 187043), Lots 1-2 DP 3102 (CT 187043, 469514), Lots 3-4 DP 3102 (CT 187044), Lots 5-6 DP 3102 (CT OT13C/474), Lot 7 DP 3102 (CT OT13B/1089), Lot 8 DP 3102 (CT OT18A/563), Lot 9 DP 3102 (CT OT13A/1290), Sec 19 Blk XCV Town of Oamaru (CT OT14C/709, *NZ Gazette* 1986 p

2830), Sec 6 of 7 Blk XCV Town of Oamaru (*NZ Gazette* 1905 p.1787), Sec 20 Blk XCV Town of Oamaru (CT OT177/41), Sec 13 Blk XCV Town of Oamaru (CT OT3C/1402), Lot 1 DP 8328 & Lot 1 DP 19678 (*NZ Gazette* 1986 p 4375), Lot 1 DP 12306 (CT OT13A/1060), Sec 5 Blk V Town of Oamaru (CT OT237/122), Sec 6 Blk V Town of Oamaru (CT OT10C/1060), Sec 7 Blk V Town of Oamaru (CT OT241/202), Pt Sec 3 Blk V Town of Oamaru (CT OT213/294), Pt Sec 3 Blk V Town of Oamaru (CT OT213/295), Pt Sec 2 Blk V Town of Oamaru (CT OT274/172), Pt Sec 2 Blk V Town of Oamaru (CT OT274/173), Pt Secs 1-2 Blk V Town of Oamaru (CT OT268/131), Lot 1 DP 16616 (CT OT7C/688), Lot 2 DP 16616 (CT OT7C/687), Lot 1 DP 11888 (CT OT3D/725), Lot 2 DP 11888 (CT OT4B/393), Lot 3 DP 11888 (CT OT3D/727), Lots 4-5 DP 11888 (CT OT3D/703), Pt Sec 1 Blk V Town of Oamaru (CT OT274/138), Lot 1 DP 19687 (CT OT11A/403), Lot 2 DP 19687 (CT OT11A/404), Sec 16 & Pt Sec 15 Blk IV Town of Oamaru (CT OT222/239), Pt Sec 15 Blk IV Town of Oamaru (CT OT222/255, OT222/239), Pt Sec 15 Blk IV Town of Oamaru (CT OT244/291), Pt Sec 15 Blk IV Town of Oamaru (CT OT226/104), Pt Sec 15 Blk IV Town of Oamaru (CT OT230/186), Lots 1-2 DP 3102 & Lot 1 DP 16077 (CT OT7A/1218), Pt Lot 3, Lot 4 DP 3029 (CT OT7A/1480), Lots 5-7 DP 3029 (CT OT194/267), Lots 8-10 DP 3029 (CT OT194/224), Lots 11-12 DP 3029 (CT 318012), Pt Sec 12 Blk IV Town of Oamaru (CT OT194/265), Pt Sec 12 Blk IV Town of Oamaru (CT OT236/93), Pt Sec 12, Sec 11 Blk IV Town of Oamaru (CT OT240/153), Sec 10 Blk IV Town of Oamaru (CT OT18C/788), Lot 1 DP 10195 (CT OTB1/558), Lot 2 DP 10195 (CT OTB1/746), Lot 3 DP 10195 (CT OTB1/747), Sec 8 Blk IV Town of Oamaru (CT OT9C/1076), Sec 7 Blk IV Town of Oamaru (CT OT222/251), Lots 5-6 DP 4115 & Pt Sec 6 Blk XXVI Town of Oamaru (CT OT246/240), Lot 1-2 DP 4115 (CT OT308/57), Lot 1 DP 7178 & Lot 1 DP 10607 (CT OT17B/1132), Lot 1 DP 16544 (CT OT7C/117), Lot 2 DP 16544 (CT OT8A/866), Lot 3 DP 16544 (CT OT7C/119), Sec 2 Blk IV Town of Oamaru (CT OT8B/50), Sec 1 Blk IV Town of Oamaru (CT OT27/269), PT Railway Land Blk III Town of Oamaru (*NZ Gazette* 1997 p 3106), Pt Railway Land Blk III Town of Oamaru (*NZ Gazette* 2008 p 1643), Lots 5-8 DP 285 (CT OT15B/743), Lot 10 DP 2302 (CT OT15C/962, 396393), Lot 4 DP 487054 (CT 696031), Otago Land District

1.4. Extent of List Entry²

This historic area consists of an area of land that contains a group of inter-related historic places. The identified historic places that contribute to the values in this historic area are included in the key to the maps in Appendix 1 of the List entry report. The area of land that encompasses these historic places, includes part of the land described as Sec 8 Blk II Town of Oamaru (CT OT349/216), Sec 9 Blk II Town of Oamaru (CT OT8B/64), Sec 10 Blk II Town of Oamaru (CT OT253/17), Sec 1 SO 439397 (Legal Road), Sec 2 SO 439397 (CT 629123), Pt Sec 6 Blk XXVI Town of Oamaru (CT OT200/192), Pt Sec 8 Blk XCV Town of Oamaru (CT OT320/178, *NZ Gazette* 1902 p 1794), Lots 10-12 & Pt Lot 13 DP 107 & Medway Street DP 107 (CT 184607), Pt Sec 27 Blk III Town of Oamaru (CT 629124), Sec 1 SO 396218 (CT 480956, *NZ Gazette* 2008 p 1643), Lot 4 DP 422714 (CT 488766), Otago Land District, and the land described as Lot 4 DP 487054 (CT 696031), Sec 11 Blk II Town of Oamaru (CT OT198/8), Lot 3 DP 8249 (CT OT383/249), Lot 2 DP 88 (CTs 14605, 134676), Lot 3 DP 88 (CT OT18C/519), Lot 4 DP 88 (CT OT18C/520), Lots 5-6 DP 88 (CT OT18C/521), Lots 7-8 DP 88 (CT 8452, OT294/243), Lots 9-10 DP 88 (CT OT413/83, 697412), Lots 11-12 DP 88 (CT OT413/83, 8156), Lots 13-14 DP 88 (CT OT413/83, 8157), Lots 15-16 DP 88 (CT OT413/83, 28201), Lot 17 DP 88 (CT OT15C/401, 8369), Lots 18-21 DP 88 (CT OT18C/646), Lots 22-24 DP 88 (CT OT18C/647, 9680), Lots 25-28 DP 88 (CT OT18C/648, 311067), Lots 29-30 DP 88 (CT OT18C/649, 9985), Lots 31-32 DP 88 (CT OT15C/1041), Lot 9 DP 285 (CT 349401, 482832), Pt Sec 27 Blk III Town of Oamaru, Lot 2 DP 332876 (CT 134676), Lot 1 DP 332876 (CT 134675, 210000), Sec 23 Blk III Town of Oamaru (CT OTB2/264), Sec 25 Blk III Town of Oamaru (CT OT3A/292), Sec 26 Blk III Town of Oamaru (CT OT17C/887), Pt Sec 1 Blk III Town of Oamaru (CT OT177/100), Pt Sec 1 Blk III Town of Oamaru (no Title), Sec 2 Blk III Town of Oamaru (CT OT222/210), Pt Secs 3, 18 & Secs 4, 6, 19-20 Blk III Town of Oamaru (CT OT8C/321), Pt Sec 3 & Secs 5, 17 Blk III Town of Oamaru (CT OT8C/322), Secs 7-8 Blk III Town of Oamaru (CT OT5A/805), Sec 9 & Pt Sec 14 Blk III Town of Oamaru (CT 244/172), Sec 15 Blk III Town of Oamaru (CT OT8C/205), Sec 16 Blk III Town of Oamaru (CT OT16/249), Pt Sec 18 Blk III Town of Oamaru (CT OT222/223), Pt Sec 21 Blk III Town of Oamaru (CT OT299/90), Pt Sec 21 Blk III Town of Oamaru (CT OT129/271) Pt Sec 22 Blk III Town of Oamaru (CT OT146/143), Pt Sec 22 Blk III Town of Oamaru (CT OT232/116), Pt Sec 22 Blk III Town of Oamaru (CT

² See 'Physical Information' for an analysis of this statement. This section is supplemented by visual aids in Appendix 1 of the report.

OT222/227), Pt Secs 12-13 Blk III Town of Oamaru (CT OT75/298), Pt Sec 13 Blk III Town of Oamaru (CT OT10D/1078), Lot 1 DP 4000 (CT OT237/77), Lot 2 DP 4000 (CT 244/171), Lot 1 DP 4109 (CT OT246/159), Pt Lots 2, 4 & Lots 3, 5-7 DP 2633 (CT OT194/27), Pt Lot 2 DP 2633 (CT OT194/26), Lot 1 DP 2633 (CT OT194/25), Lot 1 DP 6417, Lots 2, 5 DP 5750 (CT OT330/218), Lots 3-4 DP 5750 (CT OT313/69), Lot 2 DP 6417 (CT OT330/113), Lot 1 DP 16691 (CT OT7C/122), Pt Sec 5 Blk XXVI Town of Oamaru (CT OT231/51), Pt Sec 5 Blk XXVI Town of Oamaru (CT OT231/52), Pt Sec 6 Blk XXVI Town of Oamaru (CT OT200/191), Sec 7 Blk XXVI Town of Oamaru (CT OT231/53), Sec 8 Blk XXVI Town of Oamaru (CT OT6B/1015), Lot 1 DP 3001 (CT OT192/284), Lots 2-3 DP 3001 (CT OT202/205), Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/81), Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/82), Pt Secs 10,12 & Sec 11 Blk XXVI Town of Oamaru (CT OT231/83), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT5B/176), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT231/80), Pt Sec 12 Blk XXVI Town of Oamaru (CT OT231/79), Secs 13-14 Blk XXVI Town of Oamaru (CT OT231/57), Sec 15 Blk XXVI Town of Oamaru (CT OT231/60), Sec 16 Blk XXVI Town of Oamaru (CT OT36/263), Sec 17 Blk XXVI Town of Oamaru (CT OT260/289), Sec 14 Blk XCV Town of Oamaru (CT OT5A/191, *NZ Gazette* 1985 p 4768), Sec 15 Blk XCV Town of Oamaru (CT OT13A/752, *NZ Gazette* 1987 p 290), Sec 16 Blk XCV Town of Oamaru (CT OT13A/754), Sec 17 Blk XCV Town of Oamaru (CT OT13A/753, *NZ Gazette* 1987 p 290), Sec 18 Blk XCV Town of Oamaru (CT OT24/51, *NZ Gazette* 1987 p 290), Lot 1 DP 20487 (CT OT12A/1102, *NZ Gazette* 1990 p 3170), Lots 1-3 DP 7552 (*NZ Gazette* 1985 p 1660), Pt Sec 8 Blk XCV Town of Oamaru (Public Utility Reserve, Oamaru Reserves Ordinance 1865), Lot 1 DP 21229 (CT OT13A/1386), Lot 2 DP 21229 (CT OT13A/1384), Lot 3 DP 21229 (CT OT13A/1385), Lot 2 DP 6043 (CT OT320/177), Lot 3 DP 6043 (CT OT321/85), Lot 6 DP 6043 (CT OT327/22), Lot 1 DP 19661 (CT OT49/184), Lot 2 DP 19661 (*NZ Gazette* 1946 p 648), Pt Secs 1-4 Blk XCV Town of Oamaru (CT OT225/261), Pt Sec 7 Blk XCV Town of Oamaru (CT OT18C/532), Pt Sec 7 Blk XCV Town of Oamaru (CT OT291/175, *NZ Gazette* 1986 p 4375), Pt Sec 7 Blk XCV Town of Oamaru (CT OT13A/153, 3062), Lot 1 DP 17558 (CT OT18C/530), Lot 1 DP 107 (CT OT10B/376), Lot 2 DP 107 (CT OT15C/574), Lots 3-4 DP 107 (CT OT15C/575), Lot 5 DP 107 (CT OT13B/519), Lot 6 DP 107 (CT OT11A/876), Lot 7 DP 107 (CT 184606), Lots 8-9 DP 107 (CT OT17C/526), Pt Lot 1 & Lot 1 DP 19773 (CT OT265/147, *NZ Gazette* 1986 p 5198), Lot 2 DP 19773 (CT OT69/89), Lot 3 DP 19773 (CT OT65/84), Pt Sec 11 Blk XCV Town of Oamaru (CT 187043), Lots 1-2 DP 3102 (CT 187043, 469514), Lots 3-4 DP 3102 (CT 187044), Lots 5-6 DP 3102 (CT OT13C/474), Lot 7 DP 3102 (CT OT13B/1089), Lot 8 DP 3102 (CT OT18A/563), Lot 9 DP 3102 (CT

OT13A/1290), Sec 19 Blk XCV Town of Oamaru (CT OT14C/709, *NZ Gazette* 1986 p 2830), Sec 6 of 7 Blk XCV Town of Oamaru (*NZ Gazette* 1905 p.1787), Sec 20 Blk XCV Town of Oamaru (CT OT177/41), Sec 13 Blk XCV Town of Oamaru (CT OT3C/1402), Lot 1 DP 8328 & Lot 1 DP 19678 (*NZ Gazette* 1986 p 4375), Lot 1 DP 12306 (CT OT13A/1060), Sec 5 Blk V Town of Oamaru (CT OT237/122), Sec 6 Blk V Town of Oamaru (CT OT10C/1060), Sec 7 Blk V Town of Oamaru (CT OT241/202), Pt Sec 3 Blk V Town of Oamaru (CT OT213/294), Pt Sec 3 Blk V Town of Oamaru (CT OT213/295), Pt Sec 2 Blk V Town of Oamaru (CT OT274/172), Pt Sec 2 Blk V Town of Oamaru (CT OT274/173), Pt Secs 1-2 Blk V Town of Oamaru (CT OT268/131), Lot 1 DP 16616 (CT OT7C/688), Lot 2 DP 16616 (CT OT7C/687), Lot 1 DP 11888 (CT OT3D/725), Lot 2 DP 11888 (CT OT4B/393), Lot 3 DP 11888 (CT OT3D/727), Lots 4-5 DP 11888 (CT OT3D/703), Pt Sec 1 Blk V Town of Oamaru (CT OT274/138), Lot 1 DP 19687 (CT OT11A/403), Lot 2 DP 19687 (CT OT11A/404), Sec 16 & Pt Sec 15 Blk IV Town of Oamaru (CT OT222/239), Pt Sec 15 Blk IV Town of Oamaru (CT OT222/255, OT222/239), Pt Sec 15 Blk IV Town of Oamaru (CT OT244/291), Pt Sec 15 Blk IV Town of Oamaru (CT OT226/104), Pt Sec 15 Blk IV Town of Oamaru (CT OT230/186), Lots 1-2 DP 3102 & Lot 1 DP 16077 (CT OT7A/1218), Pt Lot 3, Lot 4 DP 3029 (CT OT7A/1480), Lots 5-7 DP 3029 (CT OT194/267), Lots 8-10 DP 3029 (CT OT194/224), Lots 11-12 DP 3029 (CT 318012), Pt Sec 12 Blk IV Town of Oamaru (CT OT194/265), Pt Sec 12 Blk IV Town of Oamaru (CT OT236/93), Pt Sec 12, Sec 11 Blk IV Town of Oamaru (CT OT240/153), Sec 10 Blk IV Town of Oamaru (CT OT18C/788), Lot 1 DP 10195 (CT OTB1/558), Lot 2 DP 10195 (CT OTB1/746), Lot 3 DP 10195 (CT OTB1/747), Sec 8 Blk IV Town of Oamaru (CT OT9C/1076), Sec 7 Blk IV Town of Oamaru (CT OT222/251), Lots 5-6 DP 4115 & Pt Sec 6 Blk XXVI Town of Oamaru (CT OT246/240), Lot 1-2 DP 4115 (CT OT308/57), Lot 1 DP 7178 & Lot 1 DP 10607 (CT OT17B/1132), Lot 1 DP 16544 (CT OT7C/117), Lot 2 DP 16544 (CT OT8A/866), Lot 3 DP 16544 (CT OT7C/119), Sec 2 Blk IV Town of Oamaru (CT OT8B/50), Sec 1 Blk IV Town of Oamaru (CT OT27/269), Pt Railway Land Blk III Town of Oamaru (*NZ Gazette* 1997 p 3106), Pt Railway Land Blk III Town of Oamaru (*NZ Gazette* 2008 p 1643), Lots 5-8 DP 285 (CT OT15B/743), Lot 10 DP 2302 (CT OT15C/962, 396393), Otago Land District. Within the boundary of the historic area there are places that do not contribute to the values of the historic area and are therefore excluded from the group of inter-related historic places that form this historic area. These places are outlined on the map and schedule of non-contributing places in Appendix 1 of the List entry report.

1.5. Eligibility

This area is physically eligible for consideration as an historic area. It consists of an area of land that lies within the territorial limits of New Zealand and that contains inter-related historic places. There is sufficient information included in this report to identify this area and the historic places within it.

2. SUPPORTING INFORMATION

2.1. Historical Information

The Waitaki area is traditionally associated with the Kahui-tipua, Te Rapuwai, Waitaha and Kati Mamoe peoples. The land around the Waitaki River Mouth shows evidence of extensive settlement, while Moeraki was one of the early cradles of knowledge for Waitaha and Kati Mamoe histories.³ Key coastal settlements were at Moeraki, Shag Point, Waikouaiti, and Huriawa (the Karitane Peninsula).⁴ Ngai Tahu's prehistoric presence is shown through a range of archaeological sites from middens and urupa, to rock art. Ngai Tahu named the area in the lee of the cape, Oamaru or the place of Maru, making use of the resources of the area.

The Oamaru Historic Area is closely associated with the early European town centre of Oamaru. In 1858, the town was surveyed, and the first sections were opened up for sale the following year. These sections were between Tyne and Tees Streets. Here, some of Oamaru's earliest European buildings were erected among the first being H.C. Hertslet's accommodation house, Trail, Roxby and Company's store, and the Northern Hotel. From the 1860s, as the town grew, serving the rich hinterland with its grain and wool, these buildings were replaced by the stone structures that survive today.⁵ The scale and elaborate design of the buildings in the area reflect the vigorous nature of the town's economy.

The first buildings were built on Itchen Street and the western side of Tyne Street. In 1874 the Oamaru Harbour Board was formed and granted the land on the seaward side of Tyne Street as part of their 171 acre endowment. Harbour Street was the first part of the endowment to be developed, with the land subdivided and leased, providing income for the harbour board. The buildings on Harbour Street were grain stores, wool stores and warehouses, ornately designed in Classical style reflecting the wealth of the hinterland and the buoyant economy. On Tyne Street office banks and stores sprung up, servicing the nearby port.⁶ The town's first commercial centre grew around Tyne Street, Wansbeck Street, Tees Street and Itchen Street – the first hotels,

³ McKinnon, Malcolm, 'Otago', *Te Ara - the Encyclopedia of New Zealand*, URL: <http://www.teara.govt.nz/Places/Otago/Otago/4/en>, accessed 23 June 2009.

⁴ 'The Original Karitane', *The New Zealand Railways Magazine*, 11(9), Dec 1936, URL: http://www.nzetc.org/tm/scholarly/tei-Gov11_09Rail-t1-body-d6-d3.html, accessed 23 June 2009, p. 19.

⁵ Gavin McLean, *Oamaru: History and Heritage*, University of Otago Press, Dunedin, 2002, p. 9.

⁶ McLean, *Oamaru*, pp.11-12.

grocers, butchers, bootmakers, saddlers, boarding houses, bakers, plumbers, chemists, hairdressers, newspaper proprietors and even photographers had their premises here. From the mid-1860s to the early 1880s, the area was the commercial heart of Oamaru.

Timber soon gave way to stone. In a town where the streets were still potholed and muddy and the streets reeling with drunkards and larrikins, elaborate limestone buildings lined the streets. Architectural historian Peter Shaw described this as the 'Architecture of Prosperity' but it was a façade: the town had the 'sorry distinction of being the best built and most-mortgaged in the colony.'⁷ During the 1860s-1870s Oamaru was a thriving local port and service centre, its prosperity based on the export of grain and wool to other parts of New Zealand and overseas.⁸ From 1884, frozen meat was exported through Oamaru, although Port Chalmers was the main port for the trade.

Thames Street, cratered and rough, separated from the harbour by the meandering Oamaru Creek, soon had the grandest Limestone temples of Victorian architecture – the Bank of Otago and the Bank of New South Wales, completed by 1871. Architect William Clayton's 1864 post office was superseded by Thomas Forrester's Chief Post Office in 1884. The Athenaeum and Mechanics' Institute, the Courthouse, the Town Hall and Opera House, and the Waitaki County Council Chambers marked Thames Street as the civic centre of the town.

By the early 1880's New Zealand was entering a depression that affected Oamaru particularly badly. Wool prices fell dramatically and the massive public spending of the Vogel era had come to a close. By 1885, virtually all new construction stopped in Oamaru.

When the national economy finally recovered in the mid 1890's Oamaru's followed only slowly, its role as a local centre having been eroded, mainly by improvements in the transport infrastructure. Rail links were established with Christchurch in February 1877 and Dunedin in September 1878. The new rail links, combined with the more sophisticated port facilities at Dunedin and Timaru, absorbed much of Oamaru's trade,

⁷ McLean, *Oamaru*, p. 7.

⁸ K.C. McDonald, *Oamaru 1878: A Colonial Town*, 1878 Publication Group of the Waitaki District Council, Oamaru, 2006, pp.25-31. Outlines the development of the land south of Oamaru Creek and the movement to Thames Street.

and reduced its former self sufficiency. Oamaru's seatriade remained in the UK export trade until World War II.⁹

Oamaru's new railway station opened on Humber Street in 1900, consolidated Thames Street as the business centre, leaving Tees, Tyne, Harbour and Itchen Streets marooned. The lack of growth contributed to the preservation of the Harbour/Tyne Street area.

The 1920s saw some economic recovery and this is reflected in the architecture. The council let a block on the west of Thames Street (previously the site of the gaol that was demolished in 1921), and a block of buildings, still reflecting the Classical idioms of the nineteenth century, sprung up.¹⁰ These commercial buildings, such as National Mortgage and Agency and Company's premises and the Union Bank, were more reserved than their elaborate predecessors but brought a restrained grandeur in keeping with the Oamaru's architectural character. On the east, businesses such as Bulleid and Company's drapery, and McDiarmid's Boot Shop, expanded, but continued the use of Oamaru stone and the sense of solidity and status implicit in the material. Around the corner on Severn Street, the Centennial Memorial Rest Rooms and the nearby public conveniences took Oamaru stone to a new vision, in their Streamlined Moderne styling – sleek curving stone structures bringing modernity to the town. The modern style continued with Grenfell's RSA Clubrooms completed in 1950, which saw a restrained design appropriate to a building that recalled the sacrifices of the town's returned servicemen, and as a neighbour of the Garden of Memories, the site of commemoration for Oamaru's service people's roles in later conflicts.

From the 1960s, Oamaruvians were recognising the value of their historic town. The 1980s saw some 30 buildings in the vicinity of Harbour/Tyne Street included on the then New Zealand Historic Places Trust Register (now the New Zealand Heritage List), as well as the registration of the Harbour/Tyne Street Historic Area identifying the importance of the streetscape. Adaptive reuse, giving new life to the old buildings, has encouraged the conservation and restoration of many buildings. The formation of the Oamaru Whitestone Civic Trust in the late 1980s, which purchased eight buildings in 1989, has led to a revival of the area with a focus on arts, crafts and other boutique

⁹ McLean, *Oamaru*, pp. 12-14.

¹⁰ McDonald, p. 247.

businesses.¹¹ The area has developed around the theme of a 'Victorian Town at Work'.¹² Thames Street, too, has remained remarkably intact. The big box retailing of the later twentieth century has taken place to the east and north, leaving Thames Street with its small shops and grand civic buildings. In 2017, the Oamaru's limestone architecture is the heart of Oamaru's tourist attractions, what one writer calls a 'unique platform for "living history."'¹³

2.2. Physical Information

Current Description

Oamaru Historic Area is located in the historic precinct of Oamaru close to the harbour, in Harbour Street, Tyne Street, Itchen Street, Tees Street, Wharfe Street, Severn Street, Thames Street and its side streets: Meek Street, Medway Street, Wear Street and Coquet Street.

The buildings and structures are constructed of Oamaru stone, a locally quarried limestone. In Harbour, Tyne and Tees Streets the buildings are a mix of single storey and two storey buildings, which reflect their original commercial functions ranging from warehouses and stores to banks and hotels. At the edge of the commercial grouping south of Oamaru Creek, on the lower slopes of the hill is the imposing St Luke's Anglican Church and its associated vicarage and parish hall.

The north side of Itchen Street, part of a reserve, saw civic or municipal facilities develop. On the site of the former council chambers is Jones Park with its stone memorial arch, and next to it the former fire station. Further west again are places associated with military activities – the Volunteer Drill Hall, the RSA Clubrooms and the Garden of Memories, commemorating World War Two.

The Thames Street Bridge crosses Oamaru Creek, linking the old commercial precinct to what is the business centre of the town from the 1880s. The historic area includes buildings on both sides of Thames Street as far north as the intersection with Severn Street. The east side of Thames Street saw the first commercial premises – the grand banks, and the single and double storey Oamaru stone shops that characterised

¹¹ McLean, *Oamaru*, pp.14-15.

¹² McLean, *Oamaru*, p. 14.; See also Paul Sorrell and Graham Warman, *Oamaru: New Zealand's living Victorian Town*, Penguin, Auckland, 2014,

¹³ Sorrell and Warman, p. 9.

nineteenth century Oamaru. This was the public face of wealth in Oamaru with some grand shops built alongside more modest premises. In common they had their use of Oamaru stone. On the west side of Thames Street, where much of the land was reserved for government purposes, grand statements of civic, governmental and municipal power were built on the triangle of land formed by Thames, Itchen and Severn Streets. These buildings represent the power of the state and of local government – post offices, council buildings, town hall, and courthouse. When this land was opened for lease first in the 1870s and a later block in the 1920s, similarly grand shops and offices were built, creating a remarkably coherent streetscape. The importance of Thames Street is shown by the placement of both the First World War Memorial and the Fallen Soldiers Memorial in the median strip. This was the civic heart of the town, the public face of wealth that was built from the commerce evident on Harbour and Tyne Streets.

The Severn Street block was home to the Crown Flour Mill, a huge building illustrating the importance of grain to Oamaru's economy. It also saw buildings relating to community – such as the St John's Ambulance Hall and the Gospel Hall on Steward Street. The Oamaru Grammar School was built on this block, as were the Centennial Memorial Restrooms.

On the side streets, some other architecturally significant buildings stand – the Category 1 St Paul's Presbyterian Church and Hall, the former Gospel Hall, St John's Ambulance Hall (Former), the New Zealand Express Company building.

The buildings in the historic area range in date from the late 1860s through around 1950. They range in style from modestly detailed commercial premises, to ornate Victorian Italianate designs, to streamlined Moderne. They have in common a gravitas, a recognition on the importance of Oamaru's defining 'Whitestone'. There is a remarkable continuity in the architecture, showing the versatility of the building stone and the architects who incorporated into their designs. There is also a remarkable continuity and lineage in design – from Oamaru's famous Forrester and Lemon architectural partnership, inherited by Thomas Forrester's son John Megget Forrester, later joined by W.I.C (Ivan) Steenson, whose designs feature in many striking buildings on Thames Street built from the early twentieth century into the 1940s.

Oamaru's historic streetscapes have considerable aesthetic significance – with their harmonious use of Oamaru's limestone and their combined sense of grandeur and solidity. The views along Harbour Street, along the eastern side of Tyne Street, and from the west down Itchen Street in particular, provide long uninterrupted streetscapes of buildings looking very similar to their appearance in the nineteenth and early twentieth centuries. These views are possibly the best in New Zealand for understanding the atmosphere of the commercial and warehousing heart of a prosperous late nineteenth century colonial town. Tees Street's diminutive shops give a sense of small scale businesses and have a strong visual coherence. Thames Street with its grand civic and commercial edifices impresses with its grandeur, while Harbour/Tyne Street's concentration of wool and grain stores and offices presents the face of business.

Key Construction Professionals

Forrester and Lemon and its successors

The architectural practice was established by Thomas Forrester and John Lemon in 1872 and John, the only son of Thomas Forrester, took over the business in 1890, following the death of John Lemon in May 1890. He continued on his own until 1921 when he went into partnership with Ivan Steenson as Forrester & Steenson. Forrester retired in 1931 and Ivan Steenson carried on the firm with his son, Harry who was in practice until 1993.¹⁴

Construction Materials

Limestone , timber, corrugated iron, brick, concrete

Key Physical Dates

1858: Oamaru township surveyed

1859: First land sales

¹⁴ WELCOME TO THE HOCKEN Friends of the Hocken Collections Bulletin Number 60 : March 2010 Business Series 5: Architects and architecture
http://www.otago.ac.nz/library/pdf/hoc_fr_bulletins/Bull_60_Architects.pdf , accessed 24 Sep 2015.

Uses

Accommodation - Boarding House (Former)	Government – Town Hall (Former)
Accommodation – Backpackers/Youth Hostel	Health – Ambulance Station (Former)
Accommodation – Hotel	Health – Hospital
Civic Facilities – Art Gallery	Law enforcement – other (Former)
Civic Facilities – Clubrooms/building	Manufacturing – Factory/workshop
Civic Facilities – Community Hall	Manufacturing – bakery (Former)
Civic Facilities – Historic or recreation reserve	Manufacturing – confectionary (Former)
Civic Facilities – Information Centre	Manufacturing – Flour Mill (Former)
Civic Facilities – Library/Athenaeum (Former)	Manufacturing – Freezing Works (Former)
Civic Facilities – Masonic Lodge	Manufacturing – newspaper/publishing house (Former)
Civic Facilities – Mechanics’ Institute (Former)	Religion – Church
Civic Facilities – Park	Religion – Vicarage
Civic Facilities – Public Lavatory	Religion – Church Hall/Sunday School
Civic Facilities – Rest rooms	Trade – Café
Civic Facilities – Returned Services Association Building	Trade – Restaurant
Civic Facilities – Sports Club Hall	Trade – Shop
Civic Facilities – Sports green	Trade – stables (commercial) (Former)
Civic Facilities – Theatre	Trade – Office building/Offices
Civic Facilities – Archway	Transport – Railway Workshop
Commemoration – Memorial (post World War Two)	Transport – Railway Shed
Commemoration – Memorial building	Transport – Bridge
Commemoration – First World War	
Commemoration – South African War	
Commemoration – Memorial planting	
Commemoration – Early Settler	
Communication – Post Office (Former)	
Cultural landscape – streetscape	
Cultural landscape – townscape	
Defence – Drill Hall	
Education – School (Former)	
Finance – Bank	
Government – Customs House (Former)	

Listed Historic Places within the existing Harbour/Tyne Street Historic Area

Tyne Street (east side) south to north





Figures 1-4: Google Streetview images of the east side of Tyne Street (from south to north) (Image date: October 2012)

- List No. 3461, Custom House (Former), 29 Tyne Street and Wansbeck Street, Category 1
- List No. 2289, T.H. Brown's Store (Former), 25 Tyne Street, Category 2
- List No. 4694, Townsend's Store (Former), 23 Tyne Street, Category 2
- List No. 4687, T.H. Brown and Co.'s Auction Mart (Former), 17 Tyne Street, Category 2
- List No. 2276, Exchange Chambers (Former), 13 Tyne Street, Category 2
- List No. 2275, National Mortgage and Agency Company Limited, 11 Tyne Street, Category 2
- List No. 4380, Smith's Grain Store (Former), 9 Tyne Street, Category 1
- List No. 2307, Union Offices (Former), 7 Tyne Street, Category 2
- List No. 4689, Criterion Hotel, 3-5 Tyne Street and 3 Harbour Street, Category 1
- List No. 2283, Connell and Clowes' Store (Former), 1 Tyne Street and Harbour Street, Category 2

Tyne Street (west side) south to north



Figures 5-7: Google Streetview images of the east side of Tyne Street (from south to north) (Image dates: October 2012)

- List No. 2292, Northern Hotel (Former), 11 Wansbeck Street and Tyne Street, Category 2
- Hepburn's Bakehouse (Former) Unnamed Building: 32 Tyne Street (not separately entered)



Figure 8: Google Streetview image of 32 Tyne Street (Image date: October 2012)

This building appears to have been associated with the Hepburn Brothers who ran a bakery business in the early years of the twentieth century. John and George Hepburn ran a confectionary business on Thames Street in Oamaru at the beginning of the twentieth century. They took over the business of M. Gilmour in September 1901.¹⁵ In 1906, they purchased the goodwill and plant of William Bee's North Otago Bread and Biscuit Factory.¹⁶ In 1916, they had a bakehouse on Tyne Street (perhaps in Bee's premises).¹⁷ They bought the land on which this building stands in 1916.¹⁸ They sold the land to Donald and William Ritchie in 1918. The Ritchie brothers ran a bakery business as well.¹⁹ The Ritchie's sold the property to Oamaru agent George Mortimer in 1919. The premises look to have been used as a bakery into the 1920s.²⁰ In later years, the building has been part of the Gillies foundry complex.

- List No. 3365, Oamaru Mail Office and Hodge and Jones Saddlery (Former), 16 Tyne Street, Category 2
- List No. 2306, Union Bank of Australia Building, 12 Tyne Street, Category 1
- List No. 3224, Dalgety, Rattray and Co's Store (Former), 10 Tyne Street, Category 2
- List No. 2280, Commercial Buildings, 6 Tyne Street, Category 2
- List No. 4692, Shrimski's Sale Rooms (Former), 1 Itchen Street, Category 2

¹⁵ *Oamaru Mail*, 23 Sep 1901, p. 3.

¹⁶ *Oamaru Mail*, 16 May 1906, p. 3.

¹⁷ *North Otago Times*, 17 Feb 1912, p. 2.; *Oamaru Mail*, 18 Oct 1916, p. 4.

¹⁸ Certificate of Title OT177/100, Archives New Zealand, Dunedin Regional Office.

¹⁹ *North Otago Museum*, 9 Oct 1916, p. 6.

²⁰ Certificate of Title OT177/100, Archives New Zealand, Dunedin Regional Office.

Harbour Street (east side) south to north





Figures 9-12: Google Streetview images of the east side of Harbour Street (from south to north) (Image dates: October 2012)

- List No. 354, New Zealand Loan and Mercantile Company Warehouse (Former), 14 Harbour Street And Wansbeck Street, Category 1
- List No. 4647, Neill Brothers' Store (Former), 12 Harbour Street, Category 2
- List No. 4627, Anderson and Co. Flour and Grain Merchants' Store (Former), 10 Harbour Street, Category 2
- List No. 4885, Sumpter's Grain Store (Former), 8 Harbour Street, Category 2
- List No. 2288, J and T Meek's Grain Store (Former), 6 Harbour Street, Category 2
- List No. 4691, AH Maude's Stores (Former), 4A and 4B Harbour Street, Category 2
- List No. 4381, Oamaru Harbour Board Office (Former), 2 Harbour Street, Category 1

Itchen Street (south side) west to east





Figures 13-15: Google Streetview images of the south side of Itchen Street (from west to east (Image dates: October 2012)

- List No. 2278, AMP Society Building (Former), 1 Tees Street and 23 Itchen Street Category 1
- List No. 4628, J.G. Flett's Bookstore (Former), 19 Itchen Street, Category 2
- List No. 3219, Star and Garter Hotel (Former), 11-17 Itchen Street, Category 1
- List No. 4880, Star and Garter Stables (Former), 11-15 Itchen Street, Category 2
- Proctor's Pharmacy (Former) 5 Itchen Street, (not separately entered)



Figure 16: Proctor's Pharmacy – historic view (left) and current view as Star and Garter Café (right) (Google Streetview and historic view cropped from Itchen Street, Oamaru, 1905, Oamaru, by Muir & Moodie studio. Purchased 1998 with New Zealand Lottery Grants Board funds. Te Papa (PS.001078)

The first shop on this site was built in 1861, and occupied by a number of tenants. Saddler Mr Waddell was an early tenant, as was the *Oamaru Herald* newspaper. Later tenants include Dodds and Co., J.R. Hayne and G.M. Proctor. In later years, it has been home to the Star and Garter Restaurant and from 1925, the North Otago Women's Club.²¹ The first shop was single storey, with the current premises probably built around 1902. It is seen in a photograph in 1901 as still being single storeyed. The design

²¹ *History of North Otago*, p. 110.

is attributed to James Johnston on stylistic grounds (flat arched windows similar to Emslie's store, Thames Street).²²

- List No. 4693, Spence and Bee's Store (Former), 1 Itchen Street, Category 2

Itchen Street (north side) from west to east



Figure 17: Google Streetview image of the north side of Itchen Street (from west to east (Image date: October 2012)

- List No. 2279, Colonial Bank of New Zealand Building (Former), 1 Thames Street and 8 Itchen Street, Category 2
- List No. 4881, Meeks Grain Elevator Building (Former), Itchen Street, intersection Humber and Tyne Streets, Category 2

Wansbeck Street (south side)

- List No. 4688, Morris' Buildings, 13 Wansbeck Street, Category 2



Figure 18: Google Streetview image of the south side of Wansbeck Street showing Morris' Buildings (Image Date: October 2012)

²² North Otago Museum Historic Building Catalogue, Entry No. 26.

Entered on the List as historic places and to be included within the new extent of List Entry (all images from Heritage New Zealand's List Online unless noted otherwise)

Thames Street (east side) south to north

List No. 2305, Thames Street Bridge, Category 1



List No. 355, Bank of New South Wales (Former), 9 Thames Street, Category 1



List No. 363, Bank of Otago (Former), 11 Thames Street, Category 1



List No. 5373, Queen's Hotel (Former), 115 Thames Street and Wear Street, Category 2



Thames Street (west side) south to north

List No. 4686, Oamaru Post Office (Former), 12 Thames Street, Category 1



List No. 2294, Chief Post Office (Former), 20 Thames Street and Meek Street, Category 1



List No. 2316, World War One Memorial, Thames Street, Category 2



List No. 2272, Oamaru Athenaeum and Mechanics Institute (Former), 58-60 Thames Street and Stewart Street, Category 2



List No. 353, Oamaru Courthouse, 86-88 Thames Street, Category 1



List No. 7356, Municipal Chambers (Former) and Opera House, 96 Thames Street, Category 2



List No. 2311, Waitaki County Council Chambers, 100 Thames Street, Category 2



List No. 2273, Fallen Troopers' Memorial, Thames Street, Category 2



Itchen Street (south side) from east to west

List No. 4365, St Luke's Anglican Church, 2a Tees Street and Itchen Street, Category 1



List No. 4884, St Luke's Vicarage, 1 Wharfe Street and Itchen Street, Category 2



Meek Street (south side)

List No. 2285, Crown Flour Mills (Former), 1 Meek Street, Category 2



Severn Street (east side) south to north

List No. 2287, Oamaru Grammar School (Former),
9 Severn Street, Category 2



List No. 2284, Centennial Memorial Restrooms, 1-
1a Severn Street, Category 2



Esplanade Road (east side)

List No. 3217, Oamaru Freezing Works (Former),
Category 2



Coquet Street

List No. 2300, St Paul's Presbyterian Church, 5
Coquet Street, Category 1



Historic Places – not already entered on the New Zealand Heritage List²³

Thames Street (west side) south to north

Thames Street Public Toilet

Legal Description: Lot 1 DP 21229 (CT OT13A/1386)



Figure 19: Thames Street Public Toilet, Mark Smith (2015)

This structure sits between Thames Street Bridge (List Entry No. 2305) and the former Oamaru Post Office (List Entry No. 4686).

Records for public facilities are notoriously hard to find.

Entry 118 of the Waitaki District Council Archive's Historic Building Catalogue indicates that the architect of this building might have been John Meggett Forrester, designer of notable buildings such as Oamaru's former Municipal Chambers and present-day Opera House (see HNZ List Entry 7356).²⁴ Conversation with former architect Harry Steenson (who donated many of the plans of the architectural partnership of Forrester and Steenson, heirs to Forrester and Lemon) suggests it is likely that J.M. Forrester was the architect.²⁵ It is not currently open for use.

Between Meek and Steward Streets

The allotments on the block between Meek Street and Steward Street were part of a block conveyed to the Corporation of Oamaru under The Oamaru Town Hall and Gasworks Sites and Recreation Reserves Act, 1875. Leases to frontage were sold in June 1876.

²³ Entries written by Mark Smith for the Whitestone Civic Trust. Edited by Heather Bauchop, Heritage New Zealand, August 2015.

²⁴ Waitaki District Council Archive's Historic Building Catalogue, entry number 118.

²⁵ Interview with Harry Steenson, 2 August 2015. Interviewed by Mark Smith



Figure 20: Block between Meek Street and Steward Street (Canterbury Maps, October 2015)

Wilson and Bailie's Store (Former) 24 Thames Street (corner Meek Street)

Legal Description: Lot 1 DP 107 (CT OT10B/376)



Figure 21: Wilson and Bailie's Store (Google Streetview and North Otago Museum Historic Building Catalogue, Entry No.119, Image No. 5222)

After stiff bidding competition, Lot 1 was sold to Messrs J.K. Brown and Co. for an annual rental of £115.²⁶ The lease was taken over by James Humphrey Wilson and Thomas Bailie in 1881.²⁷ It is possible that the store was built for merchants Wilson and Bailie as they advertise that they are soon

²⁶ *North Otago Times*, 19 Jun 1876, p. 2.

²⁷ Certificate of Title OT24/53, Archives New Zealand.

to move to new premises in late 1880.²⁸ Wilson and Bailie dissolved their partnership in 1884, and the business was run by Humphrey alone.²⁹

Dunedin merchant Percival Clay Neill took over the lease in 1891, transferring it to cabinet maker John Taylor in 1902, renewed for a further term in 1912. The Public Trustee took over the lease in the early 1930s. In 1947 John Vincent and James Hinton took over the property. At some time, possibly during their ownership, if the signage is anything to go by, the building was refaced. The side elevation, with its classical detailing shows the original detailing. In 2015, the building housed a Video Ezy store.³⁰

28, 30 and 34 Thames Street

Legal Description: Lots 2, 3 and 4, DP 107 (CTsOT15C/574 and OT15C/575)



Figure 22: From left to right – 25, 30 and 24 Thames Street (Google Streetview, October 2015).

Lots 2 and 3 were sold to Messrs Steward and Co. Steward and Company (made up of William Steward, Robert Rule, George Glen and Archibald Frew) were newspaper publishers and printers.³¹ They built single-storeyed premises in 1882. Glen and Frew held the lease until at least 1897.

In 1918, Lot 2 (the building on the left) was taken up by plumbers Frederick Farnilton and Albert Slater. According to the North Otago Museum Historic Buildings

Catalogue, the Waitaki Hospital Board occupied this section from 1923, altering the existing building to a design by John Megget Forrester. In 1958, the Board's premises were 'modernised and extended', and an upper storey added.³² The Waitaki Health Board leased the land into the 1980s.³³

²⁸ *North Otago Times*, 9 Oct 1880, p.2.

²⁹ *Oamaru Mail*, 29 Feb 1884, p. 3.

³⁰ Certificates of Title OT24/53; OT114/184; OT185/125; OT261/205; and OT4D/473.

³¹ *North Otago Times*, 29 Dec 1877, p. 2.

³² North Otago Museum Historic Buildings Catalogue, Entry No. 120.

³³ Certificates of Title OT24/53; OT114/184; OT185/125; OT261/205; and OT4D/473.



Figure 23: North Otago Museum, Image No. 114a.

According to the North Otago Museum Historic Building Catalogue, the building on Lot 3 (the central building) was erected around 1908 for undertaker G. L. Grenfell. Newspaper advertisements indicate that Grenfell moved from Tees Street to new premises in Thames Street in February 1907.³⁴ Grenfell ran his undertakers here until 1920. From 1920 until at least 1958, undertakers operated from these premises including R. Pollock, A. Henderson, Stronger and Middlemiss, and later Stringer and Wilson. In 1940, a chapel seating 12 people was built on the premises, later extended to accommodate 110.³⁵ From the 1970s a Summerhill stone façade covered the front and that of the building immediately to the north. It was removed, c. 1997. In 2017, the building is home to a café.



Figure 24: 34 Thames Street, probably in the 1890s (North Otago Museum Image No. 3968a)

James Johnston was the first leaseholder of Lot 4, holding a 21 year term from 1876.³⁶ This is presumably James Johnston the architect active in Oamaru in the 1870s, giving good reason to believe that this building was designed by him. The lease was taken over by Philip Valpy Mourant Filleul in 1897.³⁷ According to the North Otago Museum Historic Building Catalogue, this building was built in 1882, and was the premises of decorators Matthew and Glass. Newspapers indicate that Matthews and Glass commenced business on Thames Street (near the Post Office) as House Decorators in August 1882. Their premises were advertised to let in June 1883.³⁸

Bootmaker D. Brown, the occupant in this photograph, ran his business there in the mid-

³⁴ *Oamaru Mail*, 23 Feb 1907, p. 2.

³⁵ North Otago Museum Historic Buildings Catalogue, Entry No. 121.

³⁶ Lease 721, Certificate of Title OT24/53.

³⁷ Certificate of Title OT24/53.

³⁸ *Oamaru Mail*, 22 Aug 1882, p. 3.; *North Otago Times*, 21 Jun 1883, p. 3.

1890s. Other significant occupants include Sargoods, Bing Harris and the New Zealand Insurance Company (long term leaseholders through until the 1960s).³⁹ In the 1970s, the façade (and that of the building next to it) were covered by Summerhill stone. The Summerhill stone was removed in 1977.

36-40 Thames Street



Figure 25: From left to right – 36, 38 and 40 Thames Street (Google Streetview, October 2015)

Gemmell's Building (Former), 36 Thames Street (left hand building)

Legal Description: Lot 5 DP 107 (CT OT13B/519)



Figure 26: George White's premises around 1900 (North Otago Museum Image No. 3968b)

According to the North Otago Museum Historic Buildings Catalogue, this Oamaru stone building was built in 1880, probably for James Gemmell who leased this section in 1880.⁴⁰ There was a merchant tailor called James Gemmell on Thames Street in 1881, though his occupancy was short, and the premises may have been leased to tenants.⁴¹ Tenants in the 1880s included stationer D. Ferrier and draper Mrs Roberts.⁴² Saddler George White took over Gemmell's premises in July 1900.⁴³ Later occupants included saddlers George White, Robert Gillespie and John Broad. From the 1940s, this

building was home to Burns Printing Works, and later again by

³⁹ North Otago Museum Historic Building Catalogue, Entry No. 122; Certificate of Title OT114/184. Lease 2200.

⁴⁰ Certificate of Title OT24/53.

⁴¹ *North Otago Times*, 4 May 1881, p. 3.

⁴² *North Otago Times*, 4 May 1881, p. 3.; *North Otago Times*, 8 Sep 1883, p. 3.

⁴³ *Oamaru Mail*, 2 Jul 1900, p. 3.

printers Thomas Bracken and Co. Ltd. The building was modernised and extended in the 1960s. In 2017, it remains home to Bracken Print Limited, which operates from this and the adjoining premises on Lot 6.⁴⁴



Figure 27: Kennedy's verandah and Johnston's Butchery (North Otago Museum, Image No. 114b)

Kennedy's Building (Former) 38 Thames Street

Legal Description: Lot 6 DP 107 (CT OT11A/876)

The adjoining building, 38 Thames Street, was erected around 1908, and is a single storeyed Oamaru stone building with a parapet and triangle pediment with columns and supporting scrolls. Lot 6 was one of five leasehold sections sold to C.G Moore and Company in 1876.⁴⁵ Painter Thomas Kennedy took over the lease in 1903, with the lease renewed in the mid-1920s, and again in the 1940s.⁴⁶ In later years it was occupied by commercial photographers and printers.⁴⁷

P.D. Johnston's Butchers Shop 40 Thames Street

Legal Description: Lot 7 DP 107 (CT 184606)

40 Thames Street, the right hand building on Lot 7, was built around 1908, for butcher P.D. Johnston. It remained a butcher's shop until around 2004. The Oamaru stone building has a plain front with an arched pediment.

⁴⁴ North Otago Museum Historic Building Catalogue, Entry No. 123.

⁴⁵ *North Otago Times*, 19 Jun 1876, p. 2.

⁴⁶ Certificate of Title OT114/184, Lease 2953. Lease 5734; Certificate of Title OT261/205 Lease 9257.

⁴⁷ North Otago Museum Historic Building Catalogue, Entry No. 124.

42 and 46 Thames Street: Macallan House and Glasgow Clothing House

Legal Description: Lots 8-9, DP 107 (CT 184607)



Figure 28: Macallan house and Glasgow Clothing House after 1892 (North Otago Museum Image No. 6926) (left); Google Streetview, October 2015 (right).



Figure 29: Thames Street, Oamaru, Dunedin, by Burton Brothers studio, maker unknown. Te Papa (C.012768)

Architect J. Hardy prepared plans for three shops on Thames Street in 1880-1881. The *North Otago Times* reports that the shops were for tailor W. Waddell, bootmaker S. Anderson, and cabinetmaker W. Hendry. The shops were to be built of 'Oamaru freestone', with interior fittings of red and white pine. The elevation was 35 feet 6 inches high (nearly 11 metres), 45 feet (13.7 metres) deep, with a main frontage of 60 feet (18.2 metres). The cellars housed workshops, 40 ft by 19 (12.1 by 5.8

metres) feet, with three ground floor shops, each 15 feet by 15 (4.5 metres square) feet, with 'back shops' 15 feet by 10 feet (4.5 by 3 metres) and private rooms 12 feet 3 inches by 12 feet (close to 3.6 metres square). The upper storeys contained 'private apartments'. The façade was 'very elaborate'. The builders were Hossack and Sincok, and the carpenter was John Bain. The site was levelled to prepare for building in March 1881.⁴⁸ Photographs indicate that there were originally three shops at street level, but that after the mid-1890s, the three were converted to two. Waddell moved into his new premises in August 1881.⁴⁹ Waddell traded as the Glasgow Clothing House, on this site until 1905. John Allan took over Anderson's bootmaking business in 1881. After Allan's death in 1892, McDonald

⁴⁸ *North Otago Times*, 8 Mar 1881, p. 2.

⁴⁹ *North Otago Times*, 16 Aug 1881, p. 3.

and McDiarmid took over the business naming their premises Macallan House.⁵⁰ The upstairs rooms were tenanted, with tenants including the North Otago Rugby Football Association and the North Otago Progress League.⁵¹

The block of buildings between the Oamaru Athenaeum and Mechanic's Institute and the Oamaru Courthouse are prosperous-looking Oamaru stone building premises dating from the 1920s. This land was a council leasehold block, with the first leases on the title issued in 1921.⁵² Prior to this, the land had been part of the government reserve and had housed the police station, although the police reserves were located behind this section.⁵³ The police reserve was located close to the courthouse, between Thames and Severn Streets. The reserve included the gaol, police station and associated stables.⁵⁴ The stables survive at the rear of the Thames Street shops.

West Side: Between Medway Street and Severn Streets



Figure 30: Buildings between Steward Street and the Courthouse. 58 Thames Street is the former Oamaru Athenaeum and Mechanics' Institute (List Entry No. 2272, Category 2) and 86-88 Thames Street is the Oamaru Courthouse (List Entry No. 353, Category 1).

⁵⁰ *Oamaru Mail*, 19 Jul 1893, p. 2.; *North Otago Times*, 28 Jul 1881, p. 3.; *North Otago Times*, 24 Nov 1892, p. 2.

⁵¹ North Otago Museum Historic Building Catalogue, Entry No. 126.

⁵² Certificate of Title OT195/232.

⁵³ See SO 14672, Land Information New Zealand; SO 14667, Land Information New Zealand.

⁵⁴ The Cyclopedia of New Zealand [Otago & Southland Provincial Districts], Cyclopedia Company Limited 1905, Christchurch <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d4-d10-d3.html> accessed 15 September 2015.



Figure 31: From left to right – 68, 70 and 72 Thames Street (Canterbury Maps, October 2015)

68 Thames Street

Legal Description: Lot 9 DP 3102 (CT OT13A/1290)



Figure 32: Graves' Saddlery (undated image, No. 5739, North Otago Museum)

Lot 9 was let to Alexander Henderson in 1922, with saddler William Grave taking it over shortly afterwards. The building was erected around 1923.⁵⁵

De Lambert Building (Former) 70 Thames Street

Legal Description: Lot 8 DP 3102, CT OT18A/563L

Lot 8 was let to Ivan Barlow and Andrew Hamilton in 1922. They transferred the lease to Basil de Lambert some months later.

Designed in Italianate style by Ivan Steenson of partnership Forrester and Steenson in 1922, the two storey building had offices and a store on the ground floor, and the blending and tasting departments on the upper floor. The builder was F Crawshaw, and the stone mason John Grant.⁵⁶ Later occupants included real estate

agents J.D. Familton and Sons (who purchased the building from the Lambert estate in the 1960s), and a succession of cafes. The first floor occupants included solicitors and a dentist.

⁵⁵ North Otago Museum Historic Building Catalogue, Entry No. 129.

⁵⁶ North Otago Museum Historic Building Catalogue, Entry No. 130.

The Bungalow Tearooms (Former) 72 Thames Street

Legal Description: Lot 7 DP 3102 (CT OT13B/1089)

Allotment 7 was let to William Williams, also in 1922.⁵⁷ This building was designed by Ivan Steenson of Forrester and Steenson in 1923. It housed the Bungalow Tearooms. It is similar in style to the adjoining de Lambert building. The *Oamaru Mail* reported in 1922, describing the automatic electric soda carbonates, the double tap soda fountain, the marble topped tables and the confectionary counter.⁵⁸

76-80 Thames Street

Legal Description: Lots 5-6 DP 3102 (CT OT13C/474)



Figure 33: 76-80 Thames Street (Google Streetview, October 2015)

This land was let to the Oamaru Mail Company in May 1922. Little is known about this building, though it is thought to have been completed around 1925. Later occupants include solicitors Hislop, Creagh and Main. It is currently occupied by legal firm Hope and Associates.⁵⁹



Figure 34: The National Mortgage and Agency Company Building (Former), left, and the former Union Bank of Australia (Right) 82 and 84 Thames Street (Google Streetview, October 2015)

⁵⁷ Certificate of Title OT195/232.

⁵⁸ North Otago Museum Historic Building Catalogue, Entry No. 131.

⁵⁹ North Otago Museum Historic Buildings Catalogue, Entry No. 132.

National Mortgage and Agency Company (Former), 82 Thames Street

Legal Description: Lots 3- 4 DP 3102 (CT 187044)



Figure 35: Undated image of the National Mortgage and Agency Company Building (North Otago Museum, Image No. 3096)

Lots 3 and 4 were let to the National Mortgage and Agency Company Limited in January 1922. Forrester and Steenson designed this building in 1924. The *Oamaru Mail* described the new building: "Thames Street will be greatly improved by the erection of the National Mortgage and Agency Company's new premises on the old gaol site. The building will be of Oamaru stone, two storeys in height and will have a frontage of 42 feet (12.8 metres). The main office will have an area of 1,000 square feet, being 40 feet by 25 feet (12.1 by 7.6 metres). A public space of 19 feet by 17 feet 6 inches (5.8 by 5.2 metres) is provided; and six other rooms make up the ground floor. The upper storey is designed for offices. At present the necessary excavating and levelling is being done; but this will be finished by the end of the week.'⁶⁰

Union Bank of Australia (Former) 84 Thames Street

Legal Description: Lots 1-2 DP 3102, (CTs 187043 and 469514)

Lots 1 and 2 (the right hand building) were let to the Union Bank of Australia in May 1922. A supplement in the *Oamaru Mail* described the building designed by Christchurch architects Collins and Harman: 'The frontage [has] two Ionic columns flanking the main entrance and the balustrade on the parapet had [sic] a central stone with 'Estd 1837' carved in it. Apart from the front façade, the building is of brick with the banking chambers at street level. The manager's residence [on the first floor] was discontinued in 1973.'⁶¹ After the bank closed in this building, the premises have taken on a new life as a bar and restaurant.

⁶⁰ *Oamaru Mail* cited in the North Otago Museum Historic Buildings Catalogue, Entry No. 133.

⁶¹ *Oamaru Mail* cited in the North Otago Museum Historic Buildings Catalogue, Entry No. 134.



Figure 36: Between 88 and 100 Thames Street is the Town Hall and Municipal Chambers (known now as the Opera House), (List Entry No. 7356, Category 2); 100 Thames Street is the Waitaki County Council Chambers, (List No. 2311, Category 2). 1 Severn Street is the Centennial Memorial Rest Rooms (List No. 2284, Category 2) (Canterbury Maps, October 2015)

Dalgety and Company Building (Former) 102 Thames Street

Legal Description: Sec 13 Blk XCV Town of Oamaru, (CT OT3C/1402)



Figure 37: Undated image of the Dalgety and Company Building (North Otago Museum, Image No. 4973, left; Google Streetview, right)

This shop was completed in 1919 as office for Dalgety and Company. Unusually for Oamaru, it is brick with limestone facings. The *Oamaru Mail* described the building, noting its controversial material: ‘The building is to be made of brick, with Oamaru Stone facings, and should enhance the appearance

of the corner site. Some discussion took place at the Council meeting last evening as to the advisability of allowing a brick building to be erected, some Councillors evidently being of opinion that a building of brick would act as a kind of 'red rag' to the Oamaru Stone buildings in the vicinity. However, the regulations allow for a brick building, and the handsome structure projected should in no way detract from its neighbours, but lend a pleasant variation to the surroundings.⁶²

Side Streets

Meek Street



Figure 38: Meek Street (Canterbury Maps). At 1 Meek Street is the former Crown Flour Mill (List Entry No. 2285, Category 2)

*Phoenix Bowling Club Pavilion 2 Meek Street*⁶³

Legal Description: Secs 1-4 Blk XCV Town of Oamaru (CT OT225/261) and Lot 2 DP 6043 (CT OT320/177)



Figure 39: Phoenix Bowling Club Pavilion (North Otago Museum Historic Buildings Catalogue, Entry No. 219, and Image No. 5512)

⁶² *Oamaru Mail*, 18 Jan 1919, cited in the North Otago Museum Historic Buildings Catalogue, Entry No. 136.

⁶³ North Otago Museum Photograph No. 5512.

The two storey Oamaru stone clubrooms were built for the Phoenix Bowling Club and opened in 1909, replacing an older structure that was destroyed by fire. Architect John Megget Forrester designed the building which was built by stonemason Walter Hossack, with J Tait, the carpenter. The building was extended in 1929. The centennial history of the bowling club records that the extension was 'built of Oamaru stone, is 35 feet by 25 feet (10.6 by 7.6 metres) and is two-storeyed. The ground floor has a spacious room with all conveniences for the use of the lady members and a large room for the storage of soil, etc. In the large room upstairs are two billiard tables installed by Greenwood and Co., Dunedin. In addition there is a conveniently fitted kitchen with all necessary appointments.'⁶⁴

Further alterations were made in 1934 (upstairs verandah enclosed); 1945 (internal renovations and alterations); 1968 (outside staircase replaced); 1983 (bar installed downstairs); 1987 (interior renovated). Large tinted glass windows have been installed downstairs, facing the bowling green. (These modern windows detract from the overall aesthetics of the building.)

Meek Street Bridge

Legal Description: Legal Road



Figure 40: Meek Street Bridge (North Otago Museum Historic Buildings Catalogue, Entry No. 271 and Image No. 5223)

The Meek Street Bridge was built in 1890, linking Meek Street (and therefore Thames Street) with the Crown Roller Mill. William Cuthbert designed the bridge, and it was built of Oamaru stone by Samuel Crawshaw.⁶⁵

⁶⁴ B. Papps, *Out of the Ashes 1886-1896: The Centennial History of the Phoenix-Oamaru Men's Bowling Club* cited in the North Otago Museum Historic Buildings Catalogue, Entry No. 219.

⁶⁵ North Otago Museum Historic Buildings Catalogue, Entry No. 271

Steward Street



Figure 41: Steward Street is a side street on the west side of Thames Street (Canterbury Maps)

Gospel Hall (Former) 1 Steward Street

Legal Description: Lot 1 DP 17558 (CT OT18C/530)



Figure 42: The former Gospel Hall (Google Streetview, October 2015)

The Gospel Hall was built as the Brethren Meeting House was built in 1908, and designed by John Megget Forrester. Built on land reclaimed from the lagoon, the meeting house had specially poured concrete foundations with reinforcing beams. The meeting house was 68 feet by 32 feet, of which 41 feet by 28 feet was an auditorium. At the rear were two anterooms, and at the front, in addition to the vestibule, were two cloakrooms. The building fronted Steward Street, built of Oamaru stone with circular headed windows, overhanging eaves and a pediment over the front door, and has a modern addition to the west elevation.⁶⁶

⁶⁶ *Oamaru Mail*, 22 Sep 1908, p. 2.

St John's Ambulance Hall (Former) 8 Steward Street

Legal Description: Lot 1 DP 19773 (Local Purpose Reserve (Community Buildings & Carpark) NZ Gazette, 1986 p. 5198)



Figure 43: The former St John's Ambulance Hall (North Otago Museum, Image No. 239) (left), and Google Streetview (right)

This 'neat turreted building', the St John's Ambulance Hall, is modelled on 'St. John's Gate in the Old Land' in 1913, and was community funded through six years of 'Ambulance Saturday' events. Architect John Megget Forrester designed the building, advertising for tenders in May 1912.⁶⁷ Like the Gospel Hall across the road, the nature of the ground required deep foundations. The twin turrets, complete with slit windows and castellated battlements, guard the central entrance with its Gothic arch, with a Gothic-pointed pediment above. On either side of the entrance is an anteroom. The lecture hall is 37 feet by 24 feet (11.2 by 7.3 metres), with a 15 foot (4.6 metre) stud. Double windows light the hall on both sides. The building also had a 15 foot by 15 foot 6 inch supper room as well as a kitchen.⁶⁸

⁶⁷ *North Otago Times*, 4 May 1912, p. 3.

⁶⁸ *Oamaru Mail*, 18 Apr 1913, p. 3.; North Otago Museum Historic Buildings Catalogue, Entry No. 185.



Figure 44: Simpson's Furniture Factory (Former) (Google Streetview, 15 October 2015)

8 Steward Street – Simpson's Furniture Factory (Former)

Legal Description: Lot 1 DP 19773 (Local Purpose Reserve (Community Buildings & Carpark) NZ Gazette, 1986 p. 5198)

David Simpson used the 1875 Drill Hall on this section as a furniture factory after it was decommissioned when the new drill hall was built in 1906. Simpson's factory burnt down in 1912, and he had re-built the factory by 1916.⁶⁹ In later years the lease was held by Elsie Simpson and after her death in the 1950s, to the Oamaru Nationalist Party Centre.⁷⁰

Oamaru Gaol Stables, 80A Thames Street⁷¹

Legal Description: Pt Sec 11 Blk XCV Town of Oamaru (CT 187043)



Figure 45: The Stables are on the section marked 80A Thames Street. The Gaol was located on the sections between 68 and 84 Thames Street.

⁶⁹ *Oamaru Mail*, 17 Oct 1910, p. 5.; *Oamaru Mail*, 2 Jun 1913, p. 5.; *Oamaru Mail*, 18 Feb 1916, p. 4.

⁷⁰ Certificate of Title OT265/147.

⁷¹ Photographs, North Otago Museum Historic Building Catalogue, Entry No. 201. Photograph No. 9091.

These stables look to have been built at the same time as the Oamaru Gaol. A meeting of the Oamaru Council when approving the J.E. Clarke's plans note that the plans includes the prison with adjoining offices and stables.⁷² Town Clerk advertised for tenders for the erection of the gaol in April and construction was underway by August 1868.⁷³ In 1913, the Oamaru Gaol was disestablished. The borough council arranged for a land swap, with the gaol site exchanged for municipal sections on Severn Street. The gaol and the policeman's residence were demolished in 1921. The site of the gaol was leased by the council in the early 1920s, and now boasts handsome business premises built in the 1920s.⁷⁴ Threatened demolition in 1981 resulted in a flurry of correspondence, raising the profile of the stables and of the historic buildings in Oamaru.⁷⁵

Thames Street (east side) north to south



Figure 46: The Fallen Troopers' Memorial is located to the north of the 'Thames Street' label (List Entry No. 2273, Category 2); St Paul's Presbyterian Church is located on the side street on the section to the east of number 5 (List Entry No. 2300, Category 1)

⁷² *North Otago Times*, 3 Jul 1868, p. 4.

⁷³ *North Otago Times*, 3 Apr 1868, p. 1.; *North Otago Times*, 4 Aug 1868, p. 2.

⁷⁴ *Otago Daily Times*, 14 Jul 1981. Copy held Heritage New Zealand file 12007-077.

⁷⁵ See Heritage New Zealand file 12007-077.

Between Coquet and Wear Streets

Hallenstein Brothers' New Zealand Clothing Factory (Former) 143- 145 Thames Street

Legal Description: Lot 1 DP 12306 (CT OT13A/1060)



Figure 47: Hallenstein Brothers Clothing Factory (Former) (Google Streetview (left) and North Otago Museum Image No. 6927)

This two-storeyed Oamaru Stone building, built for Hallenstein Brothers' New Zealand Clothing Factory, was completed in June 1925. The architect was E W Grenfell; the stonemasons were McRaes. A supplement in the *Oamaru Mail* described 'the building has a frontage of sixty-six feet, and goes back to a depth of sixty feet. The front of the building has none of the heavy ornamental stonework which found so much favour in the past, but in its elegant yet simple lines makes a most pleasing impression and represents a new landmark in the fine architecture of Oamaru. The windows are iron-framed with steel sashes, and the front windows upstairs each have a long pane of plate glass for the names of the occupiers of the offices. The show windows are framed in Australian blackwood timber, and the window backs are beautifully panelled with mountain ash and elm and are finished with special blue tiles. The verandah is of special interest, being the first suspension verandah in the town. It is worthy of comment that so wide are the footpaths in Oamaru . . . That special construction was necessary for the verandah, which is composed entirely of iron, the work being done at the North Otago Foundry.'⁷⁶ Hallensteins occupied the premises until 1999.

⁷⁶ *Oamaru Mail*, 12 Jun 1925, cited in the North Otago Museum Historic Buildings Catalogue, Entry No. 80.

Polytechnic Drapery (Former) 137-141 Thames Street

Legal Description: Pt Sec 3 Blk V Town of Oamaru (CT OT214/295)



Figure 48: Polytechnic Drapery (Former), (Google Streetview, October 2014); Thames Street, looking south (Sir George Grey Special Collections, Auckland Libraries, 35-R996)

The Polytechnic Drapery was built on the site of the old Alliance Hotel, demolished after prohibition forced it to close its doors.⁷⁷ The Alliance Hotel was demolished around 1912, and the new Polytechnic Drapery building was under construction by November 1913.⁷⁸ John Megget Forrester designed the building, while J.R. Ross was the stonemason.

The *Oamaru Mail* described the new building as ‘a worthy addition to the Opera House and other edifices which mark the centre of the town, while its interior arrangements and the elegance of its fittings are such as would render it noteworthy in any of the large centres. Many appliances employed are unique in the Dominion. Its front is almost entirely of glass, so skilfully has the architect concealed the steel stanchions and girders which bear the weight of the second floor and massive superstructure. The broad windows of the second floor are continuous; the slim curved steel frames which panel them are scarcely noticeable. In the centre of each is an oval pivoted plane to allow of extra ventilation during the sultry days of summer.’⁷⁹ In later years, it was home to the Brydone Tavern, and to McKenzie’s Department Store.⁸⁰

⁷⁷ ‘No-LICENSE A GREAT SUCCESS Oamaru’s Happy Experience’ Alexander Turnbull Library Eph-D=ALCOHOL-Prohibition-1922-01

⁷⁸ *Oamaru Mail*, 18 Nov 1913, p. 7.

⁷⁹ *Oamaru Mail* 11 Aug 1914 reported in the North Otago Museum Historic Buildings Catalogue, Entry No. 79.

⁸⁰ *Oamaru Mail* 11 Aug 1914 reported in the North Otago Museum Historic Buildings Catalogue, Entry No. 79.

129-133 Thames Street

Legal Description: Lot 1 DP 16616 (CT OT7C/688), Pt Sec 2 Blk V Town of Oamaru (CT OT274/173), & Pt Sec 2 Blk V Town of Oamaru (CT OT274/172)



Figure 49: From left to right – 133, 131 and 129 Thames Street (Google Streetview, October 2015)



Figure 50: From right to left, Falconer's Seed Store (North Otago Museum, Image No. 2722b); 131 Thames Street (North Otago Museum, Image No. 2722a) and Cagney's Bookshop (Former) (North Otago Museum, Image No. 2183)

Falconer's Seed Store (Former) 133 Thames Street

Legal Description: Pt Sec 2 Blk V Town of Oamaru (CT OT274/172)

This building was constructed around 1876, following the 1875 Thames Street fire. It was built for seedsman J Falconer. The builder was James Calder and the architect was thought to be J.E. Clarke. In later years it was home to Hannah's shoe shop.⁸¹

131 and 131A Thames Street

Legal Description: Pt Sec 2 Blk V Town of Oamaru (CT OT274/172)

This building was designed by architect James Johnston and built around 1876, following the Thames Street fire. The downstairs shops were let to a variety of tenants, including drapers, chemists and a furniture retailer. For a time in the early twentieth century it housed the Ceylon Tea Rooms.⁸²

Cagney's Bookshop (Former) 129 Thames Street

Legal Description: Lot 1 DP 16616 (CT OT7C/688)

This building was built as a bookstore for James Cagney in 1879. It was designed by Thomas Forrester. Architectural historian Conal McCarthy writes that the bookstore has round-headed windows, with a semi-circular cornice, and that the 'decorative treatment of the corner pilasters (they were filled with a bay-leaf garland) and the frieze of rosettes under the windows illustrated the general move towards greater ornamentation on commercial buildings in the late 1870s.'⁸³

⁸¹ North Otago Museum Historic Buildings Catalogue, Entry No. 78.

⁸² North Otago Museum Historic Buildings Catalogue, Entry No. 77.

⁸³ Conal McCarthy, p. 38.; North Otago Museum Historic Buildings Catalogue, Entry No. 43.

Shops, 123-127 Thames Street

Legal Description: Lots 1-3 DP 11888 (CTs OT3D 727, OT3D/725 & OT4B/393)



Figure 51: 123-127 Thames Street (Google Streetview, October 2015) and historic view (North Otago Museum Image No. 2183b)

This two-storey block of three shops is thought to have been built in 1879, replacing an earlier structure destroyed in the 1875 Thames Street fire. Early occupants include a series of drapers and fancy goods shops, as well as fruiterers.⁸⁴

Bristola Piano Building (Former), 119 Thames Street, and 24 Wear Street

Legal Description: Pt Sec 1 Blk V Town of Oamaru (CT OT274/138)



Figure 52: Bristola Piano Building (Former) (Google Streetview, October 2015)

This two-storeyed building, designed by Ivan Steenson in 1933 was built for the Dalziell Trustees, replacing an earlier two storey building. It had shop fronts on the ground floor, and offices and a photographic studio on the first floor. Steenson used Oamaru stone, steel reinforcing and some brick, with steel framed windows. When it was built it was seen as following modern ideas of main street architecture.⁸⁵

⁸⁴ North Otago Museum Historic Buildings Catalogue, Entry No. 76; North Otago Museum, Image 2183b.

⁸⁵ North Otago Museum Historic Buildings Catalogue, Entry No. 75; *Oamaru Mail*, 8 Sep 1933.

Between Wear Street and Itchen Street



Figure 53: The Queen's Hotel (Former) (List Entry No. 5373, Category 2) is located at 113-117 Thames Street

London House (Former), 91-99 Thames Street

Legal Description: Lots 1-3 DP 3029 (CTs OT7A/1480, OT7A/1218) and Lot 1 DP 16077 (CT OT7A/1218)



Figure 54: London House before the second storey was removed (North Otago Museum, Image No. 4531) (left), and the building today (Google Streetview, October 2015)

This is what remains of London House. London House originally had a ground floor, with two storeys above on the south end (the second floor stopping at the window fourth from the left). London House was built for drapers J.K. Brown and Company in 1876, and was called ‘undoubtedly the handsomest pile of commercial buildings in Oamaru.’ The building was owned by James Grave, who owned the land, and designed by architect James Johnston. Munro and Given were the stone masons. The three storey building had a 50 foot high façade, and covered a space of 35 foot by 60 foot (length and depth). The ground floor was a shop. The *North Otago Times* described the building as ‘modified Italian style.’ The second and third storeys were reached by outside staircases. The second storey was intended as workrooms and possibly a bonded store.⁸⁶ *Imperial Hotel (Former) 87-89 Thames Street* Legal Description: Lot 5 DP 3029 (CT OT194/267)



Figure 55: From left to right, 87-89 Thames Street (the former Imperial Hotel) and the adjoining former Waterloo House (Google Streetview, October 2015. Historic Images, North Otago Museum, Images 757 and 5489)

The Imperial Hotel was erected for Roderick McKenzie in late 1876 and was open by January 1877.⁸⁷ After prohibition, the hotel closed and was converted for use as business premises, housing decorator Harold Familton, as well as a jeweller and a firm of solicitors.⁸⁸

83-85 Thames Street

Legal Description: Lot 8 DP 3029 (CT OT194/224)

The adjoining building was known as Waterloo House, and in 1878 was Cleghorn’s drapery warehouse.⁸⁹ The ground floor occupied by a variety of tenants; first floor originally J H Milligan’s

⁸⁶ *North Otago Times*, 17 Jun 1876, p. 2.

⁸⁷ *North Otago Times*, 20 Jun 1876, p. 2.

⁸⁸ ‘No-LICENSE A GREAT SUCCESS Oamaru’s Happy Experience’ Alexander Turnbull Library Eph-D=ALCOHOL-Prohibition-1922-01; *North Otago Times*, 19 Jan 1877, p. 3.

⁸⁹ *North Otago Times*, 7 Feb 1878, p. 3.

clothing and suit factory. It was remodelled by architects Salmond and Burt around 1968 - November 1970.⁹⁰

McDiarmid's Building (Former) 79-81 Thames Street

Legal Description: Pt Sec 12 Blk IV Town of Oamaru (OT194/265)



Figure 56: McDiarmid's Building (Google Streetview, October 2014) and an historic view (North Otago Museum, Image No. 6770)

An Oamaru Stone building completed in 1926. A second storey was added in 1927 - 1928. 'A storey is to be added and a new façade built in the modern commercial style. The pilasters and columns of the lower part of the front will be of black granite with Bell's asbestos and rubber tiles between the large windows of the three shops of which Mr McDiarmid's will be the middle one. The main entrance to this shop will be very deep, with a coved ceiling of fibrous plaster and with a small island between the two entrance doors. Above the plate-glass windows will be leadlights and the window backings will be oak . . . The top portion of the façade will be Oamaru Stone, and there will be a suspended verandah. On the lower floor the big boot shop will be enlarged - the woman's [sic] portion will be almost twice as big as at present - and the new office will be larger and more up-to-date. Upstairs there will be twelve roomy, well-lighted offices with a gas fire in each, and all conveniences. Messrs Forrester and Steenson are the architects and Messrs Craig and Co. the contractors.'⁹¹

⁹⁰ North Otago Museum Historic Buildings Catalogue Entry No. 71.

⁹¹ *Oamaru Mail*, 2/12/1927, cited in the North Otago Museum Historic Building Catalogue Entry No. 70.

Bulleid's Drapery (Former) 67-73 Thames Street

Legal Description: Secs 10-11 Blk IV Town of Oamaru (CTs OT240/153 and OT18C/788)



Figure 57: Bulleid's Drapery, now Farmers (Google Streetview, October 2015)



Figure 58: Historic Views of Bulleid's Drapery including the single storey section to the south (North Otago Museum, Image No's 120 and 4988)

This two storeyed Oamaru stone structure was erected in 1881. Further additions were made in 1887, with new show rooms and work rooms built in 1903. The second storey was added in 1912; southern addition on site of McDonald's City Boot Palace, was built c. 1917.⁹² A souvenir booklet put out by Bulleid describes that:

‘In . . . 1875 Mr John Bulleid was appointed Manager for the Oamaru Branch of Messrs A & T Inglis. This business was conducted in those premises situated in Thames Street, Oamaru, [later] occupied by Mr J G McDonald as a Boot Shop. Within a short period of taking over the management . . . Mr Bulleid

⁹² North Otago Museum Historic Buildings Catalogue, Entry No. 69.

had purchased the business, and in 1881 called for tenders for the erection of the premises now [in 1913] taken up by the Fancy and Manchester Departments. In 1887, other large extensions were made, each addition being marked with a corresponding increase in business. In 1903, the . . . Show Rooms and spacious Work Rooms were built. In 1912, tenders were let for the erection of a second storey above the Shop. The upper storey [comprised] a large Tea Room [Balfour Tea Rooms], small inner Tea Room, Men's Cloak Room, Kitchen, and Office. Messrs John Bulleid & Co., Ltd., . . . reserved for the special use of their Customers a spacious Rest Room, fully furnished.’⁹³

The single storey extension to the south was built around 1914-1917 on the site of McDonald’s City Boot Palace.⁹⁴



Figure 59: The Bank of Otago (Former) (List Entry No. 363, Category 1) and the Bank of New South Wales (Former), (List Entry No. 355, Category 1) are located at 11 and 13 Thames Street

⁹³ John Bulleid & Co., souvenir booklet, 1913, cited by North Otago Museum Historic Buildings Catalogue, Entry No. 257.

⁹⁴ North Otago Museum Historic Buildings Catalogue, Entry No. 257.

Shops, 59 -63 Thames Street

Legal Description: Lots 1-3 DP 10195 (CTs OTB1/747, OTB1/746, OTB1/558)



Figure 60: Street view of the small shops (Google Street view October 2015, and an historic view (North Otago Museum, Image No. 2167b)

Three buildings were erected in 1887 for Joseph Steele Dalzell, all single storey shops with plain facades, and parapets above the verandahs. Occupants include a series of confectioners, starting with Rice Brothers in 1887.⁹⁵ A series of the two shops were largely occupied by a series of drapers, tailors and bootmakers.⁹⁶ W.H. Cottrell occupied the northern shop from 1887-1905, after which, paperhangers and decorators H.L. Familton were long term occupiers.⁹⁷

Waitaki House (Former), 53 Thames Street – Has been refaced

Legal Description: Sec 8 Blk IV Town of Oamaru (CT OT9C/1076)



Figure 61: The refaced Waitaki House (Google Streetview, October 2014)

This building was formerly Waitaki House, designed by architect James Johnston. James Calder was the stone mason. Waitaki House was built from draper J.H. Milligan, on the site of the Old Oamaru Hotel. Waitaki House had a 56 foot frontage to Thames Street, with two shops on the ground floor. One occupied by Milligan, the other by stationer W. Carncross. Milligan's shop was 36 by 80 feet, with the showroom at the front, and dressmaker's and fitting rooms. A staircase at the rear led to the upper floor.

Carncross' shop was 18 by 38 feet with an office at the rear.

Upstairs were offices occupied by solicitor J Mirams, and by architect James Johnston. Another part of the building was intended to be a piano showroom for Begg and Co. Milligan's tailoring department

⁹⁵ North Otago Museum Historic Buildings Catalogue, Entry No. 66.

⁹⁶ North Otago Museum Historic Buildings Catalogue, Entry No. 67; North Otago Museum Image 2167a.

⁹⁷ North Otago Museum Historic Buildings Catalogue, Entry No. 68.

was upstairs.⁹⁸ Milligan's progress from modest premises on Wansbeck Street, to more premises on Tees Street, to grand premises on Thames Street was seen as a sign 'that there is no gainsaying the fact that no town in Otago, or we question in New Zealand, has prospered and gone ahead so much during the past ten years as Oamaru.'⁹⁹ The building was remodelled for Miller's Ltd, 1960. The upper storey gutted in a 1961 fire, with another fire causing further damage shortly after. The current façade was completed c. 1962.¹⁰⁰

Shrimski and Moss' Buildings (Former), 45-51 Thames Street

Legal Description: Sec 7 Blk IV Town of Oamaru (CT OT222/251)

Shrimski and Moss' building, a two-storeyed Oamaru Stone building was constructed during 1876 - 1877. Architect James Johnston designed the building, while James Calder was the stonemason. It was built on the site of one of Oamaru's early 'pretentious' buildings – Oamaru House (1863). The building matched the design of J H Milligans adjoining Waitaki House (also designed by Johnston), immediately to the north (completed, 1876, modified c. 1960). Shrimski and Moss' building originally comprised three shops at ground level while upstairs were located professional rooms and offices.¹⁰¹



Figure 62: Shrimski and Moss's Building (Google Street View, October 2015, and North Otago Museum Image No. 90)

⁹⁸ *North Otago Times*, 21 Apr 1876, p. 2.

⁹⁹ *North Otago Times*, 21 Apr 1876, p. 2.

¹⁰⁰ North Otago Museum Historic Buildings Catalogue, Item No. 65.

¹⁰¹ North Otago Museum Historic Buildings Catalogue, Item No. 64; *North Otago Times*, 16 Apr 1877, p. 2. North Otago Museum Image No. 90.

Shops, 41- 43 Thames Street

Legal Description: Lots 5-6 DP 4115 (CT OT246/240)



Figure 63: The shops (Google Street View, October 2015), and with J.M. Brown as occupier, around 1902 (North Otago Museum, Image No. 1750)

This single storey building comprises two shops that were originally two separate buildings, altered at a later date. They were built around 1871. Two of three single-storeyed shops, known as the Newey buildings, erected about 1871 on Sec 6, Blk 4 between the Swan Hotel (to the south) and Oamaru House (to the north). If the current structures are the original premises, it would appear that they were combined, at some stage, removing the gap between them. The third building (south side) was replaced in 1889 by the present two-storeyed structure. The north shop's early occupants included for ten years in the 1870s jeweller R. Lumsden, and later bookseller John M Brown (1902 - 05), fruiterers. The southern shop was largely home to clothiers and drapers. It was tearooms or a bakery for the first thirty years of the twentieth century.¹⁰²

¹⁰² North Otago Museum Historic Buildings Catalogue, Entry No. 63.

Sanderson's Building (Former) 39 Thames Street

Legal Description: Lot 1 DP 4115 (CT OT308/57)



Figure 64: Sanderson's Building (Google Street View, October 2015; North Otago Museum, Image No. 2601)

This two-storeyed Italianate commercial building was built around 1889 for ironmonger and merchant W.J.A Sanderson. The *North Otago Times* reported that this was 'the largest building built in Oamaru in the way of business premises for several years, and is a conspicuous addition to the already numerous handsome buildings in Thames street.'¹⁰³ Designed by Forrester and Lemon in Italianate style, it was built by masons George Milne and Co, with the carpentry work completed by John Somerville. It was built between July and November 1889. The ground floor contained the main shop, with an office and store. The upper storey was laid out as a show room, complete with a large door in the eastern end with a pulley for lifting heavy goods. A 'lantern light' in the roof provided extra lighting for the shop. The paper considered that '[a]ltogether the building is thoroughly substantial as well as elegant-looking, and must be reckoned – apart from its usefulness as a place of business – as one of the architectural ornaments of Thames Street.'¹⁰⁴

Later occupants included drapers Clayton Gardiner and Co (1890 - 99), James McDiarmid's boot shop (1900 - 05), ironmonger Robert Milligan, and the Empire Café run by Manuel Aspros, and later by Michael Aspros (1928-2000).¹⁰⁵

¹⁰³ *North Otago Times*, 12 Nov 1889, p. 2.

¹⁰⁴ *North Otago Times*, 12 Nov 1889, p. 2.

¹⁰⁵ North Otago Museum Historic Buildings Catalogue, Entry No. 62.

Robertson's Hardware Ltd (Former), 31 Thames Street

Legal Description: Lot 1 DP 7178 (CT OT17B/1132)

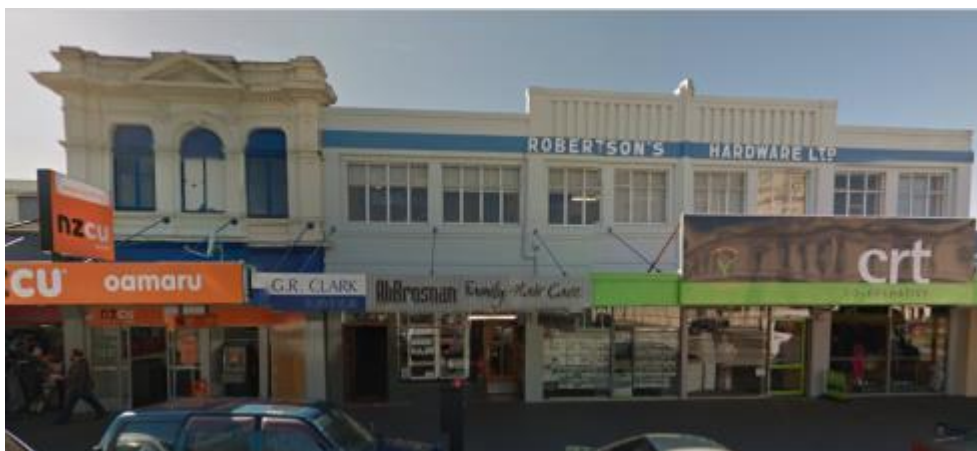


Figure 65: Robertson's Hardware Building (Former) with Sanderson's Building to the left (Google Street View, October 2015).

This is a two-storeyed building with walls of Oamaru Stone and with reinforced concrete foundations. Shops are located downstairs, while the upstairs floor is used as office premises. The interior of the building has been modernised on a number of occasions since completion in 1954 (perhaps September 1955?). Oamaru architect Ivan Steenson designed the building, while Maynard and Armstrong were the contractors.¹⁰⁶

Shops, 19-29 Thames Street

Legal Description: 19 Thames Street – Lot 1 DP 16544 (CT OT7C/117), 23-29 Thames Street – Lot 1 DP 10607 (CT OT17B/1132)



Figure 66: 19-29 Thames Street (Google Street View, October 2015)

¹⁰⁶ North Otago Museum Historic Buildings Catalogue, Entry No. 61.

Shrimski's Auction Rooms (Former) 29 Thames Street

Legal Description: Lot 1 DP 10607 (CT OT17B/1132)



Figure 67: Shrimski's Auction Rooms (North Otago Museum, Image No. 1865c)

A single-storeyed Oamaru Stone building completed for Samuel Shrimski in July 1868 on Sec 4, Blk 4. The building is similar to J. Moss' premises on south side, also originally had an ornate parapet. The façade and interior have been significantly altered over the years.

A gap separating the two buildings (Shrimski's and Moss's premises) was eventually filled in. (This later alteration can be seen today at the rear of both buildings.) The premises remained intact following the 1952 demolition of the Swan Hotel, immediately to the north. Currently, the building is occupied by Park's Garden Centre (with internal access to the ground floor shop in the former Robertson's Hardware building).¹⁰⁷

Shops, 23-27 Thames Street

Legal Description: Lot 1 DP 10607 (CT OT17B/1132)



Figure 68: Undated image of the shop (North Otago Museum, Image No. 1865b)

A single-storeyed Oamaru stone building (a double shop) erected around 1867 on Section 4, Block IV. The original ornate parapet, which included a clock face, is no longer visible (possibly concealed behind the wooden façade above the verandah). The building is similar in design to Samuel Shrimski's premises immediately to the north. (Moss's and Shrimski's buildings were first separated by a gap, which was later filled in, presumably extending the southern shop. This part now accommodates the Christian Book Centre.)

¹⁰⁷ North Otago Museum Historic Buildings Catalogue, Entry No. 60.



The southern shop was occupied in the nineteenth century by Joseph Moss (before he moved to the north shop), and, in the late nineteenth century and early twentieth century by a series of hair dressers. Early occupants of the northern shop included jewellers and tobacconists, the earliest being Beaver and Barnett in 1867. The premises were built for Joseph Moss (perhaps Shrimski and Moss) on leased land.¹⁰⁸ Current occupiers are a book shop and a charity.¹⁰⁹

Figure 69: Undated image of the shop (North Otago Museum, Image No. 1865b)

Shop, 19-21 Thames Street

Legal Description: Lot 1 DP 16544 (CT OT7C/117)

The right hand shop with the curved verandah as shown in the Google Street View image, was built in 1874, and was single a building comprising two shops. Its first occupier was F. Earle's restaurant. It was a restaurant and or bakery in the 1880s. In later years it housed the New Zealand Clothing factory, and fishmongers. In 2017, the space is combined into a single shop, and houses a café.¹¹⁰



Figure 70: Empire Hotel (North Otago Museum, Image No. 111) and Google Street View, October 2015)

¹⁰⁸ North Otago Museum Historic Buildings Catalogue, Entry no. 59.

¹⁰⁹ North Otago Museum Historic Buildings Catalogue, Entry No. 59

¹¹⁰ North Otago Museum Historic Buildings Catalogue, Entry No. 58

Empire Hotel (Former), 13-15 Thames Street

Legal Description: Lot 2 DP 16544(CT OT 8A/866)

The Empire Hotel was built for Edward Hudson in 1867.¹¹¹ From that time the Hotel had a number of proprietors: Hudson, joined by George Newey for a time, Edward Hudson on his own from 1870, A C Paterson from 1877, Dodge and O'Brien from 1878, C H Dodge from 1881 to 1883, then A C Paterson again until 1885 and finally Benjamin Perry until 1905 (see the image in section 4.1. below).¹¹²

Local historian Syd Muirhead writes: 'The ground floor or basement contained the kitchen, scullery, pantry and store rooms for the kegs and bottles, etc., on the second floor (from the rear) or street level was in the front, the Public Bar, and behind the dining room was a small servery (with a dumb waiter connected to the basement kitchen) and across the passage from the dining room, the guests' sitting room and the proprietor's living rooms. Upstairs on the third floor were the bedrooms, and at the east end the ablution block (hand basin, toilets and bathrooms) the full width of the building. At the rear of the building were the hotel's Livery and Bait Stables, where travellers could shelter their hacks or their horse teams overnight. There were two lofts above the loose boxes for storing straw, chaff and oats and many a penniless itinerant traveller or tramp found free bed and lodgings in those lofts...'¹¹³

After the introduction of prohibition in 1906, the Empire Hotel became a boarding house. In 1925 it was 'remodelled in front to permit that portion being utilised for shops having a frontage to Thames Street'. Since then the building has been home to Allan Rudduck's hairdressing salon, a health food store, a second-hand shop and a café. It is currently a backpackers' hostel.¹¹⁴

The Empire Hotel is a feature of Oamaru's main street. The essential character of its architecture remains unchanged from when it was erected in 1867. Facing Thames Street, the Empire Hotel is a two storey building. However the building has three storeys at its back. There is reason to believe that the joists used in the building were obtained from a local shipwreck.¹¹⁵

¹¹¹ Syd Muirhead, *Historic North Otago*, (Oamaru: The Oamaru Mail Ltd., 1990), p. 66, and Waitaki District Council Archive's Historic Building Catalogue, entry number 57.

¹¹² Waitaki District Council Archive's Historic Building Catalogue, entry number 57.

¹¹³ Syd Muirhead, *Historic North Otago*, (Oamaru: The Oamaru Mail Ltd., 1990), p. 66.

¹¹⁴ Waitaki District Council Archive's HCH 57 The Empire Hotel, Oamaru

¹¹⁵ Syd Muirhead, *Historic North Otago*, (Oamaru: The Oamaru Mail Ltd., 1990), pp. 66-67.

Oamaru Dispensary (Former), 7 Thames Street

Legal Description: Pt Sec 27 Blk III Town of Oamaru (CT 629124)



Figure 71: Google Street View (October 2015), and undated image (North Otago Museum, Image No. 1746)

This building was built in 1889 for chemist John Rule Sewell (1858 – 1941). Sewell promoted his new premises as ‘The Shop on the Bridge’ because of its proximity to Thames Street magnificent stone bridge (List Entry No. 2305). Local historian Syd Muirhead wrote that ‘The ground floor was used as a shop and consulting rooms with plate-glass showcases and mirrors, containing everything pertaining to a first-class Apothecary... The cellar, with the same floor space as the floor above, was used for storage and manufacturing veterinary medicines, ointments and embrocations.’¹¹⁶ This building was built in 1889 for chemist John Rule Sewell (1858 – 1941). The site was formerly a timber yard. Sewell promoted his new premises as ‘The Shop on the Bridge’ because of its proximity to Thames Street magnificent stone bridge (List Entry number 2305). Syd Muirhead wrote that ‘The ground floor was used as a shop and consulting rooms with plate-glass showcases and mirrors, containing everything pertaining to a first-class Apothecary... The cellar, with the same floor space as the floor above, was used for storage and manufacturing veterinary medicines, ointments and embrocations.’¹¹⁷ ...a very presentable Oamaru stone building standing 18 feet wide and 40 feet long... [The cellar] was 6 feet high and divided into three separate compartments with windows facing both east and south. Access was by a trap-door in the shop floor and a ladder as well as a door in the east wall of the cellar.’¹¹⁸

Architect John Megget Forrester advertised for tenders for a ‘verandah and Shop Front’ on Thames Street for J.R. Sewell in 1913.¹¹⁹

¹¹⁶ Syd. Muirhead, *Historic North Otago*, (1990), p. 61.

¹¹⁷ Syd. Muirhead, *Historic North Otago*, (1990), p. 61.

¹¹⁸ Syd. Muirhead, *Historic North Otago*, (1990), p. 61.

¹¹⁹ *Oamaru Mail*, 26 Sep 1913, p. 5.

After 1941, the building was occasionally used as a local Red Cross clothing depot. In 1946 the North Otago Automobile Association bought the site to be their local headquarters. Next was the Jehovah's Witnesses Church in 1974. They altered the building with volunteer labour to provide seating for 57 people.¹²⁰ Since then the building has been the home of: *Small Bytes Computing*, *Thai-Ed* restaurant and *Te Cuz*, a bar/restaurant. Changes made during this later period include modifications to the façade and the installation of a large front window. In 2017, Sewell's shop is home to *Steam* café.¹²¹

Side Streets

Coquet Street



Figure 72: St Paul's Presbyterian Church (Category 1, List Entry No. 2300) is located on the section adjoining 5 Coquet Street. To the south, at 14 Wear Street, is the church hall (Canterbury Maps, October 2015). The buildings at 5 and 7 Coquet Street, and at 151-153 Thames Street are non-contributing.

¹²⁰ Syd. Muirhead, *Historic North Otago*, (1990), p. 62.

¹²¹ Waitaki District Council Archive's Historic Building Catalogue, entry number 56.

Wear Street

*St Paul's Presbyterian Church Hall, 14 Wear Street*¹²²

Legal Description: Lot 2 DP 19687 (CT OT11A/404)



Figure 73: St Paul's Presbyterian Church Hall (Google Street View) and an historic image (North Otago Museum, Image No. 6949)

This hall, designed by John Megget Forrester, was built in 1892 by Wilson and Roxburgh, on the section immediately to the south (behind) St Paul's Presbyterian Church. Building a Sunday School Hall had been discussed after the construction of the church, but concerns about debt discouraged the church. Sunday School teachers took it upon themselves to build up a fund, holding entertainment, auctions, fairs and other events. With over £460 raised by 1892, managers decided to proceed with the building. St Paul's Presbyterian Church Hall (also known as Holmes Hall) was opened on 12 May 1892.¹²³ Additions were made in 1905, adding class rooms and a kitchen. Allan and Lindsay won the building contract.¹²⁴

Searle and Gibb's Coach Factory (Former), 16 Wear Street

Legal Description: Lot 1 DP 19687 (CT OT11A/403)



Figure 74: 16 Wear Street (Google Street View, October 2015)

¹²² North Otago Museum, Image No. 6949.

¹²³ North Otago Museum Historic Buildings Catalogue Entry No. 275.

¹²⁴ St Paul's 125th Anniversary, copy held Heritage New Zealand file 12004-267, p. 66.

Coachmakers Walter Searle and Walter Gibb opened their factory on 1 October 1903. Searle had been foreman at J. Cunningham’s factory for fourteen years, while Gibb had worked for Hordern and White’s Dunedin Carriage Factory for the previous eleven years.¹²⁵ The *Oamaru Mail* reported that they were ‘erecting a large and commodious factory and show rooms of Oamaru stone in Wear street, next to the Wear Street Hall.’¹²⁶ Ten years later, the premises were occupied by printers J.H. Cunningham and Son.¹²⁷ Robert Brown occupied the building from the 1920s until around the 1970s.¹²⁸ No photographs or building records have been found to provide evidence of the form of this building, though the central door and the office to one side would be consist with a factory.



Figure 75: 20 and 22 Wear Street (Google Street View, October 2015)



Figure 76: Jardine’s Auction Hall (left) and the former New Zealand Express Company Building (North Otago Museum, Image Numbers 119 and 6145)

¹²⁵ *Oamaru Mail*, 5 Oct 1903, p. 3.

¹²⁶ *Oamaru Mail*, 28 Sep 1903, p. 2.

¹²⁷ *Oamaru Mail*, 26 Aug 1913, p. 5.

¹²⁸ Certificate of Title OT241/201.

*William Jardine's Auction Hall (Former), 22 Wear Street*¹²⁹

Legal Description: Lot 4 DP 11888 (CT OT3D/703)

According to the North Otago Museum Historic Buildings Catalogue, this single storey building was built 1903-1904 for auctioneer William Jardine. Muirhead describes it as containing two small offices and auction rooms. Behind the building were storage sheds, a stable, and a cart shed, as well as an outhouse. Later occupants include auctioneers Mulligan and Forbes, and land agents Stevenson and Company.¹³⁰ Jardine's advertisement in the *Oamaru Mail* for January 1904 indicates that he took over N.M. Hood's workshop on Wear Street, so there may have been a building on this site already. Whether it was this building, or another, has not been established.¹³¹ Photographs indicate its date of construction is likely to have been before the adjoining New Zealand Express Company Building (1901-1902).

*New Zealand Express Company Building (Former), 20 Wear Street*¹³²

Legal Description: Pt Sec 1 Blk V Town of Oamaru (CT OT268/131)

The New Zealand Express Company originated in Dunedin in 1867, with general carriers Campbell and Crust, taking on the new name around 1879. By 1897, the company had branches in Auckland, Christchurch, Invercargill, Oamaru and Gore, and agencies throughout the country and overseas.¹³³ Their buildings incorporated sample rooms for commercial travellers (travelling sales people) and enabled the company to travellers' samples nationwide.¹³⁴ Oamaru's branch was opened in mid-1890 (the advertisement does not mention where the branch was located).¹³⁵ An advertisement from October 1900 puts the company's 'office and stables' on Thames Street.¹³⁶ The current building may date from between 1901 and 1902. The land was transferred to Mr Ward in July 1902.¹³⁷ W.S. Ward was the manager for the New Zealand Express Company. In May 1902 the company applied to the

¹²⁹ North Otago Museum, Photograph No. 6145.

¹³⁰ North Otago Museum Historic Buildings Catalogue, Entry No. 232.

¹³¹ *Oamaru Mail*, 11 Jan 1904, p. 3.

¹³² North Otago Museum, Photograph No. 119.

¹³³ The Cyclopedia of New Zealand [Wellington Provincial District], Cyclopedia Company Limited, 1897, Wellington <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d59-d8.html>, accessed 2 November 2015.

¹³⁴ The Cyclopedia of New Zealand [Otago & Southland Provincial Districts], Cyclopedia Company Limited, Christchurch, 1905, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d2-d45-d11.html>, accessed 2 November 2015.

¹³⁵ *North Otago Times*, 25 Jul 1890, p. 1.

¹³⁶ *Oamaru Mail*, 17 Oct 1900, p. 2.

¹³⁷ Deeds Index T 749, Archives New Zealand, Dunedin Regional Office.

council to erect a signboard across the footpath in Wear Street.¹³⁸ A meeting was held in 'Ward's Express Co.'s sample rooms Wear street' on 10 November 1902.¹³⁹ The company built large stables in Eden Street in September 1903.¹⁴⁰ The manager offered the Thames Street premises for lease in October 1903, with the premises available in a month.¹⁴¹

Tyne Street

Udall's Store (Former), 36 Tyne Street

Legal Description: Sec 8 Blk II Oamaru Town (CT OT349/216)



Figure 77: Udall's Store (North Otago Museum Image No. 5509, and Google Street View, October 2015)

This section was part of the Oamaru Borough Council's leasehold land. Its Tyne Street location was close to the port and across the road from the first railway station. Rates records indicate that the section was vacant in 1880, with the rates paid by merchants Fleming and Hedley.¹⁴² In 1881-1882, James Udall had taken over the lease, and the rates records describes him as having a 'Store & ground' on Section 8.¹⁴³

James Udall was an early resident of Oamaru, and mayor for at least two terms in the 1870s.¹⁴⁴ He took up the lease for this section in 1880.¹⁴⁵ So the current building was probably built for Udall in 1880. Udall's tenancy was cut short by his tragic loss overboard on the s.s. *Beautiful Star* in November

¹³⁸ *North Otago Times*, 24 May 1902, p.

¹³⁹ *Oamaru Mail*, 10 Nov 1902, p. 2.

¹⁴⁰ *Oamaru Mail*, 1 Sep 1903, p. 2.

¹⁴¹ *Oamaru Mail*, 12 Oct 1903, p. 3.

¹⁴² Oamaru Borough Rates Records, North Otago Museum.

¹⁴³ Oamaru Borough Rates Records, North Otago Museum.

¹⁴⁴ McDonald, p. 104.

¹⁴⁵ *North Otago Times*, 26 Nov 1880, p.2.

1884.¹⁴⁶ Merchant John McLean took over the lease after Udall's death, occupying the premises until around the turn of the century.¹⁴⁷ At the end of 1898, Herman House took over the lease. In 1901 House made additions in 'wood and iron' to the existing warehouse.¹⁴⁸

The building was used as a light industrial/commercial premises by a number of owners after James Udall, most memorably Herman House (Modern Seed and Grain Cleaners) from 1899 and the Bee Brother's (Rabbit Packers and Exporters, later North Otago Bacon Factory) from 1946, and later as a wool store by Joe Dwyer and then a storage facility by Gillies Foundry. From at least the 1920s the northern lean-to operated as a hostel and was known as 'Sailor's Rest'. Recently 36 Tyne has been Eion Shanks art studio.¹⁴⁹

The building is a two-storied warehouse in Oamaru stone. The lean-tos were probably added after the main structure was built in 1881. The *Cyclopedia of New Zealand* offered the following complimentary description in 1905: 'Mr House's commodious premises present a very imposing appearance. The warehouse comprises the business offices; a large fitting room, where several men are employed putting the seed cleaning machines together; and a store, containing a large number of machines.'¹⁵⁰

¹⁴⁶ *Marlborough Express*, 24 Nov 1884, p. 2.

¹⁴⁷ Oamaru Borough Rates Records, North Otago Museum

¹⁴⁸ *Oamaru Mail*, 19 Jan 1901, p. 1.

¹⁴⁹ Waitaki District Council Archive's Historic Building Catalogue, entry number 186.

¹⁵⁰ *Cyclopedia of New Zealand: Otago and Southland* Vol. 4 (1905), pp. 544 – 545, cited in the Waitaki District Council Archive's Historic Building Catalogue, entry number 186.

Itchen Street



Figure 78: The Crown Flour Mill (Category 2, List No. 2285); the Oamaru Post Office (Former) (Category 1, List No. 4686) is at 12 Thames Street, while the Oamaru Chief Post Office (Former) (Category 1, List No. 2294) is next to it at 20 Thames Street. (Canterbury Maps, October 2015).

Jones Park and Memorial Arch, Itchen and Thames Street

Legal Description: Sec 17 Blk XCV Town of Oamaru (CT OT13A/752, NZ Gazette, 1987, p. 290)



Figure 79: Jones' Park and Memorial Arch (Google Street View, October 2015). The former fire station is at the rear of the park.



Figure 80: Jones' Memorial Arch (North Otago Museum, Image No. 57)

Jones Park commemorates the Honourable George Jones (1844-1920), musician, journalist, member of both the House of Representatives and the Legislative Council, and proprietor of the *Oamaru Mail* for more than 40 years. K. C. McDonald writes that 'Under him the *Oamaru Mail* became

a strong advocate of prohibition and land subdivision.¹⁵¹

The area that is now Jones Park was the site of Oamaru's first police station and jail (completed October 1860) and Borough Council Chambers (1867 - 1907), as well as the volunteer Fire Brigade and the St John Ambulance Brigade. Following the final Borough Council meeting (before the Council moved to the much improved municipal chambers in what is now Oamaru's Opera house), the site fell into disrepair. In the words of Syd Muirhead: 'This corner section remained vacant for a number of years until in 1921 an application was made for the lease of the land for a coal-yard. Fortunately for the town, the Council refused the application. The following year the Oamaru Beautifying Society secured permission to improve the corner section . . . and had commenced the work when a suggestion was made to the Society that a memorial to the late Hon. George Jones be included in the scheme.'¹⁵² On 28 November 1922 Mayor James McDiarmid unveiled the Memorial Arch.¹⁵³

Jones Park is a park on Oamaru's main street. The park is bordered by a low Oamaru stone wall and includes stone seating areas and a small pergola at the western end of a path. 'The archway is built of Gay's Oamaru stone, of a specially hard type, the lower portion being rock faced, and built on a granite base. The dimensions over all are 15 ft wide by 15 ft 2 in high by 3 ft deep [4.5 by 0.9 metres], the actual opening being 6 ft wide by 8 ft high [1.8 by 2.4 metres] The form given to the memorial consists of two simple piers supported on either side by lower secondary ones, finished with large carved and moulded trusses. The piers are surmounted by a semi-circular arch filled in with solid masonry, in the middle of which and on both sides, a circular polished red granite slab is set in, bearing the inscriptions. These slabs are surrounded by carved wreaths of maple and laurel leaves, the whole forming a focal point of special interest. Below these circular wreaths, an inscription (see reference to Horace below) has been carved on the lintel of the opening, the lintel being supported by four carved brackets. Several of the mouldings have been carved. Another noticeable feature in the construction is that the masonry joints have been emphasised by being made 1/4 in wide, and pointed in cement, in place of being hidden as much as possible, as is the usual way.'¹⁵⁴ 'The memorial arch bears the Latin words from Horace: JUSTUM ET TENACEM PROPOSITI VIRUM (a man upright and firm of purpose). One plaque bears the words "In Memory of George Jones M. L. C. 1844 - 1920"; the other reads: 'This

¹⁵¹ K. C. McDonald, *White Stone Country: the Story of North Otago*, (Christchurch: Capper Press, 1977), p. 147.

¹⁵² Syd Muirhead, *Historic North Otago*, (Oamaru: The Oamaru Mail Ltd., 1990), p. 60.

¹⁵³ Syd Muirhead, *Historic North Otago*, (Oamaru: The Oamaru Mail Ltd., 1990), p. 60.

¹⁵⁴ Waitaki District Council Archive's Historic Building Catalogue, entry number 55.

arch was erected by the people of North Otago to commemorate the invaluable public services and private worth of one whose life was spent in steadfast devotion to the interests of his fellowmen.¹⁵⁵

*Oamaru Fire Station (Former) 18 Itchen Street, Oamaru*¹⁵⁶

Legal Description: Sec 16 Block XCV Town of Oamaru (CT OT13A/754)



Figure 81: The former Fire Station (Heather Bauchop, Heritage New Zealand), and an historic image (North Otago Museum, Image No. 248)

New Zealand's first volunteer fire brigade was in Auckland, and its success encouraged volunteer brigades in other centres. The Municipal Corporation Act 1867 gave borough councils the authority to adopt measures for fire protection, to appoint Fire Inspectors, and to set up Fire Brigades.

Oamaru's first fire station was at the back of the municipal offices on the corner of Thames and Itchen Streets. The brigade was established in 1879, and its equipment included two reels and a carriage which contains a spare hydrant, ladders and other equipment. No horses are kept in connection with the station, but a fee of £1 was paid for the horse which first arrives at the outbreak of a fire during the night, and 7s. 6d. during the daytime. The membership of the brigade numbers fifteen, including officers.¹⁵⁷

Firefighting was formalised in 1906 when The Fire Brigades Act 1906 set up fire boards in city areas and levied costs on central government, local authorities and insurance companies.¹⁵⁸

¹⁵⁵ Waitaki District Council Archive's Historic Building Catalogue, entry number 55.

¹⁵⁶ North Otago Museum Historic Buildings Catalogue, Entry No. 216, Photo No. 248.

¹⁵⁷ The Cyclopedia of New Zealand [Otago & Southland Provincial Districts], Cyclopedia Company Limited, 1905, Christchurch <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d4-d4-d1.html> accessed 1 September 2015.

¹⁵⁸ <http://www.fire.org.nz/about-us/History/Pages/1860s.html> accessed 1 September 2015.

This fire station, replacing an earlier building, opened on 11 August 1909. Oamaru architect John Megget Forrester designed the fire station, with J. Crombie completing the stone work, and A. Gillies and Son, the carpentry.¹⁵⁹ It provided a base for the Oamaru Volunteer Fire Brigade, the body ‘charged with the important, if self-imposed, task of extinguishing fires’, recognising that such a body ‘must be well housed and furnished with adequate appliances and the means of reaching a scene of conflagration with the least possible delay.’¹⁶⁰ The purely thirty-year old purely volunteer system was replaced with the control of a responsible Fire Board, with one of the early priorities being adequate facilities.¹⁶¹

*Oamaru Volunteer Hall, 28 Itchen Street*¹⁶²

Legal Description: Sec 14 Blk XCV Town of Oamaru (CT OT5A/191)



Figure 82: Contemporary view (Heather Bauchop, Heritage New Zealand) and an historic view (North Otago Museum, Image No. 1658)

The Oamaru Drill Hall was opened in 1906, replaced the drill shed erected in 1868 on Steward Street.¹⁶³ The hall was designed by John Megget Forrester, with the mason work completed by G. Milne, and the carpentry work by David Sinclair. The building covered an area of 93 feet by 128 feet [28.3 by 39 metres]. It was a functional building where ‘the architectural display was subordinated to accommodation and convenience.’¹⁶⁴ The hall is on ‘falling ground’ with a main entrance on Itchen Street, and a lower entrance at ground level. The Itchen Street entrance provides access to the officer’s rooms, store and service rooms. A lecture room was located to the left of the main entrance. Stairs led down to the main drill hall, 100 feet by 60 feet [30.4 by 18.2 metres], 20 feet high [6.1 metres] at the wall heads, and 32 feet [9.7 metres] high at the apex of the ceiling. Orderly Rooms were

¹⁵⁹ *North Otago Times*, 12 Aug 1909, p. 4.

¹⁶⁰ *North Otago Times*, 12 Aug 1909, p. 4.

¹⁶¹ *North Otago Times*, 12 Aug 1909, p. 4.

¹⁶² North Otago Museum Historic Building Catalogue, List Entry No. 218. Photograph No. 1658.

¹⁶³ McDonald, p. 111.

¹⁶⁴ *Oamaru Mail*, 23 Mar 1906, p. 4.

located on either side of the hall. Double doors led to a long porch on the ground floor, with additional outside access through the orderly rooms.

Returned Services Association Clubrooms and Bowling Green and Garden of Memories, 30 Itchen Street

Legal description: Lots 1-3 DP 7552, Recreation Reserve (North Otago War Memorial Reserve) NZ Gazette, 1985 p 1660.



Figure 83: Historic view of the RSA Clubrooms (North Otago Museum, Image No. 5635)



Figure 84: Elevation from Itchen Street and from the Garden of Memories (Heather Bauchop, Heritage New Zealand)



Figure 85: Garden of Memories (Heather Bauchop, Heritage New Zealand, 15 October 2015), Historic image - Garden of Remembrance in 1955; Garden of Remembrance, Oamaru. Whites Aviation Ltd :Photographs. Ref: WA-39065-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23529274>)

This memorial complex, on the corner of Severn and Itchen Streets is North Otago's district memorial to World War Two and later conflicts. The RSA Building opened in 1950, while the Garden of Memories was dedicated in 1953.¹⁶⁵ Historian Gavin McLean writes that as a memorial this site is '[q]uiet and

¹⁶⁵ McDonald, p. 262.

possessing none of the heroic military iconography of the Thames Street statues,' and was approved after some controversy.¹⁶⁶

The Garden of Memories comprises a garden, formal rose garden, steps, an arch with a list of service people in Waitaki who died in all campaigns. At the Itchen Street end of the memorial, concrete steps lead to a Classical urn and rotunda flanked by two balustraded walls on which plaques are mounted, and by two flag poles. The memorial overlooks the garden. At the Severn Street entrance, a Gothic arch leads to Takaro Park. Plaques mounted on the arch commemorate the fallen.¹⁶⁷ The memorial also commemorates those who died in the conflicts in Korea, Malaya, Borneo and South Vietnam. The foundation stone of the memorial was laid by The Governor-General Lt Gen Sir Bernard Freyberg on 7 December 1950.

The Returned Services Association Clubrooms is a two-storey Oamaru stone building with a hall, offices, bar, kitchen, clubrooms and other facilities, including a bowling green.¹⁶⁸

Severn Street



Figure 86: Oamaru Grammar School (Former) (List Entry No. 2287, Category 2) is located at the centre of the hospital complex at 9 Itchen Street, the Centennial Memorial Restrooms (List Entry No. 2284, Category 2) are located at 1 Severn Street. The public conveniences mentioned below are located at the apex of the triangle of the section to the right of 1 Severn Street.

¹⁶⁶ McLean, *Oamaru*, p.31.

¹⁶⁷ 'Oamaru garden of memories', URL: <http://www.nzhistory.net.nz/media/photo/oamaru-garden-memories>, (Ministry for Culture and Heritage), updated 15-Jul-2013

¹⁶⁸ Source URL (retrieved on 02/09/2015 - 08:44): <http://www.odt.co.nz/regions/north-otago/265346/financially-strapped-rsa-club-discuss-liquidation>

Severn Street Public Conveniences, Severn Street

Legal Description: Sec 6 of 7 Blk XCV Town of Oamaru (*NZ Gazette*, 1905, p. 1787)



Located next to the Centennial Memorial Restrooms, and behind the former Town Hall and Municipal Chambers, these public toilets have been described as 'worthy of Flash Gordon.' The toilets are the design of Ivan Steenson. They were erected 1941-1942. On 1 September 1941 the architect, W I C (Ivan) Steenson was advised that "[t]he ground plan as submitted . . . was

Figure 87: Severn Street Public Conveniences (Heather Bauchop) accepted. It was decided that the building be in conformity with the design of the Centennial Hall and that alternative tenders be obtained for a tile or terrazzo floor." On 26 September 1941, the tender of Oamaru firm Mackie and Wright of £1170 was accepted for erection of the structure.¹⁶⁹

Itchen Street – south side

St Luke's Parish Hall and Sunday School

Legal Description: Sec 17 Blk XXVI Town of Oamaru (CT OT260/289)

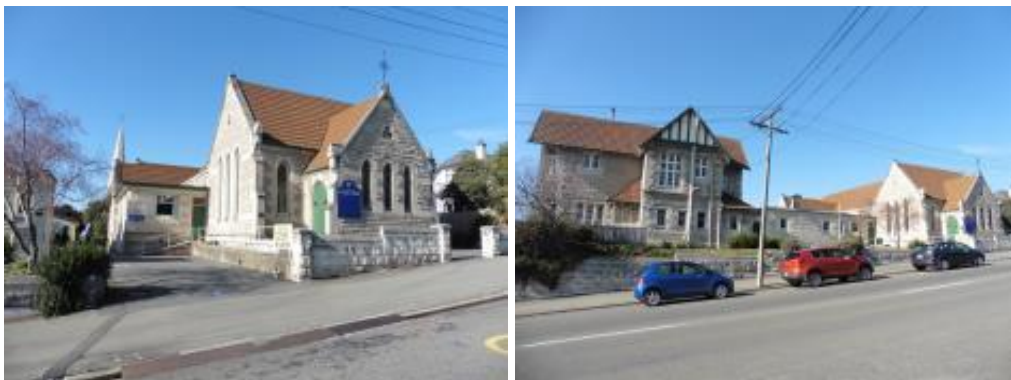


Figure 88: St Luke's Parish Hall and Sunday School (left), and the vicarage and hall (right)

St Luke's Parish Hall is one of three buildings associated with St Luke's Church (the others being the vicarage (List Entry No. 4484) and St Luke's Anglican Church (List Entry No. 4365). The hall has not been entered on the List.

¹⁶⁹ North Otago Museum Historic Buildings Catalogue, Entry No. 274.

Built as a Sunday School in 1897, and designed by Oamaru architect John Megget Forrester, the parish hall is an essential element in this ecclesiastical precinct of buildings.¹⁷⁰ John Barclay was the contractor for the mason work, while Alexander Gillies was the carpenter. The *Oamaru Mail* gave a description of the building at the time the tender was let. The school was to be built of 'rough stone', and consisted of a 'main hall (60 feet by 30 feet), with a T of two class rooms (16 feet by 12 feet) attached. There was an entrance porch 16 feet by 7 feet, with two doors at the sides, and a platform 16 feet by 12 feet deep. The ceiling will be 17 feet 6 inches high. The walls will be coloured and the ceiling will be of panelled red pine. There will also be a dado lined with red pine. The windows will have lead lights of green cathedral glass, and the ventilation will be on an elaborate and effective scale. The building will be a useful and artistic structure when completed.'¹⁷¹

The Bishops Commissary Venerable Archdeacon Robinson described the school as 'unsurpassed in the diocese.' The school was, he said 'would not only be the centre of religious work, but useful also from the social aspect of church life.'¹⁷² The Sunday School was opened on 6 May 1897. It cost £800. In 1910, at the request of the Ladies' Guild, the Sunday School building was completed by the addition of the guild room, and kitchen and the lengthening of the main hall. The new portion of the building was opened on 17 May 1911.¹⁷³

Tees Street

Tees Street and nearby Wansbeck Streets were the early commercial centre of Oamaru, being close to the main access to the port, and to Oamaru's first railway station. The first shops were single storey and timber, gradually replaced with single storey stone buildings in the late 1860s and early 1870s. By the 1880s, the larger businesses on Tees Street had two-storey stone shops, with offices or accommodation on the first floor. As Harbour and Tyne Streets developed, Tees Street declined in importance, and as Thames Street became a grand and busy commercial thoroughfare, the businesses on Tees Street remained small. This decline has meant that early small shops have survived and give parts of the street its particular character. By the end of the 1860s, many of the small businesses on Wansbeck Street relocated to Tees Street.

¹⁷⁰ *Oamaru Mail*, 7 May 1897, p. 1.

¹⁷¹ *Oamaru Mail*, 16 Oct 1896, p. 2.

¹⁷² *Oamaru Mail*, 7 May 1897, p. 1.

¹⁷³ W.R.F. Naylor, *Anglican centenary: a narrative covering 100 years of the Church of England in North Otago*. Oamaru, 1962, p. 32.



Figure 89: Tees Street, Oamaru, Dunedin, by Burton Brothers studio, maker unknown. Te Papa (C.012772)

Tees Street developed in the late 1860s and early 1870s as the commercial centre – a collection of retailers, shopkeepers, accommodation houses or hotels and light industry. According to historian Syd Muirhead, a group of businesses relocated to the north end of Tees Street in 1870 – including tinsmiths/plumbers Watson and McIntosh; hairdresser James Iles, drapers Hood and Shennan, grocer and baker Alexander Morton. Michael Grenfell had his carpenter’s workshop on Tees Street around 1860, on site occupied later by son’s residence.¹⁷⁴ People could meet in the 1872 Tees Street Hall. Joseph Ogilvie carried on his blacksmithing, engineering business, which included a paint shop and carriage showroom.¹⁷⁵ On the west side of Tees Street sprung up a series of small shops, single or double storey. They housed hairdressers, a photographer, bootmakers, grocers or fruiterers, and butchers. Shopkeepers often lived where they worked.¹⁷⁶

¹⁷⁴ Muirhead, p. 53.

¹⁷⁵ Muirhead, p. 55.

¹⁷⁶ Muirhead, pp. 56-57.



Figure 90: Hocken Snapshot (10th Jul 2012). 2132_02_018A Retrieved 31st Aug 2015 08:26, from <http://hocken.recollect.co.nz/nodes/view/19254>



Figure 91: St Luke's Anglican Church (List Entry No. 4365, Category 1) is located at 2A Tees Street. The former AMP Building (List Entry No. 2278, Category 1) is located at the corner of Tees and Tyne Streets (numbered 1 and 21 on the map) (Canterbury Maps)

Tees Street: West Side

6, 4 and 2 Tees Street (from left to right)



This cluster of buildings is located on Section 12, Block XXVI. Small businesses were operating out of premises on Section 12 by 1867, and the first stone premises were built shortly afterwards. The landowner leased to Robert Laing in February 1867, to Mrs H. Sheppard in April 1868 and after that to R. Watson.¹⁷⁷

Figure 92: Tees Street shops (Heather Bauchop, Heritage New Zealand, 13 August 2015)

¹⁷⁷ Deeds Index H435, D879, K359 and K260. Archives New Zealand, Dunedin Regional Office.

Lane's Emulsion Factory (Former), 2 Tees Street

Legal Description: Pt Sec 12 Blk XXVI Town of Oamaru (CT OT 231/79)



Figure 93: Lane's Emulsion Building (Heather Bauchop, 13 August 2015 (left), and historic image (North Otago Museum, Image No. 722 (right))

Edward G. Lane opened his chemist shop for business on this site in June 1868, describing himself as a 'Chemist and Druggist'.¹⁷⁸ While historian K.C. McDonald takes the view that this elder Lane began the manufacture of Lane's Emulsion here in about 1897, extensive research by the North Otago Museum suggests that it was in fact Lane's son Edward who invented the tonic in 1898.¹⁷⁹

Lane's Emulsion became a household name in New Zealand for a period in the early part of the twentieth century ('Take none but Lane's. It's famous because it's good'). This combination of ingredients including alcohol, creosote, cod-liver oil and eggs came to be manufactured in New Zealand and Australia, and was sold as far away as Britain.¹⁸⁰ Edward Lane eventually located his factory and shop on Harbour Street, and his Tees Street building found other uses.¹⁸¹ The building has been a newsagent's, a private residence and a vintage clothing and collectables shop.

The building is a two-storeyed Oamaru Stone structure in a simple Italianate style in keeping with the Victorian architecture and much of lower Thames Street.

¹⁷⁸ Waitaki District Council Archive's Historic Building Catalogue entry number 188; *North Otago Times*, 5 Jun 1868, p. 1.

¹⁷⁹ Waitaki District Council Archive's Historic Building Catalogue entry number 188. See also North Otago Museum; K. C. McDonald, *History of North Otago*, (Oamaru Mail Coy Ltd., 1940), p. 223.

¹⁸⁰ Waitaki District Council Archive's Historic Building Catalogue entry number 188. See also N.O. Museum.

¹⁸¹ See also N.O. Museum. Record 'Still here' HCH 10.

Watson and McIntosh Ironmongers (Former), 4 Tees Street

Legal Description: Pt Sec 12 Blk XXVI Town of Oamaru (CT OT231/80)



Figure 94: Contemporary image of 4 Tees Street (Heather Bauchop, Heritage New Zealand, 13 August 2015). Shop fronts of the businesses of Geo R Taylor, general merchant, and Watson & McIntosh, ironmonger, Tees Street, Oamaru. Vance, William, 1899-1981: Photographs. Ref: 1/2-002035-F. Alexander Turnbull Library, Wellington, New Zealand.
<http://natlib.govt.nz/records/23200575>

There was a building at 4 Tees Street by the middle of 1868. Robert Watson, ‘tailor and habit maker’ traded on Tees Street in November 1864, but it is not known whether he was related to the later occupants, also with the surname Watson, of this section.¹⁸² In 1868, part of section 12 was leased to Watson and others.¹⁸³ Watson and McIntosh were plumbers, tinsmiths and zinc workers, with a shop on Wansbeck Street in 1867.¹⁸⁴ They moved into their premises on Tees Street in May 1868.¹⁸⁵ After 1882 architects Forrester and Lemon designed a new frontage for the shop with a recessed central entrance flanked by pilasters, surmounted by an entablature and central pediment with engraved with ‘H. Watson’ and the date of the establishment.¹⁸⁶ Fruiterer John Main bought the section from Watson in December 1907. Main leased the section to Stock in 1922.¹⁸⁷

¹⁸² *North Otago Times*, 24 Nov 1864, p. 1.

¹⁸³ Deeds Index K359.

¹⁸⁴ *North Otago Times*, 28 Jun 1867, p. 1.

¹⁸⁵ Their last advertisement at Wansbeck Street was *North Otago Times*, 8 May 1868, p. 1. The next issue of the paper, they advertise on Tees Street.

¹⁸⁶ Conal McCarthy, *Forrester and Lemon of Oamaru, architects*, North Otago Branch Committee of the New Zealand Historic Places Trust, Oamaru, 2002, p. 37. Drawing held Forrester Gallery.

¹⁸⁷ Deeds Index S300.

James Scott Merchant (Former), 6 Tees Street

Legal Description: Pt Sec 12 Blk XXVI Town of Oamaru (CT OT5B/176)

6 Tees Street was occupied by 1867. R. Laing was a bootmaker, trading in Oamaru from 1864, whose premises were on Wansbeck Street, but who had moved to Tees Street by the middle of 1867.¹⁸⁸ He moved to his 'new stone premises' in April 1867.¹⁸⁹ Mrs H. Sheppard opened her Registry Office for servants in 1867.¹⁹⁰ By March 1876, Mrs Sheppard erected 'a commodious new stone store and offices.'¹⁹¹ Mrs Sheppard's property seems to have been sold first to Morton and then James Scott by 1872.¹⁹² Mrs Sheppard ran her Registry Office until around May 1879.¹⁹³

According to local histories, this shop operated as a grocery for many years – with Alexander Morton succeeded by his brother in law James Scott. Next to that was a grocery later occupied by Milligan and Bond.¹⁹⁴ Alexander Morton started his grocery business in Wansbeck Street around 1866.¹⁹⁵ Morton died in 1872.¹⁹⁶ Brother in law James Scott succeeded him, and after that Jamieson carried on selling out to E.A. Atkinson who sold to Milligan and Bond.¹⁹⁷ Merchant James Scott was building new premises in October 1880.¹⁹⁸ Architects Forrester and Lemon designed his new building – its central panel 'embellished with supporting volutes and acroterion'.¹⁹⁹ The design for Scott's building was an ornate two storey structure, possibly larger than Scott's budget, as his shop remained single storey, but with an ornate pediment and entablature.

¹⁸⁸ *North Otago Times*, 25 Feb 1868, p. 1.

¹⁸⁹ *North Otago Times*, 30 Apr 1867, p. 1.

¹⁹⁰ *North Otago Times*, 13 Aug 1867, p. 1.

¹⁹¹ *North Otago Times*, 15 Mar 1867, p. 2.

¹⁹² Deeds Index K260.

¹⁹³ Her last advertisement appears on *North Otago Times*, 10 May 1879, p. 3.

¹⁹⁴ *History of North Otago From 1853 With interesting records of the developments of Oamaru and its Institutions*, The Oamaru Mail Co. Ltd, Oamaru, 1978, pp.55-56.

¹⁹⁵ *North Otago Times*, 6 Dec 1867, p. 1.; *North Otago Times*, 16 Nov 1866, p. 5.

¹⁹⁶ *North Otago Times*, 26 Mar 1872, p. 2.

¹⁹⁷ *History of North Otago From 1853 With interesting records of the developments of Oamaru and its Institutions*, The Oamaru Mail Co. Ltd, Oamaru, 1978, pp.55-56.

¹⁹⁸ *North Otago Times*, 16 Oct, 1880, p. 3.

¹⁹⁹ Conal McCarthy, *Forrester and Lemon of Oamaru, architects*, North Otago Branch Committee of the New Zealand Historic Places Trust, Oamaru, 2002, p. 37. Drawing held Forrester Gallery.

Commercial Buildings 8-8A, 10, 10A and 10B, 12 and 12A, 14, 14 A Tees Street

Legal description: Sec 11 BLK XXVI Town of Oamaru (CT OT231/83)



Figure 95: Contemporary view (Heather Bauchop, 13 August 2015) and aerial view (Canterbury Maps)

The early history of these buildings is difficult to establish. They are located on Section 11 Block XXVI, which seems to have been leased to various tenants. The whole section was granted to Charles Lemon in June 1862.²⁰⁰ Lemon leased part of the land to James Iles in April 1867.²⁰¹ James Iles advertised as a hairdresser and photographer on Tees Street from March 1868.²⁰² A photograph indicates that, with the exception of James Iles's shop (built around 1867), the rest of the buildings were built after 1884. The new post office has been built (visible in the distance) and that was built in 1884. In this photograph, three small shops, built of timber are located alongside a largely empty section.



Figure 96: James Iles' shop is the two storey building next but one to James Scott. On the right of Iles' shop is John Main's shop. The other shops are not identifiable (North Otago Museum, Item No. 158)

²⁰⁰ *North Otago Times*, 15 Aug 1871, p. 2.

²⁰¹ Deeds Index H476 and D261.

²⁰² *North Otago Times*, 20 Mar 1868, p. 1.

James Iles bought an allotment with a frontage of 28 feet by 82 feet [8.5 by 25 metres] at a cost of £120. Iles' property was the closest to section 12.²⁰³ Architect Thomas Glass advertised for tenders for the mason work of the 'Shop and Photographic Gallery' to be erected on Tees Street for Iles in April 1867.²⁰⁴ Iles opened his new premises and portrait gallery on Tees Street in February 1868.²⁰⁵ He sold his photographic business to Coxhead and Sargeant in January 1880, and they made 'Extensive Alterations and Improvements.'²⁰⁶ The property was sold to builder William Chalk Baudinet in 1904.²⁰⁷

The second allotment was bought for £60 by John Barraclough, with a frontage of 14 feet by 82 feet [5.5 by 25 metres]. Barraclough also bought the rear allotment for £65. John Barraclough was a businessman and wool broker. He had wool stores on Tyne Street and a shop on Thames Street in the mid-1880s.²⁰⁸ It is not clear whether Barraclough occupied premises on Tees Street.

The third allotment with a 14 foot [4.2 metres] frontage was bought by John Mainland for £75.

The buildings form a united group with very similar detailing to Iles' shop – plain windows and a string course with dentils at the parapet level. It is possible that Glass also designed the group after 1876. The building look to have been constructed after Ilse's – they are not present in the photograph that shows Ilse's building.

²⁰³ Deeds Index N550.

²⁰⁴ *North Otago Times*, 12 Apr 1867, p. 3.

²⁰⁵ *North Otago Times*, 25 Feb 1868, p. 1.

²⁰⁶ *North Otago Times*, 10 Jan 1880, p. 3.

²⁰⁷ Deeds Index N550; Death notice *Wanganui Herald*, 7 Feb 1910, p. 4.

²⁰⁸ *North Otago Times*, 29 Sep 1884, p. 3.

Shop, 16 Tees Street

Legal Description: Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/81)



Figure 97: Contemporary view (Heather Bauchop, 13 August 2015)

On Section 10, 16 Tees Street appears to have been the premises of grocer Elizabeth White or James Roxburgh, both of whom occupied this section in the 1880s.²⁰⁹ Elizabeth and her husband James both had businesses on Tees Street. James White ran the Tees Street Butchery while his wife Elizabeth ran a grocery shop. James White came to New Zealand in 1858 and to Oamaru around 1860. He first went into business as a butcher with Mr Hamilton on Tyne Street, going out on his own in Wharfe Street,

before moving to Tyne Street, where he ran a butcher and general store.²¹⁰ Architect Thomas Glass designed a stone shop

for White in Tees Street in September 1866.²¹¹ James White took over the Tees Street grocery business of Lindsay & Laurenson in September 1872.²¹² Lindsay & Laurenson had taken over the A & J McFarlane's grocery business in August 1869.²¹³

James Roxburgh arrived in New Zealand in 1862, and settled in Oamaru. He went into partnership with Robert Wilson as masons. The partnership was responsible for many of Oamaru's stone buildings. Poor health forced him to retire, and he opened a shop on Tees Street. He died in 1912.²¹⁴ James Roxburgh opened a tobacconist on Tees Street in 1888, in premises previously occupied by Mr Moxham.²¹⁵ James Roxburgh owned this property until around 1907 when he put it up for sale. The sale advertisement described a shop, dwelling and other outbuildings.²¹⁶

²⁰⁹ Council Rates Books, for Pt Sec 10.

²¹⁰ Obituary, *Oamaru Mail*, 20 Feb 1899, p. 2.

²¹¹ *North Otago Times*, 18 Sep 1866, p. 5. It is not clear if the shop was built at this time, and if it was, where it was located.

²¹² *North Otago Times*, 14 Sep 1869, p. 1.; *North Otago Times*, 21 May 1872, p. 3.

²¹³ *North Otago Times*, 14 Sep 1869, p. 1.

²¹⁴ *North Otago Times*, 1 Oct 1912, p. 2.

²¹⁵ *Oamaru Mail*, 13 Mar 1888, p. 3.

²¹⁶ *Oamaru Mail*, 3 Jul 1907, p. 3.

McFarlane Buildings (Former) 22-22A, 20-20A Tees Street

Legal Description: Lots 1-3 DP 3001 (CTs OT192/284 and OT202/205)



Figure 98: Contemporary view (Heather Bauchop, 13 August 2015); and Tees Street probably in the 1880s (left) (North Otago Museum Image No. 155).

This block was part of a larger property owned by West Taieri resident magistrate James Fulton in 1873. The property was leased in the 1870s – to Fleming and Hedley in 1868 of part of section 9. On Fulton’s death the property remained in family until 1920 when Section 9 was sold to Elizabeth Paterson. She sold it to John Main in 1920.²¹⁷ The two two-storey buildings next to each other were built pre-1880. This photograph above shows the pair, one with the rectangular pediment, and the other with its triangle pediment. James Scott’s shop has not been altered (around 1880) but Ross’s Building is constructed (also around 1880). Architect Thomas Glass does ask for tenders for a shop in 1867 (could be James Isles’ shop), and for business premises on Tees Street in 1879, but for whom, he does not say.²¹⁸ Glass also advertises for tenders for alterations and additions to unidentified premises on Tees Street in 1870 and 1871.²¹⁹

This could be the shop of McFarlane grocers, whose two storey premises were erected in 1867. The *North Otago Times* reported that McFarlane’s new stores were completed by November 1867, and the building, ‘which is entirely of Oamaru stone, is quite an ornament to the street, and consists of two storeys, the lower storey being fitted up as a grocery store and Italian Warehouse, and furnished with fittings of the most modern style.’²²⁰

²¹⁷ Certificate of Title OT7/30.

²¹⁸ *North Otago Times*, 6 Aug 1867, p. 3.; *North Otago Times*, 10 Dec 1879, p. 3.

²¹⁹ *North Otago Times*, 23 Sep 1870, p. 3.; *North Otago Times*, 9 Jun 1871, p. 1.

²²⁰ *North Otago Times*, 15 Nov 1867, p. 2.

In the 1920s the property was owned by James Main, Oamaru gardener. It was subdivided in 1920. It was sold to John Stringer, of Herbert, builder and undertaker in 1923. In the twentieth century it was owned by a series of small business people.²²¹

Commercial Building, 18 Tees Street

Legal Description: Pt Sec 10 Blk XXVI Town of Oamaru (CT OT231/82)

Whilst the unnamed building at 18 Tees Street is not considered to contribute architecturally to the historic area, the site has historical significance. This section was part of a block granted to Charles Lemon in 1862, and sold to E.C. Weedon in 1869. Weedon sold this block to merchant John Barraclough in 1872.²²² Barraclough leased the section to Lees and Moore in 1873.²²³ Lees and Moore ran a store and meat works, but where these operations were has not been confirmed.²²⁴

Barraclough offered his estate for sale, when he planned to leave the district at the end of 1882, including this section 'with frontage to Tees street of 44 feet by a depth of 165 feet – let to Mrs White.'²²⁵ Mrs White was in business in Tees Street by the mid-1870s.²²⁶

Marshall's Building (Former), 26 Tees Street

Legal Description: Sec 8 Blk XXVI Town of Oamaru (CT OT6B/1015)



Figure 99: Marshall's Building probably around 1898-1902 (North Otago Museum, Image No. 5225); Contemporary view (Heather Bauchop, 13 August 2015)

²²¹ Certificate of Title OT202/205.

²²² Deeds Index D260, Archives New Zealand, Dunedin Regional Office.

²²³ Deeds Index N766, Archives New Zealand, Dunedin Regional Office.

²²⁴ *North Otago Times*, 22 Nov 1872, p. 2.

²²⁵ *North Otago Times*, 13 Dec 1882, p. 3.

²²⁶ *North Otago Times*, 9 Jun 1876, p. 3.

Forrester and Lemon designed this building for Henry Marshall in 1880.²²⁷ As the town prospered, two storey premises became more common. The original design shows the practice's decorative treatment with rounded headed windows, pilasters, surmounted with balustrades and curved pediment. The design was for two shops with offices above.²²⁸ Over the years it has had a variety of tenants, including fishmongers, confectioners, as well as plumbers and tinsmiths.²²⁹

Shop, 36 Tees Street

Legal Description: Pt Sec 6 Blk XXVI Town of Oamaru (CT OT200/191)



Figure 100: Contemporary view (Heather Bauchop, 13 August 2015)

Land records indicate that the whole of section 6 granted to Edwin Collis in 1872. John Mainland advertised for tenders to build 'One or Two SHOPS' in Tees Street in September 1875.²³⁰ Rates information indicates that Mainland had a house and shop on this section by 1880. Mainland applied to the council to make alterations to wooden premises in Tees Street in May 1880.²³¹ He applied to the council to erect a building on this section in 1885.²³²

According to the North Otago Museum Building Catalogue, this small Oamaru stone shop was built for bootmaker Albert Baker in 1887. Until 1912 it remained a bootmaker's shop, with W Moxham (1889-1905) and A. Moxham (1905-c.1912) operating from these premises. Fruiterer Christine Lee occupied the shop until 1922, when trustees of the Theosophical Society bought the property. Here the Oamaru branch of the society held lectures, study, meditation, social gatherings and administrative meetings. Though the society declined, the trustees owned the building until 1976, when it was sold to Gillies Foundry and Engineering Company, who used it as a social hall for their Tongan foundry workers.²³³

²²⁷ McCarthy, p. 38.

²²⁸ McCarthy, p. 38. Plans held by the Forrester Gallery.

²²⁹ North Otago Museum Building Catalogue, Entry No. 194.

²³⁰ *North Otago Times*, 21 Sep 1875, p. 3.

²³¹ *North Otago Times*, 28 May 1880, p. 2.

²³² *North Otago Times*, 18 Dec 1885, p. 3.

²³³ North Otago Museum Buildings Catalogue, Entry No. 196. The later history matches the land title information. Certificate of Title OT2/398; Certificate of Title OT200/191.

According to the *North Otago Times* William Moxham's shop on Tees Street was opposite Mr Harding's watchmaker's shop.²³⁴ Rates information seems to indicate that Mainland both occupied and paid the rates on this section up until at least 1900.²³⁵

Bakery (Former) 40 Tees Street and Wansbeck Street

Legal Description: Pt Sec 5 Blk XXVI Town of Oamaru (CT OT231/51)



Figure 101: 40 Tees Street (Heather Bauchop, 13 August 2015)

This land first seems to have been occupied by the Allen Brothers coal yard and office in the mid-1890s.²³⁶ From around 1910, a bakery ran from the site. From 1953 until 2004, the Peter Pan Bakery operated from this site. From 1980, the bakery baked for the shop on Eden Street. In 2004, the bakery was closed and all baking shifted to Eden Street.²³⁷ The North Otago Museum catalogue records that

wood fired bread ovens, dating from around 1910, still exist within this building.²³⁸

Right hand side of Tees Street (from north to south)

Dock Chambers (Former), Tees Street

Legal Description: Pt Sec 18 Blk III Town of Oamaru (CT OT222/223)



Figure 102: Contemporary Image (Heather Bauchop, 13 August 2015). In the historic image, Dock Chambers are in the middle ground of the picture – with the four windows and balustrading visible. (Oamaru, Otago, from Wharfe Street. Vance, William, 1899-1981: Photographs. Ref: 1/2-001982-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22563978>)

²³⁴ *Oamaru Mail*, 23 Jun 1880, p. 3.

²³⁵ Oamaru Borough Rates, 1898-1899, and 1899-1900 have John Mainland with a house and shop. Thomas Cunningham has a house on part of section 6.

²³⁶ Oamaru Rates Books, North Otago Museum.

²³⁷ North Otago Museum Historic Buildings Catalogue, Entry No. 204.

²³⁸ North Otago Museum Historic Buildings Catalogue, Entry No. 204.

According to the North Otago Museum Buildings Catalogue, this two storey Oamaru stone building was built for E.A. Atkinson in 1869. Over the years it has been used as a shop, boot factory, dentist's rooms (upstairs) and private accommodation (upstairs). It has an around fifty year association with E. Glass and Sons, painters and paper hangers.²³⁹

The land was first granted to Fenwick then to Haige in 1860. E.B. Atkinson purchased the land in 1863.

²⁴⁰ The building was built for Edward Bland Atkinson, Edward Alfred Atkinson's father around 1869, and was designed by architect Thomas Glass. As Edward (E.A.) Atkinson was only born in October 1854 he was a little young to be undertaking such a venture, though he traded as a grocer on Tees Street when he was older.²⁴¹ The *North Otago Times* reports in July 1869 that Atkinson's building is finished. 'It is entirely of Oamaru stone, and three storeys high with cellarage below – one storey being below the level of the street. The second, or ground floor, contains a roomy and well-appointed baker's and confectioner's shop, to be opened by Mr Gavin McGhie, two comfortable rooms for the convenience of those on coffee and pies intent, and well-lighted and comfortable living room, and the top storey, to which access is gained from the street by a winding staircase, four cheerful and spacious offices. The outside railed staircase and the verandahs which run along the south end and back of the building, with the overhanging eaves, make it exceedingly picturesque, reminding us much of a Swiss chalet. Everything has been well carried out, and, we trust, that the gentleman for whom the building has been erected will have no reason to regret the necessary outlay.' The contractor was Mr Macdonald.²⁴² In the late 1860s, this building was known as 'Dock Chambers' or 'Atkinson's Building.' Architect Thomas Glass was advertising offices to rent in Dock Chambers on Tees Street in July 1869.²⁴³ John Main advertised his business as a seedsman and fruiterer in the 'Premises known as ATKINSON'S BUILDING' on Tees Street in April 1875.²⁴⁴

Architect Thomas Glass advertised for tenders for alterations and additions to Atkinson's Tees Street premises in 1878, so it is likely that after this time the second bay of the building was constructed, with a door between the two sections.²⁴⁵

²³⁹ North Otago Building Catalogue, Entry 215.

²⁴⁰ Deeds Index A657, V350 and Certificate of Title OT222/223.

²⁴¹ *Press*, 31 Aug 1934, p. 19.; Edward Bland Atkinson, family tree, http://trees.ancestrylibrary.com/tree/48128616/person/12854405906?ssrc=&ml_rpos=1 accessed 27 Aug 2015.

²⁴² *North Otago Times*, 9 Jul 1869, p. 2.

²⁴³ *North Otago Times*, 27 Jul 1869, p. 3.

²⁴⁴ *North Otago Times*, 29 Apr 1875, p. 3.

²⁴⁵ *North Otago Times*, 19 Feb 1878, p. 3.

According to rates records, Alexander Gordon had his private hotel or boarding house on this section in the early 1880s. While in the later 1880s Edward Atkinson had a house and shop. Edward Bland Atkinson died in 1886. In the later 1890s Edward Alfred ran a boarding house.

In 1906 the property was sold to Barr, who conveyed it to Kear the same year. W.H. Kear advertises as a painter, paperhanger, and decorator on Tees Street in December 1904.²⁴⁶ Kear leased the property to Glass in 1909.²⁴⁷ E. Glass and Sons bought Kear's business in 1908, and the land and building in 1915.²⁴⁸ Members of the Glass family owned the property until 1963.²⁴⁹

Tees Street Hall [no street number] (*adjoining 35 Tees Street*)

Legal Description: Pt Sec 21 Blk II Town of Oamaru (CT OT299/90)



Figure 103: Tees Street Hall – contemporary image (Heather Bauchop, 13 August 2015) and an historic image (North Otago Museum Image No. 1785)

This building was apparently built around 1876. It has been used as a meeting hall and for church services. The Oamaru Baptist congregation used the hall until their church was built on Severn Street in 1889. The Plymouth Brethren used the hall from 1890.²⁵⁰ From 1921 it was sold to the North Otago Highland Pipe Band.

Land titles indicate that the land was granted to Duncan in 1863, to Valpy in the mid-1860s (three transactions 1864, 1865 and 1866), and to Sprake in the 1880s, and later to the North Otago Pipe

²⁴⁶ *North Otago Times*, 13 Dec 1904, p. 1.

²⁴⁷ Deeds Index A657.

²⁴⁸ *North Otago Times*, 22 Sep 1908, p. 3.

²⁴⁹ Deeds Index V350.

²⁵⁰ North Otago Museum Historic Buildings Catalogue, Entry No. 255.

Band. The Pipe Band sold to dealer Thomas Garstang in 1930.²⁵¹ Garstang sold to skin buyer Joseph Dwyer in 1950. Dwyer sold to the Otago Beneficiaries and Old Folks Association in 1955. In 1990 the land was transferred to the North Otago Billiards and Snooker Association. In 2006, it was sold to Stuart P.C. Limited.²⁵²

Commercial Premises, Wansbeck and Tees Street

Legal Description: Pt Sec 22 Blk II Town of Oamaru (CT OT146/143)



Figure 104: Contemporary view (Heather Bauchop, 13 August 2015)

The title was first granted to Oamaru solicitor Arthur Creagh in 1907. Building contractors William Jamieson and Daniel Sutherland bought the property in 1921. William Jamieson alone owned the property from 1927. Jamieson sold to baker Graham Macpherson in 1928. Owned the property till 1945 when he sold to the New Zealand Express Company. Gillies Foundry bought the property in 1961, selling to Stuart P.C. Limited in 2006.²⁵³

²⁵¹ Deeds Index E357.

²⁵² Certificate of Title OT299/90.

²⁵³ Certificate of Title OT 146/143.

Wansbeck Street

Freemason's Halls (1876 and 1933) – Masonic Centre

Legal Description: Lot 1 DP 16691 (CT OT7C/122)



Figure 105: Contemporary view (Heather Bauchop, 13 August 2015)

Lodges were places for men to meet and talk business, socialise and make networks in communities, and performed an important role in colonial society.

Oamaru had several lodges. The first, the Oddfellows (Manchester Unity), put down roots in 1864 and was joined by a Masonic lodge, Lodge Waitaki III E.C., a year later. Oamaru Kilwinning was founded in 1872.

The Freemason's first lodge was built in 1868 as part of the Star and Garter Hotel on Itchen Street.

The second Masonic Lodge was built on Wansbeck Street in 1876 designed by architect Thomas Glass. Mr Hook was the stone mason, while Lambert and Moore were the carpenters. The building cost around £600.²⁵⁴ The front building, constructed in 1933 to the design of J.M. Forrester, is one of the Victorian town's few stripped classical structures. It is a substantial and dignified masonry building with a stunning interior. The older rear building can be reached only by going through the front building.²⁵⁵

Other features

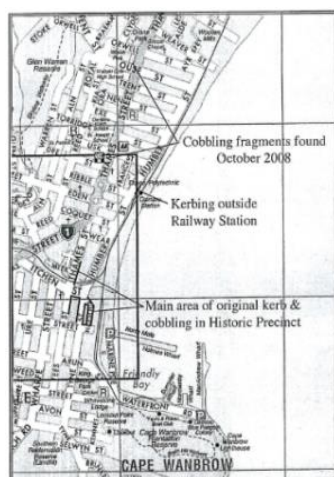


Figure 106: Map showing location of stone kerbs and cobbles in Oamaru (NZAA Site Record J41/131)

Historic Kerbing and Cobblestones: New Zealand Archaeological Association Site Record J41/131

Stone kerbing and cobbling is easily seen on the sides of the streets in Oamaru. Some areas are in good condition (such as in parts of Harbour Street), but others are in poor condition (such as in Tees and Thames Streets). Over time the Waitaki District Council proposes to conserve and restore the stone kerbing and channelling in the Heritage Precinct area of town.²⁵⁶

Archaeologist Peter Petchey records that the original road

²⁵⁴ *North Otago Times*, 28 Jun 1876, p. 2.

²⁵⁵ 'Freemasons Centre', URL: <http://www.nzhistory.net.nz/media/photo/freemasons-centre>, (Ministry for Culture and Heritage), updated 8-Oct-2014

²⁵⁶ New Zealand Archaeological Association Site Record J41/131.

design in Oamaru had limestone kerbing and bluestone cobbled channels, with a rough metalled road surface. While roads have been tar sealed, and most kerb and channelling has been replaced with concrete, in Harbour and Tyne Streets extensive areas of original kerbing and channelling remain. In other areas such as Tees Street and Thames Street areas of kerbing remain, and there may also be areas of buried cobbling.²⁵⁷

Railway Sheds, Harbour Street, OAMARU
Lot 4 DP 487054 (CT 696031)



Figure 107: Two railway sheds on railway land behind Harbour Street. The smaller one (on the left of the photograph) sits on the same footprint as one shown in an 1880s survey plan. (Jonathan Howard, Heritage New Zealand, 27 October 2015)

Little is known about these two buildings, situated just off the old railway tracks behind Harbour Street. The larger of the two probably dates to between ca. 1904 and 1936.²⁵⁸ The smaller building sits on the same footprint as a railway shed shown on a survey plan dating to 1880.²⁵⁹

²⁵⁷ Peter Petchey, NZAA Site Record Form J41/131.

²⁵⁸ Oamaru, Muir & Moodie studio (photography studio), circa 1904, Otago (Te Papa Collections PA.000193); Aerial view of Oamaru taken 1936 by Leo White. (Alexander Turnbull Library WA-19204-G)

²⁵⁹ Survey Plan DP 285 August 1880, Land Information New Zealand

2.3. Sources

Sources Available and Accessed

There are a multitude of historic sources that cover the development of Oamaru, foremost being K.C. McDonald's *White Stone Country*, and *Beginnings: History of North Otago*. Conal McCarthy's *Forrester and Lemon of Oamaru, Architects* provides analysis and description of Forrester and Lemon's contribution to Oamaru's historic townscape. Contemporary newspapers have provided invaluable information on individual buildings. The North Otago Museum's *Historic Buildings Catalogue* has a wealth of information on individual buildings and photographs of the same. These have been sufficient for the purposes of this report.

Further Reading

Conal McCarthy, *Forrester and Lemon of Oamaru, Architects*, North Otago Branch Committee of the New Zealand Historic Places Trust, Oamaru, 2002

K. C. McDonald, *White Stone Country: the Story of North Otago*, Capper Press, Christchurch, 1977

Gavin McLean, *Oamaru: History and Heritage*, University of Otago Press, Dunedin, 2002

Syd Muirhead, *Historic North Otago*, Oamaru Mail Ltd, Oamaru, 1990

Beginnings - History of North Otago From 1853 With interesting records of the developments of Oamaru and its Institutions, The Oamaru Mail Co. Ltd, Oamaru, 1978

3. SIGNIFICANCE ASSESSMENT

3.1. Section 66 (1) Assessment

This area has been assessed for, and found to possess aesthetic, archaeological, architectural, historical, social, and technological significance or value. It is considered that this area qualifies as part of New Zealand's historic and cultural heritage.

Aesthetic Significance or Value

Oamaru's historic streetscapes have considerable aesthetic significance – with their harmonious use of Oamaru's limestone and their combined sense of grandeur and solidity. The views along Harbour Street, along the eastern side of Tyne Street, and from the west down Itchen Street in particular, provide long uninterrupted streetscapes of buildings looking very similar to their appearance in the nineteenth and early twentieth centuries. These views are possibly the best in New Zealand for understanding the atmosphere of the commercial and warehousing heart of a prosperous late nineteenth century colonial town. Tees Street's diminutive shops give a sense of small scale businesses and have a strong visual coherence. Thames Street with its grand civic and commercial edifices impresses with its grandeur, while Harbour/Tyne Street's concentration of wool and grain stores and offices presents the face of business.

Archaeological Significance or Value

Oamaru's buildings and the archaeological remnants of earlier structures provide an understanding of the development of the town from the 1860s. The layout, stone technologies, relationships between industries, transport routes (such as the railway and the port) have potential to provide further archaeological information about the occupation of Oamaru in the nineteenth century.

Architectural Significance or Value

Oamaru's historic streetscapes represent a lineage of architectural styles from Victorian to mid-twentieth century. Many of the buildings in the area were built between 1870 and 1885 and follow the prevailing Neo-Classical style. Two of the most striking aspects of the buildings are the degree of ornamentation they exhibit, and the homogeneity of the construction material. This is a reflection not only of the town's late nineteenth century prosperity but also of the special qualities of the local

limestone. During the 1870's and early 1880's, many impressive buildings were erected. The prosperity of the period, the easy availability of a first class building stone and the presence in the town of capable designers, united to produce a unique collection of commercial and industrial buildings. Such was the quality of Oamaru's commercial area at the time that it was widely regarded as the "best built" town in New Zealand. The sense of status continued with the twentieth century designs, which have continued the solidity and grandeur of earlier buildings in their modern styling.

Architecturally, buildings in the area broadly follow Classical Revival styles. Forrester and Lemon, the practice which designed most of the buildings in the area employed a range Italianate styles which were pared-down and adapted to colonial conditions. The twentieth century buildings carry on the use of stone and the sense of architectural grandeur of the nineteenth century. The close architectural relationships of such a large group of buildings make this a particularly valuable part of New Zealand's built heritage. Together they form the most complete group of nineteenth century commercial and civic buildings in New Zealand.

Historical Significance or Value

The Harbour/Tyne Street area is closely associated with the first European settlement in Oamaru. In the 1870's it became the central commercial area of Oamaru during a time of prosperity. The buildings housed a mix of commercial, agricultural, and industrial uses and reflect the economic base of North Otago at that time. By the mid 1880's depression had set in. The buildings in the Oamaru Historic Area reflect the history of boom and bust in the 1870s and 1880s. Later years saw some economic recovery and new building. The later building continued the architectural themes of the boom years – substantial stone buildings with a sense of grandeur, picking up on that early identity and developments. This has created in Oamaru, a strong sense of historical identity that continues to change but is an identity firmly rooted in the past and the vibrant architecture of the town.

Social Significance or Value

The Oamaru Historic Area has social significance – Thames Street and the streets around Harbour, Tyne and Tees Streets are the centre of social life, representing meeting places, shopping, worship and cultural activities. For both visitors and locals, this area is the centre for community activity.

Technological Significance or Value

The Oamaru stone buildings range in age from the 1860s through to the 1950s. The buildings provide evidence of the stone working technologies used and the way these have developed over time. As many buildings are conserved, the new conservation methods also provide illustration of modern building technologies and the way they are incorporated into historic structures.

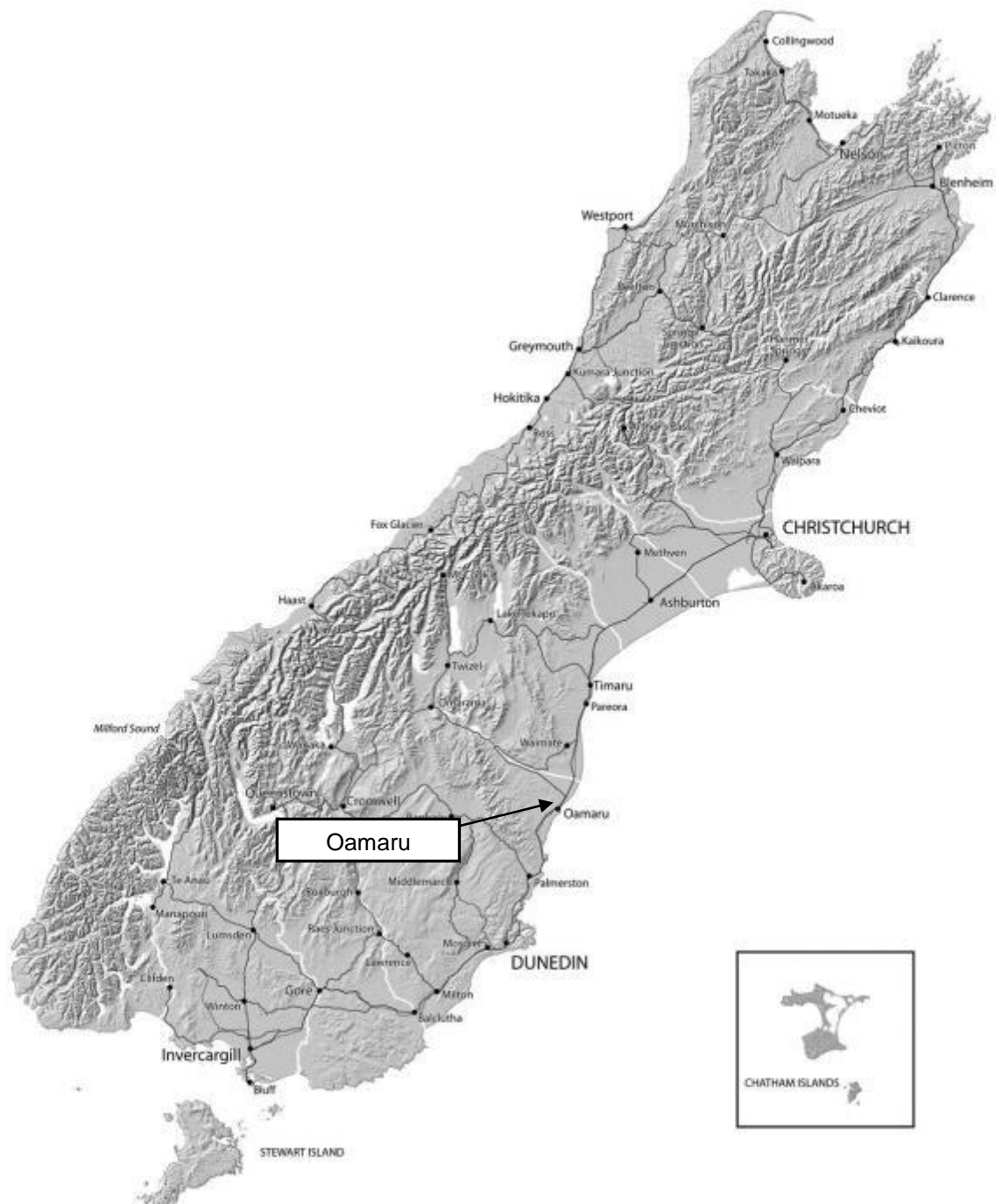
Summary of Significance or Values

The Oamaru Historic Area provides insight into New Zealand's best preserved historic townscape, representing life and architecture from the 1860s into the mid-twentieth century. The Oamaru stone buildings and structures have a remarkable coherence and a range of styles but communicate a sense of grandeur and solidity as well as exuberance and solemnity. The Oamaru Historic Area represents the historic heart of Oamaru – the civic, commercial, and religious lives of the people.

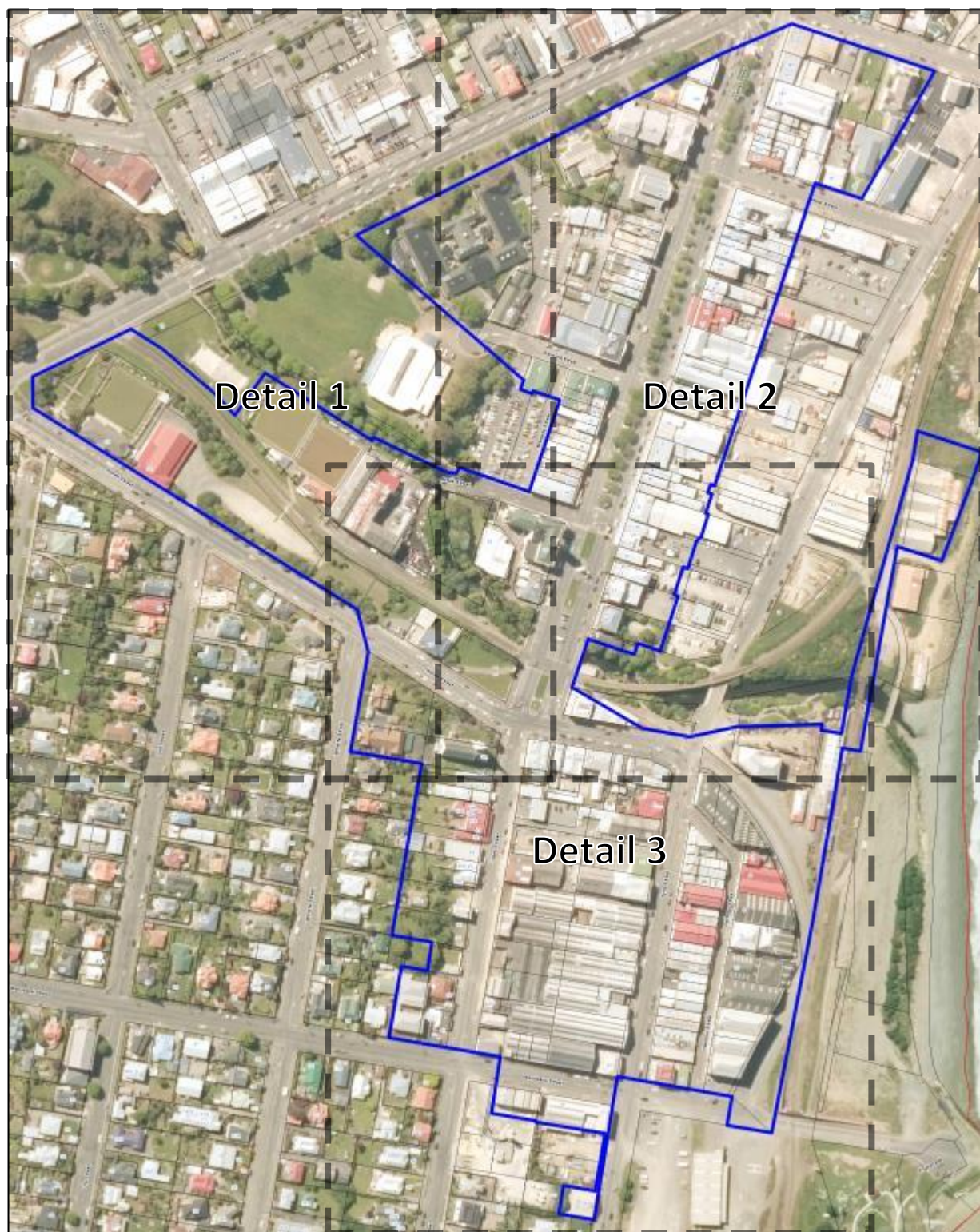
4. APPENDICES

4.1. Appendix 1: Visual Identification Aids

Location Maps



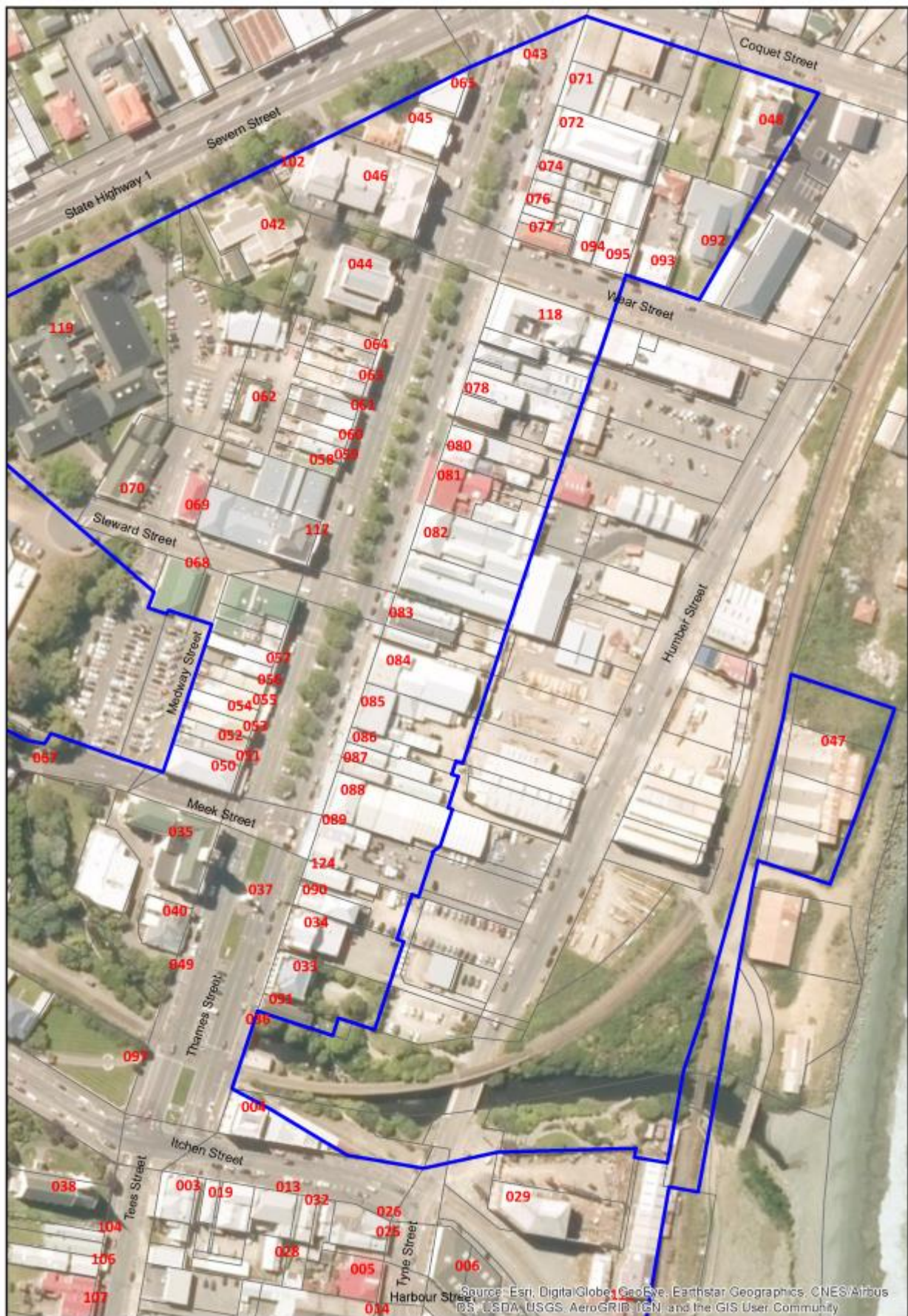
Extent of the Historic Area List Entry



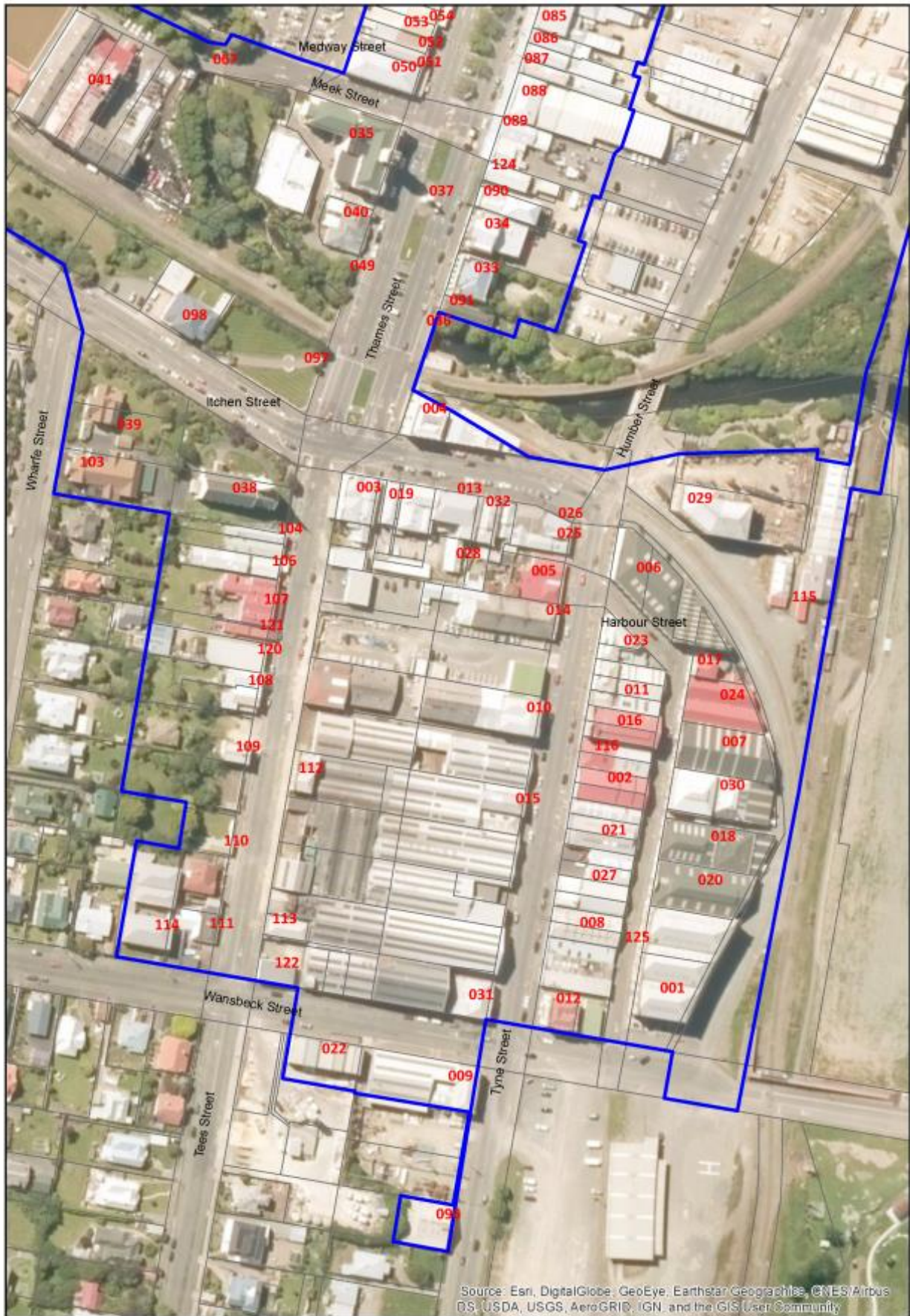
Extent of the proposed Historic Area is outlined in blue. Dashed boxes indicate more detailed maps, below, which show the positions of places which contribute to the proposed Historic Area



Detail 1: Showing part of Itchen, Severn and Wharfe Streets. A key to the numbers showing places contributing to the proposed Historic Area can be found below.



Detail 2: Showing part of Thames, Itchen, Severn and Wear Streets. A key to the numbers showing places contributing to the Historic Area can be found below.



Detail 3: Showing part of Tees, Tyne, Harbour, and Wansbeck Streets. A key to the numbers showing places contributing to the Historic Area can be found below.

Key to map

The identified historic places that contribute to the values in this historic area are as follows (numbers in brackets are the Heritage New Zealand List numbers):

- | | |
|---|--|
| 001. New Zealand Loan and Mercantile Company Warehouse (Former) (354); | 038. St Luke's Anglican Church (4365); |
| 002. Exchange Chambers (Former) (2276); | 039. St Luke's Vicarage (4884); |
| 003. AMP Society Building (Former) (2278); | 040. Oamaru Post Office (Former) (4686); |
| 004. Bank of New Zealand Building (Former) (2279); | 041. Crown Flour Mills (Former) (2285); |
| 005. Commercial Buildings (2280); | 042. Centennial Memorial Restrooms (2284); |
| 006. Connell and Clowes' Store (Former) (2283); | 043. Fallen Troopers' Memorial (2273); |
| 007. J and T Meek's Grain Store (Former) (2288); | 044. Oamaru Courthouse (353); |
| 008. T.H. Brown's Store (Former) (2289); | 045. Waitaki County Council Chambers (2311); |
| 009. Northern Hotel (Former) (2292); | 046. Town Hall and Municipal Chambers (Former) (7356); |
| 010. Union Bank of Australia (2306); | 047. Oamaru Freezing Works (Former) (3217); |
| 011. Union Offices (Former) (2307); | 048. St Paul's Presbyterian Church (2300); |
| 012. Custom House (Former) (3461); | 049. Thames Street Public Toilet; |
| 013. Star and Garter Hotel (Former) (3219); | 050. Wilson and Bailie's Store (Former), 24 Thames Street; |
| 014. Dalgety, Rattray and Co's Store (Former) (3224); | 051. Waitaki Health Board Offices (Former), 28 Thames Street; |
| 015. Oamaru Mail Office and Hodge and Jones Saddlery (Former) (3365); | 052. Grenfell's Building (Former), 30 Thames Street; |
| 016. Smith's Grain Store (Former) (4380); | 053. Johnston's Building (Former), 34 Thames Street; |
| 017. Oamaru Harbour Board Office (Former) (4381); | 054. Gemmell's Building (Former), 36 Thames Street; |
| 018. Anderson and Co. Flour and Grain Merchants' Store (Former) (4627); | 055. 38 Thames Street; |
| 019. J.G. Flett's Bookstore (Former) (4628); | 056. P.D. Johnston's Butcher's Shop (Former), 40 Thames Street; |
| 020. Neill Brothers' Store (Former) (4647); | 057. Macallan House and Glasgow Clothing House (Former), 42 and 46 Thames Street |
| 021. T.H. Brown and Co.'s Auction Mart (Former) (4687); | 058. 68 Thames Street; |
| 022. Morris' Buildings (4688); | 059. De Lambert Building (Former), 70 Thames Street; |
| 023. Criterion Hotel (4689); | 060. The Bungalow Tearooms (Former), 72 Thames Street; |
| 024. AH Maude's Stores (Former) (4691); | 061. Oamaru Mail Company Building (Former), 76 and 80 Thames Street; |
| 025. Shrimski's Sale Rooms (Former) (4692); | 062. Gaol Stables (Former), 80A Thames Street; |
| 026. Spence and Bee's Store (Former) (4693); | 063. National Mortgage and Agency Company Building (Former), 82 Thames Street; |
| 027. Townsend's Store (Former) (4694); | 064. Union Bank of Australia (Former), 84 Thames Street; |
| 028. Star and Garter Stables (Former) (4880); | 065. Dalgety and Company Building (Former), 102 Thames Street; |
| 029. Meeks Grain Elevator Building (Former) (4881); | 066. Phoenix Bowling Club Pavilion, 2 Meek Street; |
| 030. Sumpter's Grain Store (Former) (4885); | 067. Meek Street Bridge; |
| 031. Hepburn's Bakehouse (Former) Unnamed Building: 32 Tyne Street; | 068. Gospel Hall (Former), 1 Steward Street; |
| 032. Proctor's Pharmacy (Former), 5 Itchen Street; | |
| 033. Bank of New South Wales (Former) (355); | |
| 034. Bank of Otago (Former) (363); | |
| 035. Chief Post Office (Former) (2294); | |
| 036. Thames Street Bridge (2305); | |
| 037. World War One Memorial (2316); | |

- | | |
|--|---|
| 069. St John's Ambulance Hall (Former), Steward Street; | 098. Oamaru Fire Station (Former), 18 Itchen Street; |
| 070. Simpson's Furniture Factory (Former), 8 Steward Street; | 099. Oamaru Drill Hall, 28 Itchen Street; |
| 071. Hallenstein Brothers' New Zealand Clothing Factory (Former), 143-145 Thames Street; | 100. Returned Services Association Clubrooms and Bowling Green, 30 Itchen Street; |
| 072. Polytechnic Drapery (Former), 137-141 Thames Street; | 101. Garden of Memories, 30 Itchen Street; |
| 073. Falconer's Seed Warehouse (Former), 133 Thames Street; | 102. Severn Street Public Conveniences, Severn Street; |
| 074. 131 and 131A Thames Street; | 103. St Luke's Parish Hall and Sunday School, 3 Wharfe Street; |
| 075. Cagney's Bookshop (Former), 129 Thames Street; | 104. Lane's Emulsion Factory (Former), 2 Tees Street; |
| 076. Shops, 123-127 Thames Street; | 105. Watson and McIntosh Ironmongers (Former), 4 Tees Street; |
| 077. Bristol Piano Building (Former), 119 Thames Street and 24 Wear Street; | 106. James Scott Merchant (Former), 6 Tees Street; |
| 078. London House (Former), 91-99 Thames Street; | 107. Commercial Buildings, 8-8A, 10, 10A and 10B, 12 and 12 A, 14, 14A Tees Street; |
| 079. Imperial Hotel (Former), 87-89 Thames Street; | 108. Commercial Building, 18 Tees Street |
| 080. Waterloo House (Former), 83-85 Thames Street; | 109. Marshall's Building (Former), 26 Tees Street; |
| 081. McDiarmid's Building (Former), 79-81 Thames Street; | 110. Shop, 36 Tees Street; |
| 082. Bulleid's Drapery (Former), 67-73 Thames Street; | 111. Bakery (Former), 40 Tees Street; |
| 083. Shops, 59-63 Thames Street; | 112. Dock Chambers (Former), Tees Street |
| 084. Waitaki House (Former), 53 Thames Street; | 113. Tees Street Hall (Former), Tees Street; |
| 085. Shrimski and Moss' Buildings (Former), 45-51 Thames Street; | 114. Oamaru Masonic Centre, Wansbeck Street; |
| 086. Shops, 41-43 Thames Street; | 115. Oamaru Railway Sheds; |
| 087. Sanderson's Building (Former), 39 Thames Street; | 116. National Mortgage and Agency Company Limited (2275) |
| 088. Robertson's Hardware (Former), 31-37 Thames Street; | 117. Oamaru Athenaeum and Mechanics Institute (Former) (2272) |
| 089. Shrimski's Auction Rooms (Former), 29 Thames Street; | 118. Queen's Hotel (Former) (5373) |
| 090. Empire Hotel (Former), 13-15 Thames Street; | 119. Oamaru Grammar School (Former) (2287) |
| 091. Oamaru Dispensary (Former), 7 Thames Street; | 120. McFarlane Buildings (Former), 22-22A, 20-20A Tees Street |
| 092. St Paul's Presbyterian Church Hall, 14 Wear Street; | 121. Shop, 16 Tees Street |
| 093. Commercial Buildings, 16 Wear Street; | 122. Commercial Premises, Wansbeck and Tees Street |
| 094. Jardine's Auction House (Former), 22 Wear Street; | 123. Shops, 23-27 Thames Street |
| 095. New Zealand Express Company Building (Former), 20 Wear Street; | 124. Shop, 19-21 Thames Street |
| 096. Udall's Store (Former), 36 Tyne Street; | 125. Historic Kerbing and Cobblestones, Oamaru |
| 097. Jones' Park and Memorial Arch, Itchen Street and Thames Street; | |

Non-Contributing Places

Map Showing Places Not Contributing to the List Entry (marked by blue polygons)



Schedule of Non-contributing Buildings or elements

Thames Street (Images: Google Streetview, unless otherwise credited)



Figure 108: Power Board House – modern and sympathetic (south west corner of Steward and Thames Streets)



Figure 109: Oamaru Public Library, 64 Thames Street – between North Otago Museum and Graves' Saddlery – Modern and sympathetic



Figure 110: Adjoining Queen's Hotel (Former), 105 Thames Street – frontage non-contributing and unsympathetic



Figure 111: Refaced Waitaki House Façade, 53 Thames Street – refacing unsympathetic

Severn Street



Figure 112: Oamaru Hospital, 10 Severn Street – modern and sympathetic (with former Oamaru Grammar School in the centre)

Tees Street



Figure 113: House, 38 Tees Street – Non-contributing – residential in commercial area



Figure 114: Gillies Foundry Frontage to Tees Street – non-contributing



Figure 115: Society of St Vincent de Paul Building – non-contributing



Figure 116: Hynds Building – non-contributing. Note that there may be archaeological remnants of buildings within the Gillies complex. See figure below



Figure 117: Rear of Hynds Building showing older stone structure (Heather Bauchop 27 October 2015)

Wansbeck Street

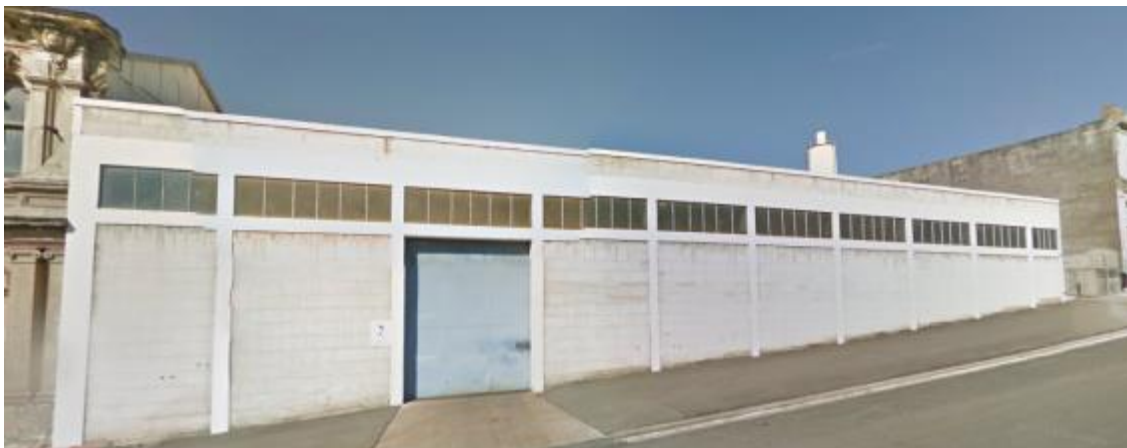


Figure 118: Non-contributing: Façade between the Northern Hotel and Morris' Buildings



Figure 119: Non-contributing: Façade between 32 Tyne Street (Hepburn's Bakehouse (Former)) and Tees Street Corner

Tyne Street



Figure 120: Non-contributing – Gillies’ Foundry Facades to Tyne Street (excluding the List Entry No. 3365, sitting amidst these buildings)



Figure 121: Works between the Northern Hotel and Udall’s Store



Figure 122: Coal Depot on east of Tyne Street



Figure 123: Oamaru Squash & Badminton Club Building, 12 Tyne Street. Unsympathetic addition to the former Bank of Australasia



Figure 124: Oamaru Cycle Works Building, to the rear of the Custom House (former Transport Department Vehicle Testing Station (See SO 13949) – 4 Wansbeck Street

Itchen Street



Figure 125: Shop and Dairy between 1 and 5 Itchen Street – non-contributing but sympathetic in scale.

4.2. Appendix 2: Visual Aids to Historical Information

Historical Photographs



Figure 126: East side of Thames Street after 1892 (the Post Office has its tower) (Thames Street, Oamaru, New Zealand, 1911, Oamaru, by Muir & Moodie studio. Te Papa (O.037004)



Figure 127: Itchen Street with the Colonial Bank on the left, the New Zealand Elevator Company building at the end of the street, and the block including the Star and Garter Hotel and Hood and Shennan's Drapery on the right at the intersection of Itchen and Tees Streets (Oamaru, Dunedin, by Burton Brothers studio, maker unknown. Te Papa (C.012729))



Figure 128: Tees Street before 1892 (the Post Office in the distance does not have its tower) (Tees Street, Oamaru, Dunedin, by Burton Brothers studio, maker unknown. Te Papa (C.012772))



Figure 129: Tyne Street in the mid-twentieth century (North Otago Museum P0005.100)

4.3. Appendix 3: Visual Aids to Physical Information

Images recorded under each place.

4.4. Appendix 4: Heritage Protection

Local Authority and Regional Authority Plan Scheduling

- All of the places listed individually on the Heritage New Zealand List have been scheduled.
- The following buildings are not listed with Heritage New Zealand but are scheduled on the Waitaki District Plan:
- Item 19: Wooden Store 16-32 Tyne Street and 15 Tees Street (this is possibly Hepburn's Bakehouse (Former) 32 Tyne Street)
- Item 63: 1868-1869 Gaol Stables 80A Thames Street
- Item 157: Lane's Shop and Home 2-4 Tees Street
- None of the other buildings on Thames Street, Medway, Meek, Wear, Wansbeck or Coquet Streets specified in the text are scheduled in the district plan.
- The historic area is NOT scheduled in the Waitaki District Plan, August 2010.

- Proctor's Pharmacy (Former) 11 Itchen Street (this could be included within the listing for the Star and Garter Hotel 5-17 Itchen Street, although it is a separate building)

Other Protection Measures

Archaeological sites are protected by the Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether they are entered on the New Zealand Heritage List/Rārangī Kōrero or not. Archaeological sites include 'places associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand'. Places associated with post-1900 human activity may be declared archaeological sites. It is unlawful to destroy or modify an archaeological site without prior authority from Heritage New Zealand.

There are three recorded archaeological sites within the historic area, although the whole area can be considered a place associated with pre-1900 activity. The sites recorded by the New Zealand Archaeological Association are –

- J41/130: Meeks Grain Elevator Building
- J41/131: Limestone kerbing and bluestone cobbles
- J41/156: Historic kerbing

Disclaimer

Please note that entry on the New Zealand Heritage List/Rārangī 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.

4.5. Appendix 5: Significance Assessment Information

Part 4 of the Heritage New Zealand Pouhere Taonga Act 2014

Significance or value (Section 66(1))

Under Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand may enter any historic place or historic area on the New Zealand Heritage List/Rārangi Kōrero if the place or area possesses aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.