GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former RD Yule & Co. shop / United Trading Company building 'The Corner Shop'
ADDRESS	32 Bridge Street, Mataura
PHOTOGRAPH	

(October 2021)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 13315		
GDC FILE NUMBER	3261308		
DATE OF CONSTRUCTION	1908		
ARCHITECT/DESIGNER/ BUILDER	Edmund Wilson, architect		
STYLE	Commercial vernacular		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof forms. Principal elevations face north and west, meeting at a chamfered corner and linked by a veranda carried on timber posts with decorative brackets. The parapet features inset balustrades. Windows are double-hung sash type and the glazed corner entrance door has a fanlight above it. Rusticated piers frame the entry and the windows. There is a secondary entrance at the south end of the west elevation; this door is glazed and features side- and fanlights.

MATERIALS/STRUCTURE

Concrete foundation, brick, cement plaster, metal roof.

ADDITIONS/ALTERATIONS

Shop windows on both elevations replaced by paired, double-hung sash windows; new door on River Street elevation installed; veranda and posts replaced (c.2011).

SETTING

The building stands on the east side of River Street at its intersection with Bridge Street. The town's main commercial area is located to the west of the site; to the east is the Mataura River and the bridge that carries SH 93 over it. The scheduled setting is the land parcel on which the building is located.

HISTORY

The section of River Street on which the subject building stands was subdivided by Mataura Borough Council in 1894. Lot 1 of the council's subdivision was leased to RD Yule in February 1905. Robert Duncan Yule was a draper who had commenced business in Invercargill in 1862 and purchased S Rabbidge & Co.'s Mataura drapery in 1892; tenders were called for a new shop for RD Yule's in October 1906 by Invercargill architects Mackenzie and Wilson. This building burnt down in March 1908 and so tenders were called once more, this time by Wilson alone, in May 1908. James Crombie took over the drapery business from RD Yule & Co. in July 1907. In the late 1910s the building was DI Robertson's grocery store; the United Trading & Manufacturing Company (est. 1914) occupied the building between 1917 and 1975. (The lease for the allotment had been transferred from Yule to the United Trading Co in 1923.) The United Trading Company held the lease until 1980; it has since been freeholded and was restored in c.2011.

HISTORIC AND SOCIAL SIGNIFICANCE

'The Corner Shop' has historic significance for its association with RD Yule & Co.'s drapery, the United Trading and Manufacturing Company and, more generally, the commercial development of Mataura's town centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'The Corner Shop' has cultural value for the esteem in which it is held as a reminder of the early 20th century development of Mataura.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'The Corner Shop' has architectural significance as a commercial classical style building designed by noted Invercargill architect Edmund Wilson and sympathetically restored in the early 2010s. Wilson (1871-1941), who had earlier been in partnership with JE Mackenzie, also designed the former J & J Galt building on Bridge Street (1908) and the Mataura Presbyterian Church (1932-33). He is best known for the Civic Theatre in Invercargill (1906), one of New Zealand's most outstanding Edwardian Baroque style buildings. Born and trained in Invercargill, Wilson also undertook a large number of church commissions in Southland and beyond. He was an active member of the Anglican church and a leader in the architectural profession.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'The Corner Shop' has technological and craftsmanship value for the evidence it can provide about Edwardian masonry construction methods and materials. The contractor for the building is currently unknown.

CONTEXTUAL SIGNIFICANCE

'The Corner Shop' has contextual significance for its landmark quality, given its corner site and proximity to the Mataura River bridge, its contribution to the historic character of River and Bridge Streets, and for its relationship with a number of other heritage buildings in the vicinity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and the property was undeveloped before that time, any potential archaeological values relating to the site would likely arise from its proximity to the Mataura River and any pre-colonial or colonial activity that may have occurred there.

Summary of Heritage Significance

The former RD Yule & Co. shop / United Trading Company building has overall heritage significance to Mataura and to the district of Gore as a whole. The building has historic significance for its association with RD Yule, the United Trading Company and, more generally, the development of Mataura's town centre. 'The Corner Shop' has cultural value for the esteem in which it is held as an early 20th century Mataura shop and architectural significance as a sympathetically restored Edwardian commercial building designed by noted Invercargill architect ER Wilson. 'The Corner Shop' has technological and craftsmanship value for the evidence it can provide of Edwardian building methods and materials and contextual significance for its landmark quality and the contribution it makes to the historic character of River and Bridge Streets, particularly in relation to other heritage buildings in the vicinity. The property may have potential archaeological value.

References

- *Mataura Ensign* 8 July 1892, p. 7; 30 September 1897, p. 2; 13 February 1904, p. 3; 30 June 1904, p. 3; 16 February 1905, p. 5; 5 July 1907, p. 3; 5 January 1914, p. 3; 9 June 1914, p. 7; 15 April 1916, p. 1; 26 May 1916, p. 7; 20 September 1917, p. 4; 22 September 1917, p. 7; 30 November 1917, p. 7.
- *Southland Times* 10 July 1868, p. 2; 11 May 1916, p. 2; 7 February 1920, p. 4.
- *Southern Cross* 27 October 1906, p. 9; 18 April 1908, p. 7; 23 May 1908, p. 8.
- DCW Muir *Mataura: City of the Falls* Mataura Historical Society, 1991.
- https://icc.govt.nz/wp-content/uploads/2018/10/HWCP-Appendix-C-HIA-Part-3.pdf

Report Completed 13 May 2022

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Extent of scheduling, 'The Corner Shop', 32 Bridge Street, Mataura. [Aerial shows site before building to the south was demolished.]