GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Buchanan house
ADDRESS	65 Hokonui Drive, Gore
PHOTOGRAPH	

(April 2022)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 24 DP 582		
GDC FILE NUMBER	3259903		
DATE OF CONSTRUCTION	early 1910s		
ARCHITECT/DESIGNER/ BUILDER	Unknown [Thomas Carmody?]		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey building with square footprint and hipped and gabled roof forms. Bullnose veranda shelters principal entry; boxed bay terminating veranda has open-bed pediment feature. Double-hung sash windows, slender metal veranda post, corbelled chimneys. Main entrance door has side- and fanlights. Veranda has end wall with window.

MATERIALS/STRUCTURE

Brick, cement trim, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The house stands on the west side of Hokonui Drive, near its intersection with Jacob Street. The neighbouring house to the north is similar but clad in weatherboards. The Buchanan house is close to the road boundary, which is partially demarcated by a wire fence. The scheduled setting is the land parcel on which the building is located.

HISTORY

The land parcel on which this villa is located was created by a subdivision undertaken by William Stephenson in 1903. Stephenson's subdivision, which created 24 lots in total, extended north to Denton Street and created the eastern portion of Howard Street. Lots within the subdivision were still being marketed in May 1909 and in August of that year Jean Buchanan, a widow then living in Irwell Street, acquired five lots in the south-east corner. On the Certificate of Title issued to her, Buchanan's occupation was given as dressmaker; it appears she may have retired from managing the women's department of H & J Smith's department store in July 1913. Mrs Buchanan (c.1861-1935?) was living in Main Street (Hokonui Drive) by 1914, if not earlier. Her neighbour in 1916 at 67 Hokonui Drive was William Marshall, a carpenter, who appears to have been Buchanan's tenant. Jean Buchanan sold the lots in her possession in 1920 (Lot 22), 1923 (Lots 21 and 23), 1925 (Lot 24, the subject house), and 1926 (Lot 20). Lloyd Stanley Brundell, an accountant, acquired Lot 24 but does not appear to have lived in Gore. Having passed through a number of hands since the 1920s, the house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Buchanan house has historic and social significance for its association with Jean Buchanan, a working woman and property developer, and, more generally, the residential development of Gore.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Buchanan house has cultural value as it demonstrates the way of life of its original and later occupants.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Buchanan house has architectural significance as a bay villa that retains a high level of external authenticity. Gore builder and contractor Thomas Carmody may have been the designer/builder, given the stylistic similarities between this villa and houses he designed and built for himself in Wentworth Street and Ardwick Street.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Buchanan house has technological and craftsmanship significance for the quality of its brick construction and detailing. The builder is currently unknown, but Thomas Carmody is one possibility.

CONTEXTUAL SIGNIFICANCE

The former Buchanan house has contextual significance for the contribution it makes to the historic character of Hokonui Drive and as a reminder of the early 20th century development of West Gore.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, and its site appears to have been undeveloped before the early 1910s, the property may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Buchanan house has overall heritage significance to Gore and to the district of Gore as a whole. The building has historic and social significance for its association with Jean Buchanan and, more generally, the early 20th century residential development of West Gore. The former Buchanan house has cultural value as a demonstration of the way of life of its early occupants and architectural significance as a bay villa, possibly designed and built by

Thomas Carmody, that retains a high level of exterior authenticity. The former Buchanan house has technological and craftsmanship significance for the quality of its brick construction and detailing and contextual significance for the contribution it makes to the historic character of Hokonui Drive. The property may have limited potential archaeological value.

REFERENCES

- *Mataura Ensign* 3 November 1900, p. 3; 1 December 1900, p. 3; 21 June 1904, p. 6; 29 January 1908, p. 4; 26 May 1909, p. 3; 21 July 1913, p. 4.
- *Otago Daily Times* 29 October 1946, p. 1.
- *Nelson Evening Mail* 17 July 1935, p. 4.

REPORT COMPLETED 13 May 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Extent of scheduling, former Buchanan house, 65 Hokonui Drive, Gore.