

GORE DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Paterson building / Capri Restaurant

ADDRESS 71-73 Main Street, Gore

PHOTOGRAPH



(April 2022)

DISTRICT PLAN ITEM NO. H24 **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 3287

GDC FILE NUMBER 3204105

DATE OF CONSTRUCTION c.1900?

**ARCHITECT/DESIGNER/
BUILDER** Unknown (Alfred Latham, architect?)

STYLE Commercial vernacular

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and twin gabled roofs with hipped ends. Principal, north-west facing elevation has modern shopfront, veranda carried on steel poles and two segmental pediments framed by consoles. Rear elevation, overlooking Mersey Lane, has ribbed steel cladding with single entrance door.

MATERIALS/STRUCTURE

Brick, cement plaster, metal cladding, corrugated metal roof.

ADDITIONS/ALTERATIONS

Recladding of rear wall (date unknown). Shopfront modernisation (2002).

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, 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 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 most of the railway reserve buildings were rebuilt, one exception being the subject building. 71-73 Main Street appears to have been built at the turn of the 20th century. By 1912 the property was in possession of Margaret Paterson, who also owned the block immediately to the south. Margaret (c.1866-1934) and John (c.1858-1943) Paterson, who lived in Preston Street, owned a number of properties in Gore and were also music teachers. The two shops in the building were occupied by a variety of tenants over the years; in 2002 the building was converted into a single hospitality space. The Capri Restaurant, a family run business, has been in occupation since 1965.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Paterson building has historic significance for its association with its former owners and occupants and, more generally, the commercial development of Gore's town centre. The building's hospitality use since the middle of the 20th century is particularly notable.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Paterson building has architectural value for its modest commercial vernacular styling. The designer of the building is currently unknown, but it may have been the work of Alfred Latham, a builder cum architect, who called tenders for a brick shop in the railway reserve in 1901.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Paterson 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 Paterson building has contextual significance as one of the few single-storey turn of the century commercial buildings to have survived on the railway reserve block at the north end of Main Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

The former Paterson building / Capri Restaurant has overall heritage significance to Gore and to the district of Gore as a whole. The building has historic significance for its association with its early owners and occupiers and, more generally, the development of the town centre. The former Paterson building has cultural value for the esteem in which it is held as a historic

survivor within the railway reserve block and architectural value as a Victorian vernacular commercial building. The former Paterson 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, turn of the century commercial buildings within the town centre. The building's site has potential archaeological value.

REFERENCES

- *Mataura Ensign* 15 May 1883, p. 3; 4 March 1884, p. 3; 4 November 1884, p. 3; 7 November 1884, p. 3; 15 August 1890, p. 9; 26 April 1892, p. 3; 29 April 1892, p. 4; 19 June 1894, p. 3; 6 February 1897, p. 4; 16 March 1899, p. 6; 25 November 1905, p. 5; 20 November 1906, p. 4; 30 May 1907, p. 1; 21 September 1909, p. 4; 23 May 1911, p. 7; 21 June 1912, p. 5; 16 June 1916, p. 5; 21 August 1918, p. 5.
- *Otago Daily Times* 10 October 1934, p. 6; 24 July 1943, p. 1.

REPORT COMPLETED

10 May 2022

AUTHOR

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Extent of scheduling, former Paterson building, 71-73 Main Street, Gore.