

## PUKEMARAMA – 297 Rosina Road, Tangimoana



**Architect:** likely to have been builders, Russell and Bignell, Wanganui

**Construction date:** 1900

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

**Architectural style:** Victorian Queen Anne

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, July 1996, Ian Bowman, December 2014

**Heritage New Zealand listing:** Category 1

**Proposed category:** A

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

Well-recognized Wanganui builders, Russell and Bignall, constructed the house and stables circa 1900 for James McKelvie. The McKelvie's purchased the farm, established in the early 1870s, on which the house now stands. McKelvie named the house 'Pukemarama' or "Hill Moon". The family still own the property.

Timber for the house came from the Hawkes Bay and it was originally furnished, in part, from Scotland.

Russell and Bignell, the builders of the house, operated from Ridgeway Street in Wanganui and built, among many houses and commercial buildings, Wanganui Motors on Ridgeway Street.

### ARCHITECTURAL DESCRIPTION

#### *Planning*

The substantial house has been designed around a central, oval shaped, main living room with bedrooms to the east and more public rooms to the west of the living room. Service rooms are located at the rear.

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

No plans of the house were sighted and the inspection of the interior of the house occurred in 1996.

### **Style**

The house was designed in the Victorian Queen Anne style.

Queen Anne 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 style was part of the picturesque movement and 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 steep pitched highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

Pukemarama is clearly a combination of these two popular styles. The symmetry, classical details and low pitched hipped roofs of the American Italianate style have been combined with the decorative gables with half timber framing, wide verandahs, and bay windows of the Queen Anne style.

### **Materials**

Exterior materials used in the house design include timber joinery, rusticated weatherboards, and decorative elements, with corrugated steel roofing. Cast iron decoration has been used in the gables and verandah.

The interior main spaces have retained original fabric including pressed metal ceilings, timber dados, embossed congolium dado (design matching Government House, Wellington) four panel doors, timber architraves and skirtings, decorative fireplaces and many original light fittings.

### **Setting**

The house is set in a large planned garden dating from the 1930s, which maintains the symmetry of the house design. The gates and planting along the road pedestrian entrance beautifully frames a view of the main entrance of the house.

With the house are two other significant buildings – a dairy with residential accommodation and a substantial two storey stables. The stables includes timber stalls with cobbled floors and appear to be authentic from the time of construction.

## **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** and **representivity** values in the very high quality of the design, Queen Ann style, and materials and exemplary interpretation of the Queen Ann style. Its unusual

planning is also of significance, with the rooms planned around a central oval living room. The style of the building is also extended to the stable block, which visually connects the two buildings.

The house has moderate **technological** heritage values in the interior materials used particularly congolium, now a relatively rare material.

The building has **high rarity** values in the high quality of the design, use of materials and level of **authenticity**.

The group of buildings including the house, stables, Tom's hut, and a lean-to remnant of the original farmhouse have **high contextual** value as they are located in close proximity, have similarity of style, use of materials and the stables and house were built at the same time. The garden setting of the house is also of very high quality with symmetrical planning, complexity of design and planting matching the symmetry and ornamentation of the house and a series of progressively higher planted terraces leading the eye to the house. The boundary fence and gate are also authentic from the date of construction and are of a similar high quality of material and design.

The house is associated with the locally significant McKelvie family who continue to own the house and farm, contributing a **moderate associative** value. The house and stables are also important examples of the work of well-regarded Wanganui builders, Russell and Bignall.

The house and farm have **high** representative values of a **pattern** of later 19<sup>th</sup> and early 20<sup>th</sup> century successful farmers in the Manawatu where their success is demonstrated in substantial, well designed and constructed houses and stables. The proximity of the two buildings also reflects the dependence on horses for transportation in the period.

The heritage significance of the house provides for **high educational** values in the area of the history of New Zealand residential and stable design and construction, 19<sup>th</sup> and 20<sup>th</sup> century farming practices, inter-war landscape architecture, and the growth and development of rural Manawatu.

The house is **statutorily** recognised in being listed with Heritage New Zealand and listed on the Manawatu District Council's District Plan.

## SOURCES

Former NZHPT Manawatu Branch Committee files

## OMATANGI – 1095 Kimbolton Road



**Architect:** Unknown

**Construction date:** 1913, additions?

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

**Architectural style:** Edwardian Queen Anne, Arts and Crafts

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2016; Val Burr, 2017

**Heritage New Zealand listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

#### Introduction

‘Omatangi’ was built at a cost of £800 for Hugh Burrell, a prominent sheep and cattle farmer, and also a local body politician. In his day, the house was the homestead of a 2,000 acre property, where the farm’s activities included operating as a champion Southdown stud. The house then remained in the same family for four generations, before finally being subdivided out of the farm and then sold out of the family in 1996.

#### Background

Hugh Burrell purchased the 100-acre property, where the house is, in mid-1906. The former owner, John Phillips, had in turn owned the land since 1883.<sup>1</sup> Phillips had evidently named his Kimbolton Road property ‘Woodlands’.<sup>2</sup> Meanwhile, Hugh Burrell was already living in Kimbolton Road at the time of the death (at his home) of his mother-in-law in August 1902.<sup>3</sup> His first wife, Margaret, then died (in England) in 1903, followed by the death of his second wife, Elizabeth, in 1910. This previous

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<sup>1</sup> Certificate of Title for this property: WN16/73

<sup>2</sup> *Feilding Star*, 5 October 1889, p. 2

<sup>3</sup> *Feilding Star*, 6 August 1902, p. 2



house is still standing directly across the road from Omatangi, and part of it was one of the earliest houses in the area.<sup>4</sup>

When Hugh built his new house soon after Elizabeth's death, he chose the name 'Omatangi' for it – a name meaning 'place of sadness or sorrow'. This name is believed to have derived from the sadness felt by the family as a result of the deaths of Margaret and Elizabeth. Both had died in childbirth.

This house was designed by Feilding architect, Cecil Leigh Daniel, and although it is said to have been built in 1913, tenders were in fact called to build it in November 1911.<sup>5</sup> While this discrepancy was not researched further, Burrell was certainly ill around the time the house would have been being built – especially if the latter date is the correct one. For example, the *Feilding Star* of 7 September 1912 records that a week or two previously, Burrell, who was then chairman of the Oroua County Council, had been informed by his medical advisors that he must take a trip to the 'Old Country'. As a result, he tendered his resignation from the Council – only to receive further medical advice stating that there was no need for alarm. As a result, he cancelled both the trip and the resignation.<sup>6</sup> Then in June 1913, he was granted six months' leave of absence from the County Council, to recuperate from severe influenza with the aid of a pleasant trip. The article added that "*Most folk have a 'soft spot' for Oroua's County Chairman.*"<sup>7</sup> Burrell finally resigned as County Chairman in 1920.<sup>8</sup>

Hugh Burrell was the seventh son of Henry Burrell, of St. Martin's, Anerley, London. Hugh had married Margaret Jessie Bartholomew in Feilding on 17 December 1890, at the home of Margaret's parents – her father being well-known Feilding businessman, John Bartholomew.<sup>9</sup> The couple had five children, the first two being twins Edward ('Ted') and Margaret ('Maggie') born in 1892. Thereafter came Emily Isabell in 1893, Jean in 1894 and then Hugh Bartholomew ('Sam') in 1897.<sup>10</sup> Margaret's tragic death occurred on 24 May 1903 at Auckland Road, Upper Norwood, London, England.<sup>11</sup> While Margaret's trip to England was not researched further, Hugh appears to have still been in the Manawatu around that time, while three of their four eldest children passed their respective tests at Cheltenham School in September 1903.<sup>12</sup>

In 1906, Hugh married Elizabeth Hope Higgins.<sup>13</sup> Birth registrations indicate that the couple had a son, William Henry (who came to be known as 'Pat'<sup>14</sup>), in 1907<sup>15</sup>. The *Colonist* of 30 July 1910 (p. 2), then reported the death of "*Mrs Burrell, the wife of Mr Hugh Burrell, the ex-president of the Feilding A. and P. Association.*" Her death registration gives her age as 34 years.<sup>16</sup>

Within days of Elizabeth's death, Hugh's eldest daughter Maggie, then aged about 18 years, was obliged to give up her employment and return home to take care of the family. Her young half-brother, would then have been aged about three. Maggie had been working as an assistant matron at the Wanganui Girls College until this time.<sup>17</sup>

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<sup>4</sup> Interview with John Bolton-Riley, 1 March 2017

<sup>5</sup> *Feilding Star*, 13 November 1911, p. 3

<sup>6</sup> *Feilding Star*, 7 September 1912, p. 2

<sup>7</sup> *Feilding Star*, 7 June 2013, p. 2

<sup>8</sup> *Feilding Star*, 24 November 1920, p. 2

<sup>9</sup> *Feilding Star*, 23 December 1890, p. 2

<sup>10</sup> Births, Deaths & Marriages: <https://www.bdmonline.dia.govt.nz/> : Births: 1892/1757, 1892/1758, 1893/11071, 1894/3395 & 1897/10086

<sup>11</sup> *Feilding Star*, 30 June 1903, p. 2

<sup>12</sup> *Feilding Star*, 30 April 1903, p. 4, 21 September 1903, p. 2

<sup>13</sup> Births, Deaths & Marriages: <https://www.bdmonline.dia.govt.nz/> : Marriage 1906/1840

<sup>14</sup> *Manawatu Standard*, 11 November 1980, p. 23: Pat's death notice

<sup>15</sup> Births, Deaths & Marriages: <https://www.bdmonline.dia.govt.nz/> : Birth: 1907/351

<sup>16</sup> Births, Deaths & Marriages: <https://www.bdmonline.dia.govt.nz/> : Death 1910/4752

<sup>17</sup> *Feilding Star*, 2 August 1910, p. 2

Hugh Burrell died at home at 'Omatangi' on 28 August 1941, aged 74.<sup>18</sup> His obituary in the *Manawatu Standard* of 29 August 1941, gives a good account of his life. It records that he had been born in the 'Old Country' and that he had come to New Zealand with his parents in the early days. He had also been the last (survivor) of his original family. He had been involved with *"farming pursuits practically since boyhood and established his well-known property on Kimbolton Road which was representative of New Zealand's highly developed farms. For many years he owned an outstanding Southdown stud and was a prominent fat lamb breeder. Of a retiring disposition, the late Mr Burrell possessed all the qualities of a gentleman and was held in the highest esteem and respect by all."*

The obituary went on to record that Burrell had been a prominent and valuable resident, who had *"occupied some of the highest positions within the power of his fellow citizens to offer."* He had been a foundation member of the Feilding A. and P. Association, and a member of its general committee since its inauguration. He had been elected its president in 1909, becoming the first president to hold the position two years in succession. The transition to two-day shows was inaugurated during his term. He also served a lengthy term as a member of the Oroua County Council, including some years as its chairman.

Burrell was one of the original shareholders of the Feilding Farmers' Freezing Company (AFFCO), and also served as the chairman of its directors. He held this position at the time of the erection of the works and the establishment of the industry in Feilding. Some years later he was succeeded by Hon. J.G. Cobbe, before resuming the position after Mr Cobbe retired. He still held this position when the company sold its business to Messrs Thos. Borthwick and Sons Ltd. He was also a prominent member of the Feilding branch of the Farmers' Union *"and took a keen interest in all agricultural and pastoral affairs. He had much more than average knowledge of agricultural and allied subjects, and on these he was a speaker of no mean ability."*

The obituary adds that Hugh Burrell had been confined to his home through illness for *"some years."* He was survived by his three sons and three daughters – *"Wing-Commander H.B. Burrell (Wellington), Mr Edward Burrell (Feilding), Mr W.H. Burrell (Cheltenham), Miss M. Burrell, and Mesdames C.L. Smith (Stratford) and A.B. Porter (Halcombe)."*<sup>19</sup> He is buried at Feilding Cemetery surrounded by other members of his family.<sup>20</sup> At around this time, his son, Wing-Commander H. B. ('Sam') Burrell, O.B.E., was officer commanding at the Hobsonville Air Force Base. He was a senior NZ Air Force officer during WWII, and he had previously served with the R.A.F. during WWI.<sup>21</sup>

### Changes of Ownership

The property's Certificate of Title (WN16/73) indicates that in February 1939, Hugh Burrell transferred the portion of the property that included the homestead, to his daughter, Margaret ('Maggie') Burrell. Described as a spinster of Feilding, she remained its owner until her death on 16 January 1962, aged 69 years.<sup>22</sup>

A local online family history entitled *Taumata o teo Ra: George Ngapukapuka and Harriet Hariata Kereama*, refers to some of the activities on the farm during Maggie's time: *Dad and his brothers moved their potato cropping business to the Cheltenham - Kimbolton -Feilding area around 1945. They built the Kereama "Camp" on land given to Dad without a lease by the landowner Miss Burrell [Crops and land development was done by the Kereama Brothers on her property and her brother Pat Burrell's property]. This land section was along the Kimbolton Road 8 kms from Feilding. The "Camp" initially consisted of a number of surplus army 4 man huts and a number of tent/huts [A wooden floor with a*

<sup>18</sup> *Manawatu Standard*, 29 August 1941, p. 1(1)

<sup>19</sup> *Manawatu Standard*, 29 August 1941, p. 2(6), also: 1 September 1941, p. 2(6)

<sup>20</sup> Manawatu District Council: Cemetery Records: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search)

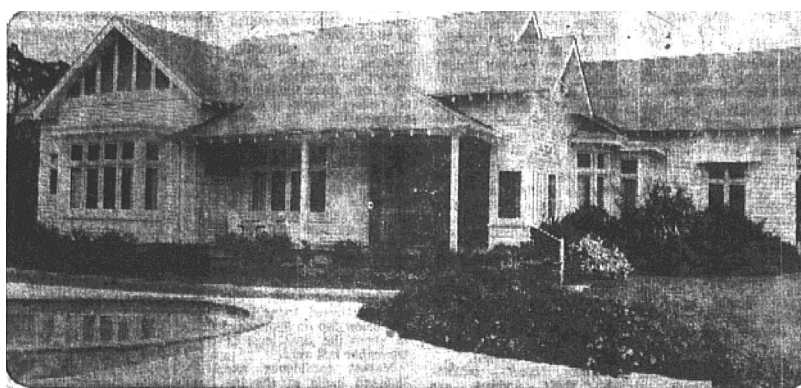
<sup>21</sup> *Auckland Star*, 13 March 1940, p. 8, 21 May 1943, p. 4

<sup>22</sup> Manawatu District Council: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search)

metre high surrounding wall with a tent on top]. The source of water was a fresh water spring which filled an excavated dam. We washed and swam in that Dam.<sup>23</sup>

After Maggie's death, the property was first transmitted to the executor of her estate, and then in 1963 to her niece Margaret Maud Bolton-Riley (nee Burrell), described as a married woman of Feilding.

Margaret Bolton-Riley was the daughter of Edward ('Ted') Burrell (Maggie Burrell's twin brother) and his wife Maud. Margaret in turn was the wife of Ian William Bolton-Riley.



MR and Mrs I. W. Bolton-Riley's home.

Figure 1 'Omatangi' (scanned from a microfilm) as it appeared in the *Manawatu Standard* of 11 December 1976 (p. 8).

Margaret Bolton-Riley remained the owner of the 100 acres that included the house until it was transferred to her son, John Edward Bolton-Riley, in early 1974.<sup>24</sup> However, the Manawatu telephone books continue to list 'I.M Bolton-Riley', of 'Omatangi', until around 1981. Ian Bolton-Riley died in May 2003 and Margaret Bolton-Riley died in November 2006.<sup>25</sup>

### 'Omatangi' as a Feature Article

'Omatangi' was the subject of a two-page feature article in the *Manawatu Standard* on 11 December 1976. Headlined 'From the age of gracious living...', the article described 'Omatangi' as *"something special with French crystal chandeliers, antique furniture, and 18 rooms (six of which are bedrooms)."* Described as then being owned by Mr and Mrs I.W. Bolton-Riley, the article described the house as:

*"a picture of an era now lost. From its grass tennis court to its grandfather and grandmother chairs, it typifies an age of more gracious living. The 320 square metre (3500 sq ft) house stands in a hectare of trees and gardens, surrounded by farmland.*

*"Entry through the front door is impressive – light brown timber lines the walls, reaching up to a cornice at a height of about three metres. Above the Cornish is a light wallpaper, and above that lightly varnished wooden beams support a white ceiling (about four metres above the floor). An old ship's lantern (converted to electricity) hangs from the ceiling.*

*"The dining room has more antique furnishings – including a chiffonier, a rollback couch, and an old table and chairs, the lofty ceiling is again supported by heavy varnished beams. A pretty stained glass window is set into one wall, and its colours give the room a cheery appearance. Another wall is filled with a bay window.*

*"A sliding door from the dining room gives access to the brightly-coloured kitchen.*

*On the other side of an arched breakfast bar is what would ordinarily be called a dining room – but it's upstaged by the other one, so it's called a breakfast room.*

*"One corner of the room is filled with large windows and a glass door, and the view outside is of trees, gardens and lawns.*

<sup>23</sup> Item No. 33, in the whanau history entitled: *Taumata o teo Ra: George Ngapukapuka and Harriet Hariata Kereama*: <http://www.naumaipalace.com/site/taumata-o-te-ra/home/page/1033/ngpukapuka/>

<sup>24</sup> Certificate of Title, WN6D/1204

<sup>25</sup> Manawatu District Council: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search)

*"But the lounge, or drawing room as Mrs Bolton-Riley prefers to call it, is easily the most impressive room. French crystal glass chandeliers hang by chains from the high beam ceiling, and one end of the room is completely filled with windows, set into lightly varnished wood. An unusual brick fireplace is set in one wall – the fireplace is circular, set inside a larger half-circle of brown bricks.*

*"The hall outside the drawing room is lined with original green-coloured embossed material, from the skirting boards to about waist height. This unusual fabric is surrounded by light varnished wood, above which light-coloured wallpaper reaches to the ceiling.*

*"An airy master bedroom, with a white carpet and a large bay window is on the right. It has its own 'en suite' of rooms – bathroom and dressing room.*

*"A billiards room is across the hall. At the end of the hall another wing of the house leads to four more bedrooms, and another bedroom (originally intended for the maid of the house).*

*"The building was built by Mrs Bolton-Riley's grandfather, the late Mr Hugh Burrell."*

The article was also supported by photos of the house itself, its unusual fireplace, the drawing room, the dining room, the entrance hall and the French crystal chandelier.<sup>26</sup>

The Bolton-Rileys' continued to own Omatangi until 1996, when the house site was subdivided out of the property. The farm was then sold, with the house also being sold a short time later.<sup>27</sup> John Bolton-Riley continued what was clearly a Burrell family tradition of flight<sup>28</sup>, and he is noted for having in 1997 become the first pilot to fly a microlight aircraft (a Sky Arrow 480T) to Australia - and then also back again.<sup>29</sup>

The new owners of Omatangi (from 1996) – and its by-now 1.3530 hectare section - were David Victor Ingle and his wife Diana Margaret Ingle. They remained there until 2004, when the present owners purchased it.<sup>30</sup>

### Comment – Burrell and Short Families

Although only touched upon here, the relationship between the families of Hugh Burrell and Ernest Short (of nearby Parorangi), along with the history of flight in the Feilding area and far beyond it, is particularly noteworthy. This includes the various activities of 'Sam' (Hugh Bartholomew) Burrell in both the First and Second World Wars; the various members of the Burrell and Short families ('Sam's schoolboy brother W.H. 'Pat' Burrell, and his schoolmate Bruce Short, along with the latter's sister Miss E. Short – who is almost certainly Sam's future wife Evelyn) who flew as passengers on the first day of flying from what subsequently became the Parorangi Aerodrome (on the Short farm) in 1920<sup>31</sup>; through to Ted Burrell's son Charles, who was also a pilot<sup>32</sup> (he served in the Army during WWII, but died in Wellington in 1942, aboard a returning hospital ship - as a result of wounds received in Libya<sup>33</sup>); and then to Charles' nephew John Bolton-Riley's record-breaking trans-Tasman microlight flight. To avoid duplications and as the Parorangi Aerodrome's history is also part of this study, these matters will be left here, and will be covered as an important part of that study.

<sup>26</sup> *Manawatu Standard*, 11 December 1976, p. 8

<sup>27</sup> Interview with John Bolton-Riley, 1 March 2017

<sup>28</sup> Note that this matter will be covered separately as part of the history of the Parorangi Aerodrome

<sup>29</sup> NZ Herald, 18 September 2003: [http://www.nzherald.co.nz/nz/news/article.cfm?c\\_id=1&objectid=3524211](http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=3524211) ; KiwiAircraftImages.com – Sky Arrow: <http://www.kiwiAircraftImages.com/arrow.html>

<sup>30</sup> Certificate of Title, WN6D/1204 & WN47C/349

<sup>31</sup> *Feilding Star*, 17 August 1920, p. 5; *Manawatu Times*, 19 August 1920, p. 5. This event occurred on 18 August 1920. The previous day had been the first flights into Feilding. Also: 'These Fifty Years: Cheltenham School Jubilee' article dated 26 March 1936, in the *Feilding Star Scrapbook*, Vol. 1 June 1935 to 30 May 1936: <http://feildingphotos.mdc.govt.nz/nodes/view/18530#dx21871>

<sup>32</sup> Interview with John Bolton-Riley, 1 March 2017

<sup>33</sup> Cenotaph: Auckland War Memorial Museum: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/search/> : Search name: 'Charles Edward Burrell'. Also C.N. Maclean (ed.), *Wanganui Collegiate School Register: Fourth Edition, From 1854 to 1963 (April)*, (Wanganui, 1964). Entry #3822, p. 301





Figure 2 'Omatangi' Homestead was once at the heart of a substantial farm. The house, and its present section, is very difficult to see from the road. Source: QV.co.nz:

<https://www.qv.co.nz/property/property-details/1095-kimbolton-road-feilding/804252>

## ARCHITECTURAL DESIGN

The large and rather rambling single storey timber framed house has an 'L' shaped floor plan. The main elevation, forming the foot of the 'L', faces east with a north-south gabled roof, lower half-timbered gabled bay window also facing east. A hipped, wide and deep verandah gives protection to the main entry.

The north elevation has scalloped shingle and half-timbered gables and a large bow window to the body of the house. A wing projecting northwards forming the body of the 'L' has a large gable with both scalloped shingles and half-timber framing. Windows have bracketed canopies. The rear, west elevation has parallel gables, a lean-to extension and arched entry porch, while the south elevation also has parallel gables. Their design matches the north elevation with combined scalloped shingles and half-timber framing. Above each of the windows and a door in the elevation have bracketed canopies.

Cladding is shiplap weatherboards while windows are casement with leaded toplights. Rafter ends are exposed. The roof is clad with corrugated steel.

No plans of the building have been sighted and only the interior entry hall was inspected. This had a high ceiling height with exposed timber ceiling joists, vertical timber panelling to above door height with a simple dentilled cornice. A shallow curved Arts and Crafts arch separates the entry hall from a central corridor. The floors were timber strip.

The house is designed in the Edwardian Queen Anne style, which was a revival style in the 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 1870's 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 conforms in most respects to these stylistic characteristics with the exception of the conical tower. As described, the house has both bay and bow windows, half timbering in the gables, and Tudor style casement windows with toplights. Art Nouveau lead lights to the front entrance also follow the stylistic precedence. It appears that the north extension was an addition but which follows the general style.

The house is set back from the main road with a long drive to access the house. It has a large garden with lawn and swimming pool to the east. There are large trees to the west and the section is surrounded by extensive, flat farmland.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2017 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 **high architectural** and **representative** values as a good example of the Edwardian Queen Ann style with many of the characteristics of the style including asymmetry, complex forms, decorative gables with scalloped shingles and half-timbering, bay windows, Tudor style casement windows with leaded toplights and an extensive verandah.

The house has **low rarity** value as a not uncommon building style in the Manawatu area.

The house has **high authenticity** with the external form and what is visible of the interior appearing to be original or early.

The house has **moderate associative** values with respected local farmer Hugh Burrell, a former AFFCO chairman, Oroua County councillor and chairperson, member of the Farmers' Union and Feilding A & P Association.

The house has **moderate pattern** values as one of a number of large rural houses scattered throughout the Manawatu built between the later 19<sup>th</sup> and early 20<sup>th</sup> centuries indicating the successful and profitable ownership and management of expansive farms, many of which have continued to be owned by the same families over many years.

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

## SOURCES

### Printed Sources

Maclean, C.N. (ed.), *Wanganui Collegiate School Register: Fourth Edition, From 1854 to 1963 (April)*, (Wanganui, 1964). Note relevant entries here are #1934, #2647 & #3822  
*Manawatu Standard*: from microfilm held at Palmerston North Central Library (as per footnotes)  
*Manawatu Telephone Books* (various editions from 1973 onwards)

#### Online Sources

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Cenotaph: Auckland War Memorial Museum: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/search/> : Search name: 'Charles Edward Burrell'  
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Norfolk Online: <http://www.norfolkonline.com/non-awas-salan/page/10/> : 'Eulogy – Byron Hugh Burrell',  
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<http://www.naumaiplace.com/site/taumata-o-te-ra/home/page/1033/ngpukapuka/>

#### Other Sources

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Historic Places Manawatu-Horowhenua Inc. File No: 300030 'Omatangi' (Held at Te Manawa, Palmerston North)  
Manawatu District Council: Building Permit records; Cemetery records (online); Certificates of Title

Thanks also to John Bolton-Riley, former owner of Omatangi.

## VOSS HOMESTEAD – 334 Karere Road, Tiakitahuna



**Architect:** Unknown

**Construction date:** ca 1880

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

**Architectural style:** Victorian villa

**Use/building type:** Residential

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

**Heritage New Zealand listing:** 2

**Proposed category:** B

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

The house was constructed by Max and Maren Voss who emigrated from Denmark in 1873. They were married in Foxton in 1874 and shortly after purchase began clearing the block of land on which the house stands. The house was constructed circa 1880 and was extended in the early 1900s. The glazed sun room was reconstructed for an invalid son.

The rear gable extension was completed in 2001 and in 2004 there was an extensive flood that inundated the house<sup>2</sup>.

### ARCHITECTURAL DESCRIPTION

#### *Planning, materials, style*

The storey and a half timber framed house was originally a symmetrical villa cottage with a central dormer and verandah. This form of cottage was a vernacular carpenter response to limited budget accommodation, using readily available materials, and using readily available timber detailing such as finials and verandah post and eaves brackets. The bay window was a common element of houses in the Queen Anne style however the timber detailing is a mix of Classical and Gothic. Cottages could be

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

<sup>2</sup> Pers com owner, Ian Bowman 1 December 2014

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 of large sash windows.

The additions over time have evolved into a substantial house with a 'J' plan with the north and west largely symmetrical. The dormer and gable decorations give the forms of house more complexity and 'Colonial' character.

The house is constructed of rusticated timber weatherboards, double hung sash windows, and four panelled front door with side and toplights and roofing of corrugated steel.

The interior was not inspected and no plans of the building have been sighted.

### Setting

The house is located on the corner of Karere Road and SH1 with extensive planting of mature trees on the boundary and to the rear of the house. There are expansive lawns surrounding the house. The entry is from Karere Road with access to the house from a long curving driveway. A two-storey garage has been built close to the rear of the house.

### 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 moderate local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** and **representative** values as an example of a Victorian villa of the 1880s with typical planning, materials and a combination of styles in the standardised timber detailing.

The house has low to **moderate authenticity** with recent, extensive additions to the rear.

The house has **low to moderate associative** and **pattern** values with the Voss family, early Danish settlers in the area, and about whom little is known.

The house can contribute **low educative** values in the history of residential building and Danish settlement in the Manawatu.

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

### SOURCES

Former NZHPT Manawatu Branch Committee files

## Wharekoa Homestead, 426A No 1 Line, Kairanga



**Architect:** Unknown

**Construction date:** 1892-3?

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

**Architectural style:** Victorian Italianate/Eastlake Villa

**Use/building type:** Residential

**Date and compiler:** Ian Bowman, 1996; 2021

**Proposed ranking:** B

### PHYSICAL AND SOCIAL HISTORY

Lack of the necessary primary sources for the 1890's (i.e. Palmerston North newspapers and Kairanga Block rating and land valuation records) has proved a hindrance to researching the early history of this house. Fortunately some key details obtained from oral sources could be verified, especially those from Noeline Voss (nee Bee) who lived there between 1935 and 1972. This information indicates that the house was built between 1890 and October 1895, with the period 1892-1893 having the strongest claim. The architect and builder are unknown.

Mildon includes a list of owners and lessees for the original farm, namely Sections 1583 and 1584 of Block IX, Kairanga. These were based on its certificates of title. They indicate that the property was first in the name of Hirst (1881), then Bell (1885), Walker (1889), Best (1911) and Bee (1935). While a Best did lease the property prior to buying it in 1911, perhaps Mildon's claim that someone of that name leased it from 1883 is incorrect.

The only Manawatu Road Board Rate Book, that being for 1889-1890, states that James Walker of Paramata, was then owner-occupier of Sections 1583-4, 1587 and 1591-3. He paid the rates for these in December 1889.

James Walker's entry in the 'Cyclopaedia of New Zealand' in 1897 reveals that he had been born in Scotland in 1838 and that he had come to New Zealand as a "lad" (c1847). Well known in aquatic



circles of his day, he had been as captain of the 'Dolly Varden' in Wellington. He had also won competitions with the boat. Walker had extensive interests in farming and, in addition to his Longburn property, he also held a 2,550 acre run apparently in the Taupo area. He left Wellington in 1890, presumably for Longburn.

Noeline Voss understands that Walker at first lived in a smaller house on the property. It was at the time of his marriage, to a woman who was somewhat younger than himself, that he had the present house built onto the front of the older house. In fact Walker was about 55 years on in 1893 when he married Louisa Martha Collins.

In the late 1980s former owners, the McOvineys, were visited by an elderly Dannevirke woman named Eline Gimblett. She had grown up nearby and recalled the house being built when she was a certain age. This indicated 1892. Thus probably Walker built the house just prior to his marriage. Mrs Gimblett gave the McOvineys some very early photos of the house, one of which showed Mrs Gimblett's mother. The McOvineys understand Louisa Walker may have been in her mid twenties at the time of her marriage.

The older house, consisting of three or four rooms, became the servants' quarters after 'Wharekoa' was built. Noeline Voss' father eventually demolished this part, although it is possible to see where it was attached. The Voss family think the heavy heart rimu doors in 'Wharekoa' came from Wellington. The mantelpieces are of kauri and the weatherboards of matai, while the interior walls are seven inches thick due to 5 x 2 inch studs and the 12 x 1 inch sarking. They considered that there was enough space for more rooms above the ceiling.

It was Louisa Walker who hand painted the mirror panels on the doors in the hallway of the house – and Noeline admits attempting to scratch the paint off with her fingernails as a child. Louisa's high regard for the house evaporated abruptly, however, with the death from nephritis convulsions of her baby son, James Raymond Walker. The five-month-old died on 27 October 1895 after an attack of the illness lasting one hour. Tradition has it that after his sudden death Louisa returned to Wellington. She refused to live in the house again.

It appears from the aforementioned 'Cyclopaedia' entry that James stayed on at 'Wharekoa' alone. Named 'Jimmy's Farm' at that time, the then 600 acre Longburn property was, in 1897, used exclusively for fattening stock.

The next known occupants of 'Wharekoa' were Joseph and Mary Ann Best and their eleven children. They had arrived in Palmerston North in 1899. Although they leased the property for some time, the 'Evening Standard' of 19 November 1900 recorded that Joseph Best, who had recently sold his property at Richmond, had just "purchased" a farm four miles out of Palmerston North. In fact he did not buy the property from Walker until 1911. A member of a well-known Nelson family, Joseph Best went on to take an active part in agricultural and local body matters in the Manawatu. He was also a Justice of the Peace.

Following Joseph's death aged 70 in 1919, his son, Harold Edward Best, took over the farm. He in turn died in 1930, aged 42. Noeline Voss recalls that Harold's widow, Anne, and their two children remained at the farm until selling it to the Bees in 1935. Anne married Laurie Davies from Auckland at some point.

Charles Edwin and Olive Beatrice Bee, their son Guy and seven-year-old daughter Noeline were from Pori, 35 miles toward the east coast out of Pahiatua. Olive named the farm 'Glenburn', after a place in the Wairarapa (possibly Glenburn Station, in south Wairarapa), and wool bales from the property bore this name. The Bees bought sheep and cattle for resale to butchers, and this stock was often only on the property a few days. Later they went into cropping in addition to deal in sheep and cattle.

The house originally consisted of five bedrooms, but after a good win at the races Charles had one bedroom converted to a bathroom. During the war an earthquake brought down two of the double chimneys (billiard room/bedroom and lounge/family room). Charles did not replace them.

In early 1950, Noeline and her husband Len Voss took over the farm after Charles had a heart attack and decided to retire to town. Charles died in 1967 aged 77, with Olive dying in 1970 also aged 77.

The Voss family subdivided the property in 1972, and the McOvineys bought a 50 acre block including the homestead. The Williamses bought the balance. The Campbells of Opiki bought one of the original fire surrounds for \$5 after rain disrupted a clearing sale held by the Voss family. The original big solid iron front gates, removed some time earlier, went to an elderly couple named Walker from Woodville. The wife had visited the property as a child.

The McOvineys gave the name 'Wharekoa', meaning 'house of joy', to the property as the Voss family wished to retain the name 'Glenburn' for a future property. During their ownership, they maintained the exterior of the house in its original style and painted it to resemble the aforementioned early photos. They made significant changes internally in order to bring the service areas up to a high standard.

Associated with the house is a large two-storied woolshed, built with a lot of native timber. The woolshed is located a short distance from the house and is also of an early vintage. Little is known of its history. A Lister stationary engine once operated the shearing plant, but this has now gone. It now has a two-stand electric shearing plant. The night pens hold about 300 sheep, while yards dating from the time of the Voss family are outside to one side of the shed. Originally the shed also contained about 3 loose boxes but the Bees converted these into a woolshed. There is space for wool bale storage both downstairs and upstairs in the huge loft. John McOviney felt that the shed is not in the best condition but ensured that it remained rainproof.

## ARCHITECTURAL DESIGN

The house is a large villa designed with exterior Classical detailing suggesting the Italianate style. These details include the semi-circular window heads with keystones, pedimented bay and flush windows with acroteria, bracketed eaves and oculus ventilator. The asymmetrical massing and faceted bay are also consistent with the style.

The Italianate style was made popular particularly for large English residential buildings from the early 1800's with Cronhill, the first building in the style, designed by architect, John Nash. Pattern books were influential in the spread of the style with Englishman Charles Parker's Villa Rustica, and American Calvert Vaux's Villas and Cottages. Prince Albert also encouraged the style when he assisted in Thomas Cubitt's design for his house on the Isle of Wight, Osborne. Many of the larger houses in the style were designed with arcaded porticos which was quickly adapted into the ubiquitous verandah in

Australasia. The development of the bay villa style in New Zealand was largely a modest interpretation by speculative builders of the Italianate style.

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 extent of decoration in the exterior of Wharekoa reflects the Eastlake influence of many Italianate villas of the period.

The original part of the house is planned around a large 'L' shaped hall off which are located a large living room (the original billiard room), large bedrooms, a further living room (previously a bedroom and living room), and further original bedrooms are located off another 'L' shaped hall. The significant fabric retained in these original rooms includes architraves, skirtings, fire surrounds, six panelled and reeded doors with toplights, and hall archway.

Several of the doors, as explained above, have painted mirrors in the two middle panels.

Associated with the house is a large woolshed (Figure 1), which is a symmetrical gabled structure, the design of which suggests an architect.



**Figure 1** Woolshed alongside Wharekoa.

### SUMMARY OF HERITAGE VALUES

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

The house has **high architectural** and **technological** heritage values as a good representative example of the Victorian Italianate style with Eastlake detailing with a high quality of materials and workmanship.

The house retains **high levels of** exterior, interior and setting **authenticity** of design, craftsmanship, materials.

The house has **high group** and **rarity** values as a surviving building on the site that relate to late Victorian farming in the Manawatu.

The house has **moderate people** associational values as the house was built for James Walker a local farmer with substantial land holdings. Walker had national rowing prowess as captain of the *Dolly Varden*, the most famous four-oared boat in New Zealand in the 1870s.

The house has **moderate pattern** values as it demonstrates the early settlement and growth of rural Manawatu.

Given the moderate to high levels of physical and historic values, the house has **educational** values.

## SOURCES

Cyclopaedia of New Zealand, Volume 1, (Wellington, 1897). Pp. 1126

Evening Standard: 'Personal' (Joseph Best) 19/11/1900 2(6); 'Obituary – Mr Joseph Best' 27/10/1919; 'Obituary – Mr H D Best' 8/12/1930; Death – C E Bee 27/6/1967 1(1); Death – O B Bee 23/10/1970 1(1)

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Manawatu District Council: Building Consents Dept, Permit files.

Palmerston North City council: P N City Archives: Terrace End and Kelvin Grove Cemetery Records and headstone transcripts;

Manawatu Road Board Rate Book 1889-90; Kairanga County Council Valuations Rolls 1907, 1912;

Official Records: Death Registration of James Raymond Walker (27/10/1895); Index to Marriage Registrations re James Walker and Louisa Martha Collins (1893).

NZ Historic Places Trust, Manawatu Committee: File on 'Wharekoa', including letter from J S McOviney to Patrick McHardy, Manawatu District Council, dated 15/9/1995.

HPT Manawatu Committee No: 120028

Interviews: John McOviney, Palmerston North (16/8/1996); Ian Matheson, Palmerston North (20/7/1996); Andrew Voss, Karere (20/7/1996); Noeline Voss, Taupo (8/8/1996).

VNZ No: 14430/01100

Legal Description: Lot 1 DP 34162 Blk IX Kairanga SD

## KLUE RESIDENCE – 277 Kaimatarau Road, Rongotea



**Architect:** possibly L.G. West

**Construction date:** 1904?

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

**Architectural style:** Victorian Queen Anne

**Use/building type:** Residential

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

**Heritage New Zealand listing:** 2

**Proposed category:** B

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

#### Outline history

Built about 1904 as the family home of Lawrence ('Laurie') and Elizabeth Laurenson, this house spent its first 85 years on the corner of College Street and Victoria Avenue (formerly Alexandra Street) in Palmerston North. A mortgage against the property dated early 1904, may indicate the time of building. By 1905 the property's capital value was £786 while its unimproved value was £286.

The Laurenson family (the father also being named Lawrence Laurenson) emigrated from the Shetland Islands aboard the 'Avalanche' in 1875. The family moved to Palmerston North in 1879, and Laurie Laurenson II became a carpenter and building contractor. He built a number of houses in the district, as well as the Anglican church at Stanway.

Laure II and Elizabeth lived in a small cottage in Alexandra Street, diagonally opposite the land that became 451 College Street. Laurie III was born in this cottage in 1897. In 1902 Laurie II bought Lots 1 to 5 of Suburban Section 1077 (or DP 1242), most of which fronted College Street. Lots 1 and 2 were

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



transferred to architect Ludolph Georg West in 1903 and Lot 3 to Aileen Laurenson in 1915. This house was built on Lots 4 and 5.

The designer of the house is unknown and Laurie II, who built the house, may have had the skills to design it himself as has been suggested. However, in 1903 land transaction with L G West provides grounds to suspect L G West could have designed it. The shared Scandinavian ancestry, and West's status amongst the Scandinavian community of the day, adds to this possibility. This house does not appear in West's surviving architectural records, although the most detailed of these records begin with 1904. West built his own home on the land he obtained from Laurenson.

At about the same time as Laurie II built this house, he turned from building for a living to farming on a large scale. He took up several leasehold and freehold properties, at least one of which was in the Tokomaru area. He also speculated heavily on livestock for these properties. In 1908, financial pressures associated with his speculation, low resale prices for the livestock, and, as a result, insomnia became too much for him. He committed suicide while on a visit to the Tokomaru property.

Elizabeth and her five children, the oldest of whom was then 15, remained at College Street. When Elizabeth died in 1922, the house was transferred jointly to James Laurenson (Laurie II's brother) and Laurie Laurenson III, as executors. It was transferred to Laurie III alone in 1937.

Laurie III became a very well-known lawyer in Palmerston North where he practiced for over 60 years. He had joined the old legal firm, Innes and Oakley as a clerk in 1916 and, after a short period in the army in 1918, he qualified as a barrister in 1921. He became a partner in the firm in 1924 and had a distinguished career at the bar, taking in a wide variety of cases. He was twice President of the Manawatu Law Society. At the time of his death in 1979 aged 81, his partner in the firm, John McFarlane, described him as a "gentleman of real dignity whose word was his bond, a man who had a great regard for ethics, and a professional man who was able to temper the law with humanity" (Evening Standard: 9/10/1979).

Laurie III married Muriel Pacey in 1924, the couple having two children. The sunroom attached to the main bedroom was built when Muriel contracted tuberculosis. She died in 1943.

In 1979 the house passed to Laurie III's widow, his second wife, Mavis, and it was she who sought to have it registered as a historic building. In 1987 Mavis moved to another home, and this house remained vacant. Although she attempted to maintain the half-acre garden, the house is remembered for its unoccupied appearance. Mavis describes the house as very well built, but basic. It did not have the fancy things that other houses of its type had. For the first ten or so years after their 1956 marriage, she had continued to use the old coal range assisted by a small electric cooker.

Sold to Dolmite Holdings after being empty for 18 months, that company in turn sold the house for removal to David and Fiona Carey. During September 1989, Britton House movers transported both house and car shed to Kaimatarau Road. The original coal range was reinstalled in the house in 1990-1. The Careys also built a verandah at the back of the house where previously there were only steps to the back door. New houses have now been built on the former section in Palmerston North.

The Klues bought the house in 1993 and since then have done renovations aimed at restoring it. This has included removing hardboard from the kitchen walls to reveal the old tongue-and-groove lining, and reinstalling three fireplaces, although they connected these to flues instead of chimneys. The wall between the kitchen and the hall has also been removed. They have repaired and painted the exterior

of the house, while the car shed, that had included the laundry (with copper) and another room, is now a double car shed.

The house's eight finials remain in place, but iron cresting from above the bay windows was removed prior to 1956. Mavis Laurenson wonders if the cresting was removed following an earthquake that she understands toppled the house's two tall double chimneys. The replacement chimneys had been much shorter.

### **Possible architect**

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.

## **ARCHITECTURAL DESCRIPTION**

### **Planning**

The single storey timber framed building has a rectangular plan with a main gabled wing running north south. At right angles to the main wing are lower gable roofs, some with shallow extensions, and bay windows. Verandahs wrap around the north east corner between extensions, and another between the central bay window and north west corner. The house has a lean-to at the rear.

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

### **Style**

The house was designed in the Victorian Queen Anne style. Queen Anne 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 style was part of the picturesque movement and 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 steeply pitched highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

### **Construction and materials**

The house has rusticated weatherboards, timber double hung sash windows and four panelled doors. The front door has the top two panels glazed and has glazed and panelled sidelights and toplights. The interior was not able to be inspected, although it was apparent through windows that original elements such as four panelled doors, skirtings and architraves have been retained. The house has decorative gable screens, finials, eaves brackets, chamfered verandah posts and curved brackets. The south facing roof has a small gabled vent with louvres.

## Setting

The house is set back from the highway and is accessed down a long tree lined road. Large trees surround the section and the area immediately around the house is grassed with paths to the front and side doors.

## 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 **moderate local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** and **representative** values as an example of the Queen Anne style that exhibits many of the typical characteristics of the style including asymmetry, prominent gables, gable screens, and verandahs with decorative detailing. The tall chimneys, also typical of the style, were demolished.

The house has **moderate** design, materials and craftsmanship **authenticity** but no authenticity of setting, having been relocated from Palmerston North.

The house has **moderate** associations with the Laurensen **family**, who built and lived in it for over 80 years with Laurence Laurensen III a prominent Palmerston North lawyer. The house may also be associated with architect L.G. West

The house has **low educational** values with potential areas of interest including the history of house construction and Scandinavian settlement in the Manawatu.

The house is **statutorily** recognised by being listed with Heritage New Zealand.

## SOURCES

Evening Standard: 'Tragedy at Tokomaru', 27/6/1908, 5(1); 'The Tokomaru Tragedy', 29/6/1908, 2(4); funeral/obit 29/6/1908, 4(7); 'Obituary – Lawrence Laurensen', 27/10/1919; 'Wedding, Laurensen-Pacey', 6/6/1924, 7(6); 'Society Honours 4 Old Lawyers', 21/11/1974, 21; 'Lawyer Dies', 9/10/1979, 3.

Wright, E R, & E D Woodhouse, Colonial Homes of Palmerston North, (Wellington, 1975). pp 66-7, incl illustration.

Manawatu District Council; Building Consents Dept., Permit files.

Palmerston North City Council: Building Consents Dept., Permit files for 451 College St; P N City Archives: L G West Papers.

NZ Historic Places Trust, Manawatu Committee Records: File on 451 College St, Palmerston North, including Certificates of Title and a brief history that included a rate book search.

Interviews: Johan Bonnevie, Palmerston North (20/7/1996); Leo Burr, Palmerston North (20/7/1996); David Klue, Rongotea (7/8/1996, 11/8/1996); Mavis Laurensen, Palmerston North (8/8/1996, 21/8/1996); Ian Matheson, Palmerston North (21/7/1996).

VNZ No: 14250/1110

Legal Description: Lot 1 DP 76817

Certificates of Title: Palmerston North site: 123/37 (1902-37), 4588/44 (1937-70).

HPT Manawatu No: 010106 (Formerly registered under the Palmerston North District Scheme as Category 2 on 24/10/1979 due to its "Architectural Significance". It was classified 'C' by the National Building Committee in March 1983. This classification was cancelled in 1989.

## ‘Tawyll’– 198 Tokorangi Road, Halcombe



**Architect:** Unknown

**Construction date:** Ca 1893

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

**Architectural style:** Victorian Saltbox cottage

**Use/building type:** Residential

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

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

‘Tawyll’ is said to be one of the oldest houses in Halcombe, and to have such a claim suggests that it almost certainly predates the Maegaard family, who both arrived in New Zealand and bought the property in 1894. Therefore, in light of the lack of certainty as to precisely which owner built it, starting with the known property owners themselves is a safe way to begin. This claim also takes it back into the time when Halcombe was a German-Polish settlement, and that in itself helps make this house unique. Descendants of these early families may have valuable input they could make on the history of the house, but nothing of any depth of this nature was located during this study.

The earliest traced certificate of title that directly includes this property is WN5/266, which was issued to the Emigrant & Colonists Aid Corporation Ltd. that established the Manchester Block. This CT was issued on 6 September 1873, and from it were distributed a great many properties around the area. This eventually included the property this house is located on, namely Lot 164 on the public map of Halcombe - this being on Deposited Plan No. 98. The transfer of the land on 20 June 1883 from the Corporation to Johann Behrendt, was recorded on page 12 of this very lengthy document. The following day a new CT was written that also mentioned the property and the same transaction, this new CT being WN29/291 – a CT that in fact had been issued on 21 June 1882. This was for a new subdivision totalling 1597 acres and 13 perches more or less (metric equivalent: 646.3159ha).

It is possible that the property was only formally placed in Behrendt’s name after he had fully paid for it. Such deferred payment processes occurred in other similar ‘special settlements’ – including the Stoney Creek Scandinavian & Roadmen’s Block near Palmerston North, which, like the early Halcombe



settlement, had also been under the charge of Arthur Follett Halcombe (after whom the town was named).<sup>1</sup> Therefore Behrendt perhaps had selected (or been allocated) the land prior to the 1883 entry on the CT. He may even have built his new family home there before 1883 – however, it would be difficult to establish this.

What can be established though, is that the earliest known private and individual owner of this property was Johann Behrendt, who was described on the next certificate of title in the property's succession of CT's (WN33/130 - issued on 29 June 1883) as a labourer of Halcombe. This property, Section 164 of the public map of Halcombe, measured five acres, five roods and sixteen perches (2.2662 hectares). The house itself was not subdivided out of this small farm until 1980. There is no certainty that the property that he owned was restricted to just this five-acre farmlet either, as that aspect was not researched.

### The Behrendt Family (also spelt Behrent and other variations in NZ)

Johann Behrendt was born in 1832, in Pomerania, Prussia. In about 1857, and at the age of 23, he married Juliane Beiuke, who in turn is said to have been born on 2 April 1831, at 'Merlin' - an unidentified location in Germany or Poland.<sup>2</sup> By the time they reached Halcombe in 1876, the couple were both aged 44 years. Their family then consisted of six children: Ferdinand Ludwig (18), Hermann August (14), Attile Amelia (9), Alwine<sup>3</sup> (6), August Frederick (3) and Bertha Louisa (6 months). The large gap between the births of Hermann and Attile suggests they may have also lost one or two children born between those two.<sup>4</sup> The couple appear to have had no more children after their arrival in New Zealand.

Whereas most assisted emigration processes during the period of the so-called Vogel Immigration and Public Works Scheme, were fairly straightforward, the voyage that the Behrendt family and a number of their future neighbours were on, was not. The *Evening Post* of 5 August 1876 (p. 2) provided some detail of the somewhat international dilemma: "*ARRIVAL OF THE FRITZ REUTER: The long-expected German ship Fritz Reuter, from Hamburg, arrived in this port last evening, after a somewhat protracted passage of 110 days. She left Hamburg on 16th April, and experienced generally fine weather during the voyage. On the Fritz Reuter being signalled at the Heads, Captain Fairchild, knowing that all the pilots were on board the various other vessels of which a perfect fleet came in during the afternoon, went out with the (paddle steamer) Luna to show the way in, but the ship stood in safely, without assistance, and anchored in the stream. She brings no Government immigrants, but has nearly 500 souls on board, equal to 420 statute adults, who were ready to come out when orders were given to discontinue the shipment of foreign immigrants. They were therefore forwarded independently of the Government, and probably will be landed on Monday next. Their general health has been excellent during the voyage. Eleven deaths occurred, viz., 1 adult, 4 children, and 6 infants under 12 months old. She is consigned to Messrs Krull and Co.*"<sup>5</sup>

The *Evening Post* then went on to explain a bit more of the background to this problematic shipment of would-be immigrants: "*The arrival of the Fritz Reuter with 420 German adult immigrants caused a complication which at one time threatened to be rather awkward. As stated in another column, the*

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<sup>1</sup> Val A. Burr, *Mosquitoes & Sawdust: A history of Scandinavians in early Palmerston North & surrounding districts* (Palmerston North, 1995), p. 17

<sup>2</sup> Amongst the various 'John Behrendt' entries listed in a My Heritage search: [https://www.myheritage.com/names/johann\\_behrent](https://www.myheritage.com/names/johann_behrent); 'John Behrendt (1832-1886)' in Wikitree: <https://www.wikitree.com/wiki/Behrendt-138> (plus link to wife)

<sup>3</sup> Archives NZ Reference ACFQ 8221 IM1/18 1876/1077: The *Fritz Reuter* passenger list names her as 'Alaine', however, records that appear to be connected to the family name her as Alwine – which is a female name. This copy from Pandora Research, NZpictures.co.nz: <http://www.nzpictures.co.nz/pandoraresearchANZ-IM1-1876-1077.pdf>

<sup>4</sup> Archives NZ Reference ACFQ 8221 IM1/18 1876/1077: 'Passengers ex "Fritz Reuter"'. This copy from Pandora Research, NZpictures.co.nz: <http://www.nzpictures.co.nz/pandoraresearchANZ-IM1-1876-1077.pdf>

<sup>5</sup> *Evening Post*, 5 August 1876, p. 2 (1)

*immigrants were despatched by the Continental agents after instructions had been given to the Agent-General and repeated to them by him, not to send out any more shipments of foreigners. Arrangements, however, already had been made to ship the present lot, and they were sent out accordingly. On their arrival here being notified to the General Government yesterday, the latter declined to receive or recognise them, declaring their shipment wholly unauthorised. Mr. F. A. Krull, then as German Consul, formally applied to the Government to take charge of the immigrants, without prejudice to any future proceedings in the matter between the Government and the agents. The Government consented to take charge of them on this understanding, and they will be landed and sent to the Barracks on Monday. The Health Officers boarded the ship this afternoon.”*<sup>6</sup>

Most Germans assisted by the New Zealand Government under the Vogel Scheme, arrived between 1874 and 1876. Of the ten voyages they came on, eight terminated at Wellington. However, the Government soon recognised that the cost of settling emigrants without the English language was far higher than that for British immigrants. Also, employment opportunities in the district were frequently unreliable, with needy ‘foreigners’ such as Germans proving especially vulnerable.<sup>7</sup>

An abrupt cessation of immigration from the Continent in early 1876 came as a shock to the German emigration agent and shipping company. The situation was far worse, though, for hundreds of German emigrants (and other nationalities) who had been accepted for New Zealand, and who had already given the required three months’ notice to employers and sold their possessions.<sup>8</sup> The dilemma came to a head when the Prussian Government forced the agent and shipping company to send these emigrants to New Zealand anyway.<sup>9</sup> These people included the Behrendts.

As a result, on 4 August 1876 the *Fritz Reuter* sailed into Port Nicholson with its unwanted cargo.<sup>10</sup> The August 7<sup>th</sup> flurry of communication between F.A. Krull and the Immigration Department in Wellington, saw Krull reduced to virtually begging for their help to accommodate temporarily and feed this enormous number of people. The Minister of Immigration, albeit unwillingly, agreed to allow the most unfortunate to use the Government’s immigration barracks. He also agreed to provide a few days’ rations. As it happened, almost every immigrant fitted the Minister’s criteria.<sup>11</sup> In due course, a number of these people settled in Manawatu-Rangitikei – especially at Halcombe and Rongotea.<sup>12</sup>

The Behrendt family was amongst the 26 men, 27 women, 10 boys, 15 girls and 5 infants whom Arthur Follett Halcombe, agent for the Emigrant and Colonist’s Aid Corporation, personally selected (a demand that Halcombe had insisted upon) on behalf of the Corporation. They were to come to the Manchester Block, and in particular to the new township of Halcombe. Of this number, the extra

<sup>6</sup> *Evening Post*, 5 August 1876, p. 2 (4)

<sup>7</sup> For example, *Wanganui Weekly Herald*, 30/9/1876 p. 11(2).

<sup>8</sup> W.T. Kirchner to I.E. Featherston, 20 February 1876, *Appendices to the Journals of the House of Representatives (AJHR)*, 1877, D-2, pp.11-12.

<sup>9</sup> W.T. Kirchner to I.E. Featherston, 20 February 1876 and 8 May 1876; I.E. Featherston to R.M. Sloman, 26 February 1876, *(AJHR)*, 1877, D-2, p.10, 15, 17 respectively.

<sup>10</sup> ‘Fritz Reuter’ passenger list for its Hamburg to Wellington voyage dated 12 April 1876 to 4 August 1876. My copy obtained from a descendent of a ‘Fritz Reuter’ family that settled at Rongotea. According to James N. Bade, ‘Assisted Immigrants from the German Empire who settled in the Lower North Island in the 1870s’, in *New Zealand Legacy*, Vol. 8, No. 1, (1996), p.15, the original source is at Archives New Zealand, Wellington.

<sup>11</sup> Communications between F.A. Krull, the Minister of Immigration and the Under Secretary for Immigration, between 26 July 1876 and 7 August 1876, *(AJHR)*, 1877, D-1, pp.4-6. This topic is covered throughout section D-2.

<sup>12</sup> This segment substantially derives from Val Burr, *German-ating the Seeds of Anger: The Great War’s impact of Germans in Manawatu and Rangitikei* (B.A. [Hons.] History Research Exercise, Massey University, 1996), p. 4. Available also on: <http://www.oocities.org/somesprisonersnz/germanating/ger1.html> Some of the original references used were: *Wanganui Chronicle*, 10 August 1876 p.2 (2 & 4), 19 August 1876 p.2 (3); also Pamela Benson, *History of Rongotea* (Palmerston North, 1981), pp. 13-14; D.A. Davies & R.E. Clevely, *Pioneering to Prosperity 1874-1974, A Centennial History of the Manchester Block* (Feilding, 1981), pp. 77-8; James N. Bade, in *New Zealand Legacy*, Vol. 8, No. 1, (1996), pp. 13-5; ‘Fritz Reuter’ passenger list 1876.

woman, 44-year-old Sophie Christensen, went on to Napier instead, while another couple and their 10-year-old son, along with a single man, were subsequently added to the list for the Manchester Block. The party departed Wellington bound for Foxton aboard the 'Matau' on 14 August 1876.<sup>13</sup> The *Evening Post* duly recorded: *"The result of the negotiations between Mr. Halcombe and the owners of the s.s. Matau, referred to in our last issue, was that the steamer was detained until noon to-day, when she left for Foxton with sixty-eight of the German immigrants ex the Fritz Reuter, of whom sixty-five are en route for the Feilding settlement. A large crowd of spectators assembled on the wharf to witness the departure of the Matau with her large living freight. In addition to the above immigrants, she had about a dozen passengers, or about eighty in all."*<sup>14</sup>

An article entitled 'Polish immigrants sought leave from a harsh life,' published in the *Taranaki Daily News* on 1 January 2016 – describes the plight of the Behrendt family and their shipmates. The article records that: *"The immigrants were leaving a harsh life in their homeland in West Prussia, formerly the Polish province of Pomerania. Villages were run by the Prussians and the people were banned from speaking Polish. Life was little better than slavery and the people were thought not worthy of educating. So the opportunity to leave took little convincing after news that a boat was leaving Hamburg that offered an escape to a new life. Some thought they were heading to America and most would not have heard of New Zealand."*<sup>15</sup>

Articles in the newspapers of the time indicate that all was not happy in the new township of Halcombe in the period after the *Fritz Reuter* passengers arrived. Some would-be settlers even gave up and left the area for better prospects.<sup>16</sup> However, it is noticeable that amongst the surnames of the original German (Polish?) immigrants from the *Fritz Reuter* who were delivered to Halcombe, that many of them stayed in the Halcombe area, or least in the Manawatu region.

An extensive article on the Rangitikei-Manawatu District published in the *NZ Mail* on 20 January 1877 (p. 7) included some interesting observations about Halcombe:

*The first view of Halcombe is very taking. The immigrants' cottages are mostly situated on the gentle slope of a slight hill, along the crest of which runs a line of bush, and it is outside of these that the suburban sections are situated, which will be offered for sale in Wellington by Messrs. Bethune and Hunter on the 25th instant.<sup>17</sup> The main railway from Wanganui to Wellington passes along the hollow at the foot of the hill, and the contractors are hard at work here, the line to Feilding being expected to be ready for opening in a little more than eighteen months. It is no wonder that applications should have already been made to purchase privately the sections about to be sold by auction, for they are not, like land too often offered in this colony, remote from road, railway, or township.*

*The township of Halcombe, though only started twelve month(s) ago, already contains 500 people, and all the accompaniments in the shape of the usual excellent hotel which, thanks to Inspector Atcheson, is now the rule in up-country townships, good stores, accommodation houses, etc. I have seen towns spring up with lightning-like and evanescent growth on goldfields, and in too many cases "come like shadows," and "so depart;" but the growth of Halcombe has been as rapid as that of a goldfields township, and contains elements of permanent prosperity and progress necessarily wanting in the former.*

<sup>13</sup> Archives NZ Reference ACFQ 8221 IM1/18 1876/1077, 'Passengers ex "Fritz Reuter"'. This copy in Pandora Research, NZpictures.co.nz: <http://www.nzpictures.co.nz/pandoraresearchANZ-IM1-1876-1077.pdf>

<sup>14</sup> *Evening Post*, 14 August 1876, p. 2

<sup>15</sup> Graeme Duckett, 'Polish immigrants sought leave from a harsh life,' in *Taranaki Daily News*, 1 January 2016: <https://www.stuff.co.nz/taranaki-daily-news/lifestyle/75565092/null>

<sup>16</sup> For example: *Manawatu Times*, 30 May 1877, p. 2, *Wanganui Herald*, 6 December 1877, p. 2

<sup>17</sup> This sale offered about 100 town and suburban sections for sale at Halcombe, plus about 3,000 acres of rural land. However, evidently not a single bid was received. *Manawatu Times*, 20 January 1877, p. 3(1); *Evening Post*, 25 January 1877, p. 2

*Mr. Halcombe, with characteristic good judgment, accepted a number of the German immigrants by the Fritz Reuter, and settled them at Halcombe. As has been the rule with their nation, they have turned out most patient and industrious colonists —men, women, and children turning-to literally “with a will.” Indeed, in one case brought under my notice, a German woman and her daughter had dug up an acre of ground in nine days.<sup>18</sup>*

Johann Behrendt became a road-building contractor, his contracts including work on Stanway Road (£30) and Rangitawa Road (£73-9s) in early 1877 – the latter in partnership with former shipmate Rudolph Noffke.<sup>19</sup> Not all went well for the family though, with young Hermann Behrendt being arrested in 1878 for forging a cheque by altering it from £1-15s to £10-15s. The 16-year-old was sentenced to six months imprisonment.<sup>20</sup>

In October 1883, the partnership of Behrendt and Burr (another German immigrant from the area) was awarded a major contract for work on Kakariki Road to the value of £1,087-16s-6d.<sup>21</sup> This road, which nowadays is defined as the section of the Feilding-to-SH1 road between Pryces Line and SH1, includes the substantial section of hill road alongside the historic ‘Westoe’ - Sir William Fox’s one-time home.

Johan Behrendt appears to have had other family living in New Zealand, and he was presumably the brother living in Halcombe who was called to help a man named Frank Behrendt, who had been severely injured in a trap accident on the Awahuri Bridge. Their sister, Mrs Doreen, had also been in the trap, but was okay. Frank Behrendt died two days later.<sup>22</sup>

Then the *Evening Post* of 25 March 1886 (p. 2) recorded that: *“An accident, which unfortunately terminated fatally, occurred about a mile beyond Hunterville on Thursday (says the Rangitikei Advocate of Monday). Mr. Behrent(sic), the well-known contractor, was engaged in getting metal out of one of the Rangitikei Council’s pits, when a sudden fall occurred, and the poor fellow was buried beneath a heap of gravel. His companions extricated him as soon as possible, when it was discovered that he had been seriously injured. He was removed to his home at Halcombe on Friday, and died there on Saturday morning. An inquest will be held at Halcombe before the District Coroner. The deceased was known as a hard-working, steady man, and was much respected by all who knew him. He was one of the contractors for fencing at the Marton waterworks.*

The *Feilding Star* of 23 March 1886 (p. 2) had previously reported that: *“A man named Behrendt was killed in a gravel pit at Hunterville on Thursday last. An inquest was held at Halcombe yesterday, and a verdict of accidental death returned.”*

Julianne Behrendt is next heard of in February 1894 requesting, along with her son F.L. Behrendt, that the Manchester Road Board metal the road leading to her property.<sup>23</sup> She sold the farmlet the same year – the transfer being recorded on the certificate of title on 12 December 1894. She died on 30 October 1896, aged 65, and is buried with her husband at Halcombe Cemetery. A woman named

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<sup>18</sup> *New Zealand Mail*, 20 January 1877, p. 7

<sup>19</sup> *Manawatu Times*, 28 February 1877, p. 3

<sup>20</sup> *Wanganui Chronicle*, 8 July 1878, p. 2; *Wanganui Herald*, 31 October 1878, p. 2; *New Zealand Herald*, 31 October 1878, p. 2

<sup>21</sup> *Manawatu Times*, 23 October 1883, p. 2

<sup>22</sup> *Feilding Star*, 12 March 1885, p. 2, 14 March 1885, p. 2; The sister is presumably Lena “Behrandt” who married Edward Doreen in 1880 (Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Ref: 1880/2791

<sup>23</sup> *Feilding Star*, 5 February 1894, p. 2

Wilhelmina Frederica Behrendt (72), who died on 26 February 1894, is also buried at Halcombe Cemetery, though her relationship to Johann and Juliana was not researched for this study.<sup>24</sup>

### The Maegaard Family

The next owners of the property were the newly arrived Maegaard family, who had emigrated from Denmark in 1894<sup>25</sup>, and who therefore were new arrivals at the time they purchased it. Nothing was sighted during this study that claims that the family actually built this house, and the available evidence suggests that it – or perhaps at least part of it – predated the Maegaards.

Gordius Peter Maegaard was born in Olsker, on the Danish island of Bornholm, in 1847, and was aged about 48 when he emigrated to New Zealand.<sup>26</sup> His wife, Ingeborg Kristene, was also born in Denmark in about 1858, and was aged about 37 when they emigrated.<sup>27</sup>

G.P. Maegaard's mother had died in 1869, while his father Wevst Peter Maegaard had died in 1892. Possibly that latter death had some influence on the family's decision to migrate to New Zealand when the couple was quite aged.<sup>28</sup>

The couple had at least three children, with the known ones being Vevst Sorn Peter (born about 1885, and known as 'Peter'), Karoline Margrethe Hansine (born 23 April 1887) and Ingeborg Marie Kristine (born 23 April 1888).<sup>29</sup>

In 1917, when the 'Alien Register' was filled out, Gordius described himself as a dairy farmer, while Ingeborg gave her occupation as 'domestic duties'. At that time they had been living in New Zealand for 22 years, and had been naturalised as British subjects.<sup>30</sup> The Wellington Land Transfer office records also lists G.P. Maegaard as having had land transferred to him at some point, that had the certificate of title reference "Volume 5 Folio 825".<sup>31</sup> This has not been researched further, other than to note that it was probably a CT from the early 1870s.

Certificate of Title WN33/130 indicates that the property was passed on to the couple's son, Peter Maegaard in early 1919. He was described as a builder of Halcombe.

Ingeborg died at her home in Tokorangi Road, aged 66, "*after a long and painful illness*" on 9 July 1924. She was survived by her son Peter and two daughters, Mrs I.M.K. Kenny (of Kaeo) and Mrs K.M.H. Jefferson (of Paeroa). Then on 5 September 1925, her daughter-in-law, Mary White Maegaard, aged 42, also of Tokorangi Road, also died at a private hospital after a short illness.<sup>32</sup>

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<sup>24</sup> Births, Deaths & Marriages online: <https://www.bdmonline.dia.govt.nz/> : Death ref: 1894/1505; Manawatu District Council, Cemetery Search: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search)

<sup>25</sup> Note that some references say they arrived in 1895, but the date they purchased this property was 1894.

<sup>26</sup> *Manawatu Standard*, 24 May 1932 p. 6(7); 'Gordius Peter Maegaard, in ourtree.dk: <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166053>

<sup>27</sup> *Manawatu Times*, 10 July 1924, p. 2

<sup>28</sup> Ourtree.dk: 'Wefst Peter Maegaard': <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166038> ; See also: <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166039> (mother); and <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166053> (G.P. Maegaard)

<sup>29</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Death Regos: 1967/46250, 1977/32718, 1974/34759; Ingeborg M.K. Kenney: Billiongraves: <https://billiongraves.com/grave/Ingeborg-Marie-Kristine-Maegaard-Kenney/23698583> Note that the differing spellings of the names of Vevst Sorn Peter Maegaard and his grandfather Wevst Peter Maegaard, could reflect phonetics, but the matter was not researched

<sup>30</sup> *New Zealand Department of Internal Affairs: Register of Aliens, 1917* (Wellington, c1918), p. 213

<sup>31</sup> NZ Land Transfer Office: This copy in <http://www.nzpictures.co.nz/pandoraresearchANZ-LTOW-299-67-M.pdf> (page 7 of 120)

<sup>32</sup> *Manawatu Standard*, 10 July 1924, p. 1(1); *Manawatu Times*, 10 July 1924, p. 2; 7 September 1925, p. 1; & 8 September 1925, p. 3



Gordius Peter Maegaard died aged 85 on 20 May 1932, at his son's Feilding home, after a brief illness. At that time he was considered one of Halcombe's oldest residents – having lived there “for the past forty years”. He is buried with his wife at Halcombe Cemetery.<sup>33</sup>

It is not clear who lived in the house for much of the time that Peter Maegaard owned it. He had married his first wife, Mary White Glenn, in 1912, and she died in 1925. He then married Rita Dorothy Bismark in 1929, and by 1932, when his father (G.P. Maegaard) died, Peter and Rita Maegaard were living in Feilding. Peter Maegaard, along with business partner George C. Lord, were contractors who were “responsible for the construction of many bridges and buildings which stand today (i.e. 1941) in testimony” to their workmanship.<sup>34</sup> One surviving thing they were responsible for constructing, is the Hitchman's Corner Pioneers' Memorial water trough that was unveiled in 1939 at the intersection of Kimbolton and Colyton Roads.<sup>35</sup>

### Subsequent Owners

Peter Maegaard, then aged about 66, sold the property in about January 1951, to Norman Thomas Prior, who was described as a farmer of Halcombe. His wife, Myrtle Barbara Prior, died on 2<sup>nd</sup> March 1961, aged 52. The couple's headstone at Halcombe Cemetery describes her as “A patient sufferer at rest.” Her husband had sold the property well before his death on 23<sup>rd</sup> October 1990, aged 85 years.<sup>36</sup>

The next owner, from mid-1972, was Henry Allan Goodwin, a retired schoolteacher of Feilding. He died on 14 September 1989, aged 82 years, also long after his departure from the house.<sup>37</sup>

He had parted with the house after only about six months – the new owner being Graham George Hamilton, a County employee of Taihape.<sup>38</sup> This purchase was entered onto the certificate of title on 29 January 1973.

Just over a year later, the property was sold to Lawrence William Goldfinch, a Feilding contractor, and his wife Simone Sylvia Mary Goldfinch – the transaction being entered on 5 April 1974. Then in 1980, the property was transferred into the name of Simone Sylvia Mary Goldfinch alone. This transaction was entered onto the certificate of title on 15 May 1980.

The house was then subdivided out of the property during 1980 while in the ownership of Simone Sylvia Mary Goldfinch. The property size accordingly dropped from 2.2662 hectares, to approximately 810 square metres. It was then sold later the same year to Alexander Ivan Taylor, of Halcombe and his wife Sylvia Taylor. Then in 1986 the property was transferred into the name of Sylvia Taylor alone, still of Halcombe. Alexander Ivan Taylor, a market gardener, died on 15 March 1987, aged 83 years.<sup>39</sup>

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<sup>33</sup> *Manawatu Standard*, 20 May 1932, p. 1(2) & 24 May 1932 p. 6(7)

<sup>34</sup> *Manawatu Standard*, 26 November 1941, p. 5

<sup>35</sup> *Manawatu Standard*, 21 December 1939, p. 4. See also Manawatu District Council Heritage File No. O11: Hitchmans' Corner Pioneers' Memorial water trough

<sup>36</sup> Manawatu District Council: Cemetery Search: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search) (Search their names)

<sup>37</sup> Palmerston North City Council: Cemetery Search: <https://www.pncc.govt.nz/services/cemetery-and-cremation-search/warrant/?id=40539>

<sup>38</sup> He is possibly the Horowhenua man of that name who passed away on 30 August 2018, aged 72 years. (*Dominion-Post*: 31 August 2018 – and also: <https://www.neighbourly.co.nz/public/death-notice/message/49984182> ). Although there is no certainty that there were not two men with the same full names, the following from the *Dominion-Post* of 5 November 2013, applies to this deceased man and references the time frame when the house was in the ownership of ‘a man named Graham George Hamilton’: <http://www.stuff.co.nz/dominion-post/news/hutt-valley/9361881/Market-employee-has-tax-fraud-convictions> )

<sup>39</sup> Palmerston North City Council: Cemetery Search: <https://www.pncc.govt.nz/services/cemetery-and-cremation-search/warrant/?id=39672>

In 1989, the property was transferred into the names of Robert Andrew Nicholson and Dorreen Ruth Nicholson, of Levin. Robert died at Palmerston North on 9 August 1992, aged 71.<sup>40</sup> It is not apparent as to whether they were living at the Halcombe house at that time. It was then sold again, with Dorreen Nicholson subsequently dying on 6 December 2008, aged about 84.<sup>41</sup>

The house was next transferred into the name of the present owner, the qv.co.nz website giving the date as 24 May 1993.<sup>42</sup>

## ARCHITECTURAL DESCRIPTION

The following description is based a visual only inspection from the road. No plans of the building have been sighted and the interior of the cottage was not inspected.

### Planning, style, construction

The one and a half storey timber framed cottage has a symmetrical street elevation with windows either side of a central front door, consistent with the Victorian Georgian box cottage style. The uneven pitched salt box roof is clad with corrugated steel while It has rusticated weatherboards to the street elevation and shiplap to the side elevations. A verandah wraps around the west and north elevations that has simple brackets to posts and a, likely non-original, cast iron valence to the front entry. Windows to the street front are six pane per sash double hung windows while the door is panelled and glazed with coloured glass. There is a substantial brick chimney to the south elevation.

It is presumed that the original plan form of the building was rectangular however it appears that the house has had extensive additions and modifications to the rear. There is a large garage on the north west corner of the section. The cottage has a small garden with a picket fence on the street boundary.

### Style background

The Victorian Georgian box cottage usually had a central corridor and rooms either side and was a vernacular carpenter response to limited budget accommodation, using readily available materials, based on an English Georgian rural cottage. Cottages could be increased in size by adding lean-tos 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 saltbox version of the cottage had an unevenly pitched roof, with the roof towards the street of a higher pitch than the rear.

### Setting

The front elevation of the cottage faces west, addressing Tokorangi Road. It has a small, densely planted colonial styled garden to the front with large trees around the perimeter of the suburban-sized section. There is a house to the immediate south and several other neighbouring houses several hundred metres away. The wider environment is mostly open, rolling farmland near to the village of Halcombe.

## SUMMARY OF HERITAGE VALUES

Tawyll has **low to high local** significance for **architectural, representivity, rarity, authenticity, people, pattern** and **educational** heritage values.

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<sup>40</sup> Palmerston North City Council: Cemetery Search: <https://www.pncc.govt.nz/services/cemetery-and-cremation-search/warrant/?id=41350>

<sup>41</sup> Births, Deaths & Marriage online: <https://www.bdmonline.dia.govt.nz/> : Death Ref: 2008/30153

<sup>42</sup> QV.co.nz – details for this property: <https://www.qv.co.nz/property/198-tokorangi-road-halcombe-4779/803906>

The cottage has **moderate architectural** and **moderate representivity** values as an example of the Victorian Georgian salt box cottage style. As this is a common, early style of cottage throughout New Zealand the house has **low rarity** values. The building is not part of a group.

The exterior of the cottage appears to have been modified significantly such that it has **low authenticity**.

The cottage has **moderate historic people** values in its association over a period of 68 years with its first owners who were early German/Polish and Danish immigrant families. Locally the house has **high pattern** values in its historical association with Polish, German and Danish immigrants in the Manawatu area generally and Halcombe in particular.

Given the range and levels of heritage values, Tawyll has **moderate education** values as it can contribute to an understanding of early settlement patterns in Halcombe and early immigrant architecture.

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Ourtree.dk: G.P. Maegaard: <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166053> ; his father: <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166038> ; & his mother: <http://www.ourtree.dk/web/familytree/ancestor.php?ancid=166039>  
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QV.co.nz: <https://www.qv.co.nz/property/198-tokorangi-road-halcombe-4779/803906>  
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Wikitree.com: (1) Herman August Behrendt: <https://www.wikitree.com/wiki/Behrendt-114> ; (2) Johann Behrendt: <https://www.wikitree.com/wiki/Behrendt-138> ; (3) Juliane Behrendt: <https://www.wikitree.com/wiki/Unknown-448181>

### Other Sources

Historic Places Manawatu-Horowhenua Inc. File No. 30-025 on this property (held at Te Manawa, Palmerston North)

Manawatu District Council: Certificates of Title; MDC Heritage File No. O11: Hitchmans' Corner  
Pioneers' Memorial water trough



## IMAGES

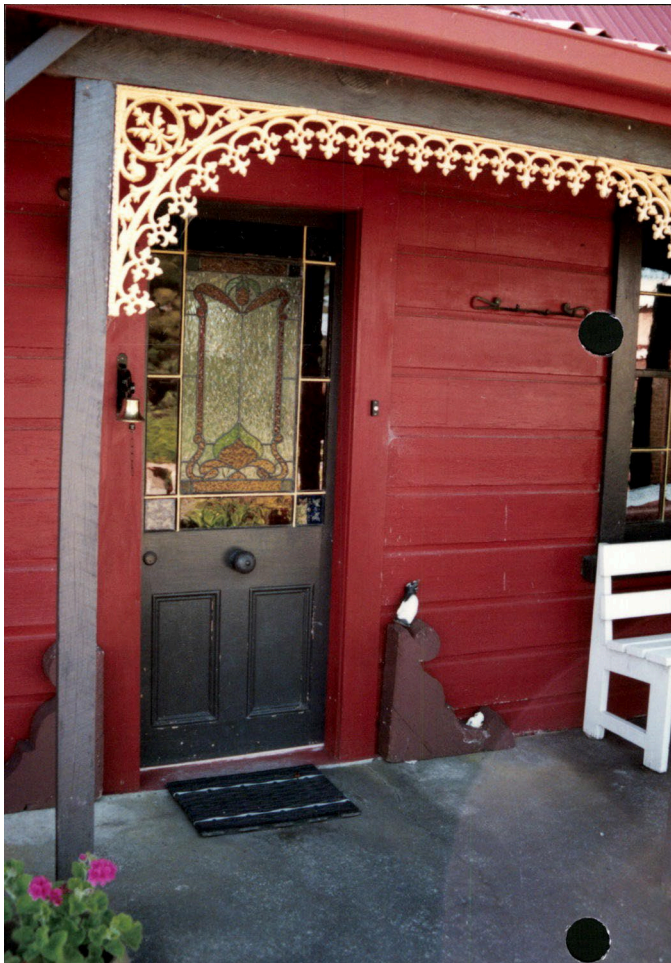
### Images



'Tawyll' during the Nicholsons' ownership. (Photo: M. Bazzard, January 1992, HPT – This copy: Historic Places Manawatu-Horowhenua Inc. File No. 30-025 on this property [held at Te Manawa, Palmerston North]). Note that the holes in these photos were unfortunately inserted into them at some point, to keep them in place in File No. 30-025.



'Tawyll' during the Nicholsons' ownership. (Photo: M. Bazzard, January 1992, HPT – This copy: Historic Places Manawatu-Horowhenua Inc. File No. 30-025 on this property [held at Te Manawa, Palmerston North])



'Tawyll' during the Nicholsons' ownership. (Photo: M. Bazzard, January 1992, HPT – This copy: Historic Places Manawatu-Horowhenua Inc. File No. 30-025 on this property [held at Te Manawa, Palmerston North])





This photo shows the house at right in about 1987, during the Goldfinch ownership, with the houses of Halcombe on the hill in the background. (Source: B.G.R. Saunders, *Manawatu's Old Buildings* [Palmerston North, 1987], p. 24)



The house tucked away behind the trees, in a Google Street View photo dated May 2015





A Manawatu District Council satellite photo of the house section and the surrounding buildings – January 2016.



A Manawatu District Council satellite photo of the original farm and the house section – January 2016.



The Behrendt/Behrent grave at Halcombe Cemetery: <https://billiongraves.com/grave/Johan-Behrent/19053105?referrer=myheritage>



## Natusch House, 34 Lees Road, Feilding



**Architect:** Likely to have been designed by C T Natusch

**Construction date:** ca 1905/08

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

**Architectural style:** Edwardian English Domestic Revival

**Use/building type:** Residential

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

**Heritage New Zealand listing:**

**Proposed category:** B

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

#### Outline history

The house was designed circa 1905 to 1908 for Leslie St George Gorton, second son of Colonel Edward Gorton and brother of Norman B St George Gorton for whom Charles Tilleard Natusch designed Mahoe. He married Miss Millicent Edwin, daughter of Captain Edwin RN, in February 1907<sup>2</sup>.

In the same year the Feilding Star reported:

*"Our readers will be interested in the fact that Mr Leslie Gorton is about to be taken into partnership in the firm of Gorton and Son, stock and station agents and auctioneers. There are few more popular men than Mr Leslie Gorton, who has made a host of friends throughout the district by his business acumen and courteous demeanour to everyone, and we feel sure we are expressing the general desire in wishing his success and prosperity in the responsible position he is taking up<sup>3</sup>".*

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

<sup>2</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=NZH19070222.2.76>

<sup>3</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=MS19070425.2.19>

In 1912 the Feilding Star noted that he was a licensed auctioneer<sup>4</sup>.

Leslie Gorton served in WWI, and his service number was 83219<sup>5</sup>. His war service record lists his occupation as accountant.

He died on 28 November 1954 and is buried at the Kelvin Grove Cemetery<sup>6</sup>. His address was noted as being Lees Line Feilding on the cemetery record.

### 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 in the early 20<sup>th</sup> century when Norman and Leslie Gorton joined the firm. In 1916 the firm was sold to Levin and Co, which 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. After several name changes and three generations, the last being Judd, Fenwick, Natusch Partnership, which was dissolved in 2011.

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 I, 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 I, only the Wellington and Napier offices were kept open for the busy commercial development period of the 1920's and the rebuilding of Napier following the 1931 earthquake. The firm received many domestic commissions from the farming community which favoured its Elizabethan style. It's well known houses include Bushy Park (Kaiwi), Gwavas (Tikokino), Matapiro (Napier), Maungaraupi (Marton) and Wharerata (Massey University).

### ARCHITECTURAL DESCRIPTION

The two storeyed house is designed in the Edwardian English Domestic Revival style, 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

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<sup>4</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=FS19120125.2.13.2>

<sup>5</sup> <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C143696>

<sup>6</sup> <http://www.pncc.govt.nz/services/onlineservices/cemetery-and-cremation-detail/?id=27450>

possibilities of this period wished to find a purely English style without looking to other countries for inspiration while also fulfilling a continuing desire for the picturesque of the Gothic movement.

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

The house has an 'L' shaped plan which is expressed in a principal gable extending north-south with a secondary, jetteyed gable at right angles on the south-east corner facing east. A verandah extends the length of the east elevation, which is glazed below the gable with the remainder being open. Today the verandah has a lean-to roof but is shown in an original plan as having triple gables over the open section of the verandah. The southern verandah gable marked the main front entry in the centre of the east elevation. All gables have half timbering.

A minor gable matching that facing east extends to the south and is also jetteyed, while there are cement sheet clad lean-tos at the rear and one to the south which houses a garage. Original drawings show that a small flat roofed west extension with a north facing door was proposed which supported water tanks. It is not known whether the original extension has been extended further and reclad or the existing extension is new. The remainder of the house has shiplap weatherboards. Roofing is corrugated steel and two chimneys protrude from the ridge of the house. Based on the original drawings they appear to have been lowered and decorative elements have been removed.

Windows are double hung sash with most top sashes having triple panes. Bay windows project from the ground floor north and south elevations and a triangular shaped bay extends over the front door.

The interior of the house was not inspected and only a first floor plan of the house is available. This shows two large bedrooms with fireplaces facing east and two small bedrooms, one facing north and the other facing south. There is a dressing room between the large bedrooms facing east and a bathroom between the large and small bedrooms to the south. Stairs are located in the centre of the western half of the house leading to corridors either side giving access to the bedrooms and bathroom.

The house is located on a small hill and is set within farmland overlooking Feilding to the north east. The house is parallel with the road but is hidden from it with large trees and other vegetation. The driveway to the house is marked by sharp pointed picket fencing either side which leads to an 'L' shaped driveway also through large trees. The house is set amongst expansive lawns with gardens to the west between the house and 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 June 2021.

## SUMMARY OF HERITAGE VALUES

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

The house has **high architectural** and **representative** values as an ideal example of the Edwardian English Domestic Revival style in the Manawatu that is consistent with the primary characteristics of the style including informality of planning, asymmetry, prominent gables, half timbering, (original) tall chimneys and bay windows.

Most houses of this style were designed in the late Edwardian and Inter War periods. Therefore, as this is an early example of the style, the house also has **high rarity** values.

The house has **moderate** levels of **authenticity**, with lean-tos added to the west and south and possible removal of gables to the verandah and chimney tops.

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. It also has **group** values with another local house designed by Natusch for Leslie Gorton's brother, which was named Mahoe.

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 which continues today.

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

## SOURCES

Former NZHPT Manawatu Branch Committee file

## St Dominic's Centre – 35 Campbell Road, Feilding



**Architect:** Unknown

**Construction date:** circa 1880

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

**Architectural style:** Victorian Italianate

**Use/building type:** Residential

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

**Heritage New Zealand listing:**

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

The house was built for Charles Bull circa 1880 and his family lived in it until 1935. Bull was one of the earliest settlers in the Aorangi area, which was organized through the Emigrants' and Colonists' Aid Corporation. Settlement was encouraged with the opening up of the railway between Palmerston North and Feilding. Bull developed a 400 hectare farm much of which was purchased by the crown under the terms of the Land for Settlements Act 1892. However, Bull retained his home and its immediate surroundings, Section 14. He died in 1925.

Subsequent owners have included a plumber, M Kyle and, from 1953 until 1989, it was used as St Dominic's school for the deaf. Since 1991, it has been used as a residential recovery centre for mental health.

### ARCHITECTURAL DESCRIPTION

The two storeyed house is designed in the Victorian Italianate style. The Italianate style was influenced by the picturesque movement and was popular from the early 1850s in New Zealand. The Italianate style was first made popular particularly for large English residential buildings from the early 1800s with Cronkhill, the first building in the style, designed by architect, John Nash. Sir Charles Barry was



another significant architect who championed the style. Pattern books were influential in the spread of the style with Englishman Charles Parker's *Villa Rustica*, style books by Andrew Jackson Downing, and American Calvert Vaux's *Villas and Cottages*. Prince Albert also encouraged the style when he assisted in Thomas Cubitt's design for his house on the Isle of Wight, Osborne. Many of the larger houses in the style were designed with arcaded porticos, which were quickly adapted into the ubiquitous verandah in Australasia. The development of the bay villa style in New Zealand was largely a modest interpretation by speculative builders of the Italianate style but which combined the 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.

Typical Italianate style buildings used classical details such as hipped roofs usually at a low pitch, towers, bay windows that were usually faceted, grouped openings, modillions under eaves, pilasters, colonnaded logia, segmented or round arched openings, rusticated weatherboards, and asymmetry of building forms.

Photographs of the house in the 1880s show a simple rectangular two storey hipped and gabled roofed house with entry portico facing south east and a single storey hipped roof extension to the north west. The current bay window with six tall windows is also visible. By 1910 a photo shows the portico having been replaced with a new entrance facing south west with balustrading above and a symmetrical hipped and gabled roof extension, understood to be a billiard room, further to the south east.

Today the billiard room has had further modifications, with a faceted extension, which was used as a chapel when the house was a school for the deaf. Additions made by the school or later include those on the north west corner and along the north east side and are both single and two storeyed.

The house is joined to the remainder of the complex by a covered walkway.

The house is constructed with a timber frame and has rusticated weatherboards and timber joinery. Original windows are double hung sash. Roofing is corrugated steel. Decorative elements include simple gable screens, modillions under eaves, and turned balustrading above the entry. Upper windows and those on the ground floor north west extension are segmental arches.

The house is set back from the road boundary with the entry denoted by a low concrete block wall with tall trees either side framing a view of the house. The house is one of a number of buildings within the campus, which has extensive lawns and some large trees and small shrubs along road edges and the site boundaries. Beyond the campus is open farmland.

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 house has **moderate to high local** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural** and **representative** values as an example of the Victorian Italianate style in the Manawatu that is consistent with most of the primary characteristics of the style including low pitched hipped roofs, bay windows, grouped openings, modillions under eaves, pilasters, (originally) a loggia, segmented arched openings, rusticated weatherboards, and asymmetry of building forms.

There are few of this style of house in the Manawatu, therefore, the house has **high rarity** values.

The house has **low to moderate** levels of **authenticity**, with extensive additions to the north-west, north-east and south-east and a walkway connecting the house to other buildings on the campus.

The house has **moderate associative** values with the Charles Bull family, who built the house and lived in it for over 50 years. As an early settler and successful farmer, the house is also associated **moderately** with the **pattern** of growth and development of the Manawatu and Rangitikei regions based largely on the success of sheep and cattle farming which continues today. The house has had an **association**, which housed St Dominic's school for the deaf for 36 years.

The house also has **moderate pattern** values as one of a number of large rural houses scattered throughout the Manawatu built between the later 19<sup>th</sup> and early 20<sup>th</sup> centuries indicating the successful and profitable ownership and management of expansive farms, many of which have continued to be owned by the same families over many years.

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

## SOURCES

Former NZHPT Manawatu Branch Committee file

## DUNCAN HOMESTEAD – 29 Greenaway Road, Rongotea



**Architect:** Benjamin Woolfield Mountfort

**Construction date:** 1891

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

**Architectural style:** Victorian Rustic Gothic

**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>

#### Outline history

The house was designed in 1891 for Isaac Greenaway after whom the road is named. Greenaway moved back to Australia in the early part of the 20<sup>th</sup> century having owned substantial landholdings in the Manawatu including part of the Oroua Downs estate. The Duncan family purchased the house in approximately 1920. The conservatory, garage, office, and first floor verandah have been additions made since its first construction.

#### Architect

Architect: Benjamin Woolfield Mountfort (1825-1898)<sup>2</sup>. Benjamin Woolfield Mountfort was born on 13 March 1825 in Birmingham, England, the eldest child of Thomas Mountfort and Susanna Wale Woolfield. He grew up in Birmingham and in 1844 was articled to the architect Richard Cromwell

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

<sup>2</sup> Lochhead, Ian, J., 'Mountfort, Benjamin Woolfield', *from the Dictionary of New Zealand Biography*, Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012.  
<http://www.TeAra.govt.nz/en/biographies/1m57/mountfort-benjamin-woolfield>, sighted 23 August 2013.

Carpenter of London. Carpenter was an influential Gothic Revival church architect. Mountfort's lifelong devotion to the Gothic style and his adherence to ecclesiological principles are directly attributable to his training with Carpenter. By 1848 he was practicing on his own account in London. Mountfort married Emily Elizabeth Newman in Chelsea in 1850 and they were both part of the first group of Canterbury Association settlers arriving in Lyttelton on board the Charlotte Jane on 16 December 1850.

Mountfort's architectural career started immediately with his first but unsuccessful major commission for the Church of the Most Holy Trinity, Lyttelton (1853). He designed churches for Kaiapoi, St. Bartholomew's (1855) and in Halswell, St. Mary's (1863). By 1857 Mountfort was in partnership with his brother-in-law Isaac Luck (the partnership ended in 1864) and in that year they became architects to the province of Canterbury. They were responsible for the design of the Canterbury Provincial Council Buildings, erected in three stages between 1858 and 1865. The stone chamber was regarded as the finest example of High Victorian Gothic architecture in New Zealand.

Mountfort was appointed supervising architect of the Christ Church Cathedral in 1873, a position he held for the rest of his career; his designs for the Canterbury Museum, built in stages between 1869 and 1882, and for Canterbury College, including the clock tower block (1877) and the Great Hall 1882, provided Christchurch with a group of Gothic Revival public buildings unrivalled elsewhere in the country. Add to these the designs for Holy Trinity Church, Avonside (1876), St. Paul's, Papanui (1877) and Trinity Congregational Church (1874), Mountfort became known as New Zealand's foremost church architect. Of his timber churches, St. Mary's, Parnell, Auckland, (1887-1898) marked the culmination of his practice as an ecclesiastical architect.

Mountfort's buildings played a major part in establishing the architectural character of Christchurch and gave permanent visual expression to the social and religious ideals of the Canterbury Association. Among New Zealand architects of the nineteenth century few can equal his dedication to his profession, and none can surpass the standards of design he maintained during a career of fifty years.

## ARCHITECTURAL DESCRIPTION

### Planning

The two storeyed timber framed house has an 'L' shaped floor plan with double gable facing the north with a gable at right angles extending the length of the house. A verandah wraps around the north east corner of the house between the central gable and an added conservatory on the east elevation. The rear has a wide lean-to and there is another verandah to the west.

The interior ground floor comprises living, dining, kitchen and service areas with a timber central staircase lit through a skylight with patterned leadlight. The upper floor has bedrooms, dressing and bathrooms. Clear coated and painted timber panelling, architraves and skirting are used throughout the interior.

Recent interior alterations have been designed by Wellington architect Nick Bevin.

No plans of the building have been sighted.

### Style

The house is designed in a simplified form of Gothic, termed Rustic Gothic, but with the essential Gothic characteristics of prominent steep gables, bay and oriel windows, and picturesque irregular massing. The strapwork under the eaves is a simplified version of ornate decoration resembling leather straps common in Jacobean and Elizabethan architecture. The use of verandah is a Colonial adaptation of the English style to take account of a more hospitable climate.

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 Laux's *Villas and Cottages*.

The style, sometimes referred to as rural Gothic, is usually employed on free-standing houses and in rural areas evoking the picturesque qualities of rural England.

### Construction and materials

The house is clad with rusticated timber weatherboards and it has joinery of four planed double hung sash windows with or without hoods, French doors and the main door is six panelled and has 12 paned sidelights and toplights. The lower bay window has leaded toplights. The entry is accentuated by ornate brackets with triangular shaped corbels either side while the verandah posts have ox-tongue chamfers. The upper bay to the north elevation is clad with timber shingles.

### Setting

The house is accessed from the Greenaway Road by a wide semi-circular drive and is set within extensive lawn areas. There are single large specimen trees around the property with fruit trees to the rear and hedges on the eastern boundary. A tennis court is located between the house and hedging. Beyond the lawn are paddocks with a ha ha dividing the two.

### 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** values as a unique interpretation of a popular 19<sup>th</sup> residential Gothic style, which has little of the characteristic decoration but maintains the essential forms, planning, and materials of the style.

The house has **moderate rarity** values as one of two houses in the Manawatu known to have been designed by the highly regarded Canterbury architect. With a number of his houses demolished in Canterbury, Mountfort design houses have become less common.

The house has **moderate representivity** values as a large, late Victorian, two storey, timber-framed house, of which there are many in the Manawatu District.

The house has **moderate authenticity** with the rear lean-to and conservatory added while there have been some interior modifications.

The house has **moderate associative** values with the Greenaway and Duncan **families**, with the latter having owned the house for over 90 years. It is also associated with Canterbury's most highly regarded 19<sup>th</sup> century architect, B. W. Mountfort, whose Gothic styled buildings helped establish Christchurch as the internationally pre-eminent Victorian Gothic city.

The house has **moderate pattern** values as one of a number of large rural houses scattered throughout the Manawatu built between the later 19<sup>th</sup> and early 20<sup>th</sup> centuries indicating the successful and profitable ownership and management of expansive farms, many of which have continued to be owned by the same families over many years.

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

#### **SOURCES**

Pers. Com. Mr Duncan

Former NZHPT Manawatu Branch Committee files



## Ashdene – 1385 Cheltenham-Huntermville Road, Waituna West



**Architect:** Unknown

**Construction date:** 1908

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

**Architectural style:** Edwardian Queen Anne

**Use/building type:** House

**Date and Compiler:** Ian Bowman, 2015, Val Burr 2019

**Heritage New Zealand listing:** -

**Proposed ranking:** B

### PHYSICAL AND SOCIAL HISTORY

The Manawatu Branch Committee of the NZ Historic Places Trust file records some details of early history of Ashdene. This information appears to have been the result of a telephone conversation between David Guylee (who still owns the property) and the late Jim Lundy, of the aforementioned Branch Committee. This conversation took place on 11 March 1980.

‘Ashdene’ – which means ‘ash tree in a hollow’ - has been occupied by generations of Guylee family members. Lundy’s report records that Mr Guylee had stated that the house’s architect was unknown; however, there have been suggestions that it resembled a Natusch design. Evidently the original owner, Joseph Guylee, had based its design on the family home in England. Built in 1908, it was the third house on the property - succeeding the original whare, followed by a small lean-to cottage. However, ‘Ashdene’ was never actually completed. It had originally been intended to be about twice its present size, with the ‘right’ side of the house having originally been planned to have been extended outwards. In its present form, it is reputed to be about 6,500 square feet in size.<sup>1</sup> It is noteworthy that the book *Makino Memories* (p. 130) states that the present house was built between

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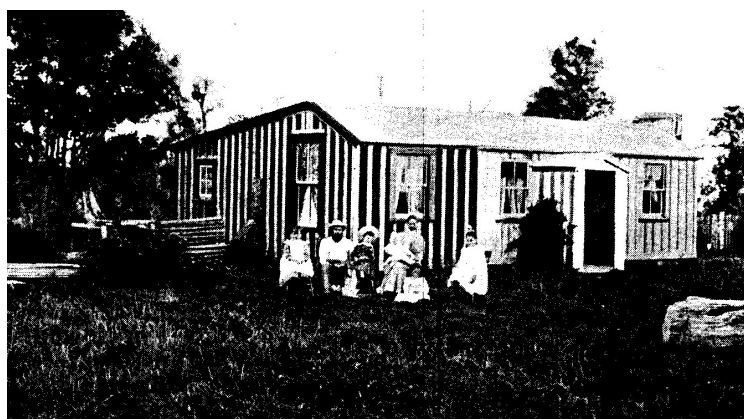
<sup>1</sup> Manawatu District Council (MDC): Building Permit records – RH17 ‘Ashdene’, 1385 Cheltenham-Huntermville Rd.

1905 and 1907, and that it was an addition to the second house, rather than a complete replacement of that house.<sup>2</sup>

The house *“has a very perpendicular emphasis, enhanced by the vertical boarding and the 2<sup>nd</sup> storey.”* It has an iron roof with a straight gable, and the timber cladding is rusticated. The sash windows are of an unusual design, and are generally in sets of two or three. It was also very dark inside, with high ceilings and dark timber panelling. The house was built of native timbers, and most was hand-dressed. A Mr Sporle, an apprentice, made all the doors and fitted them into the house. The house once had a balcony, but this had been removed, and at the time Lundy’s report was compiled in 1980, the roof was leaking in the location where the balcony had been. At this time the house was looking a bit run down and in need of a repaint, and the old (1980s) photos included in this report seem to reflect this.<sup>3</sup>



**Figure 1** (Source: An unidentified book page in HP Manawatu-Horowhenua Inc. File: 310003, this copy from the Manawatu District Council file on this house)



**Figure 2** The first home at Ashdene around 1900, with five of the couple’s seven children present. (Source: An unidentified book page in HP Manawatu-Horowhenua Inc. File: 310003, this copy from the Manawatu District Council file on this house)

### Joseph Guylee

The original owner of the house, Joseph Guylee, had been a school teacher before becoming a farmer. He was born on 30 June 1859 at Caythorpe, Hough-on-the-Hill, Lincolnshire, England. He had then arrived in New Zealand in January 1880, and on 10 January 1881 he was appointed as the teacher at Makino Road School. His obituary states that his health and his hearing (or presumably declining

<sup>2</sup> Robyn Corpe & Ngaire Stantiall, *Makino Memories* (Feilding, 2001), p. 130

<sup>3</sup> MDC: Building Permit records – RH17 ‘Ashdene’, 1385 Cheltenham-Hunterville Rd.

hearing) eventually led to his decision to take up farming – although he taught at the school until 1891, well after the ‘Ashdene’ farmland had been purchased.<sup>4</sup>

Guylee married Elizabeth Sarah Diamond on 9 January 1890<sup>5</sup>. She was the daughter of James Henry and Mary Diamond, and this couple helped with clearing the bush and establishing the new farm. James Diamond, who had been born in Tasmania, had emigrated to New Zealand with his family in the 1870s, with their last child, William Martin Hayes Diamond being born in New Zealand in 1875.<sup>6</sup>

Elizabeth Diamond had been a successful pupil at the Feilding State School, and in 1884 she became a pupil teacher at Makino Road School with her future husband as her teacher. She eventually resigned from this position when the couple married. They moved to Ashdene in 1892, initially living in a whare there until the first house was built.<sup>7</sup> They went on to have seven children: Muriel (1891), Marjorie (1893), Kathleen (1895), Norman (1897), Mildred (1899), Beryl (1901) and Howard (1905)<sup>8</sup>, prior to the construction of the present house.

An unsourced article written in about 1959 by Howard Guylee, gives an overview of the ‘Ashdene’ property’s history:

*“At Waituna West, 15 miles north of Feilding on the Main Highway between this town and Hunterville and Taihape, is Ashdene, a property taken up by the late Joseph Guylee in 1888. The present area of 320 acres, which was all in native bush, is now wholly cleared and in grass pasture – except for a four-acre reserve. Apart from a few small gullies, the farm is rolling country very suitable for fat lamb and wool production and the grazing of cattle, which are its functions today.*

*“The 71-year ownership of Ashdene began with the success of Joseph Guylee – then a school-teacher – in a Crown Lands ballot at Marton on July 27<sup>th</sup>, 1888, when he drew a 200-acre section of the West Waitapu Block. Soon afterwards, he purchased the adjoining 120 acres to complete the present holding. The first woman to reside in the West Waitapu Block was Mrs Elizabeth Guylee, who died in 1954, having lived there for the whole period and being at the time of her death the last of the original settlers of her generation still residing at Waituna West - the name given to the West Waitapu area. Bushfelling and clearing of the land took several years, and was done by Mr Guylee, local workers, and Mrs Guylee’s father, James Diamond.*

*“Mr and Mrs Guylee raised a family of five daughters and two sons (all of whom are living) amidst all the vicissitudes and trials of early settlement life. Difficulties of access, lack of transport and bush fires were some of the troubles of the Guylee family. Timber for the first buildings on the property was actually carried manually across the Waituna stream by Mr Guylee and Mr Diamond, then sledged some three miles to Ashdene. The present house was erected in 1908 and took the place of the original house of two rooms.*

*“The elder son, Norman Guylee, managed the property from his father’s death in 1936 until 1954, when he retired. The farm was then purchased by the younger son, Howard Guylee, the present owner, who has one son, David, to carry on the name. Ashdene is in good heart and a fitting monument to the work of a pioneering family.”<sup>9</sup>*

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<sup>4</sup> *Wanganui Chronicle*, 29 March 1882, p. 2, 3 April 1882, p. 3, & 11 July 1889, p. 2; *Manawatu Standard*, 16 January 1936, p. 4(2); Corpe & Stantiall, pp. 123, 127, 130

<sup>5</sup> NZ BDM online marriages: <https://www.bdmonline.dia.govt.nz/> : 1890/228

<sup>6</sup> *Manawatu Times*, 17 March 1924, p. 2; *Feilding Star*, 14 March 1904, p. 2; NZ BDM online births: <https://www.bdmonline.dia.govt.nz/> : 1875/8466

<sup>7</sup> *Feilding Star*, 20 January 1883, p. 3 & 9 October 1884, p. 2; *Wanganui Herald*, 27 July 1886, p. 2; Corpe & Stantiall, p. 123

<sup>8</sup> Source – births listed in MDC: Building Permit records – RH17 ‘Ashdene’, 1385 Cheltenham-Hunterville Rd.

<sup>9</sup> HP Manawatu-Horowhenua Inc. File: 310003, this copy from the Manawatu District Council file on this house

Joseph Guylee died on 13 January 1936, aged 76 years; and Elizabeth Sarah Guylee died on 6 May 1954, aged 85 years.<sup>10</sup> They are buried together at the Waituna West Cemetery.<sup>11</sup>

The current Certificate of Title, WN52/174 was issued on 27 August 1889 to Joseph Guylee. This CT covered Guylee's aforementioned 200-acre portion of the property. In 1936, it was transferred to Joseph's widow Elizabeth Sarah Guylee, and the older of her two sons, Norman Guylee, took over running it. Then on 15 July 1953, ownership was transferred jointly into the names of Elizabeth Sarah Guylee and her nephew and solicitor, Maxwell Barltrop.<sup>12</sup> In January 1955 - after Elizabeth's death in 1954 - the property was transferred into Barltrop's name alone as survivor. Then, immediately after that transfer, the property was again transferred – this time to Howard Guylee, the younger son of Joseph and Elizabeth Guylee. He then ran the farm between 1954 and 1976, at which time his son David took it over, and remains its present owner.

Of the two brothers who, in turn, ran the farm between 1936 and 1976 when David took it over, Norman Guylee died on 1 May 1980 aged 83 years, and Howard Guylee died on 10 August 1979 aged 74 years.<sup>13</sup>

A negative of a photo of the house is held in the Alexander Turnbull Library collection that appears to show this house in its heyday. It is a panorama dating to between 1923 and 1928 and it was taken by photographer R.P. Moore. The photo shows the house with gardens, a straight road at the edge, which is lined by tall trees, and with farmland beyond. There are shrubs and flax around grass, with assorted trees behind that. There is an open-topped car parked near the house and a hedgerow at the side of the image. There are also outbuildings in the background, and a tennis court is mentioned.<sup>14</sup>

## ARCHITECTURAL DESIGN

### Planning, style, construction

This large, two storeyed, timber framed house is designed in the Edwardian Queen Anne style. The main entry to the house is in the centre of the south elevation and is marked with a gabled porch. Another door, with a hood is located on the north eastern corner adjacent to a bracketed bay window with leaded coloured glass.

The house has an approximate 'T' shaped plan with a main central gabled wing facing north/south, and a single storey gabled wing facing east which forms the stem of the 'T'. This gable covers a large open verandah which has several doors into the house. There is also a large open single storey gable parallel and to the east of the main wing. There are two secondary gables of different pitch to the upper floor facing west and two facing east, one of which extends over the parallel single storey gabled wing. Under the north gable is a faceted bay over which the gable is cantilevered. Adjacent to this gable is a narrow two storied bay and gable at 45 degrees to the main wing. There are additional two and single storey skillion roofs to the east and west elevations.

Generally the cladding to the ground floor is rusticated weatherboards and board and batten to the upper floor. Bargeboards are plain while the single storey parallel wing has a simple gable screen. Windows are double hung sash with five panes to the upper sash and single pane to the lower sash.

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<sup>10</sup> NZ BDM online deaths: <https://www.bdmonline.dia.govt.nz/>: 1936/15811 & 1954/22001

<sup>11</sup> BillionGraves: <https://billiongraves.com/grave/Joseph-Guylee/19214707>

<sup>12</sup> Maxwell Barltrop (born 1913) was the son of Elizabeth's sister Jane and her husband John Edward Barltrop. Ref: *Nelson Evening Mail*, 28 December 1900, p. 2; and NZ BDM online births: : <https://www.bdmonline.dia.govt.nz/>: 1913/28414

<sup>13</sup> NZ BDM online deaths: <https://www.bdmonline.dia.govt.nz/>: 1979/41058 & 1980/47888

<sup>14</sup> This photo, which was not sighted for this study, has the Reference No. Pan-0542-F, Alexander Turnbull Library: <https://tiaki.natlib.govt.nz/#details=ecatalogue.78703>

The upper floor windows have double panes to the upper sash and single panes to the lower sash. There are chimneys to the south and east gables and the centre of the main ridge.

### Style background

The Victorian/Edwardian Queen Anne style was a revival style of late 17th and 18th century architecture popularised by British architects Richard Norman Shaw and William Eden Nesfield in the 1870's 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 Victorian/Edwardian 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. Details often included flying gables, gable screens, double hung and casement windows, window or door hoods, square and canted bay windows, prominent chimneys, decorative entry porches and exposed eaves. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs.

Single storey versions of the style were typically less decorative.

Art Nouveau inspired lead lights were also common with the style.

### Setting

The house is located in extensive rolling farmland some distance from the main road. It is accessed off a drive with an avenue of large trees. Other farm buildings are located to the north east of the house.

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

### SUMMARY OF HERITAGE VALUES

Ashdene has **low to high local** significance for **physical, historic** and **cultural** heritage values.

The house has **high architectural** and **representivity** values as a good example of the Edwardian Queen Anne style with planning, forms, silhouette, materials and many details characteristic of the style. Being representative of the style and there being a number of houses of a similar style and quality it has **low rarity**.

The house has **low technological** values having been originally constructed of timber from the property.

The exterior appears to have **high authenticity** with little apparent change to the house since it was constructed.

The house has **moderate associative** values with the Guylee Diamond families, who were both early settlers in the district, and which the family still own.

The design and construction of the house has **moderate pattern** values reflecting the growth and development of farming in the Manawatu in the late 19<sup>th</sup> century.



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

## SOURCES

### Printed Sources

Corpe, Robyn, & Stantiall, Ngaire, *Makino Memories* (Feilding, 2001)

Guylee, Howard, 'Ashdene' – section from unknown book (page 113) found in MDC Heritage file RH17 'Ashdene', 1385 Cheltenham-Huntermville Rd.

### Online Sources

Billiongraves: <https://billiongraves.com/grave/Joseph-Guylee/19214707>

Companies Office <https://www.companiesoffice.govt.nz/> (As per footnote)

Manawatu District Council: <http://www.mdc.govt.nz> (District maps)

National Library: Alexander Turnbull Library <https://tiaki.natlib.govt.nz/#details=ecatalogue.78703>

NZ Births, Deaths & Marriages (BDM) online: <https://www.bdmonline.dia.govt.nz/> (As per footnotes)

Papers Past: <https://paperspast.natlib.govt.nz/newspapers> (*Feilding Star*, *Manawatu Standard*, *Manawatu Times*, *Nelson Evening Mail*, *Wanganui Chronicle*, *Wanganui Herald*) - (as per footnotes and text)

### Other Sources

HP Manawatu-Horowhenua Inc. File: 310003. The copy sighted was from the Manawatu District Council file on this house

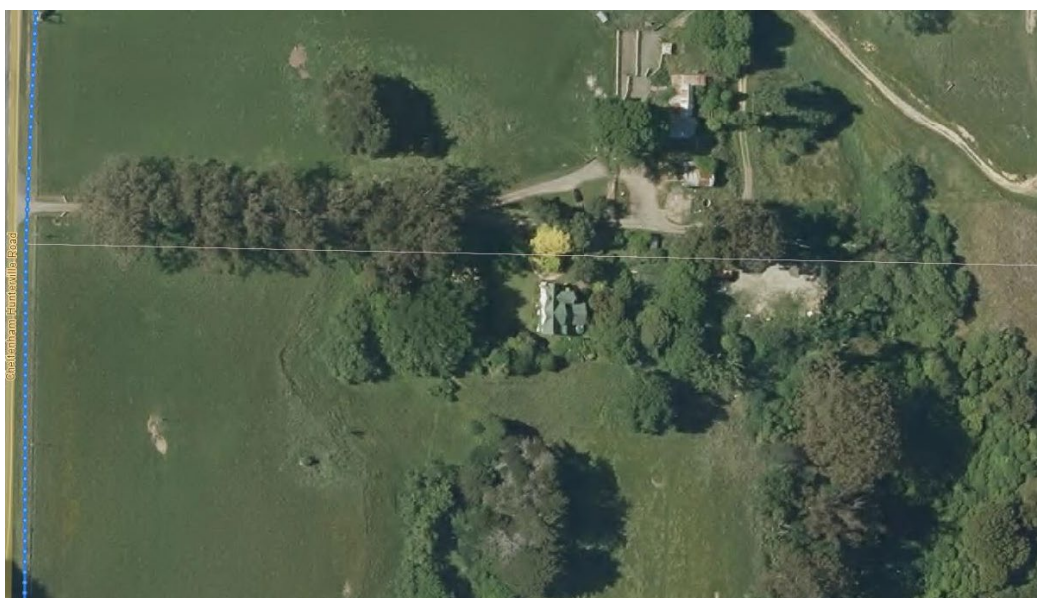
Manawatu District Council: (Building Permit records; Heritage file RH17 'Ashdene', 1385 Cheltenham-Huntermville Rd.; Certificates of Title)



**Figure 3** 'Ashdene' in the 1980s (Source: HP Manawatu-Horowhenua Inc. File: 310003, this copy from the Manawatu District Council file on this house)



**Figure 4** 'Ashdene' in the 1980s (Source: HP Manawatu-Horowhenua Inc. File: 310003, this copy from the Manawatu District Council file on this house)



**Figure 5** 'Ashdene', in relation to the road, as seen from above in January 2016 (Source: Manawatu District Council online map).



## PUKERA – 237 Dunolly Road, Waituna West



**Architect:** not known

**Construction date:** 1895

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

**Architectural style:** Victorian Queen Anne

**Use/building type:** residential

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

**Heritage New Zealand listing:** -

**Proposed ranking:** B

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

The house was built for Mr. John Gemmell following his move from the Hawkes Bay in 1895 at which time he purchased several thousand acres on which he ran short horn cattle and Lincoln sheep. The farm was sold to the McLelland family in 1913 but was sold again in 1916 to the Perry family who owned it until 1974. The Perry family arrived in New Zealand in the 1870s and became well-known locally. The house was subdivided off from the main farm and sold to Mr and Mrs Hart in 1974. In 1976 Mr and Mrs Gratton became the new owners, which, at the time, came with 7.5 acres. They have owned it since and run a wool spinning mill from the property, adding a 1023 square meter building at the rear of the house to house it.

Alterations since its initial construction have included an upper level balcony, a new bathroom and a kitchen. The building has been fully restored by the current owners, Mr and Mrs Gratton.

John Gemmell was born in Ayrshire in 1847 and emigrated to New Zealand in 1865. He became a shop owner and sea captain on the West Coast. When he retired from the sea he purchased land, which he owned for nine years. Following the sale of his land interests he purchased Pukera, which was then a property of 3760 acres, on which he farmed sheep and cattle.

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

## ARCHITECTURAL DESCRIPTION

### Planning, construction and materials

The timber framed house is two storeys with a hipped roof and a shallow gabled extension on the north east corner, which has a faceted bay on the ground floor. Above the bay is a double window with a pediment decorated with a sunburst and the gable has a simple gable screen and finial. A two storey balcony extends from the shallow extension wrapping around the north and west elevation while a single storey shallow curved bull nosed verandah is located on the east elevation. Verandah brackets to the eastern verandah have scroll profiles while the balcony addition has no brackets. The house is clad with rusticated weatherboards with the scallop of the rustication particularly deep. Windows are generally double hung sash.

At the rear of the house is a lean-to conservatory onto which is attached the business premises. A picket fence extends from this building to enclose a cottage garden with brick paving. There are also several outhouses to the rear of the property.

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

### Style

The house was designed in the Victorian Queen Anne style. Queen Anne 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 style was part of the picturesque movement and 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 steeply pitched highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

### Setting

Access to the house is via a long drive from the main road lined with large trees and which leads to a circular driveway in front of the house.

## SUMMARY OF HERITAGE VALUES

The building has **low to moderate local** significance for **architectural, representative, people, pattern** and **educational** heritage values.

The building has **moderate architectural** and **representative** values having some of the main characteristics of the Victorian Queen Anne style, planning, detailing and craftsmanship.

The house has **low associative** values with John Gemmell, a local farmer for whom the house was built and who lived in it for 18 years.

The house and farm are **moderately** representative of a **pattern** of later 19<sup>th</sup> and early 20<sup>th</sup> century successful farmers in the Manawatu where their success is demonstrated in substantial, well designed and constructed houses.

Given the low to moderate heritage values of the house, there is the potential for the house to provide **low educational** values in the area of the history of later 19<sup>th</sup> century farm house design and the growth and development of rural Manawatu.

#### **SOURCES**

Former NZHPT Manawatu Branch Committee files



## ROSS HOUSE, “THE WATTLES” – 2047 Kimbolton Road, Kiwitea



**Architect:** (and builder) Mr Currier

**Construction date:** 1873

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

**Architectural style:** Victorian Rustic Gothic

**Use/building type:** Residential

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

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

**Proposed ranking:** B

### PHYSICAL AND SOCIAL HISTORY

The cottage was constructed in 1873 by the owner, a Mr Currier, and is understood to be the oldest in the Kiwitea County. Within 10 years a room was added to the cottage (likely to be the lean to extending towards the road), which served as a store and then a post office until 1900 at which time it had the only telephone between Kimbolton and Feilding. The cottage was also used as a staging post for the coach service between the two towns.

In 1903 the house and land were bought by the Ross family. In 1974 the property, including 10 hectares of land, were sold to the Serbian Orthodox Church as an Orthodox Monastery, and was known as the Holy Dormition Monastery. The monastery was established by Father Ambrose Mooney in 1980 who was joined by Father Nicholas, an icon painter. Both were New Zealanders and ran the property as a farm and a monastery. This use lasted seven years before they transferred to the Coromandel Peninsula.<sup>1</sup> The new monastery was closed within two years following instructions from the Serbian Bishop, Vladyka Vasailije.

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<sup>1</sup>

<https://books.google.co.nz/books?id=Zuoyd6jG6q8C&pg=PA348&lpg=PA348&dq=dormition+monastery+kiwitea&source=bl&ots=VGGFD1-u-1&sig=CHeBuZiPpiHUw8CCR1JgVtKuyCM&hl=en&sa=X&ei=9CbYVOMPDMr38QXCy4Bw&ved=0CDQQ6AEwBA#v=onepage&q=dormition%20monastery%20kiwitea&f=false>

## ARCHITECTURAL DESCRIPTION

The one and a half storey timber framed cottage is believed to be constructed of heart totara with handsplit totara shingles, possibly still in place under the corrugated steel roofing. It originally had four rooms on the ground floor and three bedrooms on the first floor. External linings are shiplap weatherboards to the main house and the lean-extensions but with rusticated weatherboards to the street elevation.

The cottage has a main gabled wing parallel with the road and a central dormer giving light and head room in the attic space. A rear lean-to appears to have been an original element of the main house, while the southern lean to at right angles to the house and close to the road was clearly built at a later stage. The latter lean-to has a gabled canopy facing north while the main entry door is slightly off centre and also has a gabled canopy matching the dormer above it.

Visible joinery includes timber double hung sash windows, four panelled doors and glazed and panelled French doors. A brick chimney is visible at the southern gable end with another attached to the northern lean-to.

The cottage has been designed in a simplified form of Gothic termed Rustic Gothic style but with few of the usual embellishments. Just the gables canopies have ornate brackets. 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 Laux's *Villas and Cottages Villas and Cottages*.

The style, sometimes referred to as rural Gothic, is usually employed on free-standing houses and in rural areas evoking the picturesque qualities of rural England.

The house is located in close proximity to the main road from which it is separated by a hedge growing over a picket fence. There is extensive mature vegetation within the garden and around the perimeter of the house. To the north is a small, relocated chapel and to the south and east is open farmland.

No plans of the building have been sighted and the building was viewed from the road 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 **low to high local** significance for **physical, historic** and **cultural** heritage values.

The house has **low architectural** values as a simple example of Rustic Gothic.

The house has **high rarity** values being one the oldest buildings in the Manawatu area.

From the exterior, the house appears to have **high authenticity** with few obvious changes from the time of the 1880s addition.

The **context** of the house, reflecting **historical patterns**, has been retained to a **moderate** level with few other buildings nearby maintaining a sense of remoteness that the cottage would have had when first built and the need for a post office and store. Its location close to the road also maintains the historical link with early transportation between Feilding and Kimbolton.

The house has **low public esteem** values in its seven year ownership by the Serbian Orthodox Church and as a Dormition Monastery.

Given its history, the cottage has **moderate educational values** in the history of farming, communications and transportation in the district.

### **SOURCES**

Former NZHPT Manawatu Branch Committee files

## SHANWOOD – 99A Waituna Tapuae Road



**Architect:** Thomas Turnbull and Son

**Construction date:** 1903

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

**Architectural style:** Edwardian Italianate

**Use/building type:** Residential

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

**Heritage New Zealand listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

The house was built in 1903 for George Vance Shannon. When he purchased the farm it was 1361 acres, with 60 acres left in bush. On his death, his youngest son Trevor became the owner of the property in 1919 but unfortunately he died only nine years later leaving a widow and young family with the farm in dire straits. Trevor's cousin and trustee secured the future of the farm during the depression until Trevor's son, Brian Shannon, was able to take over the farm.

### George Vance Shannon<sup>1</sup>

Shannon was born in 1842 in Country Antrim, Ireland and emigrated to New Zealand in 1865. For nine years he was in business in Nelson before entering into partnership with Mr J S M Thompson, establishing a wholesale food goods and manufacturing firm of Messrs. Thompson, Shannon and Co. in Panama Street, Wellington. Following a fire that burned down their warehouse and saw the dissolution of the partnership he moved to the Totaras estate in 1887, which he had bought from the Manawatu Corporation ten years earlier.

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<sup>1</sup> [http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d17-d2.html?\\_\\_utma=1.861378439.1424291530.1424291530.1424291530.1&\\_\\_utmb=1.2.10.1424291530&\\_\\_utmc=1&\\_\\_utmx=-&\\_\\_utmz=1.1424291530.1.1.utmcsr=google|utmccn=\(organic\)|utmcmd=organic|utmctr=\(not%20provided\)&\\_\\_utmv=-&\\_\\_utmk=14041527](http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d17-d2.html?__utma=1.861378439.1424291530.1424291530.1424291530.1&__utmb=1.2.10.1424291530&__utmc=1&__utmx=-&__utmz=1.1424291530.1.1.utmcsr=google|utmccn=(organic)|utmcmd=organic|utmctr=(not%20provided)&__utmv=-&__utmk=14041527)

While in Wellington he formed the Wellington Rifles, which he commanded for six years. When the government decided to form the volunteers into battalions, Shannon, then a Captain, received his commission as a Major in the New Zealand Militia. He was commanded the Wellington Fire Salvage Brigade, the Chairman of the Terrace School Committee, a member of the Wellington Education Board, a member of the Government Insurance Board and a Justice of the Peace<sup>2</sup>.

In 1880 he was elected a director of the Manawatu Railway Company and in 1884 became the agent of the Wellington directors in London. He was deputy-chairman of the company for seven years and resigned in 1887 to settle in the Rangitikei district. His co-directors in the railway company named the township of Shannon after him.

In 1888 he was appointed Chief Customs Expert by the Prime Minister, Sir Harry Atkinson to assist the government in the classification of the tariff of 1888. He advised mercantile matters and inspected invoices and merchandise. He retired from the post after 21 years in 1909. He died in 1919.

### **Thomas Turnbull and Son (Architect)**

Thomas Turnbull (1824-1907) was born and educated in Glasgow. He was the son of a prominent lawyer but orphaned at an early age. He was apprenticed as a carpenter and then later trained as an architect under David Bryce, a notable Scottish architect and at one time a partner of William Burn, another distinguished Scottish architect. Turnbull travelled to Melbourne in 1851 and worked in the gold mining towns of the Ovens district of Victoria. After nine years there he moved to San Francisco. Turnbull established several partnerships there and was at one point Honorary Secretary to the Architectural Association of San Francisco but in 1871 he moved again, apparently for health reasons, to New Zealand.

Turnbull settled in Wellington. It is not known when he began his private practice. What is known is that by 1872, and with another important 19th century architect, William P.F.M. Burrows, he worked in the office of Colonial Architect, William Clayton. Burrows and Turnbull formed a partnership, most likely after this initial association. Later in the decade, in 1878, Turnbull took over the design of St Peter's Church, Wellington, from a Mr Grosholtz. He then bought Grosholtz's practice.

Thomas Turnbull was a pioneer in the design of earthquake resistant buildings and was responsible for breaking down the prejudice against the use of permanent materials for building construction. When he arrived Wellington was predominantly a timber town. Within a couple of decades masonry construction was standard. He was one of the first people to write about New Zealand architecture. While he specialised in masonry construction for commercial purposes he was also responsible for the design of a great many churches, schools and houses. He was a fellow of the Royal Institute of British Architects and first president of the Wellington Association of Architects.

William Turnbull (1869-1942) was born in San Francisco, the youngest of four boys. He entered his father's office in 1882 and received his professional education from him. In 1890 he visited Melbourne and Sydney and was engaged for a short time in the office of J.A. Gordon, a Melbourne Architect who at that time was engaged in the design of several major commercial buildings in the Melbourne (now Victoria) Markets.

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<sup>2</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=FS19090608.2.21>



In 1891 William returned to Wellington and was admitted into partnership in the firm of Thomas Turnbull and Son. The firm was by now one of the foremost in Wellington. By the following year Thomas had effectively handed over day-to-day running of the firm to his son. From this time most of the design work was undertaken by William although it is quite probable Turnbull Senior had a role in the design of the more prestigious commissions. He was personally called in by Premier Richard Seddon to design the General Assembly Library, a building he later eschewed responsibility for after financial constraints dictated the top storey not be built.

Thomas Turnbull died in 1907, shortly after the firm's most successful period when major commissions were secured for public buildings, such as the Bank of New Zealand head office and General Assembly Library and residences such as Antrim House. The wide-ranging nature of the practice's work was carried on by William into the 20th century. He was still practising architecture nearly 30 years later. One of his last prominent commissions was the Wellington Free Ambulance building designed in the vogue Art Deco style. William was, like his father, a fellow of the Royal Institute of British Architects. He died in 1942 and was buried next to his father in the Karori cemetery.

Among the most significant buildings designed by Thomas Turnbull were the following (\* indicates if still extant):

Warehouse, W & G Turnbull (1876)  
Turnbull House, 36 Grant Road (1877)  
St Patrick's Church, Blenheim (1877)\*  
St Peter's Church, Willis Street (1879)\*  
Wesley Church Taranaki Street (1880)  
Wellington Post Office, Post Office Square (1880)  
St John's Church, Willis Street (1885)\*  
St Patrick's College (1885)  
National Mutual Life Association building, Customhouse Quay (1885)\*  
New Zealand Loan and Mercantile building (1889)  
Jacob Joseph's building

Among the significant buildings designed by the practice (post-1891) were the following:

Kent Terrace Presbyterian Church (1897)  
Bank of New Zealand building, corner Customhouse and Lambton Quays (1901)\*  
General Assembly Library (1901)\*  
Henry Pollen House, corner Boulcott and Willis Streets (1902)\*  
former Phoenix Insurance Co. Ltd building, Lambton Quay (1904)\*  
Antrim House, Boulcott Street (1905)\*  
Whitcombe and Tombs building, Lambton Quay (1908)\*  
Turnbull House, Bowen Street (1918)\*  
Northland Fire Station (1930)\*  
Free Ambulance building, Cable Street (1932)\*

## ARCHITECTURAL DESCRIPTION

The single storey timber framed and clad house was designed in the Italianate style. This was a style, which was influenced by the picturesque movement and was popular from the early 1850s in New Zealand. The Italianate style was first made popular particularly for large English residential buildings

from the early 1800s with Cronkhill, the first building in the style, designed by architect, John Nash. Sir Charles Barry was another significant architect who championed the style.

Pattern books were influential in the spread of the style with Englishman Charles Parker's *Villa Rustica*, style books by Andrew Jackson Downing, and American Calvert Vaux's *Villas and Cottages*. Prince Albert also encouraged the style when he assisted in Thomas Cubitt's design for his house on the Isle of Wight, Osborne. Many of the larger houses in the style were designed with arcaded porticos, which was quickly adapted into the ubiquitous verandah in Australasia. The development of the bay villa style in New Zealand was largely a modest interpretation by speculative builders of the Italianate style but which combined the Queen Anne flying gable bays. Typical Italianate style buildings used classical details such as modillions under eaves, pilasters, low pitched roofs, and asymmetry of building forms.

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 house has a 'T' shaped floor plan with projecting gable wings typical of the style to create an asymmetrical design. The front door leads to a 'T' shaped corridor with living and dining rooms either side and with bedrooms and kitchen towards the rear of the house. A verandah wraps around the south and west elevations joining two of the gabled wings. An outhouse at the rear of the house, designed in the same style, is joined with a covered walkway. The gables have simple gable screens and barge decorations. The round headed windows and tall, prominent chimneys are essential characteristics of the style.

The house has rusticated weatherboards, timber double hung sash windows and a low pitched roof with corrugated steel roofing.

The house has expansive lawns, it is surrounded with mature trees and has an elaborate fence and gate to the main road.

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

The house has **high architectural** and **representative** values with most of the characteristics planning, form and detailing of the Italianate style.

The house has a **low to moderate** level of **rarity** of style, with few other more typical examples in the Manawatu.

The house has **moderate to high** levels of **authenticity** with the only obvious modifications visible from the exterior being the French doors to the side and covered walkway to the rear.

In the immediate environment, there are three main buildings, an outhouse and stables (now converted to a dwelling) on the property that could be considered to form a **group** however, considering the Manawatu area, the house is one of a wider **group** of significant homes built by wealthy farmers in the area, which has a **moderate to high** heritage values.

The house and farm have **high associational** values as the home of G V Shannon, a businessman and public servant of considerable importance to the development of the Manawatu and the establishment and early administration of the New Zealand Customs department. His importance is recognised in having the township of Shannon named after him.

The house and farm are **moderately** representative of a **pattern** of later 19<sup>th</sup> and early 20<sup>th</sup> century where successful farmers in the Manawatu had large houses and outbuildings constructed.

The house and farm have **moderate educational** values in revealing the lifestyle of a successful New Zealand businessman, popular styles and forms of construction for residential buildings of the era and as an example of the architectural practice of Thomas Turnbull and Son.

## SOURCES

Former NZHPT Manawatu Branch Committee file

NZHPT Architects Glossary, 1990

*Cyclopaedia of New Zealand Ltd* 1897, -- *Cyclopaedia of NZ*, Wellington

Personal Communication - J.W.F. Cattell - 7 December 1992

## BROOKLANDS - 1486 Kimbolton Road, Cheltenham



**Architect:** Unknown

**Construction date:** 1885

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

**Architectural style:** Victorian villa

**Use/building type:** House

**Date and Compiler:** Ian Bowman, 2015, Val Burr 2019

**Heritage New Zealand listing:** Nil

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

Although there has apparently been some uncertainty about when this house was built, it was in fact built in 1885, about four years after members of the Bruce family purchased this property. The *Feilding Star* of 8 August 1885 (p. 2) recorded the following: “We notice that several good substantial dwelling houses have been or are being erected along the Kimbolton, Ashurst (sic) and Taonui roads. Among those on the first-named highways is one of two stories, now being built for Mr Glacken, **and another finished and occupied by Mr Bruce, on his section opposite the Cheltenham hotel.**” John Bruce, who was not yet married, had named his new home and property ‘Brooklands.’

The exterior of the house is made of matai, while the inside is of rimu. Originally the house had a shingle roof, and this is still present beneath the iron roof of the oldest part of the house. At some stage an addition has been made to one end of the house, and this added more bedrooms. This extension did not have a shingle roof.<sup>1</sup> It was not apparent during this study as to which owners did the extension, but it seems more likely that it was the Bruce family.

Diana Johnson, who has lived opposite this house since the 1950s, recalls that until the 1980s there was also a single-room extension on the south-western end of the house. She understands that this

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<sup>1</sup> Historic Places Manawatu-Horowhenua Inc. File No: 31-0019: ‘Brooklands’

room began as an office, but which owner added it is uncertain. It was later converted into a ‘bird room’ – a topic that will be covered due course.

When John Bruce died in 1914, the Halcombe correspondent of the *Rangitikei Advocate & Manawatu Argus*, wrote a most touching and personal obituary for his late friend. This provides a more detailed life story than the more stereotypical obituaries published in other newspapers at this time:

*“Since my last, another old and much-esteemed settler, the late Mr John Bruce, of Cheltenham, has ‘crossed the bar.’ It is close upon forty years since I first met deceased, who, with his late brother Alex, was then farming near Sanson. These brother Bruces, together with the Henson brothers—two of whom have also departed this life—when seen together impressed me with a sense of my physical smallness. Each of them was over six feet in height and each appeared fit for anything that required strength of will, muscle and endurance. Yet, alas, these apparently powerful men, whose hand grip I have often felt and compared to that of a vice, have passed away and left me, a comparative pigmy, to record the melancholy fact and voice my growing sense of depressing loneliness.*

*“Distinctly do I remember the time when the deceased John Bruce purchased the Cheltenham property, which was then heavy bush land, all of which has since been cleared and a portion made into a sports and cricket ground, and upon which I have often met the genial owner. As a liberal and popular president of the Cheltenham Rifle Club, old rifle shots will have reason to regret what appeals to me as the untimely death of a kindly friend and useful public man. A man who delighted to meet and discuss matters of more importance than sports. How rapidly these sources of conversational and other pleasures are being removed only the old who make few new friends can fully realise. With the sorrowing widow and bereaved family I deeply sympathise.”<sup>2</sup>*

### History as seen through the Property’s Certificates of Title

The property’s numerous Certificates of Title provide a timeline of the various changes of ownership, starting with the Strawbridge family, different members of whom owned quite a lot of land in the area around the 1880s.<sup>3</sup> These Certificates of Title show as follows:

#### Samuel & John Strawbridge (? – 1881)

The Certificates of Title for this property trace to one that was replaced in 1880. This was WN25/131 – which was not sighted for this study. Insofar as this property is concerned, CT WN25/131 was replaced on 14 July 1881 by CT’s WN26/162 (for Section 213 of the Township of Sandon – 245 acres) and WN26/163 (also for Section 213 of the Township of Sandon – 245 acres). Both the two new titles vested the property in the name of Samuel Strawbridge, a settler of Taratahi, as *“Tenants in Common.”* The property already had a mortgage on it, dated 16 June 1879, in the name of *“John Strawbridge and another.”*<sup>4</sup> This mortgage was duly cleared, and this fact was recorded on the title on 9 September 1881.

#### The Bruce family (1881-1937)

Both of these aforementioned Certificates of Title show that the two were then transferred (both on Transfer No. 6991) on 24 September 1881. CT WN26/162 was transferred to *“John Bruce of the Hutt, farmer,”* while WN26/163 was transferred to *“William Bruce of the Hutt, farmer.”* The pair were therefore tenants in common on Section 213.

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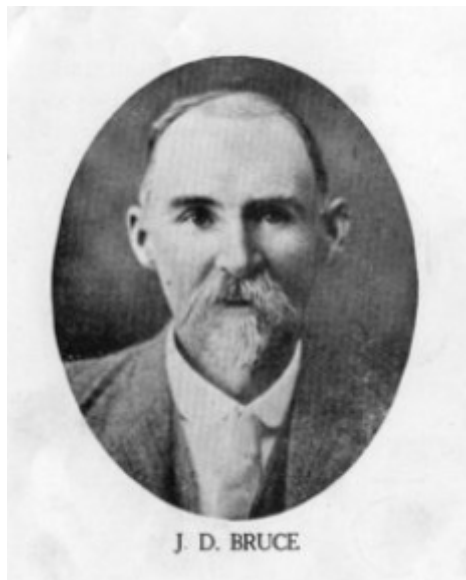
<sup>2</sup> *Rangitikei Advocate & Manawatu Argus*, 4 January 1915, p. 8

<sup>3</sup> For example, see MDC Heritage file: RH28 - 291 Haynes Line, Beaconsfield (formerly ‘Te Mara’ II), which was a former Strawbridge family home.

<sup>4</sup> Diana Johnson’s research reveals that “another” was in fact Francis O’Reilly



CT WN26/163 then records that William Bruce had died on 1 July 1883, and that his tenancy had therefore been passed on to “*Peter Bruce of the Hutt, farmer,*” as administrator of William Bruce’s Estate. Then in 1887, the property was transmitted on to John Bruce (by then) of Sandon, evidently in association with the Will of William Bruce. This will has not been sighted for this study.



**Figure 1** John Duthie Bruce – from an image in the Cheltenham Co-operative Dairy Co. Ltd’s history publication. The company obtained two acres from John Bruce (some sources say he donated it), where the company erected the dairy factory in 1893. This site was effectively across the paddock from the homestead, and also across Kimbolton Road from the Cheltenham Hotel. However, this transaction does not appear to be shown in this timeframe on the certificates of title sighted during this study. This seems likely to be the property transfer entered on the Certificate of Title in 1901. Bruce was one of the original directors of the company. [Source: *Golden Jubilee 1893-1943: Cheltenham Co-operative Dairy Co. Ltd.*, (Cheltenham, 1943) pp. 3, 4]

The two Certificates of Title were finally amalgamated on 7<sup>th</sup> April 1895 as CT WN77/102, and under the ownership of “*John Bruce, (still erroneously referred to as) of Lower Hutt, farmer.*” The acreage remained almost the same as above, but had reduced by 1 rood [ $\frac{1}{4}$  acre] which was then sold and became CT WN77/101.<sup>5</sup> Then in early 1900, an acre (or thereabouts) of land on the road frontage of the property (at the intersection) was transferred to Jane Elizabeth Rhoda Maud Stewart.<sup>6</sup> Mrs Stewart, nee Kear, was the wife of John Stephen Stewart, who in turn was a civil engineer, a school teacher, and the son of the well-known early civil engineer in this region, John Tiffin Stewart (by then of Whanganui). The Stewart property at Cheltenham was called Fern Lea both some years before and certainly after this section of land was obtained from John Bruce.<sup>7</sup> In 1904, Jane Stewart’s land was transferred to the Cheltenham Cooperative Blacksmithing Company.<sup>8</sup>

The remaining 244 acres and 12 perches of Brooklands became CT WN113/151. This in effect replaced CT WN77/102 and it was issued on 16 July 1901 - with John Bruce still erroneously being described as a farmer of Lower Hutt. In 1905, a grant of easement on the property was transferred to the mayor, councillors and burgesses of the Borough of Feilding. The details are unclear.

John Bruce died on 29 December 1914, and CT WN113/151 records that an entry was made on 11 October 1915, stating that the property was being transmitted to Agnes Bruce, widow of Cheltenham, and Henry Burrell, a farmer of Cheltenham – and was also Agnes’ brother.<sup>9</sup> Burrell also had a prior relationship with the property as a holder of a mortgage over it. On 4<sup>th</sup> December 1925, the property was transferred on the Certificate of Title to Henry Burrell, as survivor (of the pair). Then a few days later, on 14<sup>th</sup> December 1925, the CT records Henry Burrell transferring the property to three Bruce daughters: Mary Elsie Tidy, wife of Christopher Alfred Tidy, an agent of Marton; Edith Doris Will, wife of William Hunter Will, a medical practitioner of Palmerston North; and Phyllis Ena Nicols, wife of Gordon Campbell Nicols, a farmer of Turakina, as tenants in common in equal shares. The property became known as the ‘Bruce Estate’.

<sup>5</sup> Ref Diana Johnson’s notes, June 2022

<sup>6</sup> The 1901 transaction appears to involve the two properties with the MDC Valuation Numbers: 13830/37200 and 13830/37201.

<sup>7</sup> *Manawatu Herald*, 9 April 1891, p. 2; *Feilding Star*, 26 January 1893, p. 2, 15 January 1895, p. 2; *Wanganui Chronicle*, 25 May 1883, p. 2; *Wanganui Herald*, 16 August 1901, p. 2; Births, Deaths & Marriages Online <https://www.bdmonline.dia.govt.nz/>; Marriage Ref: 1891/3444

<sup>8</sup> Diana Johnson’s notes, June 2022

<sup>9</sup> *Feilding Star*, 21 June 1920, p. 1

In 1926, the trio granted water rights to the Mayor, Councillors and Burgesses of the Borough of Feilding.

### The Bruce family story

As already stated, the Bruce family purchased the Brooklands property in 1881, and then built the first stage of the house in 1885 – at which time 31-year-old John Bruce was still single, unless there was a previous marriage that has not been identified in this study.

John Bruce was born in the Hutt Valley in about 1854 to Peter and Helen Bruce, although some oddities in the early NZ birth records in this time, cause some confusion here. His brothers Alexander (born 1844) and William (born 1852) also appear in the history of the property and in this story, with William having initially been its co-owner along with John. Alexander also lived variously at Feilding and Halcombe, where he is buried with his wife and son.<sup>10</sup> Peter and Helen Bruce's family appear to have consisted of at least five or six children.<sup>11</sup>

Evidently, John Bruce and his brother Alexander moved to the Sandon district in the 1870s. Then in due course John sold out his share of the Sandon property to Alexander and – with brother William - he purchased the Cheltenham property.<sup>12</sup> The next transition resulted from the death of William Bruce, aged 31, at Taita, on 1<sup>st</sup> July 1883.<sup>13</sup> The Certificate of Title (WN26/163) then records the transfer of William's share of the farm back to their father, Peter Bruce, as administrator of William's estate. Then on 20<sup>th</sup> September 1887, Peter Bruce died at Newtown, aged 71,<sup>14</sup> and so the Brooklands property passed entirely to John Bruce.

From soon after the Bruce family bought the property, "*Mr Bruce's Paddock, Cheltenham*", with its handy hill that accommodated the spectators<sup>15</sup>, became a popular venue for community sports days. For example, on 24<sup>th</sup> December 1883 the Cheltenham-Kiwitea Athletic Sports and Trotting Matches event was held there. The racing including trotting races open to all horses, and another for Kiwitea horses only. Races for the humans ranged up to a one mile race, and others included jumping races.<sup>16</sup> These Christmas Eve events were not then consistently held at the Bruce property, however, with the 1885 event certainly being held elsewhere.<sup>17</sup>

John Bruce and Agnes Burrell married on 21 February 1887, their first child, Mary Elsie, arriving the following year. She was followed by Emily in 1890 (who died aged two days), William Burrell in 1893, Edith Doris in 1895 and Ena Phyllis Lizzie in 1897.<sup>18</sup>

The *Feilding Star* of 31 January 1898 (p. 2, col 4) advertised the fourth annual meeting of the Cheltenham-Kiwitea Sports, which was also to be held at "*J. Bruce Esq.'s Paddock*." For the horses, this included trotting races (for any horse that has not won public money), and a jumping event.

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<sup>10</sup> Manawatu District Council: Cemetery Search: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search) (Search: 'Alexander Bruce')

<sup>11</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Birth Rego Refs: 1840/641 (born 1842), 1840/824 (born 1844), 1852/3709, 1856/4200, and most likely also 1850/2229 and 1854/2881 – the latter is listed as name 'not recorded', but is likely to be John Bruce. The latter two have the mother identified as "Ellen" rather than "Helen".

<sup>12</sup> *Feilding Star*, 30 December 1914, p. 3

<sup>13</sup> *Evening Post*, 2 July 1882, p. 2

<sup>14</sup> *Evening Post*, 21 September 1887, p. 2

<sup>15</sup> Diana Johnson's notes, June 2022

<sup>16</sup> *Feilding Star*, 18 December 1883, p. 3(3)

<sup>17</sup> *Feilding Star*, 8 December 1885, p. 3(1)

<sup>18</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Birth Rego Refs: 1888/1893, 1890/14267, 1893/6742, 1895/2761 & 1897/5335. Emily's Death Ref: 1890/4969. ALSO: *Feilding Star*, 16 January 1895, p. 2, & 15 March 1897, p. 2

Events for the humans were now more varied, with assorted races up to one mile in distance, hurdles, races for married women, and wrestling. Agnes Bruce's garden was also used for other events, such as (along with the local hall across the road) the 1912, 1913 and 1914 Cheltenham Flower and Vegetable Show.<sup>19</sup> Garden fetes were also held there to raise fund to build the Anglican Church opposite the farm. These fetes continued until 1917. John Bruce had also donated the land the church was built on.<sup>20</sup>



**Figure 2** Rifleman William Burrell Bruce – Killed in Action, 7 June 1917 (Source: *Free Lance*, 5 October 1917, p. 7)

John Duthie Bruce died in Wellington on 29 December 1914, aged 60.<sup>21</sup> His obituary in the *Feilding Star* on 30<sup>th</sup> December 1914 (p. 3), referred to him as “the Father of Cheltenham” and said that he had been ill for about two months at the time of his death. The obituary stated that: “He was a wonderfully likeable man, full of broad sympathies, who never had a quarrel with anybody, always ready to heal broaches between others or between bodies with which he was connected and those who had differences with them, a genuinely good “sport” in the best sense, as fair as the daylight, a man of immense value to his district and all its settlers, a sturdy farmer and a generous and honourable business man. It is hard to say what the Cheltenham people will do without him.”

The obituary then outlined his community work: “Mr Bruce had extensive experience on the Kiwitea County Council, (which he was on) for many years retiring from that body three years ago. He had been Chairman of the Cheltenham Dairy Co. for some years, and helped that corporation out of the mire and clay to a sound position. He was one of the representatives of the Kiwitea county on the Palmerston Hospital Board, and held that office at the time of his death. He always filled a leading position on the cricket, football, and sports clubs of his district.” He

was to be buried at the Kiwitea Cemetery.<sup>22</sup>

The obituary that appeared in the *Manawatu Times* on 31 December 1914 (p. 5) added that: “Various persons who attended Cheltenham sports every New Year, which were held on his property, will have a good idea of the vast amount of work which Mr Bruce did in the interests of sport in that district. Trotting meetings were also held on his property. In fact there was not a single branch of sport in which Mr Bruce did not play a prominent part. Liked and respected by all, his unexpected death will come as a great shock to all who had the honour of being acquainted with him.”

The timing of the 1915 Cheltenham sports day three days after Bruce's death, was a dilemma that the *Feilding Star* of 2 January 1915 (p. 3) solemnly recorded: “It was only natural that many people at Cheltenham sports yesterday should have been thinking of the late Mr John Bruce. Officials of the club wore black with their badges in memory of their deceased president. By request, Mr D. H. Guthrie, M.P., explained to a gathering that the sports would have been postponed had it been possible, but they all knew it would have been Mr Bruce's wish that the programme should be gone

<sup>19</sup> *Feilding Star*, 10 February 1912, p. 2; 15 February 1913, p. 2; 17 February 1914, p. 3

<sup>20</sup> Diana Johnson's notes, June 2022

<sup>21</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Death: 1914/8082

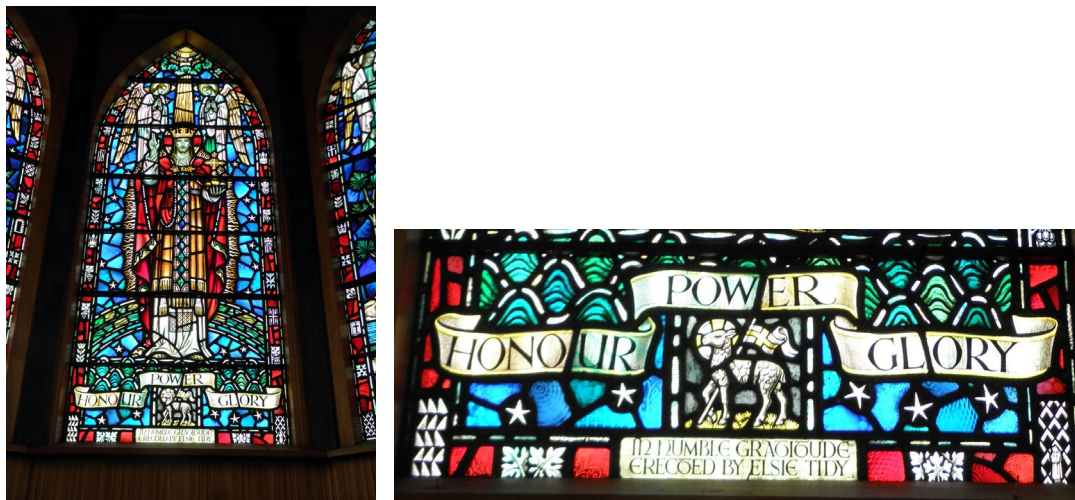
<sup>22</sup> *Feilding Star*, 30 December 1914, p. 3



on with. There could not be any there, added Mr Guthrie, who did not, sorely miss their genial president, and everybody will sincerely sympathise with Mrs Bruce and the members of the family in their bereavement. As a settler, a public man, and a supporter of all good sport, Mr Bruce set an example to all.”

The property was then transferred into the names of John’s widow Agnes, and her brother Henry Burrell, and this status remained until Agnes’ death on 12 December 1924, aged 69.<sup>23</sup> Then in December 1925, Henry Burrell transferred the property into the names of John and Agnes’ three surviving daughters.

William Burrell Bruce, the only son of the family, sailed for the UK in December 1916 as a rifleman in the 9<sup>th</sup> Reinforcements, 4<sup>th</sup> Battalion, H Company, in the NZ Rifle Brigade. He fought in the Messines campaign in Belgium, where he was initially reported as missing in action on 6<sup>th</sup> June 1917. He was subsequently confirmed as having been killed in action on that date.<sup>24</sup> The *Feilding Star* of 7 August 1917, (p. 3) duly reported that: “Very deep regret was expressed when news came through that Mr. Bruce, of Cheltenham, was killed at the front. He was well liked and very popular with all right through the district.” The *Free Lance* of 5 October 1917 (p. 7) subsequently reported: “Rifleman W.B. Bruce, who has been reported killed in action (is) the only son of Mrs Agnes Bruce, of Feilding, and is the last of this family of Bruce.” This latter reference will be to there having been only one other son born to the three Bruce brothers. He was Alexander’s son, Cecil Hamilton Bruce, and he had already died on 25 July 1907, aged 28.<sup>25</sup> There were surviving daughters however.



**Figure 3** The loss of their brother in WWI continued to affect William Burrell Bruce’s family. In 1961, his sister, Elsie Tidy, donated the three leadlight windows now fitted above the high altar in the historic St. Stephen’s Church in Marton. The wording on the central window reads “In humble gratitude, Erected by Elsie Tidy” and the reason was her gratitude that her only son, Warwick Bruce Tidy (7/4/1918-21/3/1993) had survived the Second World War, where he had served as a pilot in the NZ Air Force.<sup>1</sup>

The first of John and Agnes’ three daughters to marry was Mary Elsie, who married Christopher Alfred Tidy at St. Paul’s Church, Cheltenham, in a quiet service (due to the recent death of her father) in 1<sup>st</sup> September 1915.<sup>26</sup> Edith Doris then married William Hunter Will at the same church on

<sup>23</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : 1924/5519

<sup>24</sup> *Feilding Star*, 28 June 1917, p. 3; *Evening Star*, 20 September 1917, p. 7; Auckland Museum Online Cenotaph: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C1838>

<sup>25</sup> *Feilding Star*, 27 July 1907, p. 2

<sup>26</sup> *Feilding Star*, 6 September 1915, p. 2

17 June 1919, followed – again at the same church – by Phyllis Bruce, who married Gordon Campbell Nicols on 16<sup>th</sup> June 1920.<sup>27</sup>

In light of the premature loss of both the father and only son of this family, one farm manager is identified with the Brooklands property – a Mr Jaggard. He also used to allow the district's annual sports days to be held on the property.<sup>28</sup> He is possibly a Mr H. Jaggard, who was on the committee of the Cheltenham and Kiwitea Sports Club in 1927.<sup>29</sup> Other references to him also suggest that he was living in the Cheltenham community and involved with the sports days over a long period from the 1890s. Certainly, in August 1920, he represented Mrs Bruce in a letter about road conditions to the Kiwitea County Council.<sup>30</sup> It is likely that he was English-born Harry Jaggard (1874-1961), husband of Clara, nee Fitton (1877-1971).<sup>31</sup> The Cheltenham School history records that Mr H. Jaggard left the district in 1929, after six years as chairman of the school committee.<sup>32</sup>

### Larsen family (1937-1988)

In 1937, the property was sold to the Larsen family. Jens Larsen, the father of this family, was Swedish, and had migrated to New Zealand with his parents aboard the *Terpsichore* in 1876. However, his father died of fever during the voyage, and then his younger sister died at the quarantine station on Somes Island at the time of arrival. That left Jens (22), his younger brother Anders (17), and their mother Inger (54) to settle in their new homeland. Inger died at Bunnythorpe in 1898. Meanwhile, Jens was living at Birmingham (Kimbolton) at the time he was naturalised in 1893.<sup>33</sup>

Josephine Emily Bocking was the oldest (known) child of Prussian-born Robert Bocking (originally spelt 'Bocknig'), a shoemaker, and his wife Christine Bengtson. The family had migrated to New Zealand in 1871 on the ship *England*, and had been allotted a farm in Napier Road, Palmerston North. However, in 1888, Robert Bocking was balloted a 100-acre farm in the Birmingham Small Farms Settlement (i.e. at Kimbolton). During the First World War, Bocking described himself as Danish sheepfarmer.<sup>34</sup>

Jens Larsen and Josephine Emily Bocking married in 1896 and had five known children: Orlando Edward (b. 1899), Herbert Bennett (born 1901), Walter Archie (b. 1903), Maudie Josephine (b. 1905) and Percy Bertie (b. 1913).<sup>35</sup> All except Jens Larsen were named on the various certificates of title as the owners of the property. This possibly reflects a financial contribution to Josephine given by the Bocking family.<sup>36</sup>

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<sup>27</sup> *Dominion*, 2 August 1919, p. 1; *Hastings Standard*, 24 June 1920, p. 5

<sup>28</sup> Historic Places Manawatu-Horowhenua Inc. File No: 31-0019: 'Brooklands'

<sup>29</sup> *Manawatu Times*, 26 October 1927, p. 3

<sup>30</sup> *Feilding Star*, 23 August 1920, p. 1

<sup>31</sup> *Feilding Star*, 22 October 1902, p. 2; Also Manawatu District Council Cemetery Database: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search) (Ref: 'Clara Jaggard' headstone)

<sup>32</sup> H.W. Wood, *These Fifty Years – Cheltenham School District Jubilee 1886-1936* (Cheltenham, 1936), <https://feildingphotos.mdc.govt.nz/nodes/view/18583#idx22385>, p. 15

<sup>33</sup> Sten Aminoff, *Svenskarna in Nya Zeeland [The Swedes in New Zealand: The Swedish emigration to New Zealand until 1940]*, (Vaxjo, Sweden, 1988) Ref: 1616, 1618, 1659, 1673 & 1686

<sup>34</sup> Val A. Burr, *Mosquitoes & Sawdust: a history of Scandinavians in early Palmerston North and surrounding districts [Skandia II]*, (Palmerston North, 1995), pp. 66-67

<sup>35</sup> Births, Deaths & Marriages Online: <https://www.bdmonline.dia.govt.nz/> : Marriage Ref: 1896/4209; Birth Refs: 1899/974, 1901/3900, 1903/8244, 1905/18418, 1913/17873.

<sup>36</sup> *Manawatu Standard*, 9 June 1941, p. 2. This is the obituary of Jens Larsen and provides some information in respect of prior property ownership. See also Burr, p. 67



Brooklands' ownership on the Certificate of Title (WN113/151) shows that it was transferred from the Bruce family to Josephine Emily Larsen, wife of Jens Larsen, a farmer (3/9<sup>th</sup> share); Orlando Edward Larsen, a farmer (2/9<sup>th</sup> share); Percy Edward Larsen, a farmer (2/9<sup>th</sup> share); and Maudie Josephine Larsen, a spinster (2/9<sup>th</sup> share) – all of Cunninghams (i.e. now Beaconsfield), as tenants in common, in the shares described.

The Larsens' renamed the property 'Bokaboa', which had already been the name of their Jersey cattle stud at Beaconsfield since at least 1931.<sup>37</sup> The name is not obviously Swedish, Danish or Prussian, but does mean "good mouth" in Portuguese according to online translation websites. The Larsens supplied cream to the local dairy factory and also ran sheep.<sup>38</sup>

Certificate of Title (WN113/151) states that following Josephine Emily Larsen's death on 27 March 1951, her share of the property was transmitted to Orlando Edward Larsen as administrator in 1956.<sup>39</sup> On the same date, the property was then split in various shares between the three surviving owners (13/45ths each), along with Herbert Bennett Larsen and Walter Archie Larsen (3/45<sup>th</sup> each), both described as farmers of Feilding.<sup>40</sup> Next, also on the same date, a piece of land apparently totalling about four acres was removed from the farm and placed on a separate title (WN657/13) in the name Orlando Edward Larsen. Then again on the same date, Orlando and Walter's shares were transferred to Percy, Maudie and Herbert in various percentages, as tenants in common. A new Certificate of Title for the property (WN687/64) was then issued.

Percy, Maudie and Herbert Larsen remained owners together, but later in 1956, Percy and Maudie took over a portion of Herbert's former share. Then in 1960, about a quarter acre of land was transferred out of the farm and given a new Certificate of Title (WN889/45). That became Cheltenham Garage.<sup>41</sup> The main farm, now reduced to 239 acres, 3 roods and 39 perches, then continued on with CT WN899/46, in the names of Percy (4/9<sup>th</sup> share), Maudie (4/9<sup>th</sup> share) and Herbert (1/9<sup>th</sup> share).

In 1979, the property was transferred to Colin Victor Larsen (Orlando's stepson whom he had adopted<sup>42</sup>) and Paul Orlando Larsen, both farmers of Cheltenham, as tenants in common in equal shares. Meanwhile, Orlando Edward Larsen had died in 1977, while Herbert subsequently died in 1990 and Maudie in 1993.<sup>43</sup>

In 1985, Paul Orlando Larsen's share of the property was transferred to Colin Victor Larsen's wife, Patricia Ellen Larsen, of Cheltenham. The following year the property was subdivided, the portion containing the homestead becoming Lot 3 of Plan 59681. It also received the new Certificate of Title WN29C/45 – which is the present Title. The land area consisted from that time as 5700 square metres more or less. No information was sighted during this study regarding who actually lived in this house during the Larsen ownership, but Diana Johnson advises that the house was unoccupied for a while.

Diana Johnson, who grew up opposite the house, recalls that at some point a single room had been added to the south-west end of the house as an office. However, *"in later years, during my childhood*

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<sup>37</sup> For example, Manawatu Times, 2 October 1931 (p. 10)

<sup>38</sup> Diana Johnson's notes, June 2022

<sup>39</sup> Manawatu District Council: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search) (Search her name)

<sup>40</sup> Note that the splits between the five new owners were located by Diana Johnson, June 2022

<sup>41</sup> Diana Johnson's notes, June 2022. This was Diana's parents' garage.

<sup>42</sup> Diana Johnson's notes, June 2022

<sup>43</sup> Manawatu District Council: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search) (Search the various names of the Larsen family members, who are all buried at Feilding Cemetery)

*(around the 1960s), the windows were removed and replaced with wire-netting, and the room was used to house some of the Larsens' extensive bird collection. They were keen bird fanciers and breeders of budgies, cockatiels, lorikeets, parakeets, canaries, finches, doves, quails, etc. As well as the birdroom, there were numerous birdcages spread along the garden path in front of the house. Larger birds, such as peacocks, pheasants, exotic ducks, guinea fowl, etc., were housed in enclosures in a paddock behind the house."*

While no additional information was located on this array of exotic birds that once lived in and around this house, it is noted that in the 1930s, a partnership known as Larsen Bros. operated a significant poultry farm named the "Cunninghams Poultry Farm" at what is now Beaconsfield – where the family had certainly lived before buying Brookfields. Therefore, if this is the same Larsen family, they certainly had significant prior experience with birds.<sup>44</sup>

### Post-Subdivision (c1987)

On 16 March 1988, the house was entered on the certificate of title into the name of Christopher Tony Sinkinson, a plumber of Cheltenham.<sup>45</sup> He apparently cleared all the trees that had previously masked the house from the road, these having made the house very dark. However, notes from a conversation with Shelley Corpe in about 1993, indicate that Sinkinson only remained at the house from between six months and a year.<sup>46</sup> The Certificate of Title, however, records on the same date as the Sinkinson transfer (16 March 1988), that the house was then also transferred to the current owner.

Diana Johnson also notes that the birdroom was demolished by Chris Sinkinson during his period of ownership. By this time its floor had contained many years' worth of bird droppings and seed husks, and the room had been invaded by wild bees. She further recalled that at some undefined point, the original brick sitting room chimney had been removed from the central part of the house, and a modern log fire had then been installed.

## ARCHITECTURAL DESIGN

### Planning, style, construction

The building could only be inspected from the road, which is some distance to the house. The following assessment is based on long distance photography, google aerial maps and descriptions included in the historic narrative. No plans of the building have been sighted and the interior could not be inspected.

This single storey, timber framed house is designed in the Victorian villa style with an original rectangular plan with what appears to be later additions to the rear in a matching design. The main façade of the house is aligned with and faces Kimbolton Road. Consistent with the Victorian villa style it is asymmetrical, a prominent hipped roof, a verandah to the front and wrapping around the side elevations, bay and double hung sash windows. The prominent, symmetrical roof is similar to that of the Victorian Georgian villa as is the lack of decoration other than the decorative brackets to the verandah posts. There are two chimneys located at each end of the house.

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<sup>44</sup> For example, Manawatu Times, 28 February 1931 p. 3(4) and numerous other such adverts

<sup>45</sup> The website qv.co.nz lists a sale date of 18 November 1987: <https://www.qv.co.nz/property/1486-kimbolton-road-cheltenham-feilding-4777/802585>

<sup>46</sup> Historic Places Manawatu-Horowhenua Inc. File No: 31-0019: 'Brooklands' – undated notes

The house has corrugated steel roofing, timber rusticated weatherboards and timber double hung sash windows.

### Style background

The villa, and later, the bay villa, were a New Zealand small, domestic version of the Italianate Villas first made popular in England for large houses designed by architects Sir Charles Barry and John Nash. Pattern books were influential in the spread of the style with Englishman Charles Parker's *Villa Rustica*, style books by Andrew Jackson Downing, and American Calvert Vaux's *Villas and Cottages*. Many of these English houses were designed with arcaded porticos, which was quickly adapted into the ubiquitous verandah in Australia and New Zealand.

The earliest villas, built in the 1860s, were an enlargement of the square planned, Georgian Box Cottage style in which the house had four rooms either side of a central hallway and, usually, a lean-to at the back to house kitchen and toilet. The front elevation had an ornately decorated verandah, which was either bull nosed or skillion. Details were Italianate inspired, such as quoins on corners and keystones over windows. Timber companies produced pattern books from which designs could be selected.

### Setting

The house is set back from Kimbolton Road within open, flat farmland. A circular driveway from the house leads to the road while to the immediate south and west are large trees. Also aligned to Kimbolton Road are several houses opposite and to the north and east. Over 100 metres to the west is the village of Cheltenham situated at the corner of Kimbolton and State Highway 54, Cheltenham Hunterville Road.

### SUMMARY OF HERITAGE VALUES

Brooklands has **low** to **high local** significance for **physical**, **historic** and **cultural** heritage values.

The house has **moderate architectural** and **low representivity** values as an example of the Victorian villa style with an asymmetrical elevation, double hung and bay windows and a verandah but with neo-Georgian elements of a symmetrical, prominent hipped roof and lack of decoration. The combination of styles has **moderate rarity**.

The house has **low technological** values with timber framing, wall cladding and joinery with a corrugated steel roof, typical of the period.

The exterior visible form the road appears to have **high authenticity** with few recent modifications.

Brooklands has **moderate associative** values with the Bruce and Larsen families, each of whom owned the house for more than 50 years. The first owner, John Bruce was chair of the Cheltenham Dairy Co., a member Kiwitea County Council, Palmerston North Hospital Board, and the Cheltenham and Kiwitea Sports Club. The Larsen family were Swedish settlers.

The design and construction of the house has **moderate pattern** values reflecting the growth and development of farming in the Manawatu from the latter part of the 19<sup>th</sup> century.

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

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Historic Places Manawatu-Horowhenua Inc. File No: 31-0019: 'Brooklands' (Held at Te Manawa, Palmerston North)

*St. Stephen's Visitor Information Sheet*, p. 3, St. Stephen's Anglican Church, Marton

Also: Conversation with St. Stephens' Anglican Church's tour guide, **John Vickers**, at Marton on 21 January 2019; and the notes, recollections and research of **Diana Johnson**, of Cheltenham, who in 2022 writes that she has lived opposite the Brooklands Homestead for 67 years. Diana's research document is held in the Brooklands file at Manawatu District Council.



**Figure 4** 'Brooklands' in May 2015 (Source: Google Street View)





**Figure 5** Brooklands – January 2016 (Source: Manawatu District Council website: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/District\\_Maps](http://www.mdc.govt.nz/Online_Services/Find_It/District_Maps) )

## Mahoe 263 McKays Line, Beaconsfield



**Architect:** Possibly C.L. Daniel (also builder)

**Construction date:** 1890-1907

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

**Architectural style:** Victorian/Edwardian Queen Anne

**Use/building type:** House

**Date and Compiler:** Ian Bowman, 2015, Val Burr 2019

**Heritage New Zealand listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

Mahoe is said in older Historic Places Trust records covering this property, to have been built between 1890 and 1899. The homestead was described in those records as being colonial with wooden walls and an iron roof. It was also described as having a straight verandah, fretwork and finials, and its architect was referred to as “*Davies*” – although the latter is likely to be incorrect. While the information sighted during this study suggests a more likely construction date of 1892, there remains uncertainty over whether the 1892 house was in fact this house. However, the 1892 house was evidently the work of ‘C.L. Daniel’ who referred to himself as its builder at that time. He was also a well-known Feilding architect who lived at Beaconsfield. He is likely to have been the aforementioned ‘Davies’ mentioned in the early Historic Places Trust records.

It is possible that the name of the house was altered at an early date, and this may be providing some conflict as to the age of the house.

### Background

The earliest Certificate of Title sighted for this study was WN31/5. This was issued to William Russell of London, England, on 10 December 1882. The initials “M.D.” after his name suggest that he was a medical doctor. The property then consisted of 311 acres. In 1890, the property was transmitted from the estate of William Russell, to George Russell and Charles Brook Stilby as executors.

In 1891 Russell and Stilby transferred the property to William Green and Charles William Maclean. While it is unclear what Green and Maclean did with the property, it is known that the two business partners were involved (as owners?) with the property Killeymoon at Bulls at the time of Maclean's death on 14 January 1895, aged 34. Around 1,000 people attended his funeral at the town, and a clearing sale of around 110 dairy cattle and 1,760 sheep was held at Killeymoon a year later. William Green, described as a well-known Rangitikei settler and sportsman, then died in November 1904.<sup>1</sup>



**Figure 1** This photo, which is credited to Massey University for unknown reasons, is from an undated NZ Historic Places Trust file on the house compiled by Megan Buzzard. This copy of Megan Buzzard's file was located in Manawatu District Council's Building Permit file on the house. The whereabouts of the original copy of this photo is not recorded in the NZHPT file.

### Frederick Eugene Pickering (1870-1941)

Later in 1891, after only a few months in their ownership, the property was transferred from Green and Maclean, to Frederick Eugene Pickering, who was described as a farmer of Feilding. The transfer is dated 28 August 1891. While Pickering almost certainly became the builder of this present house, it is not clear if this is his original house on this property.

The first reference to the Pickerings' 'original' house, was an advert in the *Feilding Star* dated 22 October 1892 (p. 3). This records C.L. Daniel, Builder, as calling for tenders for painting and papering F.E. Pickering's residence in Mackay's Line (sic), Beaconsfield.

On 13 December 1892, Pickering married Helena Agnes Beattie, at St. John's Church, Feilding. He was the second son of the late Eugene Haynes Pickering, of Caston, Norfolk, and of Mamhead, near Exeter,

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<sup>1</sup> *Feilding Star*, 9 July 1895, p. 2; 14 August 1895, p. 3; 16 August 1895, p. 2; 17 August 1895, p. 2; 23 January 1896, p. 2; 25 January 1896, p. 1; 17 November 1904, p. 2



Devon. She, meanwhile, was the third daughter of the late James Beattie, and Mrs Beattie, of 'The Willows', Feilding.<sup>2</sup>

The couple's first child, Nina, was born on 12 September 1894. However, on 3 July 1896, the little girl, known as 'Nelly', died at Beaconsfield, aged 2.<sup>3</sup> She shares a grave at Feilding Cemetery with her uncle, Ernest William Pickering, who had committed suicide aged 25 on 21 December 1893.<sup>4</sup>

After Nelly's death, her parents went to England for a 'couple of years', and possibly this was when their only son, Eugene, came to be born at Liverpool, England – which was also his father's birthplace. Eugene then appears to disappear from the family story, so presumably he died young. The couple were back in New Zealand when their daughter, Dinah, was born on 7 November 1899.<sup>5</sup> The *Feilding Star* of 8 November 1899 (p. 2) announced her birth at "Thistledene", Beaconsfield, on November 7<sup>th</sup>. Another daughter, Joan, was born to the couple, at "Thistledean", Feilding, on 15<sup>th</sup> August 1902.<sup>6</sup>

It is not clear yet if 'Thistledean/Thistledene' and 'Mahoe' are the same house renamed, but certainly the Pickerings' farm was named 'Mahoe' by June 1907, when Frederick Pickering called for tenders to fell bush. Specifications for these tenders were available to be seen at the office of the architect, C.L. Daniel – suggesting an ongoing relationship between Pickering and Daniel<sup>7</sup>. In addition, and mentioned due to a possible connection, a young employee of C.L. Daniel over a six-year period, Robert Avon Beattie, could have been a close relative of Helena Pickering, nee Beattie. He left the area in 1914 and was killed in the war in 1916, aged 26.<sup>8</sup>

The Pickerings' clearing sale was held on 26<sup>th</sup> May 1915 - the sale advertisement referring to there having been two farms that had just been sold by Pickering, and that the auction was to take place at the homestead, 'Mahoe'. The clearing sale (following the sale of the two farms) included 2,500 Romney sheep, 67 cattle, 6 horses, other assorted livestock, various farm and household goods, and a 20 h.p. two-seater Hupmobile motor car.<sup>9</sup> The clearing sale was evidently very well attended and very successful.<sup>10</sup>

The Pickering family appear to have moved to Clive, in Hawkes Bay, where Helene died on 10 June 1927 at Greenfields, Clive. In 1934, Frederick returned to England, evidently with the intention of remaining there. However, he returned to New Zealand before WWII, and died at Hastings Hospital on 26 August 1941, aged 71. The couple are buried at Taradale Cemetery.<sup>11</sup>

### The Shannon Brothers

In 1915, the property was transferred into the names of Arnold Buddle Shannon and Norman Vance Shannon, both farmers of Waituna West, and as tenants in common with equal shares.

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<sup>2</sup> *Feilding Star*, 15 December 1892, p. 2

<sup>3</sup> Births, Deaths & Marriages Online: Ref: Birth: 1894/13264; Death: 1896/5988: <https://www.bdmonline.dia.govt.nz/>

<sup>4</sup> *Feilding Star*, 3 July 1896, p. 2, 22 December 1893, p. 2 (x2); *Wanganui Herald*, 21 December 1893, p. 2. Manawatu District Council: [http://www.mdc.govt.nz/online\\_services/find\\_it/cemetery\\_search](http://www.mdc.govt.nz/online_services/find_it/cemetery_search) (Search word: 'Pickering')

<sup>5</sup> Births, Deaths & Marriages Online: Ref: Birth: 1899/9785: <https://www.bdmonline.dia.govt.nz/> ;  
'Pickering of Cheshire: Information about Frederick Eugene Pickering': <http://www.genealogy.com/ftm/s/t/o/Connie-Stover/WEBSITE-0001/UHP-0238.html>

<sup>6</sup> *Feilding Star*, 16 August 1902, p. 2. Note that 'Thistledene' is a placename in England.

<sup>7</sup> *Rangitikei Advocate & Manawatu Argus*, 19 June 1907, p. 3

<sup>8</sup> *Northern Advocate*, 1 November 1916, p. 3; Auckland Museum: Online Cenotaph: Robert Avon Beattie: <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C924>

<sup>9</sup> *Rangitikei Advocate and Manawatu Argus*, 19 May 1915, p. 1

<sup>10</sup> *Feilding Star*, 28 May 1915, p. 3

<sup>11</sup> 'Pickering and Related Family History: Frederick Eugene Pickering of Liverpool and New Zealand': <http://www.pickeringfamilyhistory.com/frederick-eugene.php>

The brothers were sons of Ezekiel Vance Shannon and his wife Amie Sophia (nee Buddle). Irish-born Ezekiel Shannon, in turn, was the younger brother of George Vance Shannon, who was on the Board of the Wellington and Manawatu Railway Company – and as a result, the Horowhenua town of Shannon was named after him. The story of the wider Shannon family is covered in the book, *A Shannon Family: From Antrim, Ireland to New Zealand*, compiled by members of the Shannon family and published in 2000.

Ezekiel and Amie Shannon settled in Marton in 1877, and then acquired land by ballot in the Waituna area in 1888. The family moved there in 1893. Before the outbreak of WWI, all but one of the couple's seven sons (the eldest son, Athol) were farming together as 'Shannon Bros.' Some of their many farms were owned individually, while others, as Mahoe would soon be, were jointly owned. WWI saw the four youngest sons enlist, while the second and third eldest sons, Arnold (born 1879) and Norman (born 1881) took care of the family's farm duties.<sup>12</sup>

At the time Arnold and Norman purchased Mahoe, labour was becoming increasingly hard to find due to the men going off to war. By August 1917, the Army was trying to conscript Norman. At the First Wellington Military Appeal Board sitting in Palmerston North on 10 August 1917, Norman explained his circumstances: *"Norman Vance Shannon, farmer, Waituna West, appealed on the ground of public interest and undue hardship. He stated he was single and 37 years old. He had six farms totalling over 3600 acres, all in different blocks, but did not manage them all. The most distant from the homestead was 17 miles. The total stock comprised 8800 sheep and 210 head of cattle. He put in a statement of his financial position. He had six brothers, four of whom had gone to the front, and one had been killed. Appellant said he did shearing work, and last year shored 7000, including 2500 for neighbours. He had no assistance on the homestead block. The appeal was adjourned sine die on the usual conditions."*<sup>13</sup>

In May 1918, Norman's case was reviewed by the Military Appeal Board. He stated that labour was harder to get now, and that otherwise his position was unchanged. The Board then reserved its decision.<sup>14</sup>

Norman remained living at the family's original homestead farm ('Momona'), and it was Arnold who lived at Mahoe after his marriage in 1919 to Kathleen Millicent Alcorn. The couple raised their four children there. The Mahoe Romney Stud was also established there under his watch. The stud was eventually dispersed in 1937, and Shannon Bros. ceased farming in partnership in 1950.<sup>15</sup>

In 1952, Norman Vance Shannon's share of the property was transferred to Arnold Buddle Shannon. Then in 1956, the property, with the exception of Lot 1, Plan 18853, was transferred to Arnold's four children: David Rayner Shannon, Selwyn Buddle Shannon, Kathleen Patricia Shannon and Amie Honora Oxley, as tenants in common in equal shares. CT WN31/5 was then cancelled. The site of the house Mahoe was on the aforementioned Lot 1, Plan 18853 (12 acres), and this remained in the ownership of Arnold Buddle Shannon.

Arnold Shannon was killed in a car accident on 19 December 1957 aged 78, and Norman Shannon died on 25 July 1958, aged 78.<sup>16</sup> Their obituaries are as follows:

*"DEATH OF FORMER CHAIRMAN: Reference to the death of Mr. A. B. Shannon, a former chairman of the Oroua County Council, was made at the monthly meeting of the council when the*

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<sup>12</sup> The Shannon Family, *A Shannon Family: From Antrim, Ireland to New Zealand* (Feilding, 2000), p. 50-52

<sup>13</sup> *Feilding Star*, 11 August 1917, p. 4

<sup>14</sup> *Feilding Star*, 28 May 1918, p. 7

<sup>15</sup> *A Shannon Family*, p. 52, 72-73

<sup>16</sup> Births, Deaths & Marriages Online: Deaths 1958/20975 (Arnold) & 1958/28928 (Norman): <https://www.bdmonline.dia.govt.nz/>



*chairman, Cr. B. McLeod and Cr. V. B. Short both mentioned the great work Mr. Shannon had done over the years in the interests of the ratepayers and the community as a whole. A motion of respect and sympathy was passed in silence and it was agreed that a request be made to the relatives for a photograph to be presented to the council.”<sup>17</sup>*

*Also: “Died As Result of Accident: The District Coroner, Mr. T. L. Seddon, has returned a Verdict that Arnold B. Shannon, of Cheltenham, was found to have died as a result of an accident when a motor-car which he was driving ran off the road at Makino, 150 yards north of Junction Road turnoff, and collided with a power pole.”<sup>18</sup>*

*“Obituary: MR N. V. SHANNON, OF WAITUNA. A sheep farmer and member of one of the best known pioneer families of the district, there passed away on Friday last Mr Norman Vance Shannon, of Waituna West. He was in his 79th year and had been in poor health for some time. Mr Shannon was regarded as the backbone of the Oroua Sub-Union, and was elected president of the Manawatu Rugby Union in 1956, being the first sub-union member to hold that high office. Mr Shannon was the patron of the Oroua Sub-Union for many years. The present patron of the Oroua Club, Mr A. Wood, said that Mr Shannon was one of the most popular Rugby personalities the sport had (illegible) in the district, and similar sentiments were expressed by Mr J. Payne, the chairman of the Manawatu Rugby Union. The funeral took place on Monday.”<sup>19</sup>*

In 1959, Lot 1, Plan 18853 (the house site) was transmitted to David Rayner Shannon and Selwyn Buddle Shannon, as executors, and then transferred into the name of their sister, Kathleen Patricia Shannon, who was described as a schoolteacher of Feilding. It was then immediately transferred from Kathleen Patricia Shannon to David Rayner Shannon, described as a farmer of Cunninghams (a name for the local area). David Rayner Shannon owned the surrounding land at this point, totalling 131 acres – under CT WN968/21 (issued 1961). This land was duly sold to Christopher Charles Shannon, a rural valuer of Christchurch, in 1978, but David Rayner Shannon then leased it back for a 10-year term (starting 1 October 1977 – suggesting the sale date was on that date and not in 1978). The part of the lease that covered Lot 1, Plan 18853 (the house site), was then surrendered in 1980.

### Subsequent Owners

Immediately after the lease on the property was surrendered in 1980, ownership of the house site was transferred to P and B Sinkinson with 5.9019 ha of land (CT WN20C/924). It was next transferred in 1985 to D and B Bell of Feilding who subsequently purchased another piece of land from their neighbour, Down End Land Company Ltd, bringing the holding up to 12.2626 ha (WN30D/614; 1987). In 1999, the property was transferred to C Hart, S Coutts and J Coutts. Then in 2001, it was transferred into the names of the current owners, R Hayden, D Hayden and M Lawrence.

The Building Permit records held by Manawatu District Council contain limited information on alterations to this house. For example, there is a reference to firebox repairs in 1996, followed by other matters relating to fireplaces in 2001 and 2008. The bathroom and toilet were also altered in 2008.

## ARCHITECTURAL DESIGN

### Planning, style, construction

The building was only able to be inspected from the road, which is some distance to the house. The following assessment is based on long distance photography, google aerial maps and images included

<sup>17</sup> *Feilding Herald*, 20 February 1958, p. 2: <http://feildingphotos.mdc.govt.nz/nodes/view/18697#idx23130>

<sup>18</sup> *Feilding Herald*, 20 February 1958, p. 4: <http://feildingphotos.mdc.govt.nz/nodes/view/18697#idx23131>

<sup>19</sup> *Feilding Herald*, 31 July 1958, p. 4: <http://feildingphotos.mdc.govt.nz/nodes/view/18718#idx23259>

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

This single storey, timber framed house is designed in the Victorian/Edwardian Queen Anne style with a compact plan. The house is aligned north west/south east with the main gable the full length of the house to the south side. Adjoining this gable is another at right angles at the east/front of the house with another gable extending to the north from it and parallel with the main gable. A further gable extends from this gable to the south at the rear. Each of the visible gables has a decorative gable screen with scrolled half finials. Pairs of brackets support the eaves. A verandah extends around the east and north elevations, which is supported by double posts and simple Art Nouveau styled shallow arched brackets. There are several chimneys in the centre of the house.

The house has corrugated steel roofing, timber rusticated weatherboards and timber double hung sash windows.

### Style background

The Victorian/Edwardian Queen Anne style was a revival style of late 17th and 18th century architecture popularised by British architects Richard Norman Shaw and William Eden Nesfield in the 1870's 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 Victorian/Edwardian 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. Details often included flying gables, gable screens, double hung and casement windows, window or door hoods, square and canted bay windows, prominent chimneys, decorative entry porches and exposed eaves. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs.

Single storey versions of the style were typically less decorative.

Art Nouveau inspired lead lights were also common with the style.

### Setting

The house is set well back from the road within open, flat farmland with access to it from a long, treed drive off McKay's Line. Mature trees surrounds the house.

## SUMMARY OF HERITAGE VALUES

Mahoe has **low** to **high local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** and **high representivity** values as a good example of the smaller, single storey Victorian/Edwardian Queen Anne style. It has planning, forms, silhouette, materials and many details characteristic of the style. Being representative of the style and there being a number of houses of a similar style and quality it has **low rarity**.

The house has **low technological** values with timber framing, wall cladding and joinery with a corrugated steel roof, typical of the period.

The exterior appears to have **high authenticity** with few minor modifications recorded.

Mahoe has **moderate associative** values with the Pickering and Shannon families, who were well known and respected early settlers in the Manawatu in the late 19<sup>th</sup> century. The Shannon family owned the site of the house for 65 years.

The design and construction of the house has **moderate pattern** values reflecting the growth and development of farming in the Manawatu from the late 19<sup>th</sup> century.

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

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<http://www.pickeringfamilyhistory.com/frederick-eugene.php>

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<http://www.genealogy.com/ftm/s/t/o/Connie-Stover/WEBSITE-0001/UHP-0238.html>

#### Other Sources:

Manawatu District Council: Building Permit file on this house (including the NZ Historic Places Trust file on the house compiled by Megan Buzzard); Certificates of Title

#### IMAGES



**Figure 2** A piece of the distinctive features of Mahoe is just visible at the right of this photo – namely a set of the house's double verandah posts. (Source: 'Pickering and Related Family History: Frederick Eugene Pickering of Liverpool and New Zealand':

<http://www.pickeringfamilyhistory.com/frederick-eugene.php> )



**Figure 3** A piece of the distinctive architectural features of Mahoe is visible at the right hand end of the building in the background of this photo. (Source: 'Pickering and Related Family History: Frederick Eugene Pickering of Liverpool and New Zealand': <http://www.pickeringfamilyhistory.com/frederick-eugene.php> )



**Figure 4** The Mahoe property in relation to McKays Line (Source: Manawatu District Council website - January 2016)



**Figure 5** A closer view of the layout of the Mahoe property (Source: Manawatu District Council website - January 2016)



## SAUNDER'S WOOLSHED – 327B Saunders Road, Glen Oroua



**Architect:** J Smith

**Construction date:** 1898

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

**Architectural style:** Woolshed

**Use/building type:** Woolshed

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

**Heritage New Zealand listing:** -

**Proposed category:** B

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

#### Outline history

The woolshed was built for Isaac Greenaway in 1898 following his purchase of part of the Oroua Downs estate following the death of its previous owner, Robert Campbell, an original settler in the district. It was built for £185 10s by William Mugridge. J Smith was involved with the construction of the building either as architect or as overseer.

Tom Saunders purchased it off Greenaway in 1906 when he moved back to Australia. Greenaway lived at 29 Greenaway Road, Rongotea. At the time the Saunders family owned about 2000 acres. His son, Dick, took over running the farm in 1936 and was chairman of the Manawatu County for 18 years. His sons, Brian and Graham took over from Dick in 1978 and still own the farm. To this day, the woolshed is used for its original purpose.

Originally the woolshed had eight stands, now it has four. As well as being used for shearing, the woolshed has been the venue for a number of weddings and dances.

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

## ARCHITECTURAL DESCRIPTION

The large, rectangular plan, timber framed single storeyed woolshed is constructed of matai milled from the farm. It has corrugated steel roofing with four raised clerestory ventilators with timber louvres. Regularly spaced clear plastic corrugated sheets in the roofing give light to the interior of the building. External cladding is matai shiplap weatherboards, and the interior is unlined and has matai flooring. A mezzanine has been installed.

Windows are eight paned double hung sash, while the doors to the concrete loading dock in front of the woolshed and to the stockyards at the rear, are wide timber sliding ledged and braced. Entry doors are ledged and braced. The woolshed has a tractor lean-to added to the south, a large and small lean-to on the north elevation and an open lean-to at the rear. A large concrete water tank is located near to the north west corner.

Access to the woolshed and two houses is down a long tree-lined roadway with stockyards to the rear and open paddocks to the south, east and north. The original house is further down the same road.

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

The woolshed has **high architectural** and **moderate technological** heritage values for its very large scale and high quality of building construction.

It has **moderate** to **high rarity** values as it has been noted as one of few substantial woolsheds in the Manawatu and is likely to be one of the largest, if not the largest. Heritage NZ has no listed woolsheds in the Manawatu and this is the only woolshed currently listed in the District Plan.

The building has **high authenticity** in design, materials, craftsmanship and **moderate authenticity** of setting.

The woolshed has **moderate group** values as one of at least two buildings constructed for Isaac Greenaway in the region and is one of a number of buildings subsequently owned and/or built for the Saunders family.

The woolshed has **moderate** values in its **association** with Isaac Greenaway and the Saunders family.

The building has **moderate pattern** values as one of a number of large rural farm buildings scattered throughout the Manawatu built between the later 19<sup>th</sup> and early 20<sup>th</sup> centuries indicating the successful and profitable ownership and management of extensive farms, many of which have continued to be owned by the same families over many years.

Given the heritage values of the building, it has **moderate educational** values in the areas of farm building design and the history of farming in the Manawatu.

#### **SOURCES**

Former NZHPT Manawatu Branch Committee files

## 291 Haynes Line, Beaconsfield



**Architect:** Unknown

**Construction date:** Ca 1894

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

**Architectural style:** Victorian Bay Villa, altered to double Bay Villa

**Use/building type:** Residential

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

**Heritage New Zealand Listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

This house was built by Thomas Strawbridge in the 1890s, although the exact year and the names of the designer and builder are uncertain at this time. Dorothy Pilkington's book, *In the Shadow of a Great Name: The story of the Beaconsfield district*, identifies a number of properties in the early Beaconsfield area (then commonly known as 'Cunninghams') that were owned by "Strawbridge" as at 1890. Although it is unclear which members of the Strawbridge family then owned them, almost certainly it was Thomas Strawbridge. Although the book erroneously attributes this house site to the Corpe family, as at 1890<sup>1</sup>, it did identify Strawbridge as the owner of all the land (around 100 acres) on the opposite side of what was then called 'Oroua Road' - now Haynes Line. These included Lots 244-247, and 249-251, which are directly opposite Lots 279-282, and 284-186 – the latter being part of the property where this house stands.

The Certificate of Title that covers the period during which this house was built, is WN52/208. It was issued on 16 September 1889 to Thomas Strawbridge, who was described as a farmer of Feilding. The various lots Strawbridge owned on this title totalled approximately 105 acres. These lots and those nearby were originally offered for sale at an auction in 1877. At that time they were an outlying part of the proposed 'township of Beaconsfield' (which never developed), and most of the lots concerned with this Certificate of Title ranged in size from between three and twelve acres. When comparing the

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<sup>1</sup> It is not impossible that Strawbridge didn't in fact buy it off Corpe in 1889, thus leading to the confusion.



original section plan with present day satellite images, the house being studied here can be seen to be standing on the three-acre Lot 284.<sup>2</sup>



**Figure 1** This photo shows the house in its original form. The people shown will either be the Strawbridge family (c1894 to 1907), or the Corpe family (1907 onwards). The house does not yet have its present bay window. (Source: Manawatu District Council: Building Permit file for 291 Haynes Line, Beaconsfield)

### The Strawbridge Family

The Strawbridge brothers, Eli and Thomas, migrated to New Zealand in 1862. They landed at Akaroa, before travelling north and buying a farm in the Wairarapa. They then sponsored another twenty-three family members to also migrate to New Zealand. The brothers then continued farming at Waihakiki in the Wairarapa, with Thomas marrying Pamela Ingley on 4 February 1875. This couple had four sons: Albert James (1875-1911), Arthur Lambert (1877-1947), John Thomas (1879-1919) and Joseph Haywood (1880-1947).<sup>3</sup>

Thomas and his family subsequently moved to the Feilding area, and in due course they settled on the Haynes Line property. Thomas appears to have been living at Makino in 1893, or at least his son Albert was.<sup>4</sup> In September 1894, Thomas Strawbridge (still of Makino Road) called for tenders to fell bush at his Beaconsfield property.<sup>5</sup> Then in November 1898, 'Mr T. Strawbridge' of Beaconsfield offered two or three good milch cows for sale.<sup>6</sup> It is likely then that the original stage of this house was built

<sup>2</sup> Dorothy Pilkington, *In the Shadow of a Great Name: The story of the Beaconsfield district* (Beaconsfield, 1977), pp. 11, 105-107

<sup>3</sup> Shirley Stone, *Re: Strawbridge Family to New Zealand in 1874* (August 1974), <http://www.genealogy.com/forum/regional/countries/topics/newzealand/10174/>; BDM Online Refs: Marriage: 1875/425; Births: 1875/13573, 1877/15228, 1879/9907 <https://www.bdmonline.dia.govt.nz/>; Deaths: J.T. Strawbridge: 1919/5934, A.L. Strawbridge: 1947/26542; *Feilding Star*, 10 August 1911, p. 2; Burial record: J.H. Strawbridge: <https://www.pncc.govt.nz/services/online-services/cemetery-and-cremation-search/warrant/?id=25386>

<sup>4</sup> *Feilding Star*, 25 March 1893, p. 2

<sup>5</sup> *Feilding Star*, 1 September 1894, p. 3

<sup>6</sup> *Feilding Star*, 22 November 1898, p. 2. A 'milch cow' refers to a milking cow (Ref: [https://en.wiktionary.org/wiki/milch\\_cow](https://en.wiktionary.org/wiki/milch_cow) )



between 1894 and 1898, and certainly the book *Makino Memories* records that the family moved to the Haynes Line property in “about 1894.”<sup>7</sup>

The Certificates of Title indicate that Strawbridge sold this property to Joseph Corpe in mid-1907, although Strawbridge may not have left the immediate district at that exact time. A report on the monthly meeting of the Kiwitea County Council in August 1907, records a petition from Joseph Corpe and others wanting to close a portion of Oroua Road (Haynes Line) between the Kiwitea River and Wellington Street (a paper road), while Thomas Strawbridge had objected as he wanted the ‘streets’ leading to Section 295 left open. Presumably he still owned land in that location after the sale of this house. The Council declined his request.<sup>8</sup>

By August 1910, when his brother John died at Feilding, Thomas was back living in the Wairarapa.<sup>9</sup> Thereafter, Pamela Strawbridge, aged 67 and referred to as “*Pamala*”, died at Otaki on 14 December 1921, where she had evidently been living “*for some considerable time*.” The article mentions that she had been married at Greytown 47 years previously, although her husband and children are otherwise not referred to. However, her son John’s obituary in 1919 refers to both parents then living in Otaki.<sup>10</sup> Her headstone at Otaki Cemetery simply adds after her name etc., that it had been “*Erected by her loving son Arthur*.”<sup>11</sup>

Thomas then moved to Belvedere Road in Carterton in the early 1920s, where he lived near his sister, Sarah Ann Bond and her husband John. In 1922, by which time he was almost blind, he visited a Dr. Simpson in Carterton. As a result, Dr. Simpson performed on him what is thought to be the first cataract operation in New Zealand. The operation proved to be a partial success.<sup>12</sup> At some point Thomas returned to the Palmerston North area, where he died on 9 September 1928, aged 88 years. He is buried at Kelvin Grove Cemetery.<sup>13</sup>

### The Corpe Family

The founder (locally) of the Corpe family, William Westcott Corpe, suffered financial difficulties in the early 1890s and as a result he sold bush sections he had purchased at Beaconsfield, to his son Joseph Corpe. Joseph and his family then came to live in a rather sub-standard cottage at Beaconsfield in 1894. Joseph subsequently purchased nearby land from Thomas Strawbridge, and the house Joseph built there in 1898 – then called ‘Te Mara, but now named ‘Arotai’ – still stands at 422 Haynes Line. He remained living at ‘Te Mara / Arotai’ until he sold that property and retired to Feilding in 1921.<sup>14</sup>

Certificate of Title WN 163/289, which is the second of three CT’s existing throughout the lifetime of this house, was issued to Joseph Corpe on 27 June 1907. Joseph Corpe then retained ownership of the property until his son, Charles Edwin Corpe, took it over in 1919.<sup>15</sup>

It is not clear who lived in this house between 1907 (when the Strawbridge family departed) and 1919 (when Charles Corpe became its owner). However, Charles had married Myrtle Edith Constance Tonks

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<sup>7</sup> Robyn Corpe & Ngaire Stantiall, *Makino Memories* (Feilding, 2001), p. 231

<sup>8</sup> *Rangitikei Advocate & Manawatu Argus*, 19 August 1907, p. 2

<sup>9</sup> *Feilding Star*, 19 August 1910, p. 2

<sup>10</sup> *Manawatu Times*, 17 December 1921, p. 5; *Wairarapa Age*, 21 July 1919, p. 5; BDM Online Ref: 1921/6828:

<https://www.bdmonline.dia.govt.nz/>

<sup>11</sup> Otaki Cemetery database: Record ID: 03ANGL004: <http://eservices.kapiticoast.govt.nz/cemeteries/03ANGL004>

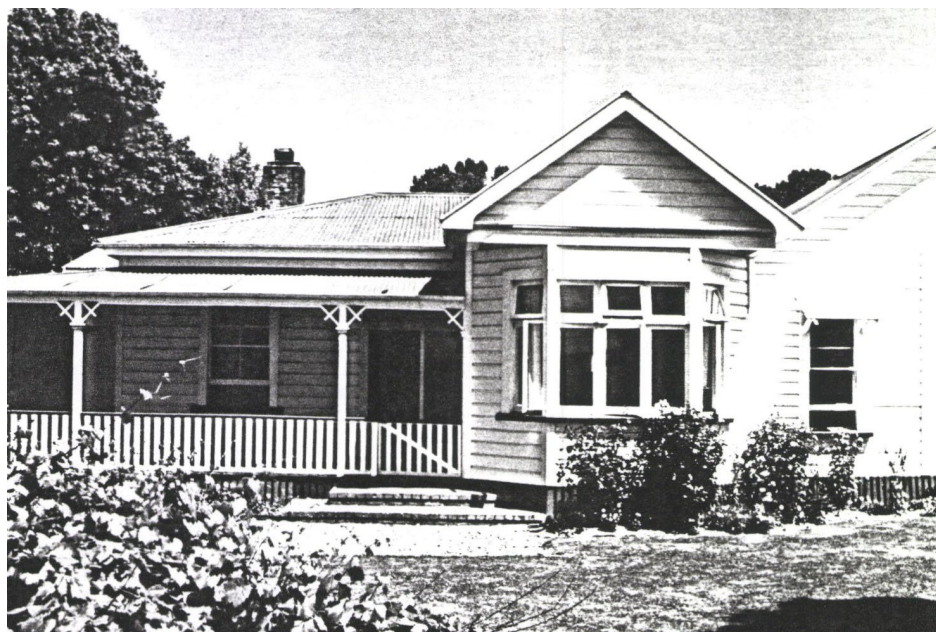
<sup>12</sup> Stone, *Re: Strawbridge Family to NZ* article

<sup>13</sup> Kelvin Grove Cemetery database: <https://www.pncc.govt.nz/services/online-services/cemetery-and-cremation-search/warrant/?id=7780>

<sup>14</sup> Refer also to MDC Heritage File RH16 ‘Arotai’; Also *Manawatu Standard*, 12 February 1921, p. 8

<sup>15</sup> Pilkington, p. 78

on 6 August 1913.<sup>16</sup> The couple produced a son, Hilary Edwin, born on 17 March 1916, however, the child died on 5 December 1919, aged 3½.<sup>17</sup> Then followed Joan in 1919, Naida in 1923 and finally Fay in 1925. Sadly, Myrtle died on 20 May 1925, aged 32, following Fay's birth.<sup>18</sup>



**Figure 2** The front of the house probably after 1964, but before the façade was altered at the left of the photo. The bay window has been added at some point, while the chimney and the verandah are also different from the earliest photo. (Source: Manawatu District Council: Building Permit file for 291 Haynes Line, Beaconsfield)

Certificate of Title WN261/138 was then issued on 9 May 1919 to the 69 acre property's new owner, Charles Edwin Corpe, described as a settler of Beaconsfield. He ran a sawmilling business from the property, with timber being carted in for milling from around the district, and later also from Apiti and Rangiwhia. He also ran a Romney Marsh sheep stud from the property – with both the farm and the Romney Marsh Stud using the name 'Te Mara'. This had formerly been the name of his father's property and home until that one was sold and in due course renamed 'Arotai' by a subsequent owner.<sup>19</sup>

Charles remarried on 19 January 1927, his new wife being Kathleen Guylee, of 'Ashdene', Waituna West. More children then followed, with the arrival of Kathleen in 1928, Beryl in 1931, Bruce in 1933 and Rex in 1935.<sup>20</sup>

Charles Corpe sold his Romney Marsh Stud in 1935, but continued with the sawmill until 1943, when the mill was leased out. It finally closed in 1946. In 1954, Charles Corpe sold his farms to his sons, with this property going to his son Bruce, following which Charles and his wife Kathleen retired to live

<sup>16</sup> NZ BDM online Marriage File No. 1913/5809: <https://www.bdmonline.dia.govt.nz/>; Also *Manawatu Standard*, 9 August 1913, p. 6

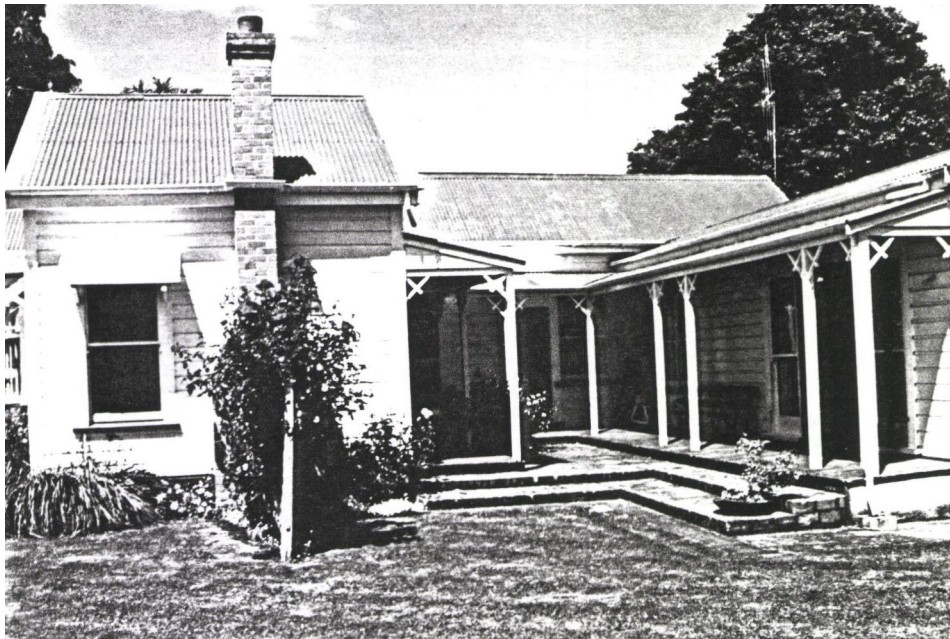
<sup>17</sup> NZ BDM online Birth File No. 1916/14131 (erroneously recorded as "Carpe"); & Death File No: 1919/7847: <https://www.bdmonline.dia.govt.nz/>

<sup>18</sup> Pilkington, p. 78

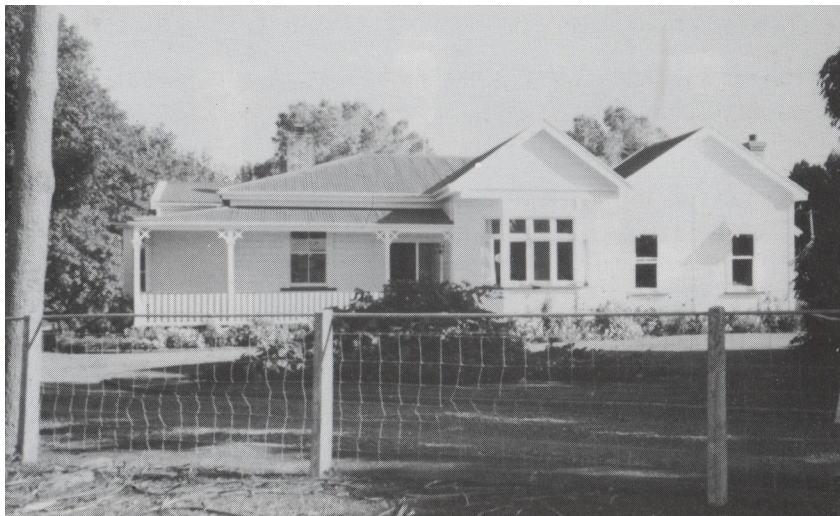
<sup>19</sup> *The New Zealand Romney Marsh Sheep Breeders' Association Incorporated Flock Book Volume XXXIV* (Hastings, 1938), p. 42; Pilkington, pp. 78-79

<sup>20</sup> Pilkington, pp. 78-79

in town.<sup>21</sup> Charles Corpe died on 3 October 1968, aged 83. Kathleen Corpe then died on 2 September 1979, aged 84.<sup>22</sup>



**Figure 3** The wing at right is the extension added in 1964. (Source: Manawatu District Council: Building Permit file for 291 Haynes Line, Beaconsfield)



**Figure 4** 291 Haynes Line, as shown in Dorothy Pilkington's book *In the Shadow of a Great Name* (p. 79), published in about 1987. There is no indication in the Building Permit records sighted as to when many of the various additions to this house were made. The earliest dated addition to this house is that from 1964, which is not visible in this photo. However, the façade at left also appears different here to that shown in the undated (post 1964) photo shown above.

Certificate of Title WN261/138 confirms that the property had been transferred into the name of their son, Joseph Bruce Corpe in 1954, then in 1985, adjusted to include Joseph's wife, Valarie May Corpe. Valarie died on 8 January 2017, aged 86.

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<sup>21</sup> Pilkington, p. 78

<sup>22</sup> Manawatu District Council: Cemetery Search: [http://www.mdc.govt.nz/Online\\_Services/Find\\_It/Cemetery\\_Search](http://www.mdc.govt.nz/Online_Services/Find_It/Cemetery_Search)



The house is said to now be “very altered” from the original, and some of the early alterations are more likely to reflect the large Corpe family than the Strawbridges’, whose family of four were well grown by the time the house was built. Alterations noted in Manawatu District Council’s Building Permit records for the house include additions to the dining room, kitchen and toilet in 1964, along (apparently) with modifications to two bedrooms. A new toilet and bathroom were then added to the house in 1997.<sup>23</sup>

## ARCHITECTURAL DESIGN

### Planning, style, construction

The building could only be inspected from the road, which is some distance from the house. The following assessment is based on long distance photography, google aerial maps and descriptions included in the historic narrative. No plans of the building showing the original construction have been sighted and the interior could not be inspected.

This single storey, timber framed house is designed in the Victorian Bay Villa style. The original house appears to have the typical details of the style with ‘T’ shape plan, verandah, gabled bay projecting from a hipped roof, and central front door as seen in Figure 1. The house is oriented north east/south west with the main elevation facing Haynes Line to the north. The house has a central front entry door, however the interior planning beyond is unknown.

The faceted bay window was added at a later date as was another, narrow gable to the original bay and the 1964 additions at the rear comprising two bedrooms, bathroom, laundry, toilet, kitchen and dining room. At some stage the house was modified into a Double Bay Villa with a bay projecting to the east and the verandah extended from the north east corner to meet it. A simple balustrade and handrail appears to have been added to the verandah while the original decorative verandah post brackets have been changed to simple brackets and the original, simple gable screen has been removed.

The house has corrugated steel roofing, timber rusticated weatherboards and timber double hung sash windows.

### Style background

The Villa, and later Bay Villa, were a New Zealand small, domestic version of the Italianate Villas first made popular in England for large houses designed by architects Sir Charles Barry and John Nash. Pattern books were influential in the spread of the style with publications such as Englishman Charles Parker’s *Villa Rustica*, style books by Andrew Jackson Downing, and American Calvert Vaux’s *Villas and Cottages*. Many of these English houses were designed with arcaded porticos, which was quickly adapted into the ubiquitous verandah in Australia and New Zealand.

The Bay Villa was made popular and relatively common from 1890 to 1910 by speculative builders who combined details from other styles such as Gothic, Queen Anne and Eastlake to the original Italianate. The most obvious and common characteristics of the style included variations on a ‘T’ shaped plan with a front verandah constructed against a projecting gable wing with bay window. Later developments lead to Double Bay and Corner Bay Villas, with the verandah extending between the bays. Early bays were faceted and later bays were square in plan.

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<sup>23</sup> Building Permit file for 291 Haynes Line, Beaconsfield, Manawatu District Council

Common details in the Bay Villa included flying gables, gable screens, modillions under eaves, pilasters, low to medium pitched hipped roofs, boxed eaves, moulded brackets and fretwork, turned balustrades, moulded handrails and rusticated weatherboards.

These common details were made possible by the use of mechanical saws and jig-saws. Various timber companies in New Zealand, such as the Kauri Timber Company, published catalogues showing a wide range of these highly decorative timber elements which could be added to windows, verandahs, gables and roofs.

### Setting

The house is set back from Haynes Line within open, flat farmland. The house is surrounded by large trees and there are many outhouses and other farm buildings nearby. Access to the house is a drive through double gates with canted picket fences which curves to the east to the rear of the house. A parallel road to the east gives access to the farm buildings at the rear. There are few neighbouring houses.

### SUMMARY OF HERITAGE VALUES

291 Haynes Line has **low** to **moderate local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** and **representivity** values as an example of the Victorian Bay Villa with typical planning and detail characteristics of the style. These include a 'T' shaped plan, projecting gabled bay and verandah. The style is ubiquitous throughout New Zealand and therefore has **low rarity**.

The house has **low technological** values with timber framing, wall cladding and joinery with a corrugated steel roof, all of which are typical of the period.

The exterior visible form the road appears to have **low authenticity** with many alterations.

The house has **moderate associative** values with the Corpe family for 113 years who were dairy farmers and foresters, pioneering frozen butter exports in the area.

The design and construction of the house has **moderate pattern** values reflecting the growth and development of farming in the Manawatu from the latter part of the 19<sup>th</sup> century.

Given the range and levels of heritage values, 291 Haynes Road has **moderate education** values as it can contribute to an understanding of settlement, farming and the architectural history of the Manawatu.

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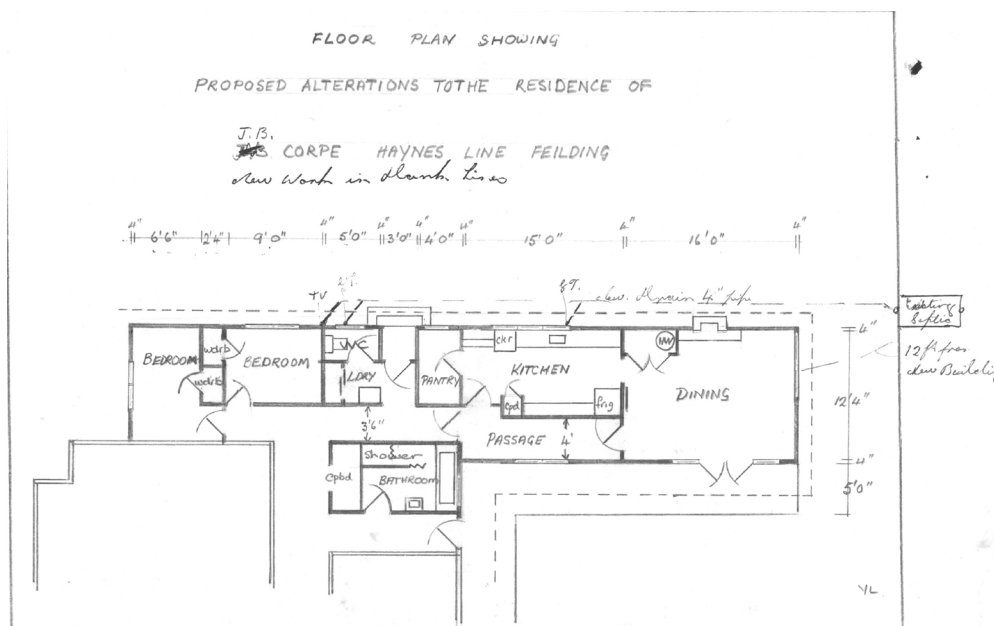
Stone, Shirley, *Re: Strawbridge Family to New Zealand in 1874* (August 1974), <http://www.genealogy.com/forum/regional/countries/topics/newzealand/10174/>

Wiktionary, the free dictionary: [https://en.wiktionary.org/wiki/milch\\_cow](https://en.wiktionary.org/wiki/milch_cow)

## Other Sources

Manawatu District Council: (Building Permit records, Certificates of Title; Heritage file RH16 'Arotai')

## IMAGES



The floor plan of the additions to the back of 291 Haynes Line, which was added in 1964 (Source: Manawatu District Council: Building Permit file for 291 Haynes Line, Beaconsfield)



291 Haynes Line. This photo shows the comparatively low-roofed extension at the back of the house that was added in 1964, as shown on the property's Building Permit plan. (Source: Google 'Street View', May 2015)