GORE DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Casey house
ADDRESS	15 Hyde Street, Gore
PHOTOGRAPH	

(April 2022)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 11 DP 169		
GDC FILE NUMBER	3249910		
DATE OF CONSTRUCTION	1906/7		
ARCHITECT/DESIGNER/ BUILDER	Albert Hartley, designer/builder		
STYLE	Corner bay villa		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Return veranda is carried on single or paired timber posts with decorative brackets and fretwork; cross-gabled bay at north-east corner has fish scale shingles in the gable end. Ornate gabled porch shelters steps to entry on north elevation, which is flanked by a faceted bay window beneath a double gable. Double-hung sash windows, entrance door has side- and fanlights; capped chimneys with quoins.

MATERIALS/STRUCTURE

Timber framing & weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Garage erected in south-west corner (2019).

SETTING

The house stands on the south side of Hyde Street at its intersection with Gorton Street. Hyde Park is to the north and the dwelling is roughly half way between Main Street in the west and the Mataura River reserve in the east. The house is set behind a paling fence with river stone panels framing the corner pedestrian gate. The scheduled setting is the land parcel on which the building is located.

HISTORY

Title for the subject lot was first issued to Edward Guscott, a Hokonui sheep farmer, in 1886; this was in the year following the subdivision that created Gorton Street south. Guscott transferred the lot in December 1905 to William Macara, a sheep dealer who had been elected Mayor of Gore in 1893. In May 1906 Macara transferred the lot to Albert Hartley, a local builder. It seems most likely that Hartley built a house on the lot and then sold the property to John Casey in September 1907. Casey worked as a wool classer and was manager of Kirk & Co., buyers of wool and animal skins. He married Minnie Whitty in 1902 and the couple had six children. By 1920 the house was occupied by James Columb, a farmer. Well into the 1970s the property's garden encompassed the neighbouring lot, at what is now 13 Hyde Street. The house has passed through a number of hands since the Caseys' time and remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Casey house has historic significance for its association with John and Minnie Casey and their family and, more generally, the early 20th century residential development of Gore.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Casey house has architectural significance as a highly decorative Edwardian bay villa that appears to have been designed and built by Albert Hartley, a local contractor. Hartley built the MacGibbon building in Gore in 1901 and was the successful tenderer for additions to the Criterion Hotel in Invercargill in 1907. Elected to the Gore Borough Council in 1898, Hartley moved to Invercargill in late 1910.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Casey house has craftsmanship significance for the quality and integrity of its timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Casey house has contextual value as a local feature and for the contribution it makes to the historic character of the residential streetscape to the south of the town centre.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, and its site appears to have been undeveloped before the Casey house was erected on it, the property may have limited potential archaeological value. DP 169, dated November 1885, shows the subdivision that created Gorton Street south and the 10 lots on either side (total of 20).

SUMMARY OF HERITAGE SIGNIFICANCE

The former Casey house has overall heritage significance to Gore and to the district of Gore as a whole. The building has historic significance for its association with John and Minnie Casey and their family and, more generally, the residential development of Gore in the early 20th century. The former Casey house has cultural value as a demonstration of the way of life of its early occupants and architectural significance as a highly decorative Edwardian bay villa that was likely designed and built by Albert Hartley, a local carpenter. The former Casey house has craftsmanship significance for the quality and integrity of its timber construction

and detailing and contextual value as a local feature that contributes to the historic residential character of south-central Gore. The building's site may have limited potential archaeological value.

REFERENCES

- *Mataura Ensign* 1 December 1893, p. 6; 29 September 1898, p. 3; 21 January 1902, p. 2; 6 May 1907, p. 2; 19 March 1909, p. 3; 2 September 1913, p. 3.
- *Otago Daily Times* 16 November 1900, p. 7.
- *Otago Witness* 30 December 1919, p. 52.
- *Oamaru Mail* 25 October 1910, p. 4.
- *Evening Post* 13 February 1918, p. 8.

REPORT COMPLETED 18 May 2022

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Extent of scheduling, former Casey house, 15 Hyde Street, Gore.