

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME

Royal Waikaka Hotel

ADDRESS

15 Main Street, Waikaka

PHOTOGRAPH

(April 2022)



DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Section 3 Block III Town of Waikaka

GDC FILE NUMBER

3257438

DATE OF CONSTRUCTION

1887

**ARCHITECT / DESIGNER /
BUILDER**

Robert France, designer/builder

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey building with irregular L-shaped footprint and hipped and gabled roof forms. Principal, north-west facing elevation has veranda carried on timber posts with decorative valance; bracketed eaves. Double-hung sash and casement and fanlight type fenestration. External chimneybreast on north-west elevation. Single-storey service wing at rear (south-west elevation) has ventilator on ridgeline. Single-storey gabled extension to north-west is set back from road boundary and has brick base and secondary entrance.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, brick, corrugated metal roof.

ADDITIONS / ALTERATIONS

Unspecified addition (1901). Quoins removed and north-west extension remodelled (date unknown). Ground floor windows on facade replaced (1930s?). South extension on neighbouring lot (post-1963). Chimney removed (pre-2008).

SETTING

The hotel is built to the road boundary and stands on the south-west side of Main Street, north of its intersection with Foyle Street and Waikaka Road. The scheduled setting is limited to the immediate setting of the historic hotel, rather than the land parcel as a whole. The setting does not encompass Section 2 Block III, on which the later addition to the hotel stands.

HISTORY

The Royal Hotel in Waikaka opened in c. April 1872; William Edge was the first proprietor and he also ran a butcher's shop in the settlement. Edge, who hailed from Stonebridge, Worcestershire, England, died in January 1879 and the license was subsequently taken over by his widow Theresa. She died in August 1887 shortly after having rebuilt the hotel, which then passed to William and Theresa's son Adolphus (1861-1932). Licensees between 1888 and 1900 were Mary Lamb, David Lamb, John McLean, Walter Little and James Gordon. In 1900 Denis Corcoran became the licensee and he built new stables and refurbished the hotel. Corcoran died in 1933 and the hotel was taken over by his widow Jane. More recently the hotel has passed through other hands and has been extended to the south; it remains in use as a hotel and, mistakenly, celebrated its 150th anniversary in 2018.

HISTORIC AND SOCIAL SIGNIFICANCE

The Royal Waikaka Hotel has historic and social significance for its association with William and Theresa Edge and their family, Denis Corcoran and his and, more generally, the commercial and social life of Waikaka since 1872.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Royal Waikaka Hotel has cultural value as a demonstration of the way of life of the staff and patrons of a rural Southland hotel over almost 135 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Royal Waikaka Hotel has architectural significance as an Italianate style hotel that retains a high level of authenticity, despite the modern additions made to it in the later 20th century. Robert France was a Gore contractor and builder.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Royal Waikaka Hotel has technological and craftsmanship significance for the quality of its late Victorian timber construction and detailing by its designer, Robert France.

CONTEXTUAL SIGNIFICANCE

The Royal Waikaka Hotel has contextual significance as a local landmark and for its defining contribution to the Waikaka streetscape.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, and there has been a hotel on the site since 1872, the property has potential archaeological values relating to its colonial use and development. SO 1704, dated August 1879, shows the footprint of the original hotel, as well as other buildings on the site and neighbouring properties.

SUMMARY OF HERITAGE SIGNIFICANCE

The Royal Waikaka Hotel has overall heritage significance to Waikaka and to the district of Gore as a whole. The building has historic and social significance for its association with the Edge and Corcoran families and the commercial and social life of Waikaka since 1872. The Royal Waikaka Hotel has cultural value as a demonstration of the way of life of its staff and patrons since 1887 and architectural significance as an Italianate style building designed by Gore contractor Robert France. The Royal Waikaka Hotel has technological and craftsmanship significance for the quality of its Victorian timber construction and detailing and contextual significance as a local landmark and for its defining contribution to the streetscape of Waikaka. The hotel's site has potential archaeological significance.

REFERENCES

- *Mataura Ensign* 27 March 1883, p. 4; 24 May 1887, p. 5; 31 May 1887, p. 2; 10 June 1887, p. 6; 1 May 1888, p. 3; 12 July 1900, p. 5; 10 November 1900, p. 3; 30 April 1901, p. 3; 21 October 1902, p. 3; 1 October 1903, p. 5.
- *Tuapeka Times* 29 February 1872, p. 6; 25 April 1872, p. 4; 24 October 1872, p. 2; 15 April 1874, p. 3.
- *Southland Times* 17 July 1879, p. 2; 6 May 1882, p. 3; 8 May 1882, p. 3; 15 November 1887, p. 5; 23 June 1886, p. 2; 5 July 1901, p.4; 17 October 2018 (available online).
- *Evening Star* 15 July 1944, p. 4.
- *Western Star* 2 June 1936, p. 3.
- *Otago Daily Times* 9 September 1932, p. 9.
- *Otago Witness* 1 February 1879, p. 25; 2 September 1887, p. 21.

REPORT COMPLETED

13 May 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate setting of the historic hotel, Royal Waikaka Hotel, 15 Main Street, Waikaka.



The hotel in Denis Corcoran's day, early 20th century. Hocken Collections, University of Otago, Dunedin.