

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Carter's Building
ADDRESS 2 Bridge Street, Mataura
PHOTOGRAPH



(April 2022)

DISTRICT PLAN ITEM No. n / a **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 14252

GDC FILE NUMBER 3263977

DATE OF CONSTRUCTION c.1933

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Interwar commercial vernacular

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gabled roof with half-hipped end. Solid, parapet conceals roof. Glazed shopfronts; western one retaining original, recessed entry. Door to first floor has fanlight. Casement and fanlight type fenestration on first floor above suspended veranda. Thin buttresses on side elevations, blank name panel within curved form of parapet. Two, single-storey extensions with monopitch roofs at rear.

MATERIALS/STRUCTURE

Concrete, cement plaster, corrugated metal roof.

ADDITIONS/ALTERATIONS

Outbuilding at rear demolished and two lean-to additions built in their place (post-1983). Two easterly shopfronts, formerly with recessed entries, remodelled (date unknown). Central shop window replaced (c.2020).

SETTING

The building stands on the south side of Bridge Street, directly opposite its intersection with McQueen Avenue. The railway line and Main Street are to the west. The scheduled setting is the land parcel on which the building is located. It is noted that the veranda extends over the road reserve.

HISTORY

This building was erected in c.1933. It was occupied by McDonald's Tea Rooms and then a succession of dairies; the first floor provided professional rooms for local solicitors, dentists, an accountant and a number of hairdressers. Between 1934 and 1964 a billiard room was located in the building, which also provided living quarters for several families over the years. The property, which was surveyed to its current extent in 1996, was originally leasehold railway reserve and was held by the crown until 1996. It then passed to Ngai Tahu Property Joint Ventures Ltd before entering private ownership.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Carter's Building has historic and social significance for its association with a wide variety of local businesses since the mid-1930s and, more generally, the commercial development of Mātaura's town centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Carter's Building has cultural value as a reminder of the interwar development of Mātaura.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Carter's Building has architectural value as a vernacular commercial building that demonstrates the persistence of classical forms in the composition of its façade. Although two of the ground-floor shops have been modified, overall the building retains a good level of authenticity. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Carter's Building has technological and craftsmanship value as an example of Depression-era building construction methods and materials. The contractor for the building is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Carter's Building has contextual significance for its landmark quality and contribution to the historic character of Bridge Street, as well as for its relationship with a number of other heritage buildings in the vicinity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological values relating to its colonial use and development. Deposit Plan 3020, dated January 1882, shows that the subject lot, and those around it, were reserved for public buildings at that time. The same plan also shows the location of the railway station, immediately to the west of the subject lot.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Carter's Building has overall heritage significance to Mātaura and to the district of Gore as a whole. The building has historic significance for its association with a wide variety of local businesses and for its contribution to the development of Mātaura's town centre. The former Carter's Building has cultural value as a reminder of the interwar development of the township and architectural value as a vernacular commercial building that retains a good level of authenticity. The former Carter's Building has technological and craftsmanship value for its Depression-era construction and detailing and contextual significance for the contribution it makes to the historic character of Bridge Street, particularly in relation to other heritage buildings in the vicinity. The property has potential archaeological value.

REFERENCES

- *Mataura Ensign* 11 June 1904, p. 2.
- *Otago Daily Times* 7 June 1933, p. 11; 11 August 1936, p. 12.
- DCW Muir *Mataura: City of the Falls* Mataura Historical Society, 1991.

REPORT COMPLETED

13 May 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Carter's Building, 2 Bridge Street, Mataura.



The building in c.1939/40. Mataura Museum.