GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Souter/Downes house
ADDRESS	149 Main Street, Mataura
PHOTOGRAPH	

(October 2021)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Section 2 Block XII Town of Mataura		
GDC FILE NUMBER	3266987		
DATE OF CONSTRUCTION	c.1895		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Double-bay villa		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint plus service wing at rear (north-east corner); centre-gutter roof with gabled bays. Boxed bay windows flank entrance porch with flat roof on principal, south-east elevation. Porch roof carried on thin metal posts with cast-iron brackets and 'lacework'; panelled entrance door has side- and fanlights. Double-hung sash and casement type fenestration. Façade gable ends have decorative bargeboards and finials; panelled aprons beneath bay windows. Corbelled chimney.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Rear extension (pre-1938). North chimney removed (c.2015).

SETTING

The house stands on the west side of Main Street, north of its intersection with Bangor Street. The house is set back from the roadway behind a picket fence; a driveway runs along the southern boundary. A small, single-car garage that likely dates to the 1920s or 1930s stands at the east corner of the property. The scheduled setting is the land parcel on which the building is located.

HISTORY

Title for the subject lot was issued to William Souter (c.1859-1936), a paper finisher, in 1895; previously it had been granted to William Henry in 1882. Souter and his wife Barbara (c.1860-1936) had three children and presumably William worked at the Mataura Falls Paper Mill. The property was transferred to Elizabeth Downes, the wife of Benjamin Downes, in c.1918. The latter was a local blacksmith who had been bankrupted in 1907 and was then in partnership with Joseph Adams until that arrangement was dissolved in 1914. In 1919 Benjamin Downes, who married Elizabeth Mackie in 1897 and had four children with her, stood for the Mataura Borough Council. The house was sold by the Downes' executors in 1937 and has since passed through other hands; it remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Souter/Downes house has historic significance for its association with William and Barbara Souter and Elizabeth and Benjamin Downes and their families and, more generally, the residential development of Mataura. The house illustrates the type of houses built for and lived in by Mataura's artisan workers in the late 19th and early 20th centuries.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Souter/Downes house has architectural significance as a double-bay villa that retains a good level of authenticity. The house's designer is currently known.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Souter/Downes house has technological and craftsmanship significance for the quality of its late Victorian construction and detailing; its builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Souter/Downes house has contextual significance for the contribution it makes to the historic character of Main Street and as a reminder of the late 19th century development of Mataura.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Souter/Downes house has overall heritage significance to Mataura and to the district of Gore as a whole. The building has historic significance for its association with the Souter and Downes families and, more generally, the late 19th century residential development of Mataura. The former Souter/Downes house has cultural value as a demonstration of the way of life of its early occupants and architectural significance as a double-bay villa that retains a good level of authenticity. The former Souter/Downes house has technological and craftsmanship significance for the quality of its construction and detailing and contextual significance for the contribution it makes to the streetscape and as a reminder of an earlier phase of residential development in Mataura. The building's site has potential archaeological value.

REFERENCES

- *Mataura Ensign* 29 January 1903, p. 2; 21 October 1907, p. 3; 3 November 1909, p. 4; 4 December 1914, p. 1; 23 April 1919, p. 1; 10 December 1919, p. 3.
- *Otago Witness* 22 April 1908, p. 21.
- Historic street directories & other records.

REPORT COMPLETED 18 May 2022

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Extent of scheduling, former Souter/Downes house, 149 Main Street, Mataura.