GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Nichol/Gray house
ADDRESS	40 Albany Street, Gore
PHOTOGRAPH	

(October 2021)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 26 DP 1231		
GDC FILE NUMBER	3239622		
DATE OF CONSTRUCTION	c.1912		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped and gabled roof forms. Principal elevations face north and west; decorative bargeboards and double-hung sash windows. Veranda has been enclosed and is partially screened by gabled bay added to north elevation. North-west corner features faceted bay with domed roof; boxed bay window with open-bed gable on west elevation. Quoins, bracketed eaves and corbelled chimneys. Gateposts contemporary with the house on Broughton Street road frontage.

MATERIALS/STRUCTURE

Brick, cement plaster, timber, clay tile roofing.

ADDITIONS/ALTERATIONS

Link section between house and outbuilding (pre-1948?). Gabled room added to north elevation (1970s?).

SETTING

The house stands on the south side of Albany Street, overlooking its intersection with Broughton Street. There is a scheduled tree on the property (T53) and hedging on the road boundaries also signals the established nature of the property. The scheduled setting encompasses the land parcel on which the house is located; it does not include Part Lot 25 DP 1231 on which the property's garage is located.

HISTORY

Title for the subject lot, and the adjacent lot at what is now 38 Albany Street, was issued to John Speed Nichol, a retired farmer, in November 1911. The west half of Albany Street had been subdivided by Thomas Green three months earlier. Nichol (c.1849-1936) had immigrated to New Zealand with his family as a child and farmed at Balfour and Lumsden before retiring to Gore in 1912. He transferred the property to Peter Clarke Gray, manager of Wrightson Stephenson & Co, in July 1913, three months after Gray had been elected to the Gore Borough Council as a South Ward representative. Gray (died 1950) married Jane McCracken in 1900 and the couple had five children; he transferred the property to Albert Davis, a Balfour farmer, in 1946. Davis sold the neighbouring lot in 1951; the corner house has since passed through other hands and remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Nichol/Gray house has historic and social significance for its association with JS Nichol, Peter and Jane Gray and their family and, more generally, the early 20th century residential development of Albany Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Nichol/Gray house has cultural value as a demonstration of the way of life of its early occupants.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Nichol/Gray house has architectural significance as a bay villa that retains a good level of authenticity and has been sympathetically extended to the north. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Nichol/Gray house has technological and craftsmanship significance for the quality of its brick construction and timber detailing. The builder of the house is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Nichol/Gray house has contextual significance for the contribution it makes to the established character of Albany Street and as a marker of the early 20th century development of the western half of the road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, its site may have limited potential archaeological value. DP 1231, dated August 1911, shows that the subject site was then undeveloped.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Nichol/Gray 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 the JS Nichol and the Gray family and, more generally, the residential development of Gore in the early 20th century. The former Nichol/Gray house has cultural value as a demonstration of the way of life of its early occupants and architectural significance as a decorative bay villa that has been sympathetically extended. The former Nichol/Gray house has technological and craftsmanship significance for the quality of its brick construction and timber detailing and contextual significance for the contribution it makes to the established character of Albany and Broughton Streets. The building's site may have limited potential archaeological value.

REFERENCES

- *Mataura Ensign* 26 May 1911, p. 1; 6 June 1911, p. 7; 21 September 1911, p. 1; 10 October 1911, p. 8; 6 February 1912, p. 3; 16 April 1912, p. 7; 28 May 1912, p. 7; 9 October 1912, p. 8; 1 May 1913, p. 1; 15 May 1918, p. 1.
- *Evening Star* 10 February 1899, p. 2.
- *Otago Daily Times* 29 July 1936, p. 8; 5 August 1936, p. 11; 4 October 1950, p. 1.

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AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Extent of scheduling, former Nichol/Gray house, 40 Albany Street, Gore.