

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Woodman building

ADDRESS 29-31 Main Street, Gore

PHOTOGRAPH



(October 2021)

DISTRICT PLAN ITEM NO. H32 **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 14 DP 3287

GDC FILE NUMBER 3265071

DATE OF CONSTRUCTION 1889?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Commercial vernacular

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof. Principal, north-west facing elevation has modern shopfront, suspended veranda and stepped parapet. Rear elevation, overlooking Mersey Lane, has central door flanked by windows.

MATERIALS/STRUCTURE

Brick, cement plaster, metal roof.

ADDITIONS/ALTERATIONS

Additions/alterations to north-east corner (post-1915). Alterations to create a single retail space (2003). Alterations to rear elevation; new door and south window (date unknown).

SETTING

The building stands on the east side of Main Street, near the centre 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, beyond which is the railway line. It is noted that the veranda extends out over the road reserve. The scheduled setting is the land parcel on which the building is located.

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 commercial 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 retained its 19th century colonial character. During the interwar period most of the railway reserve buildings were rebuilt, one exception being the subject building. 29-31 Main Street appears to have been built by Charles Woodman in 1889. Woodman was a pharmacist who had arrived in Southland in 1863 and retired to England in 1900. In 1910 Woodman's estate put the building on the market, at which time it was occupied by Messrs Ritchie & Co., saddlers, and Alfred Jackson, a confectioner. By 1915 Mary Ambrose was in possession of the property. Ambrose (c.1864-1939) was the daughter of early settler Edward Brennan and she had married Thomas Ambrose in 1882; it appears that the couple had 11 children. The lease for the property was issued to two of Mary and Thomas' sons, Thomas and Robert, in 1958. The two shops in the building have been occupied by a variety of tenants over the years; in 2003 the building was converted into a single retail space.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Woodman building has historic significance for its association with Charles Woodman, its later owners and occupants and, more generally, the commercial development of Gore's town centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Woodman building has cultural value for the esteem in which it is held as a 19th century survivor within the railway reserve block of commercial buildings.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Woodman building has architectural value for its modest commercial vernacular styling. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Woodman building has technological and craftsmanship value for the evidence it can provide about late Victorian masonry construction methods and materials. The contractor for the building is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Woodman building has contextual significance as one of the few single-storey 19th century commercial buildings to have survived on the railway reserve block at the north end of Main Street. The building also relates, by virtue of its shared ownership history, to the façade of the former Ambrose's Buildings at 30 Medway Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological values relating to the colonial development of Gore's town centre.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Woodman 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 Charles Woodman, the Ambrose family and, more generally, the development of the town centre. The

former Woodman building has cultural value for the esteem in which it is held as a colonial survivor within the railway reserve block and architectural value as a later 19th century vernacular commercial building. The former Woodman building has technological and craftsmanship value for the evidence it can provide of late Victorian building methods and materials and contextual significance as one of the few remaining 19th century commercial buildings within the town centre. The building's site may have potential archaeological value.

REFERENCES

- *Mataura Ensign* 4 January 1887, p. 1; 18 December 1888, p. 5; 26 April 1892, p. 3; 24 June 1892, p. 5; 20 July 1897, p. 2; 16 October 1897, p. 2; 11 May 1901, p. 3; 26 March 1904, p. 1; 10 November 1904, p. 6; 3 December 1904, p. 7; 19 August 1905, p. 2; 9 May 1906, p. 3; 9 October 1906, p. 3; 14 September 1909, p. 2; 4 February 1910, p. 3; 27 October 1910, p. 1; 31 December 1920, p. 3; 23 December 1920, p. 1.
- *Southland Times* 22 July 1876, p. 3.
- *Otago Daily Times* 8 August 1938, p. 12; 29 November 1939, p. 13.

REPORT COMPLETED

10 May 2022

AUTHOR

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Extent of scheduling, former Woodman building, 29-31 Main Street, Gore.