

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME

Cranmer Court

ADDRESS

36-38 Irk Street, Gore

PHOTOGRAPH



(April 2022)

DISTRICT PLAN ITEM No.
(at time of assessment)

H7

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 5635

GDC FILE NUMBER

3282266

DATE OF CONSTRUCTION

1936

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Art Deco Moderne

PHYSICAL DESCRIPTION

Composite one- and two-storey building with rectangular footprint and gabled roof forms. Suspended veranda over glazed shopfronts; first floor façade divided into five bays with stylised pilasters and multi-pane casement type windows. Solid parapet conceals roof and features building name in relief with Art Deco style decorative motifs at centre and ends. Roofs have skylights and single-storey section at rear has casement type windows.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Modernisation of shopfronts (date unknown).

SETTING

Cranmer Court stands on the north side of Irk Street, west of its intersection with Main Street. The former H & J Smiths' department store, which are also a scheduled heritage item, are located on the opposite side of Irk Street, along which are a number of other interwar Art Deco Moderne style buildings. The scheduled setting is the land parcel on which the building is located.

HISTORY

Title for the lot on which Cranmer Court was later built was issued to auctioneer Thomas Green in 1887. Green, who was the town's first mayor and described as the 'Father of Gore' when he died in 1918, transferred the property to Thomas Green and Company Ltd in 1912, which in turn transferred it to Greens Rialto Ltd in 1932. In 1936 the land was transferred to The Rialto Ltd, which held the property until it was transferred to Farry's Ltd in 1959. Cranmer Court was erected by The Rialto in 1936; it appears to have accommodated three shops and three apartments. Mary and Frederick Parsons were in residence when they celebrated their silver wedding anniversary in August 1940 and announced their daughter Nance's engagement in January 1942. Other residents in 1942 were Alex Hain and James Aitken; on the ground floor Crawford & Grant butchers, McKenzie Department Stores and Ernest Adams' bakery occupied the three shops. The property was subdivided to its current extent in 1959 by The Rialto Ltd and remains in commercial use.

HISTORIC AND SOCIAL SIGNIFICANCE

Cranmer Court has historic and social significance for its association with the interwar development of the town centre and the building's former residents and retailers. The construction of apartment buildings in town and city centres between the world wars provided additional choices in New Zealand's residential market; Cranmer Court demonstrates that Gore was part of that trend.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cranmer Court has cultural value as it is esteemed as an example of Gore's Art Deco heritage.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Cranmer Court has architectural significance as an example of the Art Deco Moderne style, which enjoyed considerable popularity during the 1930s. The building is featured in the Gore section of Terry Moyle's *Art Deco New Zealand – An Illustrated Guide*, which was published in 2016. The building's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Cranmer Court has technological and craftsmanship value for the quality of its interwar brick and plaster construction and detailing. The contractor for the building is currently unknown.

CONTEXTUAL SIGNIFICANCE

Cranmer Court has contextual significance for the important contribution it makes to the interwar character of Irk Street within the town centre.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological values relating to the colonial development of Irk Street.

SUMMARY OF HERITAGE SIGNIFICANCE

Cranmer Court has overall heritage significance to Gore and to the district of Gore as a whole. The building has historic and social significance for its association with the development of the town centre during the interwar period and cultural value because it is esteemed as an example of Gore's Art Deco heritage. Cranmer Court has architectural significance as an Art Deco Moderne style building and contextual significance for the contribution it makes to the historic character of the town centre. The building's site may have archaeological value arising from its historic use and development.

REFERENCES

- *Otago Daily Times* 30 July 1935, p. 13; 7 August 1936, p. 1; 2 September 1936, p. 12; 17 April 1937, p. 23; 2 November 1938, p. 18; 31 August 1940, p. 1; 8 January 1942, p. 3; 11 July 1949, p. 1.
- *NZ Herald* 16 October 1937, p. 7 (supplement).
- *Star* 21 November 1918, p. 5.
- T Moyle *Art Deco New Zealand – An Illustrated Guide* Auckland, 2016.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc04Cycl-t1-body1-d5-d51-d42.html#Cyc04Cycl-fig-Cyc04Cycl0770a>

REPORT COMPLETED

10 May 2022

AUTHOR

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Extent of scheduling, Cranmer Court, 36-38 Irk Street, Gore.