GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former J & M Speden house
ADDRESS	81 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 6 DP 582		
GDC FILE NUMBER	3232131		
DATE OF CONSTRUCTION	c.1909		
ARCHITECT/DESIGNER/ BUILDER	James Speden, owner/builder		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. North and east-facing verandas are carried on metal posts with capitals and decorative cast iron 'lacework'; gable ends, some battened, feature decorative trusses and fretwork. Cross gabled bays break through both verandas; that of the principal elevation is carried on timber posts and has arched brace beneath coloured glazing. Main entrance door has side- and fanlights. Faceted bay windows on north and east elevations; double-hung sash windows with multi-pane uppers.

MATERIALS/STRUCTURE

Timber framing & cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Conversion to professional rooms (c.2008).

SETTING

The house stands on the west side of Hokonui Drive at its intersection with Denton Street. Principal elevations face north and east and the road boundaries are marked by a picket fence. The scheduled setting is the land parcel on which the building is located; it does not include the adjacent parcel (Lot 5 DP 582).

HISTORY

The land parcel on which this villa is located was created by a subdivision undertaken by William Stephenson in 1903. Stephenson's subdivision, comprising 24 lots in total, extended north along Main Street (Hokonui Drive) to Denton Street and formed Howard Street. Lots within the subdivision were still being marketed in May 1909, the same month in which title for the subject lot was issued to James Speden. Like his brother Adam, James Speden (c.1870-1952) was a carpenter trade; by the time he bought his lot in Main Street he was also the manager of the NZ Pine Company. Speden married Margaret Christie (c.1874-1929) in 1895 and the couple had five children. In the 1920s James Speden bought the NZ Pine Company and became well-known for his knowledge of native plants. The house was still held by Speden's estate in the late 1980s; since c.2008 it has served as professional rooms.

HISTORIC AND SOCIAL SIGNIFICANCE

The former J & M Speden house has historic and social significance for its association with James and Margaret Speden and their family and the early 20th century residential development of Gore.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former J & M Speden house has cultural value as a demonstration of the way of life of its early occupants.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former J & M Speden house has architectural significance as an Edwardian bay villa designed by its first owner, James Speden, who was also advertised his services as an architect in the 1900s and 1910s. Speden also designed the Presbyterian church at Tuturau (1914).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former J & M Speden house has technological and craftsmanship significance for the quality of its timber construction and detailing. Historically, as is the case today, builder's houses were typically built to a high standard in order to convey the competencies others could expect if they were to engage the owner/builder.

CONTEXTUAL SIGNIFICANCE

The former J & M Speden house has contextual value for the contribution it makes to the established character of the residential streetscape in northern Gore.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, and its site appears to have been undeveloped before 1909, the property may have limited potential archaeological value

SUMMARY OF HERITAGE SIGNIFICANCE

The former J & M Speden 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 James and Margaret Speden and their family and, more generally, the residential development of Gore in the early 20th century. The former J & M Speden house has cultural value as a demonstration of the way of life of its early occupants and architectural, technological and craftsmanship significance as an Edwardian bay villa designed and built by James Speden. The former J & M Speden house has contextual value for the contribution it makes to the established residential character of north Gore. The building's site may have limited potential archaeological value.

REFERENCES

- *Mataura Ensign* 31 December 1895, p. 2; 23 October 1902, p. 5; 21 September 1905, p. 5; 17 November 1906, p. 2; 3 September 1909, p. 2; 24 September 1914, p. 6.
- *Otago Daily Times* 27 May 1922, p. 16; 20 October 1925, p. 1.
- *Evening Star* 26 February 1931, p. 8.

REPORT COMPLETED 18 May 2022

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Extent of scheduling, former J & M Speden house, 81 Hokonui Drive, Gore.