

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME McCutcheons' Building
ADDRESS 61/63 Main Street, Gore

PHOTOGRAPH



(GDC, October 2021)

DISTRICT PLAN ITEM NO. H23 **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 15251

GDC FILE NUMBER 3215009

DATE OF CONSTRUCTION c.1927

**ARCHITECT/DESIGNER/
BUILDER** William Dunning, architect; W Shore, contractor

STYLE Interwar commercial classicism

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hipped roof. Principal, north-west facing elevation has glazed shopfronts, suspended veranda and symmetrical, centre-and-ends treatment of first floor. Rusticated stone effect plasterwork, casement-and-fanlight type windows with classical surrounds; solid stepped parapet bears building name in relief. Rear elevation, overlooking Mersey Lane, has a mix of original and modern fenestration with a lean-to extension.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated metal roof.

ADDITIONS/ALTERATIONS

Façade refurbished and strengthened (c.2009).

SETTING

The building stands on the east side of Main Street, near the southern end of the block bounded by Medway Street in the north and Mersey Street in the south. Mersey Lane runs along the eastern boundary of the property. It is noted that the veranda extends out over the road reserve. The scheduled setting comprises the land parcel on which the building is located; it does not include the two parcels at the rear of the building, one of which accommodates a lean-to extension to the building.

HISTORY

The commercial block on the east side of Main Street, between Medway Street in the north and Mersey Street in the south, stands upon land that was once railway reserve. As such it was leasehold land for many years and the first buildings erected upon it were typically modest single-storey vernacular buildings. Historic photographs of Main Street taken in the early 20th century show that whereas the west side now boasted two-storey masonry buildings, the east side had retained its 19th century colonial character. During the interwar period many of the railway reserve buildings were rebuilt, including the subject building. The development undertaken by William McCutcheon combined two lots, on which two separate buildings previously owned by Thomas Spear, formerly of Kingston, and Carl Hagen had been erected in the 19th century. [Hagen, a photographer, reportedly built the first shop on the railway reserve in c.1878.] William John McCutchen was a saddler who the ran a music store in Gore from c.1920. The new building housed shops on the ground floor and Milne's Gaiety Hall [aka Milne's Tea Rooms] on the first floor. The property was leased to the McCutcheon family until 1979, at which time the lease was transferred to Messrs Patterson, Highstead and Stevenson. From 1986 the lease was solely in the names of Patterson and Stevenson; tenants in the building have changed over the years but it remains in retail and commercial use today.

HISTORIC AND SOCIAL SIGNIFICANCE

McCutcheons' Building has historic significance for its association with William McCutcheon and, more generally, the commercial development of Gore's town centre during the interwar period. The building also has social value as the location of Milne's Gaiety Hall, which hosted family celebrations and community gatherings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

McCutcheons' Building has cultural value for the esteem in which it is held as a historic town centre commercial building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

McCutcheons' Building has architectural significance as an example of interwar commercial classicism reportedly designed by Dunedin architect William Dunning. Dunning (1872-1933) was born and educated in Tasmania and then spent twelve years in South Africa before immigrating to New Zealand in 1908; he was also associate architect for the 1925 National Bank building in Gore, in association with Atkins & Mitchell of Wellington. The similarity between the building's façade and that designed for SR Burns & Co. in Dunedin by Dunning's son Cecil in 1934 suggests that the younger Dunning may also have had some input into the design for McCutcheon.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

McCutcheons' Building has technological and craftsmanship value for the evidence it can provide about interwar construction methods and materials. William Shore was a local contractor; he also built the Mt Cook Tourist Company's office in Queenstown in 1931.

CONTEXTUAL SIGNIFICANCE

McCutcheons' Building has contextual significance for the contribution it makes to the historic character of the railway reserve block at the north end of Main Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological values relating to the colonial development of Gore's town centre. SO 4338, dated June 1915, shows the footprints of the two earlier buildings located on these lots.

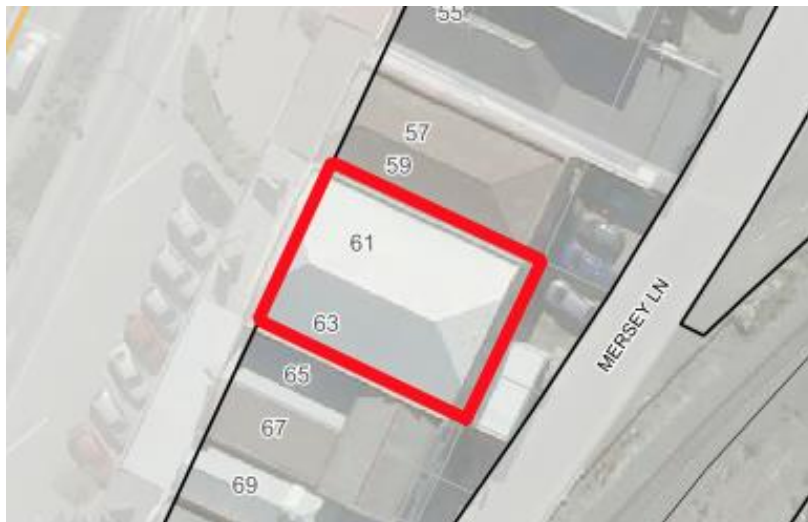
SUMMARY OF HERITAGE SIGNIFICANCE

McCutcheons' Building has overall heritage significance to Gore and to the district of Gore as a whole. The building has historic significance for its association with the McCutcheon family, the development of the town centre and the historic retail and hospitality uses of the building. McCutcheons' Building has cultural value for the esteem in which it is held as an interwar building within the railway reserve block and architectural significance as a late-1920s commercial classical style building reportedly designed by Dunedin architect WH Dunning. McCutcheons' Building has technological and craftsmanship value for the evidence it can provide of interwar building methods and materials and contextual significance for its contribution to the historic character of Main Street.

REFERENCES

- *Mataura Ensign* 23 February 1883, p. 3; 18 May 1894, p. 6; 16 May 1896, p. 2; 2 August 1898, p. 2; 26 October 1910, p. 5; 19 August 1911, p. 4; 17 April 1920, p. 8; 17 December 1920, p. 1; 24 December 1920, p. 1.
- *Evening Star* 19 January 1903, p. 4; 16 December 1937, p. 10.
- *Lake Wakatip Mail* 27 November 1885, p. 2; 7 February 1928, p. 5.
- *Otago Daily Times* 17 January 1925, p. 20; 14 August 1925, p. 6; 30 January 1928, p. 3; 21 April 1931, p. 4.
- *Timaru Herald* 10 March 1933, p. 2.
- *Wise's New Zealand Post Office Directory*; various dates.
- <https://www.heritage.org.nz/the-list/details/9725>

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Extent of scheduling, McCutcheons' Building, 61/63 Main Street, Gore.