GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Lakeman/Casey house
ADDRESS	6 Stratford Street, Gore
PHOTOGRAPH	

(October 2021)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Section 19 Block XIII Town of Gore		
GDC FILE NUMBER	3264070		
DATE OF CONSTRUCTION	1901		
ARCHITECT/DESIGNER/ BUILDER	William Willis, designer; Nathan Chatterton, builder		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and centre gutter, gabled roof forms. Bullnose veranda shelters principal entry, which is terminated by a boxed bay with 'Chicago' type window. Double-hung sash windows, slender veranda posts with cast iron 'lace' brackets and valance, corbelled chimneys. Main entrance door has side- and fanlights.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Front door replaced (1920s?). Extended at rear (post-1960). Finial removed (2021/2022).

SETTING

The house stands on the north side of Stratford Street, east of its intersection with Gorton Street. The house is near the road boundary and open to the street; a central path leads to the main entry. The scheduled setting is the land parcel on which the building is located.

History

The villa stands on a lot that was transferred to Agnes Lakeman in 1900. It appears she built the house in late 1901, then sold the property in early 1902 to John Casey, a wool buyer and the manager of Kirk & Co of Gorton Street, but continued to live in it. At the time Agnes Lakeman ran a restaurant and fruit shop in the railway reserve on Main Street; she also owned another lot in Ashton Street. In 1911 Agnes (1846-1940) and her husband Alfred (1837-1916) were sharing the house with their daughters Alice and Edith; in the street directory of that year Alfred's occupation was given as retired fishmonger and Agnes was running a boarding house in their home. By the mid-1920s Agnes Lakeman and two of her unmarried daughters had moved to Onslow Street and the Stratford Street house was rented by Casey to a number of other parties; including Albert Tretheway in 1930 and Mrs D Taylor in 1938. Casey himself was in residence in 1930. The house remained in his ownership until 1950; since that time it has been owned by members of the Ashby family and remains in private residential use.

Historic And Social Significance

The former Lakeman/Casey house has historic and social significance for its association with local businesswoman Agnes Lakeman, her family and, more generally, the residential development of central Gore.

Cultural And Spiritual Significance

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

Architectural And Aesthetic Significance

The former Lakeman/Casey house has architectural significance as a bay villa, designed by William Willis, which retains a high level of exterior authenticity. Willis was a timber merchant turned architect, at a time when that was a common means of entry to the profession. He also designed the Catholic church at Balfour (1903) and was clerk of works for the Pukerau Dairy Factory in 1909.

Technological And Craftsmanship Significance

The former Lakeman/Casey house has technological and craftsmanship significance for the quality of its timber construction and detailing. Nathan Chatterton was a Gore builder who sued Agnes Lakeman for the balance owing on the house's construction in March 1902.

Contextual Significance

The former Lakeman/Casey house has contextual significance for the contribution it makes to the streetscape and as a reminder of the early 20th century residential development of central Gore. In the mid-1960s Stratford Street was still predominantly residential in character; today there is only one other residential building in the street.

Archaeological and Scientific Significance

As the building post-dates 1900, its site may have limited potential archaeological value; the site was undeveloped when it was being marketed in 1893.

Summary of Heritage Significance

The former Lakeman/Casey 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 local businesswoman Agnes Lakeman and her family and, more generally, the early 20th century residential development of central Gore. The former Lakeman/Casey house has

cultural value as a demonstration of the way of life of its early occupants and architectural significance as a bay villa designed by William Willis that retains a high level of exterior authenticity. The former Lakeman/Casey house has technological and craftsmanship significance for the quality of its timber construction and detailing by Nathan Chatterton and contextual significance for the contribution it makes to the streetscape and as a reminder of an earlier phase of residential development in Gore's industrial zone. The property may have limited potential archaeological value.

REFERENCES

- *Mataura Ensign* 13 April 1883, p. 4; 2 August 1892, p. 4; 28 February 1893, p. 5; 28 May 1896, p. 2; 5 September 1899, p. 2; 26 July 1900, p. 5; 15 September 1900, p. 3; 24 November 1900, p. 2; 18 February 1902, p. 2; 20 March 1902, p. 5; 22 March 1902, p. 2; 25 July 1903, p. 2; 8 August 1903, p. 2; 29 September 1903, p. 5; 24 October 1905, p. 4; 9 July 1909, p. 4; 1 October 1909, pp. 2 & 3; 5 October 1909, p. 1; 23 February 1910, pp. 2 & 3; 24 April 1915, p. 1; 12 November 1915, p. 1; 16 November 1916, p. 4; 31 August 1917, p. 8; 9 October 1920, p. 6.

REPORT COMPLETED 13 May 2022

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Extent of scheduling, former Lakeman/Casey house, 6 Stratford Street, Gore.