

## Pioneer Cottage – 28 Camden Street, Feilding



**Architect:** Unknown

**Construction date:** ca 1880s?

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Victorian Georgian Box cottage

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand Category:** 2

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

Although there is no corroboratory evidence, it is believed that cottage was constructed by the Emigrants and Colonists' Aid Corporation (the Corporation). However it appears to be later than that built at 63 Makino Road as it has standard rusticated weatherboards, plain architraves and boxed corners, rather than the chamfered weatherboards, highly moulded architraves and corner stops seen at 63 Makino Road, evidence of early construction.

The origin of the Corporation is explained in a report by their agent, Mr. Arthur Follett Halcombe, in a report to the Provincial Council on 17 May 1874.

“During the period (some six years ago) when an agitation in favour of emigration to the Colonies was going in England, a society, called the Corporation, was formed by a number of noblemen and other influential men, headed by his Grace the Duke of Manchester. The title of the Corporation sufficiently explains the object of its formation, but no practical effect seems to have been given to the intentions of its members until, at the close of the year 1871, the Hon Colonel Feilding, after visiting the Australian Colonies, came to New Zealand, commissioned by the Directory to find a suitable field for colonizing operations. The result of

Colonel Feilding's negotiations with the New Zealand Government was the purchase by the Corporation he represented of the 106,000 acres of the Manawatu district, now known as the Manchester Block. The price agreed to be given for this block was £75,000, being at the rate of 15s per aero for 100,000 acres, the remaining 6000 acres being allowed for roads and reserves. Under the terms of Colonel Feilding's original contract and subsequent modifications, bills were given for this amount, bearing interest at 5 per cent., and maturing at different periods up to the year 1882. The Corporation agreed to execute all internal surveys at its own cost, and undertook, under heavy money penalties, to introduce 2000 immigrants into the Colony, and to settle upon its land 2000 statute adults before the 1st April, 1877. The Colonial Government on its part undertook to provide free passages from England to the settlement for the Corporation's immigrants, and to employ a current 200 men on railway formation or other public works within ten miles of the block. The Provincial Government of Wellington also agreed to recommend to the Council annually a grant in aid up to £2000 per annum, as an equivalent contribution to an expenditure by the Corporation up to that amount on road works within the Corporation's boundaries.

Owing chiefly to the great change which has taken place in the last eighteen months in the position of the English labourer, and also to the difficulties naturally attendant on starting in England an undertaking to be carried out at the other side of the world, active colonizing operations under the contract cannot be said to have commenced until the month of September, 1873, although a surveyor had been employed for more than a twelvemonth previously in doing preliminary work; and as agent to the Corporation, I had erected in the town of Palmerston a substantial building as a depot, for the reception from time to time of immigrants in transit. The pioneer party of immigrants sent out under the Corporation's auspices, arrived in the Colony by the Duke of Edinburgh early in January of this year, and up to the present date, the following shipments have been made : —

Arrived —

Making a total of 324 ½ statute adults, numbering 458 souls.

Before touching upon operations in the Colony, it may be well to describe the position and character of the land, which is the field of operations. The Manchester Block extends from the Rangitikei river to the Ruahine ranges by the Gorge of the Manawatu river. It is twenty miles in length by an average breadth of eight miles.”<sup>1</sup>

Mr Halcombe explains the need for and construction of the cottages.

“Their utter ignorance of the character of the land made them select the worst, or be discontented with the best sections and I saw nothing but insurmountable difficulties to myself, great discontent and long discomfort to the people themselves, and a waste of valuable time, and of some expensive material in the production of an utterly valueless shanty. I immediately resolved, therefore, to concentrate the immigrants and their work about the town at first to erect houses for them at once on terms easy to them, and productive of a fair return for the expenditure ; and I look forward to their removing out into the country as the

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<sup>1</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

road works open it up, and after they shall have educated themselves into a knowledge of the country, their work, their prospects, and their real requirements.

Acting on this determination, I entered into arrangements for the immediate erection of as many cottages as the timber I could obtain, and the carpenters available would allow. There was much difficulty at first, as the timber had to be carted from Palmerston, a distance of eleven miles; and this fact, with other disadvantages inseparable from working in a new place, made the first twenty cottages rather expensive. Now, however, that we have our own saw mill at work, carpenters at hand, and bricks made on the ground, I am able to lessen the expense, and ascertain exactly the cost of the buildings.

The cottage, 20 x 10 feet, divided into two rooms, weather-boarded, with shingle roof, and brick chimney, I estimate to cost £32, and the acres of township land on which they are placed have an upset price of £10, equal to £42 in all. By a payment of 7s per week the immigrant makes cottage and ground his freehold property in three years. If during that time he may wish to buy it outright, or if he desire to remove to a country section, a sum equal to 3s ad per week, during the time of his occupancy, is deducted as rental, and the balance goes in part liquidation of the purchase - money, or in part payment for the erection of another house on the country section.

I have every reason to be satisfied with the results of this arrangement. The immigrant gains in immediate comfort for himself and his family, and in employing himself in profitable instead of unprofitable work, while the Corporation gains by his contentment and by remunerative investment of capital.

I have no fear that the towns will be overbuilt. As one occupant leaves a cottage a newly arrived immigrant can be placed in it ; and I have found, as the result of my experience in New Zealand, that the great difficulty in locating family men in country districts is the want of house-room for them, and therefor that houses, where available, attract population.”<sup>2</sup>

By the date of the report, the Corporation had had 40 cottages constructed and had just let a contract for a further 40 cottages.

Information available on the cottage does not give the original nor subsequent ownership details up until 1944 when CT for the property became available, and up until 1992, reveals a number of owners including Louisa Wilson, Joseph Wilson, Thomas Barrington, Brian Clark, Emily Matthews, Leonard Fisher, Murray Taylor and Audrey Lawrence.

### **ARCHITECTURAL DESCRIPTION**

The cottage is a salt box roofed Victorian Georgian Box cottage. The Georgian box cottage was a vernacular carpenter response to limited budget accommodation, using readily available materials and styles from England. Cottages could be increased in size by adding lean-to, ‘saltbox’, or double gables located parallel to each other. Key characteristics of the style include symmetry, medium pitched roofs, close or boxed eaves, a verandah and small or large paned double hung sash windows.

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<sup>2</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

The exterior has corrugated steel roofing to the main, lean-to and verandah roofs, with timber rusticated weatherboards, coverboards, joinery and verandah framing and decoration. Based on an inspection in 1994, the interior has been relined with some original architraves, skirtings and four panel doors still remain. The chimney has been removed.

Based on the design of the brackets and cheek valence design, it appears that the verandah with bull nosed roofing was added in the early 1900s, while rear lean-to additions are noted in Council records as having been constructed between the 1950s and 1970s.

No plans of the building have been sighted and the interior of the building was not inspected in 2015.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The building has **moderate local** significance for **physical, historic and cultural** heritage values.

The cottage has **moderate architectural** and **representative** values as an example of an early 1880s cottage possibly built by the Corporation for early settlers, which has typical characteristics of the salt box roofed Georgian Box Cottage.

The cottage has **moderate authenticity** with a number of lean-to additions constructed over the life of the cottage.

The cottage has **potential moderate group** values as one of a number of houses associated with the early development of the Manawatu by the Corporation including 24 Hobson Street, 52 East Street and 185 West Street.

The cottage has **potential moderate pattern** values as one of the cottages constructed by the Corporation to encourage the successful settlement of the Manawatu.

Given the heritage values of the cottages it has **potential moderate educational** values in the areas of architectural and settlement history of the Manawatu.

## SOURCES

Former NZHPT Manawatu Branch Committee files

## MAHOE – 171 South Street, Feilding



**Architect:** Charles Tilleard Natusch

**Construction date:** 1903

**Visible materials:** Timber cladding & joinery, Marseille tile roof

**Architectural style:** Edwardian Tudor

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:** Category 2

**Proposed Category:** B

### PHYSICAL AND SOCIAL HISTORY

Mahoe was built in 1905 by Norman Ballantyne St George Gorton, who was a partner, with his father, in a stock agent and auctioneer business Stevens and Gorton. The house was sold from the family in 1948. The house was originally on 24 acres which included an expansive garden of many native and exotic trees and shrubs, including the first Chinese gooseberry plant (kiwi fruit).

### Stevens and Gorton

The highly successful and influential firm Stevens and Gorton was established in 1878 when Jonathan Stevens entered into a partnership with Lieutenant Gorton as stock and station agents. The firm established saleyards at Feilding and Palmerston North, as well as Marton, Sanson, Awahuri, Foxton, Hunterville, Pohangina and Woodville. The firm became Gorton and Son's in the early 20<sup>th</sup> century when Norman Gorton joined the firm. In 1916 the firm merged with Levin and Co and has had a number of subsequent mergers and changes of name.

## Architect

The architectural practice founded in Wellington in 1886 by Charles Tilleard Natusch later became the partnership of C T Natusch and Sons, and then the Judd, Fenwick, Natusch Partnership.

C T Natusch, having completed his architectural studies in England in 1882, travelled in the United States and Canada. He returned to England in 1883 to become involved in the town planning and development of Southend-on-Sea. He then immigrated to New Zealand in 1886 and after a short collaboration with Atkins and Clere, established a Wellington practice as an architect and quantity surveyor. He then moved to Masterton, Pahiatua and finally to Napier, where he bought the architectural practice of Robert Lamb. From 1908 until World War 1, C T Natusch was in practice with his three sons Aleck, Rene and Stanley and offices were opened in Wellington, Pahiatua, Napier, Gisborne and Palmerston North. For a period during and after World War 1, only the Wellington and Napier offices were kept open for the busy commercial development period of the 1920s and the rebuilding of Napier following the 1931 earthquake. The firm received many domestic commissions from the farming community which favoured its Elizabethan style. Its well-known houses include Bushy Park (Kai Iwi), Gwavas (Tikokino), Matapiro (Napier), Maungaraupi (Marton) and Wharerata (Massey University).

## ARCHITECTURAL DESIGN

The house is designed in a Natusch interpretation of the English half-timber framed Tudor style, the original period being 1485-1558. The style is related to the English domestic period revivals of the time of Queen Anne, Free and Carpenter Gothic, and the American Stick styles. Key English architectural practitioners of domestic revival styles were Norman Shaw and William Eden Nesfield, and is intimately connected with a resurgence of nationalism while also searching for a modern style of architecture. These architects turned to their own unique indigenous styles, particularly the period of Queen Anne. The period of architecture was later extended to the use of styles of the 17<sup>th</sup> / 18<sup>th</sup> centuries.

American architects Charles McKim and Henry Hobson Richardson also adapted the style and less academic versions of the American and British styles were used in New Zealand. The Queen Anne style was part of the picturesque movement and commonly the houses were designed to be asymmetrical, with conical towers and tall chimneys to create an interesting skyline and interplay of complex forms. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs.

The key characteristics of this style are a picturesquely irregular massing, extensive half timbering, medium pitched gabled roofs and Tudor square headed windows. Marseille tile roofs were also a common Australasian characteristic of this style revival. The style was popular between the wars and therefore these Natusch buildings were seminal in their designs.

The house is constructed in timber framing with board and batten painted dark and light colours giving the architectural style of half-timber framing. Marseille tiles are the roofing material while the verandah framing is timber. The plan is compact around a central entrance and hallway. The public rooms are located on the ground floor while the bedrooms are on the upper floor.

The interior also has board and batten walls to the entrance halls but clear coated. The remainder of the interiors are generally lined with panel and battened ceilings with scrim and paper walls. The

original wall and ceiling papers have been retained in the billiards room and some bedrooms. Several ground and upper floor rooms have ornate fireplaces while the original timber cornices, skirtings, architraves and panelled doors also remain. The initials of the original owners are designed into the stained glass windows of the front entrance doors.

The original house has been modified to a limited extent by the original and subsequent owners. Early modifications include the extension and enclosing of the upper balcony and verandah underneath. The house is set in a large suburban section with extensive mature trees and large areas of lawn. There are several garages and outhouses towards the rear of the property.

No plans of the house have been sighted.

### REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2015 for this building is still applicable as at April 2021.

### SUMMARY OF HERITAGE VALUES

The building has **moderate to high regional** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural** and **representative** values as an early, seminal example of the Edwardian Tudor style in the Manawatu that is consistent with the primary characteristics of the style including asymmetry, prominent gables, half timbering, Marseille tile roofing, leadlight glazing, casement windows, (originally) tall chimneys and Gothic detailing.

As an early example of the style, the house also has **high rarity** values.

The house has **moderate** levels of **authenticity**, with modifications to the interior planning carried out in recent years.

Having been built with the wealth earned from the Gorton companies, the house has **moderate** values in an association with the **group** of buildings in the region associated with the stock industry, particularly in and around Feilding including the Feilding Stockyards.

The house has **high associative** values with the Gorton family, successful auctioneers and stock and station agents in the lower half of the North Island from 1878. The house is also associated **highly** with the **pattern** of growth and development of the Manawatu and Rangitikei regions based largely on the success of sheep and cattle farming and which continues today.

Given the style and associations with the development of sheep and cattle farming in the region, the house has **high educational** values in the architectural and economic history of the Manawatu.

The house is listed as Category 2 with Heritage New Zealand.

### SOURCE

HNZPT Field record form

## THE PINES – 7 Pines Court, Feilding



**Architect:** Charles Tringham?, R Thorrold-Jaggard, L G West, R Hood

**Construction date:** 1873<sup>1</sup> 1874-7, 1925

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Victorian Georgian/Italianate/English Domestic Revival

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014; Val Burr, 1996

**Heritage New Zealand listing:**

**Proposed Category:** B

### PHYSICAL AND SOCIAL HISTORY

This house, which has been considerably added to over the years, was subdivided between 1972 and 1983. Now three privately owned apartments, the apartment with the historical significance is 7 Pines Court.

Built for Arthur William Follett Halcombe, the agent for the Emigrants & Colonists' Aid Corporation (E&CAC), and his wife Edith Stanway Halcombe (née Swainson), 7 Pines Court was completed by or during 1878. That year Edith Halcombe, an accomplished artist, prepared and dated a lithograph of the house for a book the couple produced. Some publications have erroneously claimed this picture was dated 1875 and as a result the present house has been said to date from 1874-5. As 7 Pines Court includes pit-sawn tōtara flooring, possibly it was built after the town's transportation difficulties eased. This problem was especially alleviated with the arrival of the railway in 1876.

In January 1874, at a time when Feilding consisted only of surveyors' tents, the first of the hundreds of E&CAC immigrants began arriving there to settle the Manchester Block. The 'New Zealand Mail' of 7 March 1874, in an extensive article on the new settlement, recorded that the town now

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<sup>1</sup> This date was provided by the current owner.



consisted of an accommodation house under construction, a weatherboard store, and also a number of bark huts, tents and a bark barracks for the immigrants. In addition to these, "a temporary residence has been erected for Mr Halcombe". This then was the birth of 'The Pines'.

Edith Halcombe's picture shows a single-storey, hip roofed building attached to the back of the house and it seems likely that this was the 1874 temporary house. Plans dated December 1925 in the Manawatu District council's building permit files, show the outline of a timber roof or rooms protruding from the back of the main house. The room was in a similar position to the single storey part of the house as it was in 1878. Apparently the former kitchen, it was about to be dismantled and replaced.

Although the architect is unknown, the connection between A.W.F. Halcombe and his uncle, Sir William Fox, leads to a theory that Charles Tringham may have designed 'The Pines'. Tringham designed 'Westoe', at Kakariki, for Fox at about the same time and the two houses have similarities in style.

The Halcombes left Feilding in about 1881, however, they retained 'The Pines' until November 1886, despite often living elsewhere. A letter to Edith from her son J W F Halcombe, dated 13 October 1885, reveals that he was living there. He told her that 'The Pines' looked "simply beautiful" and that he thought there would be "a fair show of fruit this year". He also mentioned that the wisteria was on the verandah and that, as "Aunties boy" was ill, he and Cuff had to do all the work about the house.

The 'Feilding Star' of 18 November 1886, recorded that John Manson was about to take up permanent residence at 'The Pines'. The house was being prepared to receive him. Described as "a very large landed proprietor in various parts of the colony, (he had) lately purchased about a thousand acres adjoining the Borough of Feilding". Manson was a highly regarded, if "quiet and unassuming" Scotsman, who "took no part whatever in local affairs or general politics". He had apparently made his wealth in the drapery business on the gold fields of Victoria, Otago and Westland.

John Manson and his sister Isabella, who also lived at 'The Pines', were both unmarried. After John's death in 1890, Isabella remained on at the house that she had probably inherited. At the time of her death, she was also a wealthy landowner in her own right, as was another brother, Donald, of Edinckillie Park, in Rangitikei Line, Palmerston North. Isabella part-owned Edinckillie Park.

The Public Trustee sold 'The Pines' to Dr Daniel and Laura Johnston, following Isabella's death in April 1904. Dr Johnston, who had been practicing in Feilding since 1875, paid its rates in January 1905. He advised clients of his change of address in April 1905. In about 1911-12, Charles Featherston 'Smike' Johnston, who may have been a distant relative of Daniel Johnston, took over the house. A son of Sir Charles and Lady Johnston (née Featherston) of Wellington, 'Smike' Johnston was a keen farmer with significant land holdings at Makino and Kimbolton. A former rugby player of note and generally a 'thorough sportsman', he was also a keen devotee of horse-racing. During World War One he served in France, at which time he held a commission in the British Army. Two of his brothers, one a Brigadier-General, were killed in action in France. 'Smike' Johnston never married.

While in 'Smike' Johnston's ownership, the house underwent major renovations. Its building permit file includes the following:

- 1913 Additions including two water closets. Architect: C L Daniel, Feilding. Builder: T Collins.
- 1919 Brick washhouse. Brick coal shed and dairy. Bricklayers: Bending & Williams.
- 1919: Major alterations to house including removing old French windows and French doors, some of which were to be reused. Dormer window skylight on landing. Remove lavatory. Architect: R Thorrold-Jaggard, Palmerston North. (The entry in Thorrold-Jaggard's ledger for Contract 33, dates this job at March 1919 and the cost at £908.)
- 1925 Demolish timber building attached to house. Put two-storied brick building in its place (the new kitchen and the servants' quarters). Building consists of 2 bedrooms, bathroom and toilet upstairs and a kitchen and small sitting room downstairs. Install concrete water tank level with upstairs bathroom. Architect: Robin Hood, Palmerston North. Contractor: M P Carrington. £2,500.

After 'Smike' Johnston's death in 1939, the house was leased out by his estate until 1946. Tenants during that time included Gordon Elliot and his family. The new owners in 1946 were Dr Ross and Barbara Jones, despite the warnings of friends that the old house and its seven acres could prove an expensive liability. At this time the property was bounded by three streets, Kimbolton road, Warwick Street and Queen Street. The Makino Stream also flowed through it. Rather than a liability, however, the surplus land, once subdivided, proved a good investment.

The Jones' alterations over the years took the building to its present basic layout. These consisted of:

- 1948 Doctor's consulting rooms. Architect: L G West, Son & Callender, Palmerston North. This portion is now 6 Pines Court.
- 1967-8 Replaced 1925 brick kitchen and servants' quarters that had developed cracks, with new kitchen and upstairs rooms. This portion is now 72 Warwick Street. (This date is from Struan Jones as the item is undated on the permit files.)

The Jones' moved to a new home in 1972, although Dr Jones continued practising from the surgery until 1982-3. It was in about 1972 that the house was divided into two flats by Dr Jones and these were leased. The property was sold to M J Tunncliffe, of Fitzroy Finance Ltd, probably in the late 1970s, but certainly by 1983. Tunncliffe had the house and surgery placed into three separate titles. Since that time, 7 Pines Court has had a number of changes of ownership.

Two trees at 7 Pines Court have been listed in Appendix 1D of the Manawatu District Council's District Plan. These are a Titoki and a Chinese Hawthorn (although the latter has not been located). As of October 2022, the notable status of the Titoki is under review as part of a notable tree plan change. Three other trees associated with 'The Pines' are now listed under other addresses. These are a Sequoiadendron Giganteum or 'California Big Tree' that the Halcombes are said to have been planted, at 28 Kimbolton Road; a Tasmanian Blackwood at 2B Pines Court, and the larger of two Weeping Elms at 30 Kimbolton Road (not located).

#### **Architect – Reginald Thorrold-Jaggard**

Reginald Thorrold-Jaggard was born and educated in England. He received his articles there before emigrating to New Zealand in 1913. He settled in Palmerston North and soon met and married Lily

Daisy Collier who had been recruited in London by the local firm of Collinson and Cunningham as a dressmaker. Jaggard was initially in the employ of Oscar Jorgeson, a well known local architect, before setting up his own practice. In the ensuing years many local buildings and domestic dwellings were designed by Jaggard. Among those still standing are the former Hepworth Building (1917), King St Flats (1925), Square Edge (1945), Ward Brothers building (1936), Family Entertainment Centre, The Square (1935) and House, 314 Church St. The firm was carried on by his son Bill Thorrold-Jaggard who sold the business in 1962.

Ludolph Georg West (1846-1919) was born in Denmark and arrived in New Zealand in 1868 and shortly after arrival settled in Palmerston North. He married the daughter of a Johnsonville settler called Bannister. His first wife died in 1891 and he remarried in 1894. It was some years before West set up in practice as an architect but, in conjunction with his son Ernst Vilhem, he was responsible for a large number of Palmerston North's buildings. Among those still standing designed by the practice are the Former Club Hotel (1905), the Manawatu-Kilwinning Masonic Lodge (1908), the Old Soldiers Club (1917), the Church of Christ Scientist (1931) and Ward Brothers Building (1935). George West (he Anglicised his name) was Mayor from 1886-87, a borough Councillor and a prominent Freemason. His son Ernst was a borough Councillor 1921-25.

### Architect<sup>2</sup> - Charles Tringham

Charles Tringham (1841-1916) was born in Hertfordshire, England and came to New Zealand in 1864 as a carpenter. For two years he was in partnership with a local builder, William Lawes but by 1867 he was advertising as an architect. He soon had contracts for houses, churches, hotels and commercial premises.

Early buildings designed included "Westoe" at Greatford, additions to William Clayton's former home for Queen Margaret College. He was listed as an architect in Wellington directories in 1869, 1872, 1877 and 1885-86 and was also active in the Manawatu, Wanganui, Rangitikei and the Wairarapa.

His practice appears to have been mainly domestic but included a number of churches, some hotels and commercial premises. As well as St Thomas's, he designed the Turongo Anglican Church at Moutoua in the mid 1860s, a Wesleyan church in Wanganui (1872), St Mark's Church, Wellington, (1876), All Saint's Foxton (1876). He also designed the New Zealand Shipping Company's Offices in Wellington and the original part of Oroua Wharo mansion near Takapau in 1879. No information is available regarding his education or training.

In 1885 he was appointed to the Committee of Aid and Advice for planning the New Zealand Industrial Exhibition and in 1895 he was President of Wellington Association of Architects. He owned land in Petone and was a shareholder in three Wellington goldmining companies.

He died in Featherston having retired from architecture to go sheep farming.

### ARCHITECTURAL DESCRIPTION

Of the small remaining exterior area of the original house, a combination of styles can be discerned. The upper level small paned casement windows suggest a Gothic style while the overall hipped roof

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<sup>2</sup> Mew, G., Humphris, A., *Raupo to Deco, Wellington Styles and Architects 1840-1940*, Steele Roberts, 2014

form, ground floor double hung sash windows and symmetry of the east elevation suggest neo-Georgian. The tower with finial and brackets however, indicates a third style of architecture, Italianate. The modifications to the remainder of the house make it difficult to establish any original stylistic unity, if there ever was unity.

The modifications in the 1920's are also interesting in the elaborate English Domestic style, presumably by Robin Hood. The Georgian styled entrance was also presumably constructed at this time.

Based on an inspection of 1996 and a brief ground floor inspection of 2015, the interior layout of the house appears to have changed little except for the existing kitchen, which was once a corridor. The main entrance leads into the stair hall off which are the living room, open dining/kitchen, and 1920's enclosed verandah. The upper floor has a hall centred around the stair off which lead the bedrooms and bathrooms.

The living room, stair and entrance hall, dining area and main bedrooms appear to be from the period of original construction, while the bathrooms, and sun porch/bedroom appear to have been constructed in the 1920's. Original fabric from the original period appear to be the kauri flooring, stair, plastered ceiling to the entrance, and bay window.

The house is set back from the road with a wide driveway serving both houses. A garage has been built on the side boundary. The grounds are landscaped with mature trees and areas of lawn.

No plans of the building have been sighted and the other house was not inspected.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The building has **low to high regional** significance for **physical, historic, and cultural** heritage values.

The house has **moderate architectural** values as a substantial early Feilding house possibly designed by Charles Tringham. Modifications over time have changed its initial Italianate style to include Georgian, Italianate and English Domestic Revival.

The house has **low** levels of **authenticity** with many, significant changes over time.

The house has **moderate to high group** values as it is likely to be one of the largest surviving of the earliest houses constructed in Feilding.

The house has **high associative** values in its association with the Halcombe, Manson, Johnson and Jones families. The house is also associated with local architects L G West, C L Daniel, R Thorrold-Jaggard and Robin Hood.

The house has **high pattern** values as a substantial house built by a wealthy and successful businessmen intimately involved with the Manchester Block settlement.

Given the age and styles of the house, it has **moderate educational** values in the architectural and settlement history of the Manawatu.

## SOURCES

Cyclopaedia of New Zealand, Vol 1: 'The Hon Charles J Johnston', pp 252; 'Daniel Johnston' pp 1230; 'John Manson' pp 1242-3; Davies, D A & R E Clevely, *Pioneering to Prosperity 1874-1974: A Centennial History of the Manchester Block*, (Feilding, 1981) pp 19. Dept of Internal Affairs, *The Dictionary of New Zealand Biography, Volume Two, 1870-1900*, (Wellington, 1993). Pp 184-6. Feilding Star: 'Mr Manson (moves to "The Pines")', 18/11/1886 2(5); 'Mr Halcombe left ...' 20/11/1886 2(4); 'Death of Mr John Manson', 7/8/1890 2(7); 'Coroner's Inquest;', 9/8/1890 2(5); 'The Late John Manson', 12/8/1890 2(4); 'Land Sale at Palm Nth' 10/1/1893 2(7); 'Land Sale at Palm Nth' 12/1/1893 2(7); 'At "The Pines" yesterday ...(Isabella Manson)', 16/4/1904 2(4); 'Land Sale', 7/11/1904 2(7); 'Obituary (Donald Manson)', 2/1/1906 2(6). Feilding Star Scrapbook 1/3/1938-31/3/1939: 'Obituary, Mr C F Johnston' 7/1/1939. McCaw, 'Early Manawatu Land Settlement: Bunnythorpe to Palmerston North', series in the *Evening Standard*, 16/10/1971. *New Zealand Mail*: 'The Feilding Settlement', 7/3/1874 6(2-4) & 21(1). Saunders, B G R, *Manawatu's Old Buildings*, (Palmerston North, 1987) pp 10. Wise's *New Zealand Post Office Directories, 1912, & 1914*. Manawatu District Council: Building Consents Dept, Permit files; Archives, Feilding Borough Rate Books. Palmerston North Public Library: City Archives: R & W Thorrold-Jaggard Papers. Ledgers, Volume I, page 85.

NZ Historic Places Trust, Manawatu Committee: File on 'The Pines', including a brief hand-written history, mostly relating to the Halcombes' occupancy.  
HPT Manawatu Committee No: 200054.

Interviews: Pat Ashton, Feilding (who also permitted access to Halcombe family papers, including letter dated 13/10/1885: J W F Halcombe to Pat's great grandmother, Edith Halcombe) (7/8/1996); Struan Jones, Feilding (8/8/1996); Dorothy Pilkington, Palmerston North (7/8/1996); Dr Dick Rawstron, Palmerston North (9/8/1996); Barbara Jones, Feilding (9/8/1996 & 11/8/1996).  
Phone calls with current owner, Bruce Bruton, 2021 and 2022.

Legal Description: Flat 2 DP 55638 Having 1/3 Int in 1880 sq metres being Lot 1 DP 54457.  
VNZ No: 14091/48200C  
Certificates of Title: 24D/838 (Prior CsT include 24D/272).

## AWATEA – 69 Pharazyn Street, Feilding



**Architect:** Unknown

**Construction date:** 1893

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Victorian Queen Anne

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:** Category 2

**Proposed Category:** B

### PHYSICAL AND SOCIAL HISTORY

The house was built by Wellington based builder J Dormer for the Clapham family. The house was originally constructed with a windmill and stables. The Clapham family had moved to the Manawatu from Wellington in the late 19<sup>th</sup> century and they owned the house until the mid 20<sup>th</sup> century with a number of other owners since.

### ARCHITECTURAL DESCRIPTION

The two storeyed house is designed in the Victorian Queen Anne style which was a revival style of late 17<sup>th</sup> and 18<sup>th</sup> century architecture popularised by British architects Richard Norman Shaw and William Eden Nesfield in the 1870s initially for large country houses. American architects Charles McKim and Henry Hobson Richardson also adapted the style and less academic versions of the American and British styles were used in New Zealand. The Queen Anne style was part of the picturesque movement and commonly the houses were designed to be asymmetrical, with conical towers and tall chimneys to create an interesting skyline and interplay of complex forms. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

The house has double gables aligned in the north south direction with a gable at right angles to the south, facing the road. The latter is a flying gable over a double storey bay window and which projects beyond the main bulk of the house. The road elevation has a small gabled roof over double windows

in the upper floor and a chamfered north western corner with bracketed gable. The verandah extends from the bay window wing, wrapping around the north and east elevations at ground floor level, the south western corner being built-in. The main entry, adjacent to the extending wing, also has a small gable. There is a lean-to at the rear.

The house is constructed of corrugated steel roofing to the verandah and main roofs with timber joinery, rusticated weatherboards, coverboards, and verandah framing and decoration. Gables are decorated with finials and half-timber framing.

The interior of the house was inspected in 1995 and, then, its plan was compact with the public rooms on the ground floor with the kitchen at the rear while the bedrooms are located on the upper floor. The interior then was generally relined, but original architraves, skirtings, stairs, four panelled doors, a decorative arch to the stair landing, and fireplaces were retained. An outhouse, said by the present owner, to be the servants' quarters, was constructed at the same time as the house and enhances the level of authenticity of the setting. It is not known if this still exists, however a triple car garage is located at the rear.

The house is on a large suburban section, set back from the road, with a long drive through large trees and areas of lawn. A timber post and rail fence denotes the road boundary.

No plans of the building have been sighted.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The building has **high local** significance for **physical, historic, and cultural** heritage values.

The house has **high architectural and representative** values as a good, representative example of the Victorian Queen Anne style, demonstrating many of its typical characteristics including decorative flying gables with gable screens and finials, bay windows, turned timber verandah posts, and asymmetry.

The building retains **moderate** levels of **authenticity** of exterior design, craftsmanship, materials and setting.

The house has **moderate educational values** as its design can contribute to an understanding of Victorian architectural styles.

The house is listed with Heritage New Zealand as a Category 2 building. The Heritage NZ listing includes the outbuilding immediately west of Awatea, as well as the windmill and well, but excludes the recent garage building.

## SOURCE

HNZPT Field record form

## Mountfort House – 52 East Street, Feilding



**Architect:** Not known

**Construction date:** 1878-86

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Victorian double gable villa

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:** Category 2

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY<sup>1</sup>

#### *Outline history*

The house was constructed between 1878 and 1886 for Alfred John Mountfort. After several years in Feilding, he was appointed as District Surveyor in Auckland when he sold it to his brother Charles Adman Mountfort. Both brothers and their father, Charles Wheeler Mountfort, played a major part in surveying the area for the Manchester Block settlement.

The house was constructed in three periods. Circa 1878-1886, the original double gable villa was constructed while in 1888-1894 the central portion of the house was constructed which repositioned the front door. In 1902 a formal dining room and kitchen were added. Few houses in the Manawatu survive from this very early period of settlement.

An early wash house and another early outbuilding still survive on the property.

### ARCHITECTURAL DESCRIPTION

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<sup>1</sup> Heritage NZ online list



The single storeyed house is designed in an amalgam of styles, which today would be described as Victorian double gabled villa. The earliest portion of the house has medium pitched double gables with finials and strap work decoration in each. Eaves are supported by pairs of ornate brackets, possibly added with the 1888-1894 addition was made. The panelled and glazed main entry faces north under the junction of the gables. A shallow concave verandah wraps around east, north and west which has a lintel with a repeated open circular fretwork pattern and simple 45 degree braced brackets to each post. Windows are three paned casements with a triple window to the east of the front door and a double window on the west. The east elevation also has double casements.

It is possible that the first structures of the house were a double gables Georgian Box cottage, which, was a vernacular carpenter response to limited budget accommodation, using readily available materials, using styles from England. Cottages could be increased in size by adding a lean-to, 'saltbox', or double gables located parallel to each other. Key characteristics of the style include symmetry, medium pitched roofs, close eaves, boxed eaves, a verandah and small paned or large sash windows.

The second addition was at right angles to the original building with a gable, the same height as the originals, extending from the east verandah to the west verandah, maintaining the formal symmetry of the original. Finials, strap work in the gable and eaves brackets match the north wing and windows are double hung sash with hoods over each. A side door leads from the verandah into the house.

The last extension has a lower roof than the first two extensions and is hipped but with a small, slightly off centre gable on the east and west elevations. Each gable has a finial but no other decoration. Windows are double hung with a combination of single and double paned sashes. There are two further, smaller, hipped roofed extensions towards the rear.

The main and verandah roofing is corrugated steel, and all exterior walls are lined with timber rusticated weatherboards.

The house is set at an angle to the road with extensive lawns and several large trees. The road boundary has a timber post and rail fence.

In 2015-2016, a building consent was issued for the following alterations:

- Alterations to dwelling, existing storeroom change to Laundry, Laundry to Scullery, Lounge to Kitchen/Dining Room, Study 1 to Living, Kitchen to Study, Bathroom to entrance, Dining Room to Master Bedroom, Master Bedroom to Lounge, Study 2 to Bathroom & Wardrobe. New Porch.

In 2021, the site has been subject to a subdivision consent to subdivide part of the section that fronts the East Street and Derby Street intersection.

No plans of the building have been sighted and the interior was not able to be inspected.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The building has **moderate to high regional** significance for **physical, historic, and cultural** heritage values.

The house has **high architectural, representative and rarity** values as one of very few buildings surviving from the earliest stage of European settlement, built in a common but now rare style for the period. Each of the two subsequent extensions was also designed in a style typical of the times.

The exterior of the house appears to have **high** levels of **authenticity** from each period of construction.

The house has **moderate group** values, as it is likely to be one of the largest of the surviving Manchester Block settler houses in Feilding. Its larger scale is suggestive of the professional success of the Mountfort family.

The house has **high associative** values in its association with the Mountfort family, three members of whom were principal surveyors of the Manchester Block enabling settlement of farmland and towns such as Feilding. The Mountfort family association with the house continued for over a century.

The house has **moderate pattern** values as a house constructed by an early professional who settled and worked in the Manawatu.

Given the age and style of the house, it has **moderate educational** values in the architectural and settlement history of the Manawatu.

The house is listed category 2 with Heritage New Zealand.

## SOURCES

HNZ on-line list

## WORKERS HOUSES: 9, 11, 13, 15 Beattie Street, Feilding



**Architect:** Unknown

**Construction date:** ca 1900

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Edwardian Italianate Bay villa

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2015

**Heritage New Zealand listing:** numbers: 2832; 2831; 1228; 1227 Category 2

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

From the design of the four houses it appears they were constructed circa 1900. It can also be assumed that the group was constructed as workers houses. Little other information on the houses is available.

### ARCHITECTURAL DESCRIPTION

The houses have been designed in the Italianate villa style, which was influenced by the picturesque movement and was popular from the early 1850's in New Zealand. The style was largely established by the British architects John Nash and Sir Charles Barry, and through the American architectural style books by Andrew Jackson Downing. Italianate style buildings used classical details such as modillions under eaves, pilasters, medium pitched roofs, and asymmetry of building forms. The New Zealand version lead to the ubiquitous bay villa, which combined the Italianate villa with Queen Anne flying gable bays.

The evolution of timber residential styles in the States included the Eastlake style which was based on an exuberant use of jig-saw and turned patterned timber decoration on Queen Anne, Italianate, Stick, and other late nineteenth century 'eclectic' styles. Various timber companies in New Zealand published catalogues showing a wide range of these highly decorative timber elements which could decorate windows, verandahs, gables and roofs. The houses in Beattie Street have Carpenter Gothic details have been added to the Italianate form such as the running wave barge boards and verandah brackets.

The houses have a main gable parallel with the street and another gable intersecting it at right angles at one end of the main gable which projects towards the street. Each of the projecting gables has a hipped roofed, faceted bay window. A hipped roofed verandah extends across the street front from the gable and each house has a lean-to at the rear. Two houses have finials and one has a simply decorated valence to the verandah.

The houses have corrugated steel roofing to the main, lean-to and verandah roof, rusticated weatherboards, and timber joinery. Windows are single or two paned double hung sash and front doors are paneled and glazed.

Based on an inspection from 1996, the interiors have a central corridor leading to the rear kitchen and scullery with rooms either side of the corridor. The central corridor in the then most original house, number 15, has panel and battened ceilings, scrim and paper walls, match lined dado and original architraves, skirtings and four panel doors. The western central rooms have back to back fireplaces with simple mantles. The other rooms are simply decorated to match the corridor but without the dado paneling.

The houses are close to the road and each has a driveway to the rear of the section. Three of the houses have fences at the footpath with modest gardens between the fence and house. Some larger trees were visible at the rear of the house.

No plans of the building have been sighted and the interiors of the houses were not inspected in 2015.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2015 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The buildings have **moderate to high local** significance for **physical, historic, and cultural** heritage values.

The cottages have **moderate architectural** and **high representivity** values as good examples of the ubiquitous New Zealand Italianate Bay Villa style with typical characteristics including asymmetry, medium pitched gable roofs, with one at right angles to the other projecting towards the street with bay windows, verandahs, and simple "off the shelf" jig saw gable and verandah decoration.

The houses have **high rarity** values as the only group of workers early 20<sup>th</sup> century cottages in Feilding.

The exteriors of the houses appear to have **moderate** to **high authenticity** with minor modifications visible such as shingles added to gables, missing verandah and gable decorations to some.

The group of houses have **high group** values as they form a coherent collection of workers cottages built in the early 20<sup>th</sup> century all of which have the characteristics of the Italianate Villa style.

The design of the houses has **high pattern** and **educational** values as the style is ubiquitous throughout New Zealand which reflects a popular style used particularly by speculative builders using standardised plans and readily available components from pattern books.

#### **SOURCES**

Former NZHPT Manawatu Branch Committee file

## JONGLIN'S PIONEER COTTAGE: 104 Sherwill Street, Feilding



**Architect:** Unknown

**Construction date:** circa 1874-79

**Visible materials:** Timber cladding & joinery, steel roof

**Architectural style:** Victorian Georgian Box cottage

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:**

**Proposed Category:** B

### PHYSICAL AND SOCIAL HISTORY

The house is comprised of two cottages joined together, the earliest being a two roomed cottage built prior to 1879 by the Emigrant and Colonists' Aid Corporation (E&CAC).

The origin of the Corporation is explained in a report by their agent, Mr. Arthur William Follett Halcombe, in a report to the Provincial Council on 17 May 1874.

During the period (some six years ago) when an agitation in favor of emigration to the Colonies was going in England, a society, called the Emigrants and Colonists' Aid Corporation, was formed by a number of noblemen and other influential men, headed by his Grace the Duke of Manchester. The title of the Corporation sufficiently explains the object of its formation, but no practical effect seems to have been given to the intentions of its members until, at the close of the year 1871, the Hon Colonel Feilding, after visiting the Australian Colonies, came to New Zealand, commissioned by the Directory to find a suitable field for colonizing operations. The result of Colonel Feilding's negotiations with the New Zealand Government was the purchase by the Corporation he represented of the 106,000 acres of the Manawatu district, now known as the Manchester Block. The price agreed to be given for this block was

£75,000, being at the rate of 15s per aero for 100,000 acres, the remaining 6000 acres being allowed for roads and reserves. Under the terms of Colonel Feilding's original contract and subsequent modifications, bills were given for this amount, bearing interest at 5 per cent., and maturing at different periods up to the year 1882. The Corporation agreed to execute all internal surveys at its own cost, and undertook, under heavy money penalties, to introduce 2000 immigrants into the Colony, and to settle upon its land 2000 statute adults before the 1st April, 1877. The Colonial Government on its part undertook to provide free passages from England to the settlement for the Corporation's immigrants, and to employ a current 200 men on railway formation or other public works within ten miles of the block. The Provincial Government of Wellington also agreed to recommend to the Council annually a grant in aid up to £2000 per annum, as an equivalent contribution to an expenditure by the Corporation up to that amount on road works within the Corporation's boundaries.

Owing chiefly to the great change which has taken place in the last eighteen months in the position of the English laborer, and also to the difficulties naturally attendant on starting in England an undertaking to be carried out at the other side of the world, active colonizing operations under the contract cannot be said to have commenced until the month of September, 1873, although a surveyor had been employed for more than a twelvemonth previously if doing preliminary work; and as agent to the Corporation, I had erected in the town of Palmerston a substantial building as a depot, for the reception from time to time of immigrants in transit. The pioneer party of immigrants sent out under the Corporation's auspices, arrived in the Colony by the Duke of Edinburgh early in January of this year, and up to the present date, the following shipments have been made : —

Arrived —

Making a total of 324 ½ statute adults, numbering 458 souls.

Before touching upon operations in the Colony, it may be well to describe the position and character of the land, which is the field of operations. The Manchester Block extends from the Rangitikei River to the Ruahine ranges by the Gorge of the Manawatu River. It is twenty miles in length by an average breadth of eight miles.<sup>1</sup>

Mr. Halcombe explains the need for and construction of the cottages.

Their utter ignorance of the character of the land made them select the worst, or be discontented with the best sections and I saw nothing but insurmountable difficulties to myself, great discontent and long discomfort to the people themselves, and a waste of valuable time, and of some expensive material in the production of an utterly valueless shanty. I immediately resolved, therefore, to concentrate the immigrants and their work about the town at first to erect houses for them at once on terms easy to them, and productive of a fair return for the expenditure; and I look forward to their removing out into the country as the road works open it up, and after they shall have educated themselves into a knowledge of the country, their work, their prospects, and their real requirements.

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<sup>1</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

Acting on this determination, I entered into arrangements for the immediate erection of as many cottages as the timber I could obtain, and the carpenters available would allow. There was much difficulty at first, as the timber had to be carted from Palmerston, a distance of eleven miles; and this fact, with other disadvantages inseparable from working in a new place, made the first twenty cottages rather expensive. Now, however, that we have our own saw mill at work, carpenters at hand, and bricks made on the ground, I am able to lesson the expense, and ascertain exactly the cost of the buildings.

The cottage, 20 x 10 feet, divided into two rooms, weather-boarded, with shingle roof, and brick chimney, I estimate to cost £32, and the acres of township land on which they are placed have an upset price of £10, equal to £42 in all. By a payment of 7s per week the immigrant makes cottage and ground his freehold property in three years. If during that time he may wish to buy it outright, or if he desire to remove to a country section, a sum equal to 3s ad per week, during the time of his occupancy, is deducted as rental, and the balance goes in part liquidation of the purchase- money, or in part payment for the erection of another house on the country section.

I have every reason to be satisfied with the results of this arrangement. The immigrant gains in immediate comfort for himself and his family, and in employing himself in profitable instead of unprofitable work, while the Corporation gains by his contentment and by remunerative investment of capital.

I have no fear that the towns will be overbuilt. As one occupant leaves a cottage a newly arrived immigrant can be placed in it; and I have found, as the result of my experience in New Zealand, that the great difficulty in locating family men in country districts is the want of house-room for them, and therefor that houses, where available, attract population.<sup>2</sup>

By the date of the report, the Corporation had had 40 cottages constructed and had just let a contract for a further 40 cottages.

Arthur Halcombe lived at 7 Pines Court in a house built for him in 1878.

The first owner was a William Jonglin who was aided by the Corporation into the house. The larger cottage was added prior to 1883 without removing external cladding from either building.

The house was purchased by sawmiller Lindsay Alexander Caldwell in 1883. The Wellington land board noted that in 1919 Lindsay and Douglas Caldwell were granted a transfer of 900 acres in Section 3, Block XV Pohangina<sup>3</sup>. Little else is known about the history of the cottage or its owners.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

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<sup>2</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

<sup>3</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=DOM19190828.2.100&cl=&srpos=0&e=-----10--1----0--&st=1>



## ARCHITECTURAL DESCRIPTION

The two forms and extent of the two timber framed single storey cottages are apparent on the north and south elevations. The larger cottage, facing west towards Makino Street has the larger hipped roof, and shiplap weatherboards, while the smaller cottage has a smaller hipped roof and wide chamfered boards imitating rusticated stone. The two cottages have the same boxed eaves detailing, possibly carried out when the larger cottage was added.

The later cottage has a symmetrical west elevation with a central front door and double hung sash windows either side with a hipped verandah extending the full width of the cottage, wrapping around the south elevation. Verandah posts have fretwork brackets, likely to have been sourced from a timber company pattern book. A lean-to addition has been made on the north west corner.

The earlier cottage has a double hung sash window on the south elevation and two more recent casement windows to the north although the heavily moulded architraves match the later cottage. A lean-to extension has been added to the south east.

The obvious style of the later cottage is the symmetrical Georgian box cottage with ubiquitous verandah. The Georgian box cottage was a vernacular carpenter response to limited budget accommodation, using readily available materials and styles from England. Cottages could be increased in size by adding lean-to, 'saltbox', or double gables located parallel to each other. Key characteristics of the style include symmetry, medium pitched roofs, close or boxed eaves, a verandah and small or large paned double hung sash windows.

The house has corrugated steel roofing but the original roofing on the earlier cottage is likely to have been timber shingles, as described in the Halcombe report.

The house is located in the centre of a large, corner, suburban section of Feilding with extensive lawns, large specimen trees, a garage and several outhouses. The section is enclosed with a post and corrugated steel fence.

No plans of the building have been sighted and the interior of the house was not inspected.

## SUMMARY OF HERITAGE VALUES

The building has **moderate** to **high regional** significance for **physical**, **historic**, and **cultural** heritage values.

The house has **high architectural** and **rarity** values as one of the only surviving two roomed cottages built by the E&CAC for early settlers, and which retains the original, rare chamfered weatherboarding, imitating rusticated stonework.

The later cottage has **high representative** values as an example of the Georgian Box cottage with many of the typical characteristics of the style including symmetry about the front elevation, medium pitched hipped roofs, boxed eaves, a verandah and large paned double hung sash windows.

The cottages have **moderate authenticity** with a number of lean-to additions constructed onto both cottages.

The cottages have **low associative** values with first owner, William Jonglin, and the next owner, sawmiller Lindsay Alexander Caldwell, about whom little is known.

The early cottage has **high group** values as one of a number of houses associated with the early development of the Manawatu by the E&CAC including 24 Hobson Street, 52 East Street and 185 West Street.

The cottages have **high pattern** values as one of the cottages constructed by the E&CAC to encourage the successful settlement of the Manawatu.

Given the heritage values of the cottages, they have **high educational** values in the areas of architectural and settlement history of the Manawatu.

#### **SOURCES**

Former NZHPT Manawatu Branch Committee files  
Paperspast

## HOUSE – 4 Highfield Road, Feilding



**Architect:** James Walter Chapman-Taylor

**Construction date:** 1919

**Visible materials:** Painted stucco, board and batten, timber joinery, Marseille tile roofing

**Architectural style:** Arts and Crafts

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, December 2014

**Heritage New Zealand listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY<sup>1</sup>

#### *Historical outline*

The house was designed by well-known Arts and Crafts architect J. W. Chapman-Taylor in 1911 for Louis Albert Elliott and his wife Jackson, a lawyer with Bell, Gully and Martin of Wellington. At the time of the commission Elliott was intending to establish his own firm in Feilding with W. A. Sandilands. However, Mr. Elliot became the sole partner in 1910 when W.A. Sandilands died.

Siers suggests that the bricklayer for the house was Archie McMahon.

The house was designed for its panoramic views to the east and to give easy access from the house to the garden. Jackson Elliott lived in the house until she was 92.

Wellington architect Kyle Davey owned the house during the 1980s by which time the house had been converted into two flats with an extension of the dining room and a new bedroom wing close to the road. The current owners returned the house to a single dwelling and carried out many repairs to the building following the Davey ownership when the house became almost derelict. They added to and reorganised the kitchen and built the garage.

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<sup>1</sup> Siers, Judy, *The Life and Times of James Walter Chapman-Taylor*, Millwood Press, Napier 2007

## Architect<sup>2</sup>

James Walter Chapman Taylor was born in London, England, on 24 June 1878, the son of Theodore Chapman Taylor and his wife, Ada Thomas. Theodore was an agricultural graduate and quantity surveyor and Ada a teacher, linguist and journalist. In 1879 Theodore came out to New Zealand, where he purchased 62 acres of hilly, heavily forested land, part of the Ngaere block, a few miles south of Stratford. Ada Taylor, James and a younger brother joined him in June 1880.

James was initially taught at home by his mother and later attended the school at Ngaere. By his teenage years he had decided against farming as a career and became apprenticed to a local builder. On 12 April 1900 he married Mary Gibson at Stratford. After completing his apprenticeship, he constructed his first building, a single-storeyed timber house for his parents on their Stratford property. By 1903 he had enrolled in an architecture and design course with the International Correspondence Schools of the United States. He worked on the construction of the Taihape railway station in 1904 and then moved to Wellington. Clients there provided him with the opportunity to pursue a career as a builder, furniture designer, carpenter and architect. He worked on-site or in his workshop during the day and studied to complete his correspondence course in the evening. From around 1907 he used the surname Chapman-Taylor.

Over the years Chapman-Taylor moved house often, living in at least 11 houses, which he designed and built himself. Mary Chapman-Taylor died in October 1916, and at Hastings on 6 September 1917 James married Clara Annie Walton, a Plunket nurse. He shifted to Havelock North in 1919 and to Auckland in 1922. By the mid 1930s he was living at Silverstream in the Hutt Valley. His second marriage was dissolved in 1937 and on 21 May that year at Lower Hutt he married Dorothy Joan Pocock (née Lucas). After her death in March 1938 he was married at Silverstream on 27 May 1938 to Marion Hurst Gottwaltz (née Wickens).

Chapman-Taylor is best known for his domestic architecture. His career spanned nearly 60 years, during which period he designed and built some 84 houses. For the most part he was influenced by the ideas of the English Arts and Crafts movement, which promoted a return to the simple, traditional English cottage style, with interior features in adzed timber, whitewashed plaster walls, large beams and lintels, small framed windows and hand-crafted fittings. During his early years in Wellington he used the Australian native timber jarrah almost exclusively for interior surfaces and furniture, and his preference for this heavy dark wood earned him the nickname 'Jarrah-Taylor'. He admired the architectural work of Charles Voysey, M. H. Baillie Scott, Sir Edwin Lutyens, E. W. Gimson, Ernest and Sidney Barnsley and C. R. Ashbee. In 1909 and again in 1914 Chapman-Taylor travelled to England to view the work of these architects and to observe traditional English cottages at first hand.

On his return a mature style emerged. His designs became more cohesive, and concrete was used as the preferred building material. His first concrete building, Whare-Ra, in Hawke's Bay (1913--15), was designed as a centre for the New Zealand branch of the Hermetic Order of the Golden Dawn, a modern Rosicrucian order. The consistency of his style and method is most evident in the homes he designed between 1915 and his last work in 1953. He experimented with a honeycomb concrete wall

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<sup>2</sup> Siers, Judy. 'Chapman-Taylor, James Walter 1878 - 1958'. Dictionary of New Zealand Biography, updated 4 April 2003 URL: <http://www.dnzbi.govt.nz/>

construction, with concrete-block work and a variety of design features, but overall his buildings repeatedly echoed the Arts and Crafts cottage style. Most Chapman-Taylor buildings are extant, proof of their quality (his Hawke's Bay houses withstood the major earthquake of 1931) and ageless, classic appeal.

Chapman-Taylor also made a significant contribution to photography in New Zealand. From 1907 his photographs appeared in the magazine *Progress* (renamed *New Zealand Building Progress* in 1914). The photographs were also used to illustrate his written articles. In the 1920s he was an active member of the Auckland Camera Club. His photography became increasingly art-inspired as he experimented with special lenses and discovered the variety of effects possible through choice of papers and exposures. *Egmont and the children of the mountain mist*, published in 1931, included 21 photographic plates and demonstrated his skill as a photographer.

In Silverstream in the late 1930s Chapman-Taylor installed a well-equipped darkroom in his home at Chatsworth Road and photography became a professional enterprise. He created a demand for a new style of personal photography, advertised as 'Portraits in your home'. This was his alternative to contemporary studio portraiture, which he considered too formal and unnatural. Other successes came from his membership of the Wellington Camera Club, which won the Bledisloe Cup for inter-club competition in New Zealand on eight occasions between 1942 and 1950 when Chapman-Taylor was a participating member. He also acted as a critic and judge in local competitions. In 1948 he became an associate member of the Royal Photographic Society of Great Britain.

The relationship between the spiritual and material concerned Chapman-Taylor throughout his life. He attempted to live for honesty of purpose, beauty in truth, and the greater reason for life, which were tenets of the Arts and Crafts philosophy. He was involved at various stages with the Hermetic Order of the Golden Dawn, the Anglican Church, the Theosophical Society and the Liberal Catholic church. Astrology also played an important part in his life. A follower of Alan Leo and Margaret Hone, he became an adept reader and interpreter of horoscopes. During the 1940s and 1950s this too became a professional occupation.

James Chapman-Taylor died on 28 October 1958 at Lower Hutt, survived by his fourth wife and six children. The *Evening Post* obituary described him as a 'creative artist whose life was an inspiration to hundreds of New Zealanders in many walks of life'.

## ARCHITECTURAL DESCRIPTION

### *Planning*

When designed, the house had an elongated, stepped 'L' shaped plan with three bedrooms, a large entry hall, a "houseplace" (living room), a dining alcove, kitchen, scullery, washhouse, toilet and coal shed off the tradesman's entrance and hall (back door), and, on a lower level a "den". It was set back from the road with a double gate to the street and a wide path with a pergola leading to the entry. The main bedroom, "houseplace" and den all had trademark Chapman-Taylor fireplaces.

The dining alcove originally had a large refectory table with built-in seating on three walls.

### *Style*

The style of the house, as with all Chapman-Taylor's designs is Arts and Crafts. The Arts and Crafts movement, established by William Morris, became a guiding influence for the future direction of

architecture in the late Victorian period. As the name suggests, it was a movement, which admired traditional art and craft, especially that made by the mediaeval crafts guilds. Morris founded the firm of Morris, Marshall and Faulkner who manufactured wallpaper, stained glass, textiles, carpets, tapestries, furniture and books, which influenced many architects and designers. A major tenet of the Arts and Crafts movement was the use of local materials and building traditions, expressed honestly and to be seen to be hand made. The designs were suited to the particular site rather than using a standardised plan for all similar buildings. Arts and Crafts architecture, therefore, developed into a simplified, non-copyist architecture, but which, at the same time, took into account tradition.

Architects who designed in the Arts and Crafts style included Walter Crane, W R Lethaby, and C R Ashbee. The Movement spread to Germany, Belgium, the Netherlands, Scandinavia and Austria. The Movement also promoted a concern for appropriate conservation of historic buildings, which in turn led to the establishment of the Society for the Protection of Ancient Buildings.

Other styles which owe their development to Arts and Crafts included the 'Old English' vernacular, 'Queen Anne', the 'Free Styles' explored by Charles Renee Mackintosh, flamboyant Classicism, the dignified Neo-Georgian, and graceful French influenced Beaux-Arts Classicism. Typical features of the Arts and Crafts style include a conspicuous roof, prominent eaves with exposed rafters, tall chimneys, oriel windows, eaves brackets, roughcast and contrasting textures and colours.

### **Form**

The main wing of the house has a gable facing the street, which extends from the original northern bedroom to the south wall of the kitchen when it becomes hipped. The hip extends over the toilet and coal shed. The "houseplace" roof is gabled parallel to the main gable and meets the kitchen hip, while the roof of the den, also gabled faces east towards Feilding. The wide bay windows to the "houseplace" have a flat roof. The chimneys to the den and main bedroom are expressed on the exterior with small-scaled windows either side.

Today the current owners have extended the house with another bedroom towards the road and a garage towards the east, all matching the style of the house. A wide brick and concrete deck extends outwards from the entry with a pergola.

### **Materials**

Originally the building was stuccoed over all external walls but the current owner, when refurbishing the house, elected to reclad using board and batten. Most of the original six paned casement windows have been retained, and are either single or grouped in two, three, four or five windows. The main entry has pairs of windows either side of French doors, which have nine small paned windows in each matching the size of the remainder of the house. The original drawings show tall chimneys with openings at the top, which have integral corners and cap. The existing chimneys are lower and do not have the designed openings. The timber used was rimu.

### **Setting**

A hedge and corrugated steel fence obscure much of the house from the street, while the entry is made clear with trellis work at right angles to the fence. In front of the house beyond the deck is lawn and the eastern boundary is lined with medium sized trees. The view from the eastern side of the house is extensive and overlooks St Johns Church and Victoria Park in the foreground, Feilding in the

middle ground and the Ruahine Ranges in the distance. A gravel driveway leads from the street to the garage and “trademan’s” entry.

### REPORT REVIEW

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 is still applicable as at April 2021.

### SUMMARY OF HERITAGE VALUES

The building has **moderate to high regional** significance for **physical, historic, and cultural** heritage values.

The building has **high architectural** values in its original Arts and Crafts style, planning, detailing and craftsmanship typical of houses designed and built by JW Chapman-Taylor. Chapman-Taylor achieved a consistency of style with many of his houses, of which this is **highly representative**, particularly in terms of scale, materials, elements such as fireplaces, multi-paned windows, and ambience. In this regard it could also be considered as having **high group** value as one of the many surviving houses he designed throughout New Zealand, however it has **high rarity** value in being the only Chapman-Taylor designed house in the Manawatu.

The house has a **moderate** level of **authenticity** with major changes being the bedroom, dining room and deck additions and change in cladding from stucco to board and batten during repair work.

The house has **high associative** values mainly with two **people**, its architect and client, L. A. Elliott, who was a lawyer of some local standing in the early part of the 20<sup>th</sup> century. Given its rarity and impetus for the commission, it can contribute to **moderate educational** values in knowledge of Chapman-Taylor's practice as well as something of the professional and private life of his client.

### SOURCES

Former NZHPT Manawatu Branch Committee files

## COTTAGE – 24 Hobson Street, Feilding



**Architect:** Unknown

**Construction date:** 1875-80, likely to be 1879

**Visible materials:** Painted timber shiplap weatherboard cladding and joinery, painted corrugated steel roofing

**Architectural style:** Georgian Box Cottage

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, December 2014

**New Zealand Historic Places Trust Registration:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY<sup>1</sup>

The cottage was built between 1875 and 1880 by the Emigrant and Colonist's Aid Corporation for the Manchester Block. The first owner was Sam Daw, one of the earliest of Feilding's settlers. Daw was born in 1837 and in 1856 joined the Kings Dragoon Guards as a trumpeter and served in India for 12 years. He emigrated to New Zealand in 1874 and settled in Feilding the following year. He became a well-known coach driver in the district. Early additions to the house are the dormer and verandah facing the street.

Daw began the Feilding Brass Band in 1880 and held early practices in the cottage.

Recent owners have refurbished the house rebuilding the front dormer and adding a dormer to the rear, restoring the verandah and adding casement windows to the street front, and building a coachhouse to the rear of the property.

### ARCHITECTURAL DESCRIPTION

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<sup>1</sup> Former NZHPT Manawatu Branch Committee files



The one and a half storey timber framed Georgian Box cottage faces the street and has a central front door with casement windows either side. These were replacements for the damaged original double hung sash windows. The simple hipped verandah extends the full width of the elevation and shades the door and two front rooms. The rebuilt dormer facing the street is slightly off-centre and has a pivot timber window. The rear elevation has a stepped lean-to to the southern two-thirds of the house. There are two chimneys located on the northern side of the house. The age of the house is reflected in the shiplap weatherboards and the stopped corners.

The house has a combination of double hung sash and casement windows.

The street boundary is defined by a stone and concrete fence with a central concrete path leading to the front door while there is a concrete driveway to the side. The rear of the section has a concrete drive to the coachhouse, grassed and planted areas.

No plans of the building have been sighted and the inspection of the house was from the exterior only.

### REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

### SUMMARY OF HERITAGE VALUES

The building has **moderate local** significance for **physical, historic, and cultural** heritage values.

The building has **moderate architectural** and **representative** values in its Georgian Box cottage style, detailing and craftsmanship. As one of a number of surviving Emigrant and Colonist's Aid Corporation cottages in and around Feilding, it has **high group** values. The house has **high associative** values with first owner, Sam Daw, a well-regarded coach driver and musician who established the Feilding Brass Band. As an example of an Emigrant and Colonist's Aid Corporation cottage, it has **low to moderate educational** values.

The house has a **low to moderate** level of **authenticity** with modifications including street elevation windows and the rear dormer window.

### SOURCES

Former NZHPT Manawatu Branch Committee files

## KAINGARA – 320 Kimbolton Road, Feilding



**Architect:** Ernest Larcomb

**Construction date:** 1894

**Visible materials:** Painted timber weatherboards and joinery, corrugated steel roofing

**Architectural style:** Victorian Queen Anne/corner bay villa

**Use/building type:** Residential

**Heritage New Zealand listing:** -

**Compiler:** Ian Bowman, December 2014

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

Local builder, Mr Ralph Heald, constructed the house in 1894 for Mr W A Sandilands. The property, on which the house was built, was a small farm where Sandilands bred stock and had a large orchard.

#### *William Alfred Sandilands<sup>1</sup>*

William Alfred Sandilands was born in Melbourne and emigrated to Feilding in 1882. In 1884 he established a legal practice in Feilding with Mr J Prior, acting as barrister and solicitor until his death in 1910. He was an original member of the Feilding Jockey Club, a founder member of the Feilding Bowling Club, a member of the Masonic Lodge, the President of the Acclimatisation Society and a prominent member of the Feilding Club.

He was a Councillor and Mayor in 1894 and was instrumental in establishing the Feilding Club. He owned property in Feilding including commercial buildings at 62, his legal offices, and 61-69 Kimbolton Road.

#### *Architect*

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<sup>1</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=MS19100301.2.47>

Ernest Larcomb was born in Southampton, England, on 20 July 1855. He and his four sisters were orphaned four years later, and he and the youngest sister were then adopted by an uncle and grew up in London. He served four years as a mechanic in London, and then a year as a contractor's surveyor at the erection of Holloway's Sanatorium in Berkshire. He was one of three who always got marked excellent at freehand drawing, from 350 scholars, and he was also taught instrument drawing by his uncle, Edward Ingres Bell, then Chief Draughtsman in the War Office, Whitehall.

Larcomb came to New Zealand on the 'Corona' in 1874, and entered the Public Works Department, Wellington, as a draughtsman. He worked on the plans of all the Government railways in New Zealand and in 1876 worked on the plans of the Timaru breakwater. Other jobs included working on the plans of the Baker's Hill gully dam at Karori and supervising its construction. After 2½ years, he was loaned to the Wellington City Corporation as a civil engineer for three years, following which he established his own architectural and civil engineering practice in Wellington.

He married Mary Anne Rivers in 1877 and the couple moved to Palmerston North in 1881. Here he again established himself as an architect and civil engineer. He also went on to serve two stints as a Palmerston North Borough Councillor, between 1884 and 1885, and between 1888 and 1891, as well as other community roles.

In 1934, Larcomb wrote of his life (this is largely reprinted in Nancy Smith's biography of him in "And So We Began"). He stated that he was the first to introduce "the present mode" of lighting and ventilating shops above the verandah roofs. Prior to the Wade's patent skylights, he had also "introduced a stormproof skylight consisting of one sheet of glass clipped down to a wooden frame and projecting over all round at edge." Other adaptations included using steel railway rails as lintels over shop fronts, prior to the introduction of steel or iron girders and guarding against leaky window frames by having them housed and with tilted sills. At the first Sawmillers' Conference he got resolutions passed that all run and dressed timber should first have been seasoned; that all knives for running etc. should be sharpened to templates, and that all timber should be cut to exact standard dimensions. Accordingly, in 1907 his regular advertisement in the local newspapers stated that he was "designing handsome buildings of moderate cost, which will be proof against earthquakes, fire, weather, vermin and will last for ages."

Larcomb designed and superintended at least six of the local churches, including the Wesleyan, Anglican, Catholic and Presbyterian Churches. He also designed about eighteen of the district's hotels, including the Club, Occidental, Empire, Albion and Royal Hotels. By 1900, about half of the shops and business premises then in The Square had been erected under his oversight, including the substantial United Farmers' Co-operative Society, Messrs' Ireland & Co., and the Law Chambers buildings. He designed the original Union Bank of Australia, whose replacement is part of this study, and also the first Palmerston North Hospital. Other buildings known to have been designed by Larcomb, and which are covered in this study, include three in Cuba Street (The Arcade/Mr Models, Pink & Collison/Co-ee Drycleaners and Kerlake/C 2 C Surf Shop) and the Union Building/Studio 31 in Coleman Place. The small 1895 Kerlake building in The Square has more than a 50% chance of also having been one of his.

Among the many houses he designed, was William Park's large house then on the corner of College and Linton Streets. He also designed J.A. Nash's house 'Waimarama' in Alfred Street, which was built in 1905 and is still standing.

In about 1894, Larcomb successfully advocated for public rights-of-way to be placed at the back of business premises that fronted The Square, as he thought that the cart entrances previously alongside each of these properties were a waste of space. Other achievements included Palmerston North's first water reticulation system.

He was also responsible, while chairman of the Acclimatisation Society, for liberating the first possums near the headwaters of the Turitea reserve (with three other local citizens), the first trout in adjacent rivers and the first sambur and red deer in the surrounding country.

In 1908, after 26 years in Palmerston North, the Larcomb family moved to Wellington, where Mary Anne Larcomb subsequently died at Taita on 29 July 1917. Although apparently in semi-retirement at the time, Larcomb resumed his architectural practice in Palmerston North in September 1918, and his last known tender notice was in June 1928. By 1930 he had retired to live in Christchurch, where he died on 17 April 1936.

### **ARCHITECTURAL DESCRIPTION**

The single storeyed timber framed house has been designed in the Queen Anne style, which was a revival style of late 17th and 18th century architecture popularised by British architects Richard Norman Shaw and William Eden Nesfield in the 1870s initially for large country houses. American architects Charles McKim and Henry Hobson Richardson also adapted the style and less academic versions of the American and British styles were used in New Zealand. The Queen Anne style was part of the picturesque movement and commonly the houses were designed to be asymmetrical, with conical towers and tall chimneys to create an interesting skyline and interplay of complex forms. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

The house could only be inspected from the road and its total design could not be seen. From the road, however, the building appears to have rectangular plan form with projecting low-pitched gables with shallow bay windows. A verandah extends from the street facing bay to another at right angles on the side, or west elevation. A continuous verandah extends the length of the east elevation. The main body of the house has a hipped roof running north south. A lean-to is not visible on google maps.

The cladding for the house is rusticated weatherboards with corrugated steel roofing. Windows are single pane double hung sashes while the central street facing front entry is glazed and panelled with matching sidelights. The east facing verandah is glazed on the corner with 12 paned fixed light windows. The house has several large and low chimneys. Consistent with the style, the house has continuous eaves brackets, decorative gable screens and finials.

The house has a large section with extensive lawns and mature trees. The entry to the street has pickets fixed between large chamfered posts topped with balls.

No plans of the building have been sighted, the interior was not able to be inspected and the house was only viewed from the road.

### **REVIEW OF REPORT**

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

### **SUMMARY OF HERITAGE VALUES**

The building has **high local** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural** and **representivity** values for its archetypal Queen Anne inspired corner bay villa plan form, materials, style, and ornamentation.

From the exterior, the house has **high** levels of **authenticity**, with no obvious modifications.

The house has **high associative** values with highly regarded local lawyer and local body politician and one time mayor, William Alfred Sandilands. It also associated with significant Wellington and Palmerston North architect, Ernest Larcomb.

The house has **high educational** values in demonstrating the lifestyle of a significant local identity, architectural styles of the period and an example of the work of Ernest Larcomb.

### **SOURCES**

Former NZHPT Manawatu Branch Committee file

## BROXT COTTAGE – 185 West Street, Feilding



**Architect:** Unknown

**Construction date:** 1874?

**Visible materials:** Painted timber weatherboards and joinery, corrugated steel roof

**Architectural style:** Victorian Georgian Box cottage

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, December 2014

**Heritage NZ listing:** 2

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY<sup>1</sup>

#### *Outline history*

Situated on the lower levels of 'Halcombe Hill' on the northern outskirts of Feilding, Broxt Cottage is the former residence of Douglas Hastings Macarthur, Feilding's first mayor. The township of Feilding was established on the Manchester Block in the Manawatu in 1874. In 1875 Frederick Gillett, the surveyor employed to complete a plan of the township, acquired land there. Prior to the sale of the land, it appears that a building was constructed on what became Suburban Section 178. Renovations to the building in the 1970s uncovered part of a newspaper clipping, dated 22 May 1874, pasted to one of the walls. No evidence has been found confirming that Gillett constructed the cottage, or lived there.

The land was transferred to Douglas Hastings Macarthur on 10 October 1883. Between 1881 and 1882, Macarthur had served as Feilding's first mayor. A year after he took up residence in the cottage he was appointed to the House of Representatives, a position he held until his death in 1892. Although part of the land was sold after Macarthur's death his wife, Mary Macarthur, remained in the cottage.

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<sup>1</sup> Form <http://www.heritage.org.nz/the-list/details/7682>

In 1898 she married Hugh Lind Sherwill. Prior to the marriage, Sherwill had also served as mayor of Feilding.

In 1901, one of Mary Macarthur's three daughters married and the wedding was held at the cottage. There is early evidence of the construction of an L-shaped extension added to the building, although the weatherboards suggest that it may have been constructed in the early 1880s before rusticated weatherboards were widely adopted. Mary and Hugh Sherwill remained living at Broxt until Hugh Sherwill's death in 1902.

Mary left Broxt in 1916 but retained ownership of the property until 1920. It was then sold to Alfred Hannett, who transferred it to his daughter-in-law, Ellen (Nelly). Ellen Hannett and her family remained in the house until 1958 when it was transferred to Percy and Gladys Bambry. The Bambrys installed a new kitchen, a concrete terrace and exterior doors in the eastern elevation. The house was sold to Denis and Dorothy Pilkington in 1978. The cottage floor was then removed and replaced with a concrete slab and a staircase to the upper floor was added for the first time. A new dormer window was added and other windows were replaced. Through their research on the house, the Pilkingtons discovered that the house had formerly been known as 'Broxt'. The Pilkingtons sold the house to its present owners in 1982. The current owners converted the space associated with the gable-end window above the bay window left of the front entrance into an extra room. The house continues to be used as a residence.

The cottage now consists of a single storey cottage and a two-storey 'L-shaped' extension to the rear (east). The cottage, in which the 1874 newspaper clipping was discovered, has been modified and added to in recent years. Original features include the architraves, which consist of plain boards. The 'L' shaped extension to the east depicted in a 1901 wedding photograph consists of a gabled portion that runs parallel to the original cottage, and a gabled bay and room that juts out from the verandah on the east elevation. The internal layout of the extension has been slightly modified and a number of the original features replaced. The matai floor and the decorative architraves and skirting boards remain intact.

### *Douglas Hastings McArthur<sup>2</sup>*

Macarthur arrived in Feilding in 1874 to work as a sub-agent for the Emigrant & Colonists' Aid Corporation. In 1881 Macarthur was appointed chief agent of the Emigrant & Colonists' Aid Corporation and he became the first Mayor of Feilding, a position he held until 1882. The following year MacArthur moved into Broxt Cottage. Around this period the house may have been extended to include the L-shaped extension that remains today. In 1884 Macarthur was appointed to the House of Representatives for the first time. While a member of the House, he represented Manawatu between 1884 and 1890, and Rangitikei between 1890 and 1892. Macarthur was reappointed as Mayor in 1885 at the special request of the residents of the borough. Macarthur also served on a number of clubs and committees and boards. Macarthur died suddenly at Broxt on 24 May 1892, aged 53 years.

### *Hugh Lind Sherwill<sup>3</sup>*

Hugh Lind Sherwill was Feilding's second mayor. Like Macarthur, Sherwill found work as a sub-agent to the Emigrant & Colonists' Aid Corporation, before becoming a partner in a stock and general auctioneering business in 1879. He served as Feilding's mayor in 1884 and served on its council between 1882 and 1885. As well as taking prominent roles in various social and sporting

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<sup>2</sup> Form <http://www.heritage.org.nz/the-list/details/7682>

<sup>3</sup> Form <http://www.heritage.org.nz/the-list/details/7682>

organisations, he was also very involved with St. John's Church, Feilding, including spending some twenty years as a churchwarden and a lay reader there.

### ARCHITECTURAL DESCRIPTION

The single and two storeyed storey cottage is designed in a very simplified form of Georgian Box cottage which was a vernacular carpenter response to limited budget accommodation, using readily available materials, using styles from England. Cottages could be increased in size by adding lean-to, 'saltbox', or double gables located parallel to each other. Key characteristics of the style include symmetry, medium pitched roofs, close eaves, boxed eaves, a verandah and small paned or large sash windows.

It is likely that the additions have modified the original style significantly.

The house is constructed of timber framing with timber shiplap weatherboard cladding and joinery. Windows are small paned double hung sash and roofing is corrugated steel.

The current building form of the cottage comprises parallel small and large gables in the north south direction with verandahs on all sides. A gable extends from the larger gable and extends on the south east corner. There is also a small gabled dormer on the larger gable, facing east. Each of the gables has a finial.

The house is on a sloping site, in a suburb of Feilding on the west hills overlooking the town and the eastern hills. It is set in a large garden which has lawns and mature trees. A deck extends from the south verandah.

No plans of the building have been sighted and the interior of the house was not inspected.

### REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

### SUMMARY OF HERITAGE VALUES

The building has **high regional** significance for **physical, historic and cultural** heritage values.

The cottage has **high architectural** and **rarity values** as one of the earliest known buildings in Feilding designed in a common style for the time but which has undergone extensive but generally sympathetic changes in its history.

The building has **high associative** values as a number of landowners are linked with the Emigrant and Colonists' Aid Corporation Limited, which was responsible for the initial development of the settlement. It was also owned by two early Mayors of Feilding, Douglas McArthur and Hugh Lind Sherwill.

From the exterior the cottage appears to have **moderate** levels of **authenticity** from the period of the major alterations around 1901.



Some of the weatherboards of the cottage show the marks of having been pitsawn, contributing to **high technological** values.

The cottage has **moderate group** and **pattern** values as the earliest of several houses built in the 1870s, in the earliest period of settlement of the town, all of which are associated with the Emigrant and Colonists' Aid Corporation.

Given its age, architecture, technology and associations with early political figures of Feilding, the cottage has **high educational** values in the areas of architectural and historical developments of the Manawatu.

#### **SOURCE**

Heritage New Zealand list information.

## HOUSE – 135 Makino Road, Feilding



**Architect:**

**Construction date:** 1877

**Visible materials:** Timber cladding & joinery, steel roof

**Architectural style:** Victorian Rustic Gothic

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY<sup>1</sup>

The house was built in 1877 by William and Georgina Port. The property changed hands a number of times and in 1893, Miss Helen McLean, sister of prominent businessman and MP Sir Donald McLean, purchased the property. Following her death, the house was purchased in the 1930s by the Fitzgerald family who were unable to maintain mortgage payments. Following a period where the house was derelict, the Uncle family purchased it who undertook considerable interior modifications in the 1960s/1970s. In 1977 ownership was transferred to the Willoughbys.

### ARCHITECTURAL DESCRIPTION

The two storeyed house is designed in the Victorian Rustic Gothic style, a popular residential style. Largely derived from the cottage orné of the mid nineteenth century, Australasian examples abounded in the latter part of the nineteenth century influenced by pattern books such as those of Englishman, J C Loudon's Encyclopaedia of Cottage, Farm and Villa Architecture, and American, Calvert Vaux's Villas and Cottages. Rustic Gothic houses commonly had a profusion of Gothic detailing such as highly decorated bargeboards, finials, hood moulds, quoining, and oriel windows. The Gables has none of these decorative elements, but has the Tudor style chimneys common with the style.

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<sup>1</sup> Former NZHPT Manawatu Branch Committee records

The house has two steeply pitched gabled wings at right angles to each other forming a 'T' shaped floor plan. The street front elevation has a shallow concave verandah extending from the gable to the corner, the gable having a faceted bay with hipped roof and windows with semi circular heads. The soffit to the bay window has closely spaced ornate brackets. The gable has a finial with running grape design barge boards. The verandah has a simple double lintel with turned vertical supports in the form of balusters. Verandah posts are also turned. The house is unusual in not having a lean-to.

The front elevation of the house has wide rusticated weatherboards with quoins at corners, while the remainder of the house has shiplap. Windows are timber framed double hung sash each with one central large pane and two smaller vertical panes. Roofing is corrugated steel and there are at least two brick chimneys.

The house is in a suburban section not far from the Feilding township. It is set back from the road, in a large, well established garden with lawns, flower beds and mature trees. There is an outhouse in a matching design with a garage facing the street. A metal gate with timber posts leads down a brick path to the front door.

No plans of the building have been sighted and the interior of the building was not assessed.

#### REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

#### SUMMARY OF HERITAGE VALUES

The building has **high local** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural, representative** and **rarity** values as a rare interpretation of a popular 19<sup>th</sup> residential Gothic style, with many of the typical form, materials and detailing characteristics of the Victoria Rustic Style. It also has rarity value in being one of the oldest surviving houses in Feilding.

Based on a visual external only inspection, the house appears to have **moderate to high** exterior **authenticity** values.

Based on research to date, the house has **low associative** values with Ms McLean, sister of Sir Donald McLean.

Given the heritage values of the house, it has **moderate educational** values in the areas of architectural history of the Manawatu.

#### SOURCES

Former NZHPT Manawatu Branch Committee file

Feedback provided by current owners, Anna and Peter Willoughby, to Draft Plan Change H(a): Historic Heritage.

## HOUSE – 160 Lethbridge Street



**Architect:** Unknown, builder probably Hubner family carpentry firm

**Construction date:** 1883-1893 (approx.)

**Visible materials:** Painted timber weatherboard, corrugated steel roofing, timber joinery

**Architectural style:** Victorian saltbox

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, December 2014, Val Burr 2019

**Heritage New Zealand:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

When Philip Whyte prepared his 'Proposed Register of Objects' in the Feilding Borough in 1980, he recommended 160 Lethbridge Street for a Category 1 registration based on its architectural significance. He believed that the house had been built in about 1878, and described it as an attractive example of an early large cottage. He claimed that it was formerly used as a farm house – although his source for that claim is not given.

Whyte's description of the three-bedroom house was that it was sound, but that its piles needed attention. It was wooden with an iron roof. It had a 10 foot stud, and the ceilings had varnished exposed beams. Some rooms had been modernised with wallboard. Additions appeared to have been made to the back of the house, while the house's third bedroom had been extended onto the verandah and modernised. The kitchen and dining room had also been altered. The owners at the time, Mr and Mrs D.B. McLeod, had told Whyte that they planned to retain as much of the house's original character as possible, while also remedying its existing problems.

Whyte described the house as then being sited on an "*attractively landscaped*" half-acre section, with an old stable being behind the house, along with a well that is covered over.

The house has since received some extensive additions, including an upstairs bedroom, but the original outline of the early house remains apparent.

### Early Owners of the Property

Certificate of Title WN17/33 was issued on 22 February 1879 to Francis Matthew Betts, a solicitor of Wanganui. The property covered by this CT then consisted of five acres. There is nothing to indicate that Betts lived on this property, and he appears to have remained associated with Wanganui.<sup>1</sup> After problems in his professional life in the early 1880s, he eventually committed suicide in Canterbury in 1893.<sup>2</sup>

The property, meanwhile, had been transferred in 1883 to August Hubner, who was described as a carpenter of Feilding - and it is clear that the Hubner family played a significant role in the early history of the house. Whether this property could ever have been regarded as a 'farmhouse' has not been researched beyond noting that the original section was only five acres in size as at 1879. Hubner's obituary, which appeared in the *Feilding Star* of 13 June 1898, included information on the background of this family. The obituary recorded that: "*We regret to announce the death of Mr August Hubner, which took place yesterday morning at his residence, Makino. Mr Hubner and his family arrived in this district in 1875. The late Mr Hubner was a native of Dantzig, Prussia, and was highly respected by a large circle of friends. He leaves a widow, five sons, two of whom are residing in Germany, and one daughter, Mrs Rink, to mourn the loss of an affectionate husband and a kind father. We deeply sympathise with the family in their bereavement. The funeral will take place to-morrow afternoon.*"<sup>3</sup>

In 1884, the property was transferred to August Hubner's son, George Otto Hubner, who was also described as a carpenter of Feilding. It is not apparent at this stage as to whether the house existed at that time, and certainly George Hubner was still single then. George and his two New Zealand-based brothers were naturalised in 1890, the *Feilding Star* recording that letters of naturalisation had been granted to: "*Emiel Robert Hubner, carpenter, Feilding; John Albert Hubner, carpenter, Feilding; (and) George Otto Hubner, settler, Feilding.*"<sup>4</sup> The 1892-93 *Wise's Post Office Directory* (p. 855) in fact lists the father and the three sons as all living at Makino. The Hubner family business built many houses and other buildings around Feilding, and it seems likely that they will have also built this house – although no evidence to this effect was noted during this study.

On 29 June 1892, George Otto Hubner married Alice Maude Bird.<sup>5</sup> Marking the occasion, the *Feilding Star* recorded that: "*Mr G. O. Hubner, the choirmaster of the Feilding Primitive Methodist Church, and Miss Bird, who has assisted as organist, were united in matrimonial bonds last Wednesday. At the social held in the parsonage, the Rev Mr Lyon, on behalf of the Church, presented Mr and Mrs Hubner with an electro-plated butter dish, toast rack, and a jelly dish, saying that the warmest wishes for the married happiness of the newly married pair accompanied the gifts.*"<sup>6</sup>

If the Lethbridge Street house had not existed prior to this time, then it seems likely that it will have been built by the time George and Alice Hubner married. The couple were to have at least four children during the period they owned the house.<sup>7</sup>

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<sup>1</sup> For example, *Wanganui Herald*, 5 May 1873, p. 3 'Dissolution of Partnership – Duncan & Betts'; & 5 May 1881, p. 2 'Supreme Court: Andrew Duncan v. F.M. Betts'

<sup>2</sup> *Hawera & Normanby Star*, 30 May 1893, p. 2; *Wanganui Herald*, 27 September 1893, p. 2

<sup>3</sup> *Feilding Star*, 13 June 1898, p. 2

<sup>4</sup> *Feilding Star*, 9 December 1890, p. 2

<sup>5</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1892/1071

<sup>6</sup> *Feilding Star*, 2 July 1892, p. 2

<sup>7</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1893/14041, 1896/8800, 1907/3279 and 1908/8567

Although the Hubner family was only lightly researched, other events located include the destruction by fire in 1909 of a ten-roomed house in Feilding that was owned by George Hubner (but occupied by W. Durrell) – the house being insured for £400.<sup>8</sup> A five-bedroom house at Makino occupied by “Jack” Hubner (John Albert?) was then burnt down in 1912.<sup>9</sup>

Possibly this house was also rented out by George Hubner in the latter stage of his ownership of it (at least). For example the *Wise’s Directory* for 1916 (pp. 386 & 1251) lists George Otto Hubner, described as a carpenter, as living in Camden Street. “*Mr Hubner, Camden Street*” appears to have had a number of rental houses.<sup>10</sup>

**The Cumings Family** On 21 March 1918, the property was transferred into the name of John Nathaniel Cummings (sic), described as a farmer of Makino. However, the 1918 *Wise’s Directory* (p. 398) - and subsequent volumes - describe him as a carpenter. The spelling of the surname of this owner varies somewhat in the records sighted in relation to this study, including Cumings, Cummings, and Cummins. His marriage registration was recorded as ‘Cummings’; however, both he and his wife’s death registrations were as ‘Cumings’- which is the correct spelling.<sup>11</sup>

The military record of Trooper ‘John Nathaniel Cummins’ states that he served in the South African War.<sup>12</sup> His military career is described in more detail an online document entitled: *SA84 Shoeing Smith (Jack) John Nathaniel Cumings – 1<sup>st</sup> Contingent, NZ Mounted Rifles*.<sup>13</sup> This states that he was born in Maryborough, Queensland, in 1868 or 1869, the only son of an English couple, Benjamin and Abigail Cumings. The family moved to New Zealand in about 1890-91 and settled at Tawa. He enlisted for service in the South African War on 21<sup>st</sup> October 1899, and served in a number of campaigns there before returning to New Zealand in late 1900.<sup>14</sup> He was duly awarded the ‘Queen’s South African Medal’ with six campaign clasps. Discharged from the Army in mid-1901, he then returned to work on his father’s farm at Tawa.

John Cumings married Ethel Jane Reid at Feilding in 1910, although they initially lived in Hamilton. The *Manawatu Times* of 9 November 1910 (p. 11) reported that: *A wedding was solemnised at Stanway, on November 2nd, when Miss Ethel Jane Reid, eldest daughter, of Mr R. M. Reid, was married to Mr John Nathaniel Cummings, only son of Mr and Mrs B. Cummings, formerly of Tawa Flat. The ceremony was performed by the Rev. James Jones at St. Michael’s Church, Stanway. The bride, who was given away by her father, wore a gown of heliotrope corded silk (especially sent from China as a present to the bride) and the usual veil and orange blossoms. The bridesmaids were Misses Mabel and Molly Reid, sisters of the bride, and Miss Mary Hillas, niece of the bridegroom. They wore cream silk voile and carried, beautiful shower bouquets, presented by Mr and Mrs Pilcher, of Makino. The best man was Mr D. Greer, and the groomsmen Mr M. C. Reid and Charles Reid, brothers of the bride. The many guests were entertained by Mr and Mrs Reid at their residence, Daisybank. The bridegroom’s present to the bride was a handsome gold watch, and he also presented bangles to the bridesmaids. In the*

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<sup>8</sup> *Evening Post*, 7 August 1909, p. 3

<sup>9</sup> *Taranaki Herald*, 30 April 1912, p. 4

<sup>10</sup> For example, *Feilding Star*, 21 April 1903, p. 3 (7); 20 October 1904, p. 3 (8); 25 August 1910, p. 3 (7); 24 May 1913, p. 3 (8)

<sup>11</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1951/18686, 1968/45498

<sup>12</sup> Auckland Museum, online cenotaph: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C34823> ; See also *Horowhenua Chronicle*, 9 February 1922, p. 3 ‘Death of Christian De Wet.

<sup>13</sup> ‘SA84 Shoeing Smith (Jack) John Nathaniel Cumings – 1<sup>st</sup> Contingent, NZ Mounted Rifles’

<https://poriruawarstories.com/cumings-john-nathaniel> The title ‘shoeing smith’ suggests that he was a farrier. Other references to him and as a trooper and as a private.

<sup>14</sup> He is presumably the ‘Trooper Cumings’ who was newly returned home by late November 1900 (ref: *Evening Post*, 22 November 1900, p. 5)

*afternoon Mr and Mrs Cummings left for Palmerston North, en route for Hamilton, where they will live. The bride went away in a cloth tailor-made and hat to match.*<sup>15</sup>

The couple were back in the area by August 1911, when their son Maurice Charles was born at “Nurse Robinson’s, Makino”. They were living at Stanway by January 1913, when their daughter Abigail Eugenie May was born, also at Nurse Robinson’s at Makino.<sup>16</sup> Subsequent known children included Grace Maude, born in 1914, and Ngaire Ethel, born in 1917.<sup>17</sup>

John Nathaniel Cumings died on 8 March 1951 aged 83 years, and Ethel Jane Cumings died on 15 July 1968 aged 83 years.<sup>18</sup> However they had long since sold the house and returned to the Wellington area by that point. The couple are buried at Taita Cemetery.<sup>19</sup>

In 1941 the property had been transferred to Annie Eliza Wooldridge, wife of Ernest Wooldridge, a railway servant of Maewa. The Wooldridges had evidently lived in the area since at least 1914, as Ernest Wooldridge was recorded as a (NZ Railways) tablet porter at Maewa in May 1914, at which time he had won ten shillings in a national competition.<sup>20</sup>

The property was then subdivided into a number of Lots in 1957, with the resulting Certificate of Title, WN750/88 (the house site), being issued on 22 July 1957, to Annie Eliza Wooldridge - her section now having been reduced to 1914 square metres in size. Ernest Wooldridge was still being described as a railway servant of Maewa at that time. Ernest Wooldridge died on 5 June 1959, aged 82 years, and Annie Wooldridge died on 3 January 1969, aged 93 years. They are buried at Feilding Cemetery.<sup>21</sup>

### Subsequent Owners

Meanwhile, however, the property had been transferred in 1967 to Alexander John William Duff, retired, and his wife Maata Kui Duff. Alexander Duff had been a dairy farmer at Morrinsville, when he enlisted in the Army in 1941. He served in the Infantry Brigade during WWII.<sup>22</sup>

The house was next transferred in 1972 to Alistair Huston Robert Campbell (a Feilding panelbeater) and his wife, Ngaere Anne Campbell. A new Certificate of Title, WN15A/116, was then issued on 8 September 1975, to Alistair Huston Robert Campbell and Ngaere Anne Campbell. The section had now been reduced to 1766 square metres, after a piece of the property was taken to become part of the street.

On 21 May 1980, the property was transferred to Wayne Manure Haimone (a Feilding freezing worker) and his wife Jocelyn Evelyn Haimone. It was again transferred – also on 21 May 1980 - to David Bruce McLeod (a Feilding electrical engineer) and his wife Susan Gaye McLeod. Work undertaken on the house in 1988 during the McLeods’ time included adding an upper storey that consisted of a bedroom, an en suite and a walk-in wardrobe, along with an additional extension downstairs.<sup>23</sup>

In 1993, the property was next transferred to present owners, Kevin Edward De Joux and Ruwena Victorio De Joux, both of Feilding.

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<sup>15</sup> *Feilding Star*, 8 November 1910, p. 2; *Manawatu Times*, 9 November 1910, p. 11

<sup>16</sup> *Feilding Star*, 25 August 1911, p. 2; 27 January 1913, p. 2

<sup>17</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1911/19877, 1913/13204, 1914/24230, 1917/3477

<sup>18</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1951/18686, 1968/45498

<sup>19</sup> Cemetery Register, Hutt City: <http://portal.huttcity.govt.nz/?Tab=27> (Search: ‘Cumings’, Taita Cemetery – Old Section)

<sup>20</sup> *Wanganui Chronicle*, 4 May 1914, p. 2

<sup>21</sup> Wooldridge grave, Feilding Cemetery: Billiongraves.com: <https://billiongraves.com/grave/Annie-Wooldridge/22503290?referrer=myheritage>

<sup>22</sup> Auckland Museum, online cenotaph: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/167455>

<sup>23</sup> Manawatu District Council: Building Permit records

## ARCHITECTURAL DESCRIPTION

### Planning, construction and style

The house was originally a single storeyed Victorian Georgian Saltbox cottage with bay, however extensions at the rear in 1988 added a two storey section and a lower saltbox form to the north. Prior to these extensions, the plan was compact with a central front door, rooms either side of a central corridor and service rooms at the rear. Floor plans of the extensions were not sighted and the interior was not inspected.

The current house is unusual for the Georgian Saltbox style in having a projecting bay, which was, presumably, built at the time of construction. The bay was common in late Victorian and Edwardian Bay Villas. Saltbox cottages were common in the 1850s to the 1880s, while the Bay Villa were more common in the 1890s and early 20<sup>th</sup> century.

The main elevation faces east towards Lethbridge Street and comprises a gable with running wave pattern bargeboards and finial with a projecting bay. The bay has Italianate style shallow arch headed windows and panelled base. The remainder of the elevation is set back from the bay and comprises the glazed and panelled entry door and a single double hung sash window in the centre of the elevation. A verandah extends from the bay and wraps around the east and west elevations.

The 1988 additions have matching finials but casement windows and plain bargeboards.

The house is constructed with a timber frame, timber rusticated weatherboard cladding and timber joinery. Roofing is corrugated steel.

### Style background

The Victorian Georgian Saltbox cottage is usually one to one and a half storeys, has a symmetrical main elevation, central front door and a shallow to medium uneven, pitched gabled roof. Other details include shallow or no eaves, double hung sash windows, shiplap weatherboards in early examples, rusticated weatherboards in later examples and they usually face the street. They often had a verandah and a rear lean-to.

### Setting

The house is sited in a flat, open, suburban residential setting with houses mostly built in the mid 20<sup>th</sup> century. It is set well back from the street and has extensive lawns and mature trees around the property. A large, old, timber barn is located behind the house. A fence constructed with substantial brick posts and metal railings separates the house from the footpath and street. On the opposite side of the street is the railway line with a crossing just to the north of the house.

## SUMMARY OF HERITAGE VALUES

The building has **low to moderate local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** values in being designed in an unusual combination of the Victorian Georgian Saltbox style and Victorian Bay Villa styles, the two styles spanning early settlement days to the early 20<sup>th</sup> century.



The house has **moderate rarity** values in its unusual combination of styles.

The house has **low to moderate authenticity** with extensive alterations to the rear of the building, more than doubling the size of the house.

The house has **moderate associative** values with the Hubner family, who emigrated from Prussia to the Manawatu in the 1880s, with George Hubner likely to have built the house.

Given the range and levels of heritage values, the house has **moderate education** values as it can contribute to an understanding of settlement, emigration, and architectural history of the Manawatu.

## SOURCES

### Online Sources

Auckland Museum, online cenotaph: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/> [as per footnotes]

Billiongraves.com: <https://billiongraves.com/> [as per footnotes]

Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> [as per footnotes]

Geni.com: <https://www.geni.com/people/August-Hubner/6000000015203912651> : Hubner family tree

Google Street View <https://www.google.co.nz/maps/> [as per references in text]

Hutt City Council: Cemetery Register: <http://iportal.huttcity.govt.nz/?Tab=27>

Manawatu District Council: Maps: [http://www.mdc.govt.nz/online\\_services/find\\_it/district\\_maps](http://www.mdc.govt.nz/online_services/find_it/district_maps)

NZHistory.co.nz: <https://nzhistory.govt.nz/suffragist/alice-m-hubner> : Alice M. Hubner – signed the Women’s Suffrage petition.

Papers Past: <https://paperspast.natlib.govt.nz/newspapers>: *Evening Post, Feilding Star, Hawera & Normanby Star Horowhenua Chronicle, Manawatu Times, Taranaki Herald, Wanganui Chronicle, Wanganui Herald* [as per footnotes and text]

Porirua War Stories: ‘SA84 Shoeing Smith (Jack) John Nathaniel Cumings – 1<sup>st</sup> Contingent, NZ Mounted Rifles’ <https://poriruawarstories.com/cumings-john-nathaniel>

### OTHER SOURCES

Manawatu District Council: Certificates of Title; Property File for 160 Lethbridge Street and its Building Permit records

Whyte, Philip, ‘160 Lethbridge Street’, in *“Proposed Register of objects and places of historic interest of natural beauty”* (Feilding Borough Council, 1980) A copy of this is held in MDC’s Property File on the house.

## IMAGES

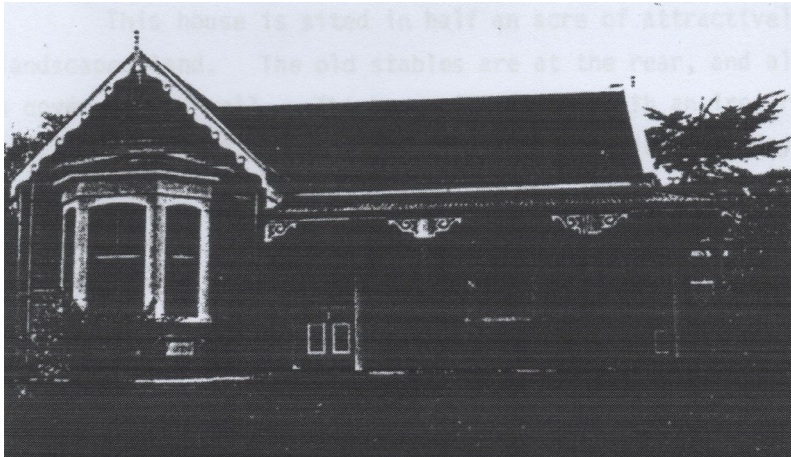


Figure 1 A photocopy of a photo of the front of the house that appears in Philip Whyte's report: '160 Lethbridge Street', in *"Proposed Register of objects and places of historic interest of natural beauty"* (Feilding Borough Council, 1980)



Figure 2 A Google Street View image of the front of the house from February 2010, showing the upper floor that was added in 1988 above the original gable end.



Figure 3 A photocopy of a photo of the side of the house that appears in Philip Whyte's report: '160 Lethbridge Street', in *"Proposed Register of objects and places of historic interest of natural beauty"* (Feilding Borough Council, 1980)



Figure 4 A Google Street View image of the house from May 2015, showing the new upper storey of the house, along with another addition to the side of the house, which was added in 1988.

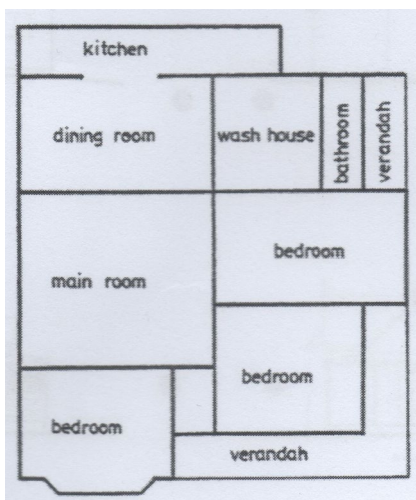


Figure 5 A floor plan of the house that appears in Philip Whyte's 1980 report

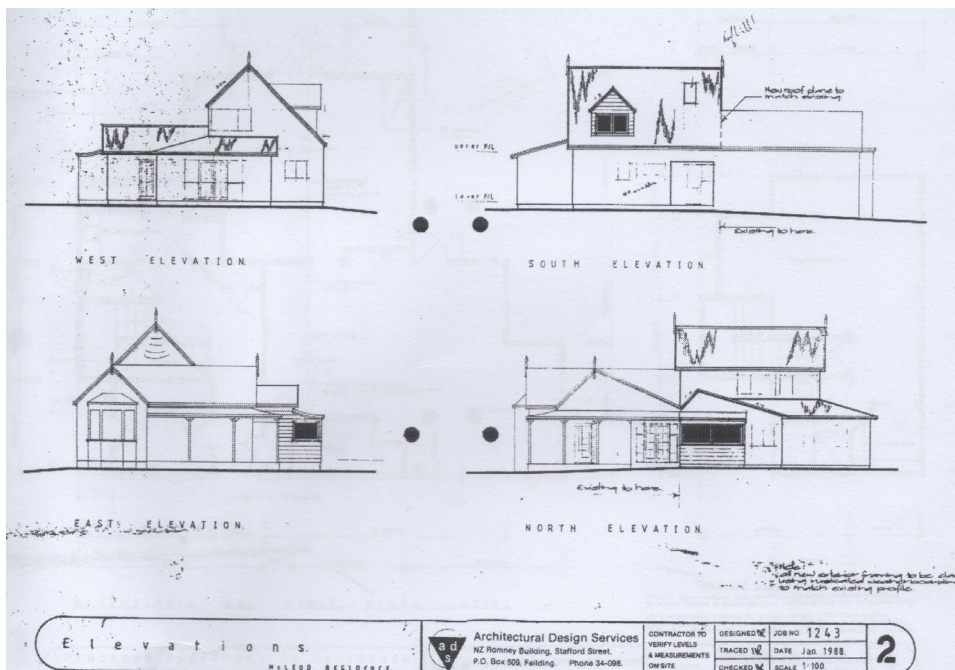


Figure 6 Plans of the 1988 additions to the house from Manawatu District Council's Building Permit records for this property



Figure 7 160 Lethbridge Street from the Manawatu District Council's website



Figure 8 Trooper John Nathaniel Cumings, photographed soon after the South African War, wearing his 'Queen's South Africa Medal' that was presented to him in Auckland in June 1901 by the Duke of Cornwall – later King George V. He and his family lived in this house between 1918 and 1941.<sup>1</sup>

## BEAUCHAMP FUNERAL HOME – 280 Kimbolton Road, Feilding



**Architect:** E V West

**Construction date:** 1925

**Visible materials:** Brick walls, shingled gables, weatherboarded dormer, steel and leaded plain and coloured glass windows, timber entry door, tiled entry porch with rendered concrete columns, concrete tiles

**Architectural style:** Inter War English Domestic Revival

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, December 2014

**Heritage New Zealand Registration:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

The house was constructed in 1925 for James Knight. James Knight served on the Council of the New Zealand Southdown Sheep Society from 1926-1950. He was one of the founders of the Feilding Agricultural High School, serving on the Board of Managers for 25 years and as Chairman from 1931-1946. After his death in 1950, the property was sold to the Presbyterian Church for use as a conference centre. Dr. and Mrs. Munro bought the property in 1967. It is now associated with funeral directors whose chapel and offices are adjacent.

### Architect<sup>1</sup>

Ernst Vilhem West (1886-1961) was the son of Danish architect, Ludolph Georg West who settled in New Zealand in 1868 and who began practising as an architect about 1880. E V West joined the firm in 1912. After the death of L G West in 1919, he entered into partnership with two other architects at various times. The practice changed its name several times during this period, the sequence being as follows: L.G. West & Son (1912-1931), L.G. West, Son & Hornibrook (1931-1939), L.G. West & Son (1939-1950), and L.G. West, Son & Callander (1950-1961). The firm was responsible for a large number of Palmerston North's buildings. Among those still standing designed by the practice are the Former

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<sup>1</sup> <http://thecommunityarchive.org.nz/node/72591/description>

Club Hotel (1905), the Manawatu–Kilwinning Masonic Lodge (1908), the Old Soldiers Club (1917), Carlton Hotel (1927), the Cosmopolitan Club (1928), the National Mutual Building (1929), the Church of Christ Scientist (1931) and Ward Brothers Building (1935). Ernst was a borough Councillor between 1921–25. He was a keen horseman and pilot.

### **ARCHITECTURAL DESCRIPTION**

The house is two storeyed at the front and has a single storey wing at the rear. It is designed in the English Domestic revival style which is an amalgam of a number of revival styles and periods, as was popular in the Edwardian period. The overarching movement, which inspired the Domestic Revival style, was the Arts and Crafts Movement. Its guiding philosophy was to encourage traditional art and craftsmanship and its main contribution to architecture was a revival of vernacular English domestic architectural styles with a preference for Gothic. These styles collectively called the English Domestic Revival included 'Old English' and 'Queen Anne', both of which have elements of English Renaissance. Architects who explored the architectural possibilities of this period wished to find a purely English style without looking to other countries for inspiration and which also fulfilled a continuing desire for the picturesque of the Gothic movement.

The key elements of the style included informality in massing, asymmetrical plans, dominant roofs often gabled with tile, bay windows, tall chimneys, with rough cast, or natural earthy coloured materials such as brick.

The house has a gable extending the length of the house in the north south direction and has a shallow bow window on the ground floor. At right angles extending the width of the house is a pair of parallel gables, the northern most projecting beyond the southern most on the west elevation. The latter gable roof creates a catslide roof on the street elevation and has a dormer over the central, columned, entrance portico. A hip roofed wing extends to the rear from the north-west corner.

The house is constructed of double brick with a rusticated brick base. The gables are clad with shingles, which have bellcast or sprocketed eaves. Windows throughout are steel and many have diamond pattern leaded glass and there is a round-headed window on the west elevation that has painted and leaded glass. The main entry has plain geometric tiles on the floor. The dormer has shiplap weatherboard cladding. Roofing is concrete tiles with exposed timber rafters. There is a tall chimney at the rear of the main block with an ornate chimney head. The chimney to the single storey wing is plain.

The house is located in an outer suburb of Feilding and is set in expansive grounds with lawns and mature trees. To the east is a large funeral home and to the west is a building matching the house in materials and design with four garages and a car port. It has double dormers in the roof. There is extensive asphalt and concrete paving with parking spaces marked out. A fence of concrete posts and metal railings is located on the street boundary.

No plans of the building have been sighted and the interior could not be inspected.

### **REVIEW OF REPORT**

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The building has **high local** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural** and **representative** values as its design has all the main characteristics of the English Domestic Revival style in its planning, materials, and detailing. The craftsmanship and materials are of a very high standard.

The house has **high rarity** values, as there are few English Domestic Revival houses in the district.

From the exterior, the building appears to have **high authenticity** in materials, design, and craftsmanship.

The house has **moderate associative** values, as its original owner, James Knight, was locally important for his work in agriculture and education. It also has values in its association with Ernst West, whose practice was well regarded in the period 1919 to 1961.

The house has **moderate educational** values as an example of a nationally popular, but locally rare architectural style and forms of construction for residential buildings of the era and as an example of the practice of Ernst West.

## SOURCES

Former NZHPT Manawatu Branch Committee file