

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Penny's buildings
ADDRESS 12-14 Bridge Street, Mataura
PHOTOGRAPH



(April 2022)

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

LEGAL DESCRIPTION Closed Road Block 1 Town of Mataura & Part Section 3
Block I Town of Mataura

GDC FILE NUMBER 3229710 & 3209023

DATE OF CONSTRUCTION 1907 (west shops) & 1911 (east shop)

**ARCHITECT / DESIGNER /
BUILDER** Messrs Mowat & Son, contractors (1911)

STYLE Commercial classical

PHYSICAL DESCRIPTION

Single-storey building, comprised of two parts, with squat L-shaped footprint and hipped and gabled roof forms. Divided into three shops with two pediments framed by scroll motifs above a common suspended veranda. Two westerly shops have side-by-side recessed entries with fanlights over the doors. Easterly shop has central doorway; all three shops have modern glazing and exposed brick panels below the windows.

MATERIALS / STRUCTURE

Brick, cement plaster, timber, metal roof.

ADDITIONS / ALTERATIONS

Shopfronts remodelled (pre- and c.2009).

SETTING

The buildings stand on the south side of Bridge Street, in the centre of the block bounded by River Street in the east and the railway line and Main Street in the west. The scheduled setting is the land parcel on which the buildings are located. It is noted that the veranda extends out over the road reserve.

HISTORY

The land on which the front of this two-part building is located was originally set aside for the Bridge Street roadway; it was immediately adjacent to Lot 3 of Block 1 Town of Mātaura, which was granted to John Strauchon, a surveyor, in 1881. Strauchon transferred the property to John Roy in 1885 and RL Begg's store was situated on Lot 3 by 1886; it appears to have occupied a portion of what are now the building sites at 10 and 12 Bridge Street. Alexander Mutch acquired the property in 1893 and leased part of it to Henry Frederick Shepherd, a saddler, in April 1896. The lease was renewed in 1905 and the property sold to John Penny two years later; Penny was the manager of the Mātaura branch of the BNZ and also had farming interests in the district. The western section of the building was erected by Penny in 1907 to house a drapery store and watchmaker's shop. A fire in early April 1908 destroyed several buildings on Bridge Street including the shop at 14 Bridge Street, also owned by Penny, which was then occupied by Watson, a tinsmith. It was announced that Penny had erected a 'handsome brick shop' on the site, to be tenanted by Thomas Quilter, a fruiterer, in August 1911. Quilter also made cordial in his Bridge Street shop and his son, also Thomas, who died serving in World War II is commemorated on the Mātaura Museum web site. The property was transferred by Penny's trustees to Percy Larking in 1945; it has since passed through other hands and remains in commercial use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Penny's buildings have historic significance for their association with John Penny, their former occupants and later owners and, more generally, the commercial development of Mātaura's town centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Penny's buildings have cultural value for the esteem in which they are held as a reminder of the early 20th century development of Mātaura.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Penny's buildings have architectural significance for their commercial classical styling. Built in two stages, the buildings share a common treatment above the veranda, which suggests a common designer; possibly local contractors Mowat & Son.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Penny's buildings have technological and craftsmanship value for the evidence they can provide about Edwardian masonry construction methods and materials. Mowat & Son were local contractors; David Mowat (c.1848/50-1927) having started his working life as a carpenter in Port Chalmers and Dunedin in the late 1870s and then working in Naseby before settling in Mātaura. David, not to be confused with the Dunedin architect of the same name, and his wife Elizabeth had at least four sons, David, John, William, and Walter.

CONTEXTUAL SIGNIFICANCE

The former Penny's buildings have contextual significance for the contribution they make to the historic character of Bridge Street and in relation to a number of other heritage buildings in the vicinity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the buildings post-date 1900, their site has potential archaeological values arising from its prior development and use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Penny's buildings have overall heritage significance to Mātaura and to the district of Gore as a whole. The buildings have historic significance for their association with John Penny, the shops' early occupants and later owners and, more generally, the development of Mātaura's town centre. The former Penny's buildings have cultural value for the esteem in which they are held as early 20th century town centre shops and architectural significance as a two-part Edwardian commercial classical style building, possibly designed by local builders Mowat & Son. The former Penny's buildings have technological and craftsmanship value for the evidence they can provide of Edwardian building methods and materials and contextual significance for the contribution they make to the historic character of Bridge Street, particularly in relation to other heritage buildings in the vicinity. The property has potential archaeological value.

REFERENCES

- *Mātaura Ensign* 1 December 1898, p. 4; 17 March 1911, p. 4; 6 September 1911, p. 4; 17 June 1918, p. 1.
- *Southland Times* 20 May 1891, p. 2; 13 July 1907, p. 4 (supplement); 22 August 1911, p. 6.
- *Otago Daily Times* 13 June 1877, p. 1; 7 April 1908, p. 6; 5 October 1926, p. 8; 6 August 1927, p. 10; 20 December 1947, p. 1.
- *Dominion* 7 April 1908, p. 5.
- *Star* 10 August 1927, p. 8.
- *Wanganui Herald* 7 April 1908, p. 5.
- DCW Muir *Mātaura: City of the Falls* Mātaura Historical Society, 1991.

REPORT COMPLETED

13 May 2022

AUTHOR

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Extent of scheduling, former Penny's buildings, 12-14 Bridge Street, Mātaura.