



Manawatu District

Heritage Inventory

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**FORMER NZ FARMER’S MOTOR COMPANY LTD.
14 Macarthur Street and 79-81 Kimbolton Road**



Current Owner: Robert Francis Blake Williamson

Architect: Alex James (1907) & C.L. Daniel (1912)

Construction date: 1907-1912

Visible materials: Painted cement rendered brickwork, timber joinery

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: A

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PHYSICAL AND SOCIAL HISTORY

This building consists of part of the original New Zealand Farmers’ Motor Co. Ltd. premises erected in 1907 (the former showroom and the original garage) and also the extension built in 1912 that includes the present Macarthur Street façade. It appears likely that until 2009 that this building was always associated with the motor vehicle industry. It also has an additional significance due to what is now the Motor Trade Association Inc. - now known as the ‘MTA’ - having originated within this building in 1917.

The original portion of this building (fronting Kimbolton Road) is likely to have been the subject of a tender notice published in the *Feilding Star* in June 1907. The notice invited tenders that closed on 10th June 1907 to erect a motor garage in Kimbolton Road. The architect concerned was Alex James.

The official opening of the NZ Farmers’ Motor Company Ltd.’s new premises in Kimbolton Road, Feilding, occurred on the afternoon of Saturday, 21st December 1907. The Kimbolton Road end of this building is now the Lees Family Restaurant at 79-81 Kimbolton Road. The official opening of the Manawatu & Rangitikei Motor Club’s clubrooms within the building – and the holding of the club’s AGM - also marked the event.

In late 1908, NZ Farmers' Motor Company Ltd. appears to have been thriving. The *Wanganui Chronicle* of 12 November 1908 (p. 3) praised its achievements and the makes of cars it was promoting, in relation to its display at the Wanganui Agricultural Show. However, by mid-April 1910, the new Feilding Motor & Engineering Works, run by Messrs E.J. Wackrill and H. Stewart, was advertising that it had taken over the business formerly carried on by NZ Farmers' Motor Co. Ltd. Ernest John Wackrill took care of the business end of the new undertaking, while Harold Stewart, the son of early Manawatu and Wanganui civil engineer, John Tiffin Stewart, took care of the mechanical department. Stewart was described as having had "*large experience in New Zealand and in the Old Country.*" All branches of the motoring industry were to be covered by the firm, including hiring and repairing.

It is noteworthy in relation to the Motor Club that at the time of the formation of the Marton Automobile Association in February 1913, it had been decided to approach the Palmerston North Automobile Association with a view to amalgamating and calling the new association the Manawatu-Rangitikei Automobile Association. Local committees of the (Marton?) Automobile Association were also being set up in various towns, including Feilding, and motorcyclists were also being asked to join.

In April 1913, a Motor Gymkhana was held at the Feilding Racecourse under the auspices of the Manawatu Automobile Association – this being the first public event of its kind held in Feilding. The Honorary Secretary of the event was E.J. Wackrill, of Messrs Wackrill & Stewart.

On April 1917 "*The first initiative to form a national organisation of New Zealand Retail Motor Traders was taken at a meeting of nine garage proprietors on the 30th April, in the office of Messrs. Wackrill and Stewart Ltd., Feilding.*" This meeting had been convened by Mr J. Bett (of Palmerston North) and E.J. Wackrill. A week later, on 7 May 1917, a "*largely attended meeting of representatives of the motor car industry*" was held in the Committee Room of the Feilding Library, the main business was a resolution to constitute a body under the name: 'The Motor Garage Proprietors' Association of New Zealand.' This resolution was passed unanimously. A month later a conference was held in Palmerston North in conjunction with the Winter Show, and 52 motor traders from throughout North Island attended. Again support for a national motor trade organisation was unanimous – and accordingly on 19 October 1917, the new association was registered as an incorporated society.

By October 1918, the Association had between 400 and 500 members, and was becoming active in relation to reducing fuel prices and the condition of road and uniform motor traffic regulations. In October 1919, delegates from the Association's conference then being held in Palmerston North visited Feilding for afternoon tea in the course of a tour of the area. Feilding's Mayor Harford welcomed the delegates and one of the delegates, Mr Rogers of Wellington, replied that: "*the motor men were all proud of Feilding as the birthplace of the Garage Proprietors' Association.*" This organisation is now the Motor Trade Association Inc. and the MTA's website also promotes the origins of the Association as having occurred in Feilding.

In 1933 ownership transferred to William McAlpine Duncan, Jessie Short, and Ernest Ebenezer Short, as tenants in common. The new owners appear to have been closely affiliated to the New Zealand Romney Marsh Sheepbreeders' Association Inc. The Association had been incorporated in December 1904, and its office was already based in Feilding by July 1905, at which time the Association's secretary, the abovementioned Ernest J. Wackrill, advertised a new Association member's details in the *Manawatu Times*. The association was then recorded as sharing the street address (63

Kimbolton Road) of what was by then Wackrill & Maguire, accountants. This is the building that is now Lees Family Restaurant, at 79-81 Kimbolton Road.

The former Wackrill & Stewart Ltd. property at both 79-81 Kimbolton Road and 14 Macarthur Street was subdivided in 1948. The Lees Family Restaurant part of the property was sold at that time by its then owners, Messrs W.M. Duncan & E.E. Short, to the NZ Romney Marsh Sheep Breeders' Association. In 1966 the building was refurbished to become the 'Save-More Grocery'. In 1969, Save-More Grocery again altered the building. Then in 1975, it became the Khayyan Restaurant. It remains in use as a restaurant in 2012.

In 1948, the property was subdivided into two Lots. Lot 1 was transferred to the NZ Romney Marsh Sheep Breeders' Association. Lot 2, the Macarthur Street end of the property, was transferred to Hooper, Lowe & Co. Ltd., who operated a garage in Kimbolton Road. The 1959/60 *Wises' Post Office Directory* duly described the Macarthur Street end of the building as "*Hooper, Lowe & Co. Ltd., panel beaters.*"

In 1964, the property's ownership was next transferred to James Alfred McBride, a Palmerston North solicitor. Then in 1970 the title of the Macarthur Street property was transferred to Porter Properties Ltd. The 1973 *Manawatu Phone Book* lists the Feilding branch of Porter Motors Ltd., as being at 134 Kimbolton Road, while its Paint and Panel Shop was listed as being in Macarthur Street.

In 1977 the property was transferred to William Arthur Mark, a Feilding panelbeater, and his wife Judith Ann Mark. They then operated the firm Mark Panelbeaters Ltd. from this building. They owned the property until 2009 when the property was transferred to the present owner, Robert Francis Blake Williamson. In 2012, the building is occupied by Timeless Secondhand & Collectables, which sells a wide array of books, collectables, dolls, tools, knitting, etc.

Architects

Alex James

Alex James was a Feilding based architect at the time of the construction of the Kimbolton building and who practised from Manchester Square. Cecil Leigh Daniel was born about 1867 and was possibly the son of that name, of Susannah Warnes Daniel, a widow of Caius House, Wymondham, Norfolk, England, who died in 1921.

C.L. Daniel

By 1896, Daniel was living in Feilding and in partnership with Robert Young as 'Daniel & Young, *Practical Architects,*' thereby contrasting themselves with their local competition, 'James & Heaps, *Articled Architects.*' Their offices and workshop at that time was opposite the Feilding Railway Station, and they advertised themselves as builders and contractors, and as "*practical men*" who prepared their plans at the "*lowest possible cost.*" They also gave estimates for carpenter's work, paperhanging and decorating, plumber's work, and brickwork. The partnership was dissolved on 29 March 1897, with Daniel evidently taking over the business.

In mid-1905, Daniel relocated to Cheltenham, and two jobs he undertook in 1906 advertised that plans requiring tenders would be available in the Feilding office of Mr A.H. Atkinson, Kimbolton Road. By 1910, he was back in Feilding, in an office in Ratcliff's Building, Fergusson Street. Tenders notices have C L Daniels advertising for builders for houses at Kimbolton, and the Town Hall at Waituna in 1912.

Amongst the many houses and buildings he was responsible for, was Mr R.P. Walsh's 10-roomed home in Kimbolton Road, the style of which was described as *"original and striking, with numerous gables, and other features of a nature quite unique in this district."* This included the windows of the dining room and No. 1 bedroom sliding right up and opening on the verandah, instead of using doors. He designed the Bramwell Bros. furniture shop, which was built in 1911, and which ran from Macarthur Street to Fergusson Street. A notable feature of this building was its excellent lighting. *"The steel veranda is curved down from the centre, so that light is admitted to the shop from above, making all the difference when compared with the old style of confining all the light entrance to the large front doors."* Daniel also designed the substantial Wheeler Memorial Pavilion for the Feilding Showgrounds. This pavilion was to hold 224 feet of sheep pens.

Cecil Leigh Daniel died in 1933, aged 66 years.

Robin Hood was another architect who practised from Feilding at the same time, reflecting considerable demand for new buildings in the Edwardian period in the town.

ARCHITECTURAL DESCRIPTION

The garage was designed as a large open space to allow for free movement of vehicles for repair.

The style of the building is Edwardian Free Classical. Free Classical buildings generally have a symmetrical facade and entrance, large arched windows and parapets of classical balustrading. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The need for garages and petrol stations came about with the rise in popularity of the car. New Zealanders were keen to embrace the car, and there were 150,000 vehicles registered by 1929. This translated into one car for every 10 people. There was a consequent need for petrol stations and servicing garages, which were constructed to meet these needs. When there was an increased demand for servicing and supply of petrol to the public either new buildings were constructed or existing ones were altered, with many demolished and replaced over time. As with other small businesses, garages were also demolished to make way for more profitable businesses, or to take advantage of increased land values. As a consequence, few older garages and service stations have survived or survived relatively intact and there are few small garages and automobile related buildings recognized in District Plan heritage listings. There are also few garages registered throughout New Zealand with the NZHPT. These include the McLaren Garage in Auckland, built in 1926, the Eastbourne Bus Garage built in 1936, Bursell's Garage in Waihou built in 1930, and the Hawke's Bay Farmers Co-operative Association Limited Garage in Hastings built in 1925.

SUMMARY OF HERITAGE VALUES

This building has **national** significance for **historical, social, architectural** and **technological** values.

The original part of the building has very considerable **historical, social** and **technological** heritage values as possibly New Zealand's oldest vehicle garage having been built in 1907. It has been used as a garage for 100 years, which enhances its significance and **rarity** for the building type. The earliest garage registered with the NZHPT is at least 18 years younger and the remodelled façade of

1912 is still considerably older than this earliest registered garage, the Hawke’s Bay Farmers Co-operative Association Limited Garage in Hastings Garage.

The **pattern** of early use of vehicles by farmers in the district, connected with the expansion of the early Manawatu economy through agriculture, is reflected in the early success of the NZ Farmers’ Motor Co. Ltd. This continued with later owners such as Wackrill & Stewart, expanded the business into hiring, repair and selling of vehicles as well as establishing a bus service to Rongotea. The relationship with the farming industry becomes even closer in 1948 with new owners, W M Duncan and J Short, affiliated to the NZ Romney Marsh Sheepbreeders Association who were likely to have used the building for the administration of the Association. The Association was the New Zealand headquarters for Romney Marsh Sheepbreeders.

Also of considerable historic significance is that the Motor Trade Association, the main, current organisation of vehicle dealers in New Zealand, was established in this building.

The building is associated with the earliest vehicle use in the Manawatu with the building housing the Manawatu and Rangitikei Motor Club, which later amalgamated with other Clubs to form the Automobile Association.

The building has **architectural** values as a rare interpretation of the Edwardian Free Classical style, maintaining the predilection in the town with Classical architecture. The building has the typical symmetry, large curved windows, loose interpretation of Classical architectural language and use of materials typical of the style.

Sources

Feilding Herald, A Century of Progress, 1874-1974 (Feilding, 1974)

Kirk, Athol L., & Barkla, Bryan H., *Wanganui’s Finest: 125 Years of Firefighting in Wanganui* (Wanganui, c1991)

Manawatu Phone Books (various years as described)

NZ Wises’ Post Office Directory, 1959-60

The Council of The NZ Romney Marsh Sheep Breeders’ Association (Incorporated), *The New Zealand Romney Marsh Flock Book, Volume xxxiv, 1937* (Hastings, 1938)

Manawatu District Council: Building Permit file: 14 Macarthur Street and 79-81 Kimbolton Road, Feilding; Feilding Cemetery records (online)

Archival sources, newspapers and online articles as referred to in the text and footnotes

TERRY URQUHART LAW (FMR COLONIST'S LAND AND LOAN COMPANY) 1 MacArthur Street



PAGE 12

Current owner: T. J. Urquhart & W. D. G. Nicholls

Architect: Clere and Swan

Construction date: 1901

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Italianate Palazzo

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: A

PHYSICAL AND SOCIAL HISTORY

The Colonist's Land and Loan Company occupied the building only briefly before the Bank of New Zealand obtained a lease for it in 1901. John Prior, a local lawyer, then purchased the building in 1905

Frederick de Jersey Clere was born in Lancashire, the son of an Anglican clergyman, and was articled to Edmund Scott, an ecclesiastical architect of Brighton. He then became chief assistant to E.J. Withers, a London architect and a follower of the Ecclesiologists. Clere came to New Zealand in 1877, practising first in Fielding and then in Wanganui. He later came to Wellington and practised there for 58 years. He was elected a Fellow of the Royal Institute of British Architects in 1886 and held office for 50 years as one of four honorary secretaries in the Empire. In 1883 he was appointed Diocesan Architect of the Anglican Church. Clere was a pioneer in reinforced concrete construction, and his Church of St Mary of the Virgin, Karori (1911), is an early example. His Church of St Mary of the Angels (1922), however, is the most outstanding example. As well as being preeminent in church design, Clere was responsible for many domestic and commercial buildings including the

Harbour Board Offices and Bond Store, Wellington (1891). Clere was also involved in the design of large wool sheds in Hawkes bay and Wairarapa. He was active in the formation of the New Zealand Institute of Architects and served on their council for many years. He was a member of the Wellington Diocesan Synod and the General Synod. He was also a member of the New Zealand Academy of Fine Arts. Clere practised on his own and in association with other architects. Among those firms were Clere and Fitzgerald and Clere and Clere, the latter with his son.

John Sydney Swan (1874–1936) practised architecture during the late nineteenth and early twentieth centuries. He formed part of the last group of architects to follow the traditional Gothic and Classical styles. He was articled to Frederick de Jersey Clere, working with Clere on many major designs such as the Wellington Rowing Club Building (then known as the Naval Artillery Boat Shed, 1894) as well as smaller provincial buildings such as the Church of the Good Shepherd, Tinui. The firm was known as Clere, Fitzgerald and Richmond and was one of the most prominent architectural practices in Wellington. From 1901 to 1906 Swan was in partnership with Clere, practising on his own account from 1907. The first major design produced by Swan in this new practice was the Karori Crematorium (1907), which served to establish his architectural identity separate from Clere.

During his long and varied career Swan produced a large and wide range of work, including a number of banks for the National Bank such as the head office building in Wellington (1907), educational buildings for the Wellington Technical College with William Gray Young (1922), and a number of major buildings for the catholic Church including St Gerard's Church, Mt. Victoria (1910), Sacred Heart Convent (later Erskine College), Island Bay (1909), and Wanganui Convent (1912). He was an architect of imagination as evidenced by the design of his own house 'The Moorings', Glenbervie Terrace (1905)

ARCHITECTURAL DESCRIPTION

The building is designed in the Italianate Palazzo style. This Italianate commercial style was a part of the classical revival of the nineteenth century, which was championed by Sir Charles Barry from the 1840's in his design of clubs and smaller office buildings. His preferred style was the sixteenth century Italian Palazzo and he was also influential in using this style for large country houses for the wealthy. Commercial buildings, particularly banks, preferred the use of classical architecture, and the design of C R Cockerell's Sun Fire and Life Assurance building of 1839-42 in Threadneedle Street confirmed the Italianate Palazzo style. The design of larger structures using classical language was easily solved using the Palazzo style and quickly saw warehouses and multi-storey offices and other buildings adopt the Italianate Palazzo style. Architects such as Edward Walters, J E Gregan, Edward l'Anson, and John Gibson, popularised the style in England while Scottish architects also took up the style with gusto. The High Victorian period saw additional classical styles such as the French renaissance become a significant style, however the popularity of the Italianate Palazzo style for commercial buildings was maintained until the Edwardian period, when the style evolved into the Inter-war Commercial Palazzo style. This was developed by American architects McKim, Mead and White initially for Chicago high-rise commercial buildings, and this style became popular throughout the 'New World'.

The former Colonists and Land Loan Company building is consistent with the style with cement rendered rusticated base, rendered quoins, architraves and rendered pediments over windows. Consistent with the Florentine precedent, the ground floor windows are arched. The original corner

entrance with large bracketed pediment has been replaced early in the history of the building by the side entrance.

The building is well designed for its corner location with 45 degree chamfer to the junction of the streets. The Dominion building forms the opposite corner for the street and the two buildings, although of different scales and styles enhance the streetscape.

The interior is largely authentic with both ground and upper floors having pressed metal ceilings and cornices. Walls are lath and plaster to the ground floor and painted timber match lining to the upper floor interior partitions. Timber panelling and dado, skirtings and architraves are also retained, with some of the original gas fittings still in place. An original rise and fall light fitting is also retained, as have the original doors with heavy bolection mouldings and furniture.

The main interior significant spaces include the ground floor main entrance, reception area, and the main stair with original balustrading handrails and newel posts.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values.

The building has **historical** values in its association with nationally significant architects, Clere and Swan and local lawyer John Prior.

The building has **architectural** values as a rare and excellent example of the Edwardian Italianate Palazzo style, a popular style particularly for Banks from the 1870's with English precedents dating to the 1830s and 40s. A corner location with a chamfered form containing the main entrance was also popular with banks. The design of the building gives a dignity to the street and enhances the corner. It is very rare in its level of external and internal authenticity.

The building has **group** values as a primary building within the regionally rare central Feilding late Victorian, early Edwardian precinct of buildings of a similar scale and use of Classical architecture.

Sources

NZHPT Field record form

FEILDING COMMUNITY CENTRE

21 Stafford Street



Current owner: Manawatu District Council

Architect:

Construction date: 1907

Visible materials: Cement render, brickwork, timber joinery, steel roofing

Architectural style: Edwardian Free Classical/Anglo-Dutch

Use/building type: Community

Date and compiler: Ian Bowman, October 1996, Revised I. Bowman, November 2012

New Zealand Historic Place Trust Register: Category 1

Proposed ranking: A

PHYSICAL AND SOCIAL HISTORY

The building was constructed in 1907 as the Feilding Technical High School. The High School relocated to a new building in North Street in 1921 as part of the Feilding Agricultural High School. Although relocated, the school retained control of the building holding cookery and woodwork classes. Following the Napier earthquake in 1931, the upper floor was removed. The headmaster, Mr. Wild recommended the building be used for adult education and the Minister of Education of the time, Hon. Peter Fraser agreed to this use for the building in 1938. The programmes developed led to the building being used more for community purposes, such that it is now considered as being the first New Zealand community centre.

The building was constructed by William Wilkinson.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and immigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business

on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The style used by the local architect is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The original building also exhibited the use of classical elements in the manner of the Anglo-Dutch style. This style was derived from the architecture of England in the time of Queen Anne and William and Mary when commerce with the Dutch was common and an interest in Dutch architecture resulted. Fine brickwork, Dutch gables and Renaissance detailing became popular with British architects J. J. Stevenson, E R Robson and Norman Shaw who reinterpreted this 17th century English style.

The design today includes classical elements such as cornices, classical bracketed parapets, pilasters and wide pedimented gables combined in a symmetrical design.

The interior of the building retains much of the original fabric and planning. Cornices, picture rails, skirtings, architraves and the original staircase have been retained as have original four paneled doors.

The building stands on a prominent corner in Feilding and is highly visible.

SUMMARY OF HERITAGE VALUES

The building has **national** significance for its **historical** and **social** values

The building has a significant place in the **history** of national education as the first documented community centre in New Zealand. Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period.

Architecturally the building has been substantially modified with the removal of the first floor, but what remains is an example of Edwardian Free Classical. It has some landmark values as a highly visible and dignified public building in central Feilding.

Sources

“A Century of Progress”, Centenary Supplement, Feilding Herald, page 46.

FEILDING TOTALISATOR

47 South Street



Current Owner: Manawatu District Council

Architect: Luttrell Bros.

Construction date:

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

Architectural style: Polygonal Totalisator

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: A

PHYSICAL AND SOCIAL HISTORY

The Feilding Jockey Club was formed in 1879 with Mr D.H. Macarthur as president. The club's first race meeting on Frank Yates Lethbridge's property known as 'Lethbridge's Run', was held on Easter Monday 1879. By September 1889, the Feilding Jockey Club was sufficiently established to begin the process of acquiring its own property – and accordingly it was reported that the club hoped to establish a course on land owned by Mr S.R. Turner.

In April 1890 the Feilding Jockey Club accepted a Mr S.R. Turner's offer to lease the club sixty-two acres for use as a racecourse, with a purchasing clause in ten years. The first race meeting to be held at the new course, took place on 27th December 1890. Extensive developments occurred over the subsequent the life of the race course, not the least of which were the construction of totalisators. The current building is the third such building.

The Feilding Jockey Club's 35th Annual Report of 31 July 1914 that arrangements had been made: *"with the patentees to install their patent Premier totalisator, which has proved so satisfactory at the Auckland Racing Club's meetings."* Their report of 28 July 1916 stated:

Mr Luttrell, of Christchurch, has been engaged to prepare comprehensive plans of proposed alterations necessary for enlarging lawn, widening course, removal and re-erection of buildings etc. It is not proposed, however, to carry out this work until after the conclusion of the war, excepting the

erection of a new totalisator house, which it is intended to have in readiness for the next meeting in November.”

The plans for the new totalisator building were accepted at the committee meeting of 12 August 1916 with work to prepare the site to begin at once. The world’s first automatic totalisator Premier totalisator was installed at Ellerslie Racecourse (for the Auckland Racing Club) in 1912-13. Machine Numbers 2 to 7 were installed in Australia between 1916 and 1918.

The installation of the Premier totalisator was delayed by the First World War. After much reconsideration – including using a traction engine to drag the building a short distance to its present site – the long-awaited Premier totalisator was finally installed in late 1920. It became the twelfth of George Julius’ revolutionary new automatic totalisators to be installed. However, Feilding’s one was of a new electricity-powered design, unlike the original mechanical one that had been installed at Ellerslie Racecourse in 1912-13.

The totalisator building ceased to be used for its original function in the 1990s and was leased to the No. 32 Squadron, Air Training Corps. In 1998 the Feilding Jockey Club joined the Awapuni Partnership of Clubs from 1st June 1999, and thereafter raced at the Awapuni racecourse. The Manawatu District Council became owners of the land and totalisator building.

The Computer Conservation Society, a specialist group of the British Computer Society, has published that George Julius’ automatic totalisator systems are considered to be large-scale, multi-terminal, real-time computers. Bob Doran, in ‘The First Automatic Totalisator’, states that the first Ellerslie totalisator *“must have been the largest mechanical calculating machine ever built. It was not until large mainframe computers arrived in the late 1960s that there was any computing device to match it in size.”* The Feilding totalisator House was presumably built to accommodate an identical mechanical machine, but by virtue of the brief delay between erecting the building and purchasing the totalisator machine, the electric version had been developed. The Ellerslie machine was also replaced by an electric version in 1918.

The old Feilding totalisator house may, therefore, most simply be described as a remnant of the very first piece of computer equipment that Feilding ever had. While the equipment it contained may have been changed over the years, the main alterations to the exterior of the building have been to the ‘face’ of the building where information for the punters was once displayed.

Architects

Messrs Luttrell Bros. were Alfred Edgar Luttrell (1865-1924) and his younger brother Edward Sidney Luttrell, known as ‘Sidney’ (1872-1932). The Australian-born brothers migrated to New Zealand around the turn of the century and had settled in Christchurch by October 1902, where their firm, Luttrell Bros., established itself as builders, contractors and architects. Alfred acted as the principal designer and engineer, while Sidney supervised major construction projects and liaised with clients and the general public.

In addition to introducing the ‘so-called’ Chicago skyscraper to New Zealand and fostering the use of reinforced concrete, Luttrell Bros. also became specialists in the design and construction of racecourse buildings, including many grandstands throughout the country. This was apparently as a result of Sidney Luttrell’s great interest in horseracing – which included being part-owner of ‘Sasanof’ which won the 1916 Melbourne Cup. Amongst Luttrell Bros. works in this field were grandstands at Addington (1912-15), Riccarton (1920-23) and Trentham (1919-25). In addition to *“the Trentham building scheme, regarded as one of the best in the world,”* Sidney’s 1932 obituary

lists stands and ‘appointments’ the firm was responsible for as including “*Riccarton, Hastings, Addington, Feilding, Greymouth, Oamaru, Rangiora (and) Motukarara.*”

The *Evening Post* of 30 July 1919 (p. 10) reported that the Egmont Racing Club had instructed Mr Luttrell to prepare plans for a new totalisator house and stewards’ stand. The article concluded by stating that “*the totalisator house will resemble in architecture that in use on the Feilding Jockey Club’s course.*”

ARCHITECTURAL DESCRIPTION

The Feilding Totalisator is timber framed and clad with a single storied polygonal wing with a two storied rectangular extension facing east.

The interior ground floor is open plan on the southern half with the remainder sub divided by radiating partitions, all lined with plaster board on the walls and suspended ceilings throughout. The open plan section has a concrete floor with the remaining spaces having raised timber floors.

The first floor has a number of spaces and the stair landing and an office retaining the original clear-coated match lined dado. The remainder of the spaces wall and ceiling surfaces are lined with plasterboard. A ladder gives access to the ceiling space above, which reveals the upper part of the ‘silent’ tote machine, the remainder of which is hidden within the walls below.

The entire ground floor elevation of the building has glazed and panelled openings with hatches at the base of the opening. On the first floor of the east elevation of the two-storeyed section, there are 12 surviving original openings either side of a large pair of shutters in the centre under the gable. More recent openings in the same elevation include a large window to the south and a window under the central gable. A door on the north end gives access to a walkway, which is supported underneath on timber brackets.

An Edwardian innovation by Christchurch man William MacDougall, the polygonal totalisator building was once a common feature of New Zealand racecourses. The polygonal design was intended to alleviate the crowding typical of the traditional one-sided tote house, and thus to facilitate the more rapid sale of tickets.

By the time MacDougall’s patent totalisator house was featured in the *Weekly Press* in June 1907, a first polygonal tote house had already been constructed to his design at Plumpton Park (later Wigram airfield). The concept proved popular, and was subsequently adopted at many courses around the country. In Christchurch, further polygonal totes were built at Addington and New Brighton (now QEII Park). Only two totalisators are registered with the NZHPT and of these only the Hokitika building is of the polygonal design. It is unlikely many of this form of totalisator building survives in New Zealand.

SUMMARY OF HERITAGE VALUES

This building has **national** significance for **social, historical, cultural, architectural** and **technological** values.

The Feilding Jockey Club ran an extremely successfully and popular racetrack from its establishment in 1879 until its merger with the Awapuni Club in 1999. The constant investment in upgrading and rebuilding of facilities from this time also suggests that the local population were very supportive of horse racing from the earliest days with meetings well-attended major **social** occasions. The

racetrack saw the construction of three totalisator buildings between 1891 and 1916, the last building remaining in use until 1990, clearly reflecting a **history** of large-scale on-course betting.

In a wider purview, the building and racecourse represents an industry, which has been synonymous with New Zealand sporting and betting **culture**, being one of the kiwi iconic triumvirate of “rugby, racing and beer”. The club is associated with the establishment and early regional growth and development of the racing industry, which is ubiquitous throughout New Zealand in TABs, stables, studs, racecourses and training establishments.

The Feilding Totalisator has **architectural** significance as a rare, large and excellent example of a polygonal totalisator, a New Zealand designed innovation of the more common rectangular styled building type. The form allows for many access points for those making bets without crowding as well as allowing for good natural light into the interior and a large internal working space. The building form is distinctive and easily recognised and is a local architectural **landmark** at the former racecourse.

The building form is also **representative** of the polygonal or kiosk plan that was a common Edwardian plan form for other building types. These include ticket booths, tea houses and military buildings.

A further area of **architectural** significance for the building is as an example of the work of the Luttrell Brothers who were known throughout New Zealand for their specialisation in racetrack architecture. They were also responsible for the 1916 development plan of the Feilding racecourse and associated facilities.

The building has significant **technological** significance having housed the fourth New Zealand Julius electrically operated automatic totalisator, an early form of computer. The totalisator was a machine to register on-course betting, calculating odds and dividing the total amount bet on a race among winners. The first machine was seen in New Zealand in 1879 and they eventually replaced on course bookmakers, allowing for fairer and incorruptible betting. Only three years after their introduction, totalisators were being used at the Feilding racecourse. The remaining ‘silent’ totalisator has some **scientific** significance as an early mechanical totalisator and the predecessor of the electrically operated machine.

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FEILDING CIVIC CENTRE

84 Aorangi Street



Current Owner: Manawatu District Council

Architect: James Walker, Palmerston North

Construction date: 1955-1957

Visible materials: Painted cement rendered concrete, aluminium joinery

Architectural style: Functionalist Modern Movement

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

D.A. Davies and R.E. Clevely's book *Pioneering to Prosperity 1874-1974* (pp. 134-135) provides some of the background to the construction of the Feilding Civic Centre – describing it as a saga that spanned 21 years. On 11th June 1936, a deputation representing wide interests in the community waited on the Council requesting that consideration be given to the building of a Municipal Hall. It was suggested that the building be large enough to cater for large functions. The request was then deferred to await fuller consideration at a special council meeting.

A referendum was held on two Town Hall options in March 1937. Mayor Collins had suggested the new municipal block and town hall be built on a new site facing Fergusson, Stafford and Macarthur Streets. The other suggestion was that a new building be built on the site of the then existing council chambers. The referendum saw 176 votes for the Mayor's proposal and 184 for the second proposal. Another 152 votes had both proposals struck out. It was then decided to leave the decision for a later council.

By the later 1940s the proposal was again raised, but a decision was again deferred. In 1951, the Council discussed new sketch plans for a town hall commissioned of Palmerston North architect, James Walker. It considered that £5 per head would cover the cost of construction. Various people

made significant donations toward the project, however, it was also believed that young people should also fund raise. Consequently a Queen Carnival was held to help raise funds for the building.

In June 1954, the Mayor reported that £22,725 had been raised at the Queen Carnival. This, along with funds from other sources, gave a total of £26,309.

The estimated cost of the project, including furnishings, was £60,000. As a result, the Council resolved to take out a loan of £34,000 to cover the balance. A poll was conducted on the Loan Proposal, which was carried. Tenders to build the town hall were then called. A contract was let for £61,920.

The foundation stone, set on a pillar in the portico, states that it was laid on 2nd December 1955 by the Mayor of Feilding, Mr C.B. McClure, on behalf of the citizens of Feilding. The building was officially opened by the Governor-General, Sir Willoughby Norrie on 14th February 1957.

Significant problems were soon apparent within the new building. Plumbing problems became apparent as well as well as moisture problems. In January 2003 the Council committed itself to a modest upgrade of the centre to extend its useful life. This included a new roof and curtains.

The centre is now operated by the Feilding Civic Centre Trust, which was formed for that purpose in 2004. Then in November 2007, the Civic Centre's 50th Anniversary was celebrated with a night of musical entertainment attended by some 300 people.

The Feilding Civic Centre's website (www.feildingciviccentre.org.nz) describes the facility now as consisting of the Stadium (used for basketball, badminton volley ball etc.), which seats 400 people on 'bleacher style seating' (i.e. the renamed 'tiers' of 1954); the Concert Chamber, which seats up to 431 people; and the Cedar Room, a meeting room that seats up to 50 people.

Architect

James Walker was born in about 1911, the son of James Walker of Belfast, Northern Ireland, and his wife. Mrs Walker subsequently came to live in Palmerston North, and was living there by 26 February 1936, at which time her son James married Vera Christiana Hansen at Palmerston North. The newlyweds then honeymooned in England. James Walker's architectural qualifications (A.I.A.A., M.I.R.A. [London]) indicate that he trained in London, and he was also first registered as an architect in Great Britain. The NZ Registered Architects Board website lists a 'James Walker' who was first registered in New Zealand in 1964, and this is likely to again be him.

It is not clear for the purposes of this study when Walker came to New Zealand, however, plans for a home he had built for himself at what is now 108 Marne Street, Palmerston North (originally called 229 Fitzherbert Avenue) are dated 8 December 1942. However, this was then leasehold land owned by Palmerston North City Council, and Walker did not take over the existing 21-year lease until 1947. Thereafter he possibly remained living on this property until about 1959 when the house was divided into two flats.

Pam Phillips, in her research on architects in Palmerston North, found that in 1946 James Walker was working from 15 St. John's Avenue, Palmerston North (presumably his home at that time), and then in 1949 he was working from his new home at 229 Fitzherbert Avenue. However, by 1957-58 he had an office in the Commerce Building, Palmerston North, and by the early 1960s he was in a partnership with Lloyd C. Love, in an architectural firm that subsequently became Walker, Love & Associates.

Work associated with James Walker includes the Feilding Civic Centre (opened 1957); with James Walker & Lloyd C. Love, associated architects, the former Palmerston North Library building (opened 1965) and with Walker, Love & Associates, Palmerston North's Lido swimming complex (opened 1966). The index of the *Journal of the NZ Institute of Architects* attributes a Manawatu Catchment Board building to Walker (August 1963 issue). The Lido swimming complex; the (former) Palmerston North Library and office building; the (former) Boniface Bros. bakery; and the ANZ Bank at Terrace End, are all then attributed to Walker's new firm of Walker, Love & Associates, in the Journal's April, May, June and September 1971 issues respectively.

James Walker died at Palmerston North on 17 November 1983 aged 72 years. The plans and archival material accumulated by the firm Walker, Love & Associates, are now in the care of the Ian Matheson City Archives, Palmerston North.

ARCHITECTURAL DESCRIPTION

The building comprises a general-purpose hall, a little theatre, a supper room, meeting rooms and dressing rooms. The main hall was designed to accommodate a basketball court or three badminton courts.

The style of the Community Centre is designed in the Functionalist style. One of the two principal styles of the Modern Movement, it explored an ideal architecture without reference to past styles. The main idea behind the style was that design should be functional above all else and that buildings would be timeless and universal. Spatial organisation was the principle concern of Functionalist architects with aesthetics of secondary importance. However, as it developed, the expression of function became an aesthetic in itself.

While the style was developed in Europe and Germany in the 1920s and 1930s the concepts behind the style continued to be explored into the 1970s, as can be seen in the Feilding building.

Although having a single roof over the main spaces, the function of the building is expressed as two separate volumes with the hall roof hidden by a parapet. The entry porticos off Stafford and Aorangi Street are also clearly expressed as separate forms with flat roofs. The need for few windows in the two main spaces reinforces their function as does the large areas of glass to the two entries.

The building is consistent with the stylistic characteristics including asymmetrical massing, simple geometric shapes, cantilevered floors (to the hall facing Stafford Street) smooth surfaces contrasted by tiling, large areas of glass, steel window framing and no mouldings.

At a similar time, other towns and cities were investigating the design and construction of community centres. The community centre developments often contained halls, theatres, libraries, Plunket rooms and meeting rooms. A number of these included civic administration buildings.

There was much debate about their appropriate architectural and urban design. A number of larger and smaller schemes appeared in the architectural press of the time and these included Auckland City, Mount Eden, Mount Roskill, Mangakino, Upper Hutt, Wellington and various centres around Lower Hutt including the Lower Hutt civic centre. Even the small West Coast town of Reefton constructed a community hall, which included a general-purpose hall, and little theatre in the late 1950s, designed by Alex Bowman. He also designed the Trafalgar Centre in Nelson in the mid 1970s and the Paihiatu hall in the late 1970s. Each was designed as a sportshall but has also been used for

many other purposes including as concert venues, fashion exhibitions, social functions and for lectures.

SUMMARY OF HERITAGE VALUES

This building has **local** significance for **social, architectural** and **landmark** values.

The community centre has considerable **social** values as the construction of the building was the culmination of 20 years of public agitation for such as facility. There was considerable public involvement in fundraising through activities such as the Queen Carnival. At the opening ceremony it was proudly stated by the Mayor that no government subsidy was needed and the public loan was full subscribed reflecting the high public support for the project. He also stated there had been almost unanimous public support for the project.

The success of the campaign to build the facility was in large part due to the advocacy of Mayor McLure while Governor-General, Sir Willoughby Norrie is also associated with the building in having opened it. The building is an **authentic** example of Palmerston North architectural firm of James Walker.

The building of the community centre is associated with an historical pattern of local groups demanding public facilities throughout New Zealand, even in small townships such as Reefton, immediately after the war. It is likely that there was a need for communities to re-connect after the dislocation created by World War Two and sporting and cultural facilities were seen as a means to achieve this. Many of the community centres built at this time were also war memorials.

The building has **architectural** values as a good, rare representative example of the Functionalist Style as interpreted in the 1950s. The building has the typical formal, material and construction characteristics of the style and is one of four architecturally significant buildings from the Post War period in Feilding.

As a public facility it has local **landmark** values.

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Archival sources, newspapers and online articles as referred to in the text and footnotes.

MCKINNON'S

39-41 Fergusson Street



Current Owner: A. McKinnon & J. Key

Architect: L Baker

Construction date: ca. 1923

Visible materials: Cement render and brick, timber and leadlight joinery, corrugated steel roofing

Architectural style: Arts and Crafts

Use/building type: Commercial

Date and compiler: Ian Bowman, February 1999. Ranking revised I. Bowman, March 2013.

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The current owner-occupier, Andrew McKinnon, considers the building was constructed in 1923, based on mortgage evidence. The original blue prints reveal the building included a symmetrical balustrade, triangular pediment and door canopy, but these have been removed, probably following the 1942 earthquake.

The site of this building was originally part of Lot 1 of Section 124 (latterly of DP 1457) that now accommodates Helen Spillard Fashions at 52 Manchester Street. Following the 1901 fire, a building was erected on this site by James Hugli, a Swiss-born jeweller who was then based in Palmerston North. Others to own the building before the current building include William Ernest Grantham and J.R. Perry & Co. The law firm Haggitt & Elliott occupied the present building by 1926. The name of this firm changed over time to Haggitt, Elliott & Fawcett, Haggitt, Elliott, Fawcett & Abraham, and Abraham & Howie. By 1982 the firm had relocated and changed to Cullinane, Abraham & Co and today is named Cooper Rapley.

Other occupiers of the building included Real Estate Agents Hare and Simpson during the war years, barber Frank Heffernan and hair salon operator, Michael Miers, who bought the building in 1981. Michael Miers remodelled the interior to allow for a self-contained flat on the first floor requiring

the relocation of the staircase from the centre of the building to the north end. Hamish McKay's Hamish of Champney Hair Design, ran the salon between about 1985 until a fire in June 1989, which severely damaged the upper floor.

Andrew McKinnon, an accountant, bought the damaged building in April 1990. He applied for a permit to rebuild and refurbish the interior in May 1990. This included converting the flat into a three-bedroom apartment. McKinnon moved his business there in October 1991 and initially he and his family occupied the flat. He designed the flat to serve either for that purpose or as possible future office accommodation.

ARCHITECTURAL DESCRIPTION

The building is a commercial, simple example of the Arts and Crafts architectural style. The Arts and Crafts movement, established by William Morris, became a guiding influence for the future direction of architecture in the late Victorian and Edwardian period. Out of this movement developed other related styles including the Californian Bungalow, 'Old English' vernacular, 'Queen Anne', the 'Free Styles' explored by Mackintosh and Townsend, flamboyant Classicism, the more sober and dignified Neo-Georgian, and the more graceful French influenced Beaux-Arts Classicism of Blomfield and Davis. A major tenet of the Arts and Crafts movement was the use of local materials and building traditions, expressed honestly and to be seen to be hand made. Arts and Crafts architecture developed into a simplified, non-copyist architecture, but which, at the same time, took into account tradition.

CFA Voysey and Philipp Webb were leading English practitioners of the Arts and Crafts style.

The building shows typical elements of the style such as the use of brickwork, cement render, gables, casement windows with leaded upper panes, interior timber panelling and panelled doors with high lock rails. The missing parapet and door canopy reflect more of a 'Free Style' approach to Arts and Crafts.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** and **architectural** heritage values.

The building has **historically** been associated with a number of significant Feilding law practices since its construction in 1923.

The building has **architectural** values in its simplified Arts and Crafts style, uncommon for a commercial building, with most examples of the style being domestic. The building has moderate external authenticity with modifications following the 1942 Wairarapa earthquake.

The building makes a modest contribution to the streetscape in central Feilding.

Sources

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Feilding Herald, date as shown in text, 'Manchester Block 125 Years On: A Review by the Feilding Herald of the Past', 28/1/1999, p. 57

Feilding Star, dates as shown in text

Manawatu Phone Books

Wises' Post Office Directories, various years

Building Permit file 7193, Rate Books, Valuation Rolls

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See also the history file on 52-58 Manchester Street, prepared in association with this one.

Official Records

Report on Suspicious Fire at 39-41 Fergusson St., Feilding, 17/6/1989 (sic), held at P.N. Fire Station.

Interviews

Murray Kidd, Fire Safety Officer, Palmerston North Fire Service. 9/6/1999

Hamish McKay, 'Hamish of Champney', Palmerston North, 3/6/1999

Andrew McKinnon, owner, 19/4/1999, 8/6/1999

Michael Miers, 'Spectra Hair', Walding St., Palmerston North 8/6/1999

Frank May, Queen St., Feilding, (who knew F. Heffernan) 4/6/1999

Dorothy Pilkington, Milson Line, Palmerston North, 8/5/1999

FORMER BNZ

52 Fergusson Street



Current Owner: Torana Investments Ltd.

Architect: George W Callender

Construction date: 1964-65

Visible materials: Painted cement rendered concrete, aluminium joinery, aluminium louvres

Architectural style: International style

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

This building, which dates to 1965, was the third BNZ on this site on the corner of Fergusson and Manchester Streets. It was also the fourth BNZ in Feilding – the original one being elsewhere in Fergusson Street.

A BNZ agency opened in Feilding 1881 however, a building built for the BNZ in Halcombe in 1879 was relocated to Feilding in 1891 and was opened in 1892. This was replaced by a brick building designed by Joshua Charlesworth of Wellington in 1907. By the early 1960s, this building had also become inadequate for the needs of the town. It was demolished in about 1964 to allow for the construction of the present building on the same site.

The plans for the new building were drawn up in April 1963 by architect George W. Callender of the Palmerston North firm Callender & Brogden. The bank building consisted of a basement, the ground floor and a mezzanine floor. The ground floor even included space for nine bicycles. The builder was H.R. Jones & Co. Ltd. and the plumber/drainlayer was H.D. Burgess.

In due course the *Feilding Herald* of 6 April 1965 published an article on the new building – in anticipation of the official opening of the new bank on Thursday, 8th April 1965:

“Although conservative in the conduct of their business, the Bank recognised the revolutionary ideas being introduced into modern architecture and realised that these could be adapted to combine utility with attractiveness in new bank buildings. A fine example is the now completed structure in Fergusson Street.

“In a commanding position, the building is a handsome addition to the business area of the town. Built of reinforced concrete, with extensive expanses of plate glass, the maximum amount of light and vision creates an impression of easy accessibility and attention. A distinctive feature is the slender clock tower which dominates the skyline in the main street.....The opening of this new Bank of New Zealand is not only a milestone in banking circles but marks nearly 85 years of progress in a very wealthy district. Feilding is expanding rapidly and the challenge of commerce demands increased banking facilities. The Bank of New Zealand has met that challenge and today Feilding has one of the finest new banks to be found anywhere throughout the country.”

Subsequent entries in Manawatu District Council’s Building Permit records include the following alterations to the building:

- 1966 – Installation of sun louvres, again involving George Callander
- 1979-1980 – At this time, Kerslake & Partners, Registered Consulting Engineers, undertook major work transforming the mezzanine floor containing the staff facilities mentioned above, and what had previously been the open area above the banking chamber, into a full first floor office area.
- 1992 – New BNZ signs by Franklyn Consultants, installed by Lexicon Systems Ltd.
- Undated (after 1997) – Internal alterations for a paraplegic ramp, toilet and automatic doors. This work was done for the Dunn Family Trust (the building’s then owners) by Architectural Draughting Practice Ltd.

At the time of the opening of this building in 1965, the company that built it advertised that this was: *“A building for the future which will ensure modern banking facilities for years to come.”* However, the building proved to outlive the bank on this site, as on 18th April 2011, Feilding’s fifth BNZ opened at 29 Manchester Square, on the corner of Manchester Square and Kimbolton Road. The old (1965) bank was unoccupied at time of writing (July 2012).

Architect

George Walker Callander was born in 1903 to John Callander and his wife Flora, nee Carmichael. In due course he was apprenticed to the Dunedin architectural firm of Coombs & White, where his future business partner in Palmerston North, Bernard Cox, was also apprenticed a few years later. The South Dunedin Electoral Roll for 1925, records Callander, described as a draughtsman, living with his parents at 124 Richardson Street, St. Kilda. Then in 1926, he married Winifred Thyra Knight.

In the late 1930s, Callander and Bernard Cox set up their practice in Palmerston North, although this was a difficult period for private architects as a result of the Depression. By 1939, Callander’s advertisements gave the address of his office as the Times Building, Palmerston North, and that year he advertised himself variously as ‘A.R.I.B.A. Chartered Architect’, and ‘A.R.I.B.A., A.N.Z.I.A. Registered Architect.’ The NZ Registered Architects Board lists 1939 as the year Callander was first registered.

A list of architectural plans (between 1900 and 1950) held at the Ian Matheson City Archives, Palmerston North, includes six sets of house plans by Callander from between April 1939 and September 1944. The first of these, a residence at 215 Victoria Avenue, became the Callander family home.

Bernard Cox had been called up for army service in 1941. In 1947, after his release from the army in 1946, Cox resumed practice – also in the Times Building, Broadway Avenue, Palmerston North. Amongst Cox’s cadets in this practice was Milton Brogden, who later entered into partnership with George Callander.

By September 1947, Callander was part of the firm ‘L.G. West, Son & Callander’ . After the death in May 1961 of L.G. West’s son E.V. West, George Callander continued the practice. In April 1963, when Feilding’s new BNZ was designed, the firm was identified as ‘George W. Callander, Architect, Palmerston North.’ Later in the process, however, Milton Brogden joined the firm and some plans for the building refer to the architects as Callander & Brogden.

Between 1966 and 1972, the firm became ‘Brogden & Callander’ according to the archival records of the former firm L.G. West & Son’. George Callander evidently ceased to be involved with the firm in 1972.

ARCHITECTURAL DESCRIPTION

The building is designed in the International Style, which was pioneered in the early 20th century by German architects Adolf Loos, Perret, Behrens and Walter Gropius. Interest and application of the style was expanded by other European architects such as Le Corbusier, Mies van der Rohe, Oud, and Rietveld. The term “International Style” was coined by Henry-Russell Hitchcock and Philip Johnson in their *The International Style: Architecture since 1922*, published for their exhibition of “ Modern Architecture” in 1932. Their thesis was that a new style had emerged from the works of Frank Lloyd Wright, H P Berlage and Otto Wagner which was being adopted throughout the world and was rightly termed an International Style.

While mostly a German, French and Dutch style in the 1920’s immediately after World War II it was almost universally accepted outside the communist world. The use of the style continued into the 1960’s, especially in America where it became the norm for corporate architecture. New Zealand architects brought the style back from Europe after World War II and became the dominant architectural style until the 1980s.

The bank has the typical characteristics of the International style – a flat roof with horizontal parapet, cubic building form, large areas of glass fixed as curtain walls, plain, smooth wall surfaces, external sun control devices, and vertical elements.

The bank sits on the corner of Fergusson and Manchester Street with the main, recessed, entry off Fergusson Street under the clock tower. The interior layout was not inspected as the building is closed, but based on figure 2 it appears that the main banking chamber occupies nearly the whole of the ground floor with offices on a mezzanine towards the rear. The large windows facing the two streets give light to the chamber.

The two street elevations are similar with a deep, flat parapet in the manner of a Classical entablature meeting a vertical, wide flat plane at the far corners. The space between is glazed with the openings emphasised by a small projecting ledge at the head of the windows. The external corner of the building has three flat, stepped pilasters. Above the recessed entry is a narrow, tall clock tower.

SUMMARY OF HERITAGE VALUES

This building has **local** significance for **social, historical, and architectural** values.

The BNZ has been providing financial services in Feilding for over 130 years and consequently has been intimately associated with the growth and development of the area. The building has high **social** and **historical** values as it represents this long association as the third BNZ building constructed on the same site; the site having been owned by the bank for 106 years.

The building has **architectural** values as an excellent representative example of the International Style, which was seen as a radical and revolutionary new form of architecture at the time. The building has the typical formal, material and construction characteristics of the style and is one of four architecturally significant buildings from the Post War period in Feilding.

The building is an **authentic** example of the work of local Palmerston North architects, the largely unrecognised firm of Callander and Brogden.

As a corner building with a visible tower, and a rare Post War building, it is a local **landmark**. It is also significant being located in the heart of Edwardian Feilding. Although designed in a markedly different style to its neighbouring Edwardian buildings, its form and scale are sympathetic.

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GRACIE BUILDING (Formerly Central Hotel and other names) 57 Fergusson Street



Current owner: A. E. Gracie Holdings Ltd.

Architect: Alexander James

Construction date: 1904

Visible materials: Rendered brick, timber joinery, steel roof, cast iron posts to verandah

Architectural style: Edwardian Mannerist Baroque

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

During its years as a private hotel or boarding house, the Gracie Building had at least six different names. The names and dates given here are mostly from the 'Wise's New Zealand Post Office Directories'. Thus they indicate the publication dates of that series and not the actual dates the names changed. These names are the Temperance Hotel (1904-6), Commercial Exchange Private Hotel (1906-8), Arcadia Private Hotel (1911-15), Jas. McGuigan's Private Hotel (1918-20), Grosvenor Private Hotel (1925-9), Central Private Hotel (1935-until closure in 1963-4). Complicating matters further, in its early years the building was on the corner of Fergusson and Macarthur Streets. However, between 1915 and 1918 the portion of Macarthur Street that the hotel fronted was renamed Goodbehere Street. Macarthur Street now protrudes from Goodbehere Street at a 'T' intersection some distance from the building.

Built in 1904 by William Wilkinson, a well-known local builder, the Gracie Building was designed by Feilding architect, Alexander James. The owner was Joseph Darragh, an Irish-born merchant who owned much of the block. Until 1898 Darragh was in partnership in Feilding with John G. Cobbe. When the two dissolved their partnership, Darragh retained the grocery and hardware part of the business. In 1898 Darragh built the large store fronting Manchester Square that the family business was to occupy, latterly as a Mitre 10 Store, until December 1995.

Christened the 'Temperance Hotel', the Gracie Building was to incorporate both a private hotel and a new furniture department for Darragh's business. This shop took up much of the ground floor. It was to be "*well lit, both from the back and from exceptionally large plate glass windows in the front.*" It had 30 feet of frontage to Macarthur (Goodbehere) Street and a depth of 62 feet. Darragh's occupancy of the shop, if at all, was short-lived. By 1908 at least two businesses, including Neal, Cash Clothier, were occupying the space set aside for the furniture department.

The downstairs portion of the hotel included the main dining room at 30 x 25 feet, a smaller dining room for women and families, a smoking room and the kitchen. Upstairs were 19 bedrooms capable of accommodating 42 boarders, two bathrooms, "lavatory", and two sitting rooms, one being for women only and one for general use.

Designed so that each room and passage had direct access to an exit in case of fire, all the upstairs rooms opened onto "*a spacious balcony, which runs the whole length of the building, and contains 560 square feet of a promenade.*" This balcony was "*surrounded by a substantial as well as ornamental ballister (sic) rail....The front of the building, which is finished in stucco and set out in ashlar, has a very imposing effect, and splendid proportions in each detail. A heavy cornice of good design runs the length of the building, and is supported on four square columns. The lower storey is blocked out in a stone pattern. The verandah is supported on neatly moulded iron columns, and has iron brackets and (a) 10 (inch) iron frieze running along under the beam, which adds considerably to the general effect*" (Feilding Star: 7/11/1904).

A special feature of the building was that it contained the heaviest girder of any building between Wellington and Auckland at that time. This girder spanned 28 feet without support. The *Feilding Star* (16/6/1904) described the appearance of the building as being "*a distinct improvement to the architecture of the town.*"

Although the hotel's front entrance was on Macarthur (Goodbehere) Street, the most eye-catching aspect of the facade is beneath the central pediment of the Fergusson Street frontage. This plaster decoration features an arrangement of seahorses and flowers. The Gracies have tried to find the significance, if any, of this decoration, but the Darragh family did not know. The Gracies feel, however, that the seahorses may have been intended to symbolise Joseph Darragh's participation in sea trade.

Darragh's stables, also built during 1904, were next to the hotel on Macarthur (Goodbehere) Street, about opposite present day Macarthur Street. Possibly they served the hotel as well.

The first proprietor of the hotel was Robert William McFarlane, who obtained the lease in November 1904. By July 1905 the hotel was already getting significant extensions, again designed by Alexander James but this time built by Mr D. Hingston. Hingston's contract included building another six shops for Darragh but, while they may have been in the same block, their location is uncertain. Omitted also were details of the hotel extensions, however, these may have included extending the Goodbehere Street side beyond the former service alleyway described below.

It was in 1906, during McFarlane's term of occupancy, that the building had perhaps its first encounter with fire. Boarders found a bed alight in one bedroom, possibly caused by children playing. The fire was extinguished without any serious damage.

On 29 December 1906, Samuel Kirk, a former mail contractor from Colyton, took over the lease. He agreed to pay Darragh £785 for the hotel's furniture and contents. As his own capital (a Colyton property and furniture) amounted to only £250 in value, and as he also had to pay £6/10/- per week in rent for the hotel, Kirk soon found himself in difficulties. Matters came to a head when Darragh requested larger repayments. At his bankruptcy meeting in 1908, Kirk advised his creditors that the hotel's expenses had proved out of proportion with the profits; secondly that due to his inexperience at the start he had not run the hotel at minimum expense; and thirdly that he had not anticipated "absolute necessities" such as buying bed and table linen, cutlery, etc. He added that over the final months his family had run the hotel almost alone.

Perhaps symbolic of Kirk's extravagance was his entry for the Commercial Exchange Hotel, as it was by then called, in the 'Cyclopaedia of New Zealand' (1908: 652-3). This entry included photos of both the hotel and the Kirks. Described as having 50 rooms, Kirk advertised that 39 of these were bedrooms. Although built with 19 bedrooms, the number added to the hotel by the 1905 extension is unknown. In 1996, 23 bedrooms remain and there seems to be little space left for another 16 to have been sited within the existing building. In addition to the bedrooms, upstairs were also 3 sitting rooms, a commercial room and an office. Downstairs was the dining room, that could seat 60 guests, and a smoking room. The 1912 'Wise's Directory' (pp. 405) shows another picture of the building, this time as the Arcadia Private Hotel. Its proprietor was then Aaron Sampson (1911-1915). Other proprietors named in the 'Wise's Directories' over the years included James McGuigan (1918-20), O.A. Thompson (1925-9), Ern Slaughter (1935-6), Mrs Evelyn Campbell (1938-9), Mrs Vera Holman (1943-6), Wilfred Evans (1948-51), then 'Allen' (1955-7).

The Gracie family's connection with the building began in 1945 when Alex Gracie rented part of it for his men's clothing shop. This was on the left side of the Fergusson Street frontage. At the time a land agent, Victor Smith, owned the building and occupied the other part of the former Darragh shop. Alex Gracie thinks Smith bought the building from the Darraghs. Smith had previously worked for Darraghs collecting grocery orders on horseback in rural areas. In about 1950 Smith sold the building to Neville Phillips of Palmerston North, and he in turn sold it to Alex Gracie in 1959.

A Wellington man leased the boarding house portion of the building from Smith, and this arrangement continued until four or five years after Alex Gracie purchased the building. The Wellington man employed a man named Baker to run the boarding house and when Baker went bankrupt the boarding house closed.

After the closure, a religious organisation, Crusader Homes, rented part of the upper floor as a meeting venue for about five years. They removed about ten former bedrooms and reinforced the ceiling to replace the missing weight-bearing walls. Following them the Junior Chamber of Commerce used it as a meeting place for about four years. The upper floor, now only used as storage space, still contains in their original form: 23 bedrooms, 1 bathroom, 1 toilet, and a sitting room with a fireplace. Modified parts include the meeting room and servery. A plain double door, at the north-west corner of the building, provides street access by means of a straight staircase to the upper floor.

The old downstairs dining room was also converted, around 1964-5, for use as a restaurant and part of the conversion process saw the staircase take its present straight form. Until then the lower half

of the staircase had turned behind the hotel's office before opening onto the main foyer. Named Khayyam Katerers, the restaurant operated in the building until the mid-1970s when the business was moved to Kimbolton Road. In the early 1980s the former dining room was again converted, this time to Gracies' women's wear department.

Now modernised and entirely used for the Gracie business, the lower floor consists of menswear and women's wear departments and also a Lotto shop. Plate glass windows have replaced the original exterior walls. Originally an 8 ½ foot wide service alleyway cut through the building from Goodbehere Street. This allowed access to the inner courtyard and to the back of other shops. The doors to this alleyway are barely visible in the aforementioned 1908 photo. When another shop owner wanted to expand his business and thus make far greater use of the alleyway, the Gracies objected and were eventually able to buy it and enclose it. A jeweller occupied this narrow shop for a while, but it is now a part of the main shop. The courtyard behind the building still has two original toilets opening onto it. About 30 years ago, an extension to the shop enclosed part of the courtyard (MDC Building permit files indicate 1962-3).

When the adjoining Darragh Building burnt down on 11 December 1995, the Gracies thought they were going to lose this building also. They watched the smoke billowing over it and were sure it must be alight. While the contents did suffer considerable smoke damage, the building itself was undamaged.

In addition to its own background, both in terms of this former boarding house's place in Feilding's social history and also its exterior design, the Gracie Building was once a Darragh building in a block noted for its association with Joseph Darragh's business interests. Thus the historical significance to Feilding of the Gracie Building has been further increased in importance with the loss of the Darragh Building.

Architect

Alexander James is noted in local newspapers as commencing his architectural practice in Sandiland's building in 1903. In 1905 he moved to Mr Darragh's building on Manchester Square and buildings he has designed include the library in Stafford Street (1904), Shops on the corner of Manchester and Grey Streets (1904), Feilding Hotel (1906), Roman Catholic Convent (1906), Bowling Club Pavilion (1907), and Shops between MacArthur and Fergusson Streets for Mr Darragh (1908).

ARCHITECTURAL DESCRIPTION

The style of the building is Edwardian Baroque, a style popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as 'English Renaissance' at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the 'serious' architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beaux-Art architecture of France as 'foreign'. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practised the style from the 1880's included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style. These latter architects influenced a freedom of approach, which was explored further in the High Edwardian Baroque style in which both an eclectic and original Mannerist elements were introduced. The interest in Baroque also saw the rise of the more formal and chaste Beaux-Art architecture.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century.

The profusion of the Baroque style in Feilding is unusual especially for commercial buildings

The building is constructed of rendered brickwork with corrugated steel roofing to the main building and the verandah. Joinery is painted timber to the upper floor and rear of the building while the shop fronts are of aluminium. The Baroque elements in the external design are clear: broken bed triangular and semi-circular pediments, shouldered windows with ornate keystones and elongated pilasters. The ground floor design bears little resemblance to the upper floor, and the cast iron columns to the verandah also do not reflect the above verandah design. The Goodbehere facade is asymmetrical with three bays with triangular and one semi-circular broken bed pediments separated with two windows of equal spacing while a fourth, closed, triangular pediment has almost twice the spacing. In this length of wall a single window and a pedimented double door are located. The Fergusson Street elevation is different again and is symmetrical about a central bay with large triangular broken bed pediment double pilasters and Venetian window. Spaces with single windows separate bays with triangular broken bed pediments matching those on the Goodbehere street elevation.

The interior of the ground floor is largely remodelled while the upper floor retains much original fabric. The planning was originally designed around a main corridor parallel to Fergusson Street with rooms leading from it, while there is a combination of corridors parallel to the Goodbehere and lightwell elevations connected by a sitting room leading to the main stair next to the Darragh's building.

The upper floor of the Fergusson street elevation and similar sized return on Goodbehere Street is largely original with panelled and battened ceilings to corridors and match lining to ceilings in bedrooms and bathrooms. Walls have original wallpaper, skirtings and architraves while original four panelled doors and double hung sash windows have also generally been retained. Toilet and bathroom fittings are original while a fire surround in a central living room still exists in its original location.

SUMMARY OF HERITAGE VALUES

The building is has **regional** significance for **historical, architectural, group, landmark** and **technological** heritage values.

The building has **historical** values as a rare example of a 'Temperance Hotel' and in its association with significant local businesses, Darragh's and Gracies. A further historical association is with its architect, Alexander James, a Feilding resident.

Appropriate for a Temperance Hotel, the building has **architectural** values having been designed in a rather stark and simplified version of Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding's regionally rare Edwardian precinct of similar styled and

scaled buildings as well as **landmark** values as a substantial and dominant building in the township. The building retains above-verandah exterior authenticity.

Gracie's has **technological** significance as it is supported by a beam at one time being the largest in the north island.

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Evening Standard: 'Damaged building will go' 1/2/1996.

Feilding Star: 'Tenders for stables' 22/2/1904; 'New Temperance Hotel' 16/6/1904 2(6); 'Mr W. Wilkinson...' 24/6/1904 2(5); 'Town Improvements' 7/11/1904 2(6); 'Tender of...' 15/7/1905 2(6); 'Last evening (fire)...' 21/2/1906 2(5); 'In Bankruptcy' 18/2/1908 2(8).

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

N.Z. Historic Places Trust, Manawatu Committee Records: File 200042 - Gracie Building. Also File 200030 for the burnt and now demolished Darragh Building.

Interviews: Alex Gracie, Feilding (24/7/1996, 21/8/1996);

Kerry Gracie, Feilding (24/7/1996);

Dorothy Pilkington, Palmerston North (7/8/1996).

INK DIRECT/SHOPPE 62 62 Fergusson Street



Current owner: C & L Raharuhi

Architect:

Construction date: ca 1900

Visible materials: Painted cement render, timber joinery, steel roofing, timber and glass shop fronts

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building appears to have been constructed in the early part of the twentieth century.

ARCHITECTURAL DESCRIPTION

The style used by the local architect is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The design includes classical elements such as cornices, pedimented windows, classical parapets, pilasters, large and small orders, and brackets combined in a symmetrical design. The classical upper floor facade contrasts with the common shop front design and verandah. The main roofing material is corrugated steel.

The interior of the upper floor retains panel and batten ceilings, some match lining skirtings, architraves and four panel doors, while the plan layout appears to have changed little. The ground floor back room retains an original pressed metal ceiling.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **group** heritage values

The building has is designed in Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources

NZHPT Field record form

DOMINION BUILDING

71 Fergusson Street



Current owner: J. M. Booth & B. A. Stewart

Architect:

Construction date: ca 1910

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

Built circa 1910, the most significant tenant of the Dominion building was James S Tingey, a chemist, Town Councillor from 1917 and Mayor of Feilding until 1925.

ARCHITECTURAL DESCRIPTION

The architectural style of the building is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The building is constructed of painted cement render over brickwork, painted timber joinery, and the verandah is supported by cast iron columns and is roofed with corrugated steel.

The building is located on the corner of Goodbehere and Fergusson Streets, and this is recognised in the curved return wall. The design clearly relates to Goodbehere Street in the symmetry and taller parapet to this street.

The corner ground floor shop is the most significant interior space which has authentic ceilings of painted timber panelling and moulded battens timber cornice, beams and shop front. Some original wall and ceiling claddings are visible in other spaces on the ground and upper floors.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

The building is **historically** associated with one-time tenant, with J S Tingey, a Mayor in the 1920's.

The building has **architectural** values having been designed in an exuberate interpretation of Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding's historic commercial precinct. The building retains exterior authenticity.

Sources

NZHPT Field record form

KEITH SMITH
86 Fergusson Street



Current Owner: B. K. & A. M. Smith

Architect: Robin Hood

Construction date: 1926

Visible materials: Cement render, brick side elevations, aluminium joinery, steel roofing, timber posts to verandah, painted plaster and timber battened interior ceilings

Architectural style: Stripped Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, February 1999. Ranking Revised I. Bowman, March 2013

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

In 1926 architect, Robin Hood, then of Palmerston North, produced plans labelled "Butcher's shop, Fergusson St., Feilding, for Messrs Barraud & Abraham." These plans shows the construction of the present facade and that the two verandah posts are in their present positions constructed over an existing concrete floor. The shop front consisted of large angled windows and the door inset on the right side. The shop front base was decorated with tiles.

Barraud & Abraham Ltd. bought the former Feilding branch of Stevens & Gorton in 1892. To the west of the shop was a right of way (now built on), which led to a concrete store, also owned by Barraud & Abraham in which petrol was stored. In 1927 the company's directors decided to close down the Feilding branch, retaining only the liquor licence. They later reversed this decision.

Other occupiers of the shop, also butchers, included George Mann, Emil M. Deslandes, and, soon after World War Two the building was used by The Victor Dry Cleaning Co. Ltd. Barraud & Abraham

were responsible for the rates until the early 1950's. Woolworths owned the building between 1950 and 1953 after which the Feilding Dry Cleaning Co. Ltd. became the owners.

Around 1982 the Smith family bought the building and transferred their jewellers' business to it having previously traded in Fergusson Street.

Minor changes to the rear of the building took place in the late 1950s and in 1974 the present frontage was constructed.

Architect

The architect, Robin Hood (A.N.Z.I.A., F.N.Z.I.A. [1938]), was born in Dunedin in 1880. He arrived in Feilding in about 1908 and trained as an architect by correspondence while living there. The *Evening Standard* of 13 September 1911 (pg. 8, col. 7), records what his granddaughter, Pam Phillips, thinks may be his first tender notice. This calls for tenders to build a grain store for Hodder & Tolley Ltd. at Marton. Amongst his many jobs, Hood designed a number of buildings for that firm. These include a manure store in Kimbolton Road, along with an office and store block, and a petrol store, in Manchester Street. Probably this office and store block is now Stroud's building at 49 Manchester Street. He also designed the company's well-known main building in Rangitikei Street, Palmerston North. Between 1920 and his retirement in about 1947, Hood was based in Palmerston North. There he was responsible for a number of prominent buildings, including the Strand Buildings in the Square. Hood died in Palmerston North in 1953.

ARCHITECTURAL DESCRIPTION

The building is designed in the Stripped Classical style. The key characteristics of the style include symmetry, division into vertical bays, occasional use of correct classical details including simplified cornice, entablature, portico, and vestigial capitals, and the use of simple surfaces, and elongated window proportions.

This form of Stripped Classicism was popular with architects who were not at the centre of the new Functionalist Movement, but had sympathy towards its aims. The consequent stripping of Classical details revealing a stark, functional building, achieved the requisite forms and simplicity of the new style, while retaining classical symmetry. Banks, Government buildings and offices, town halls and other large institutional buildings commonly were designed in the Stripped Classical style.

Despite the Modern Movement, during the twenties and thirties Stripped Classicism was popular as were the related range of traditional classical styles. These included Georgian Revival, Academic Classical, Free Classical, Beaux Art, Commercial Palazzo, Chicagoesque, and even Art Deco.

Key proponents of the Stripped Classical style included Sir John Burnet, Edwin Cooper, A E Richardson and Edwin Lutyens in Britain, Auguste Perret in France and Albert Kahn in the United States. Kahn was probably the most successful industrial architect of the United States in the inter-war period, yet chose a Beaux Art classical approach for other building types

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** and **architectural** values.

The building has **historical** values in its association with Palmerston North company, Barraud and Abraham, seed, grain, oil, electrical, wine and spirit and general merchants, who also owned 47 Manchester Street. The building is also **historically** associated with Robin Hood, who designed the building and who was a regionally significant architect of the first decades of the twentieth century.

The building has **architectural** values as a typical example of a Classically inspired modest inter-war commercial building, which, through designing in a compatible style, maintains the Edwardian character of central Feilding. The building has moderate to high exterior authenticity.

Sources

Barraud & Abraham Ltd., *The Short History of a Manawatu Merchant in A Century of Service 1882-1982* (Palmerston North, 1983). p. 2, 12-3, 44-5.

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Manawatu District Council Street Index, 15 December 1998

Interviews

Alan Groombridge, West St., Feilding. 27/5/1999, 30/5/1999

Ian Malcolmson, Pharazyn St., Feilding. 27/5/1999

Dorothy Pilkington, Milson Line, Palmerston North. 8/5/1999

Barry Smith, owner of building, 19/4/1999, May 1999

Photos - Feilding Library:

STS: FE 1 - Fergusson Street showing the site around 1902. STS: FE 5, STS: FE 13 -

FERGUSSON BUILDINGS

93 Fergusson Street



Current owner: S. & S. Atkins

Architect: Robin Hood

Construction date: 1910

Visible materials: Cement render, timber joinery, steel roofing, cast iron posts

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

Joseph and William Bramwell were from Cumberland in England and established a drapery business in Feilding, having moved from Greymouth in 1893. They bought the established grocery and hardware business of W G Haybittle and operated in both Feilding and Colyton. The Bramwell Brothers were “Importers, Universal Providers and General Merchants” and advertisements in the *Feilding Star* in the 1890s shows their stock included hardware, oils, varnishes, brushes, cutlery, vases, Little’s and Cooper’s Dips, arsenic, sulphur, teas, coffees, groceries, and novelties. Joseph W Bramwell owned this shop as well as 97 and 101-103 Fergusson Street.

In 1909 a fire destroyed Bramwell’s drapery which was rebuilt in 1910 known as the Fergusson building. The business prospered and continued in existence for over 40 years.

Both brothers were active members of the local community being involved with school committees, chamber of commerce, A & P Association, Palmerston North Hospital Board, and as members of the Borough Council.

Architect

The architect, Robin Hood (A.N.Z.I.A., F.N.Z.I.A. [1938]), was born in Dunedin in 1880. He arrived in Feilding in about 1908 and trained as an architect by correspondence while living there. The *Evening Standard* of 13 September 1911 (pg. 8, col. 7), records what his granddaughter, Pam Phillips, thinks may be his first tender notice. This calls for tenders to build a grain store for Hodder & Tolley Ltd. at Marton. Amongst his many jobs, Hood designed a number of buildings for that firm. These include a manure store in Kimbolton Road, along with an office and store block, and a petrol store, in Manchester Street. Probably this office and store block is now Stroud's building at 49 Manchester Street. He also designed the company's well-known main building in Rangitikei Street, Palmerston North. Between 1920 and his retirement in about 1947, Hood was based in Palmerston North. There he was responsible for a number of prominent buildings, including the Strand Buildings in the Square. Hood died in Palmerston North in 1953.

ARCHITECTURAL DESCRIPTION

The style used by the Robin Hood is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The design includes classical elements such as cornices, string courses, keystones and vermiculated brackets combined in a symmetrical design. The use of cement render to these elements and a central band to the upper floor contrasts with the expressed brickwork. The main roofing material is corrugated steel to both verandah and main roof with joinery of painted timber. Posts and valence to the verandah are cast iron with expressed wrought iron framing.

The ground floor interior has been remodelled with the rear warehouse retaining original exposed timber framing, match lining and large edged and braced doors. Large cast iron columns are also retained in the rear section. The upper floor was not able to be inspected.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

The building has **historical** values in its association with the Bramwell Brothers who had the shop rebuilt following a fire in 1910 and whose businesses operated successfully in Feilding for nearly 70 years. The brothers were active in local voluntary organisations and as borough councillors.

The building is also **historically** associated with Robin Hood, who designed the building and who was a regionally significant architect of the first decades of the twentieth century.

The building has **architectural** values having been designed in the Edwardian Free Classical style, similar to the more common Edwardian Baroque, contributing to the architectural character of the Feilding township. It has **group** values as part of a homogeneous group including Turners Gifts and as a primary building at the centre of Feilding's regionally rare Edwardian precinct of similar styled and scaled buildings. The building has moderate exterior authenticity.

Sources

NZHPT Field record form

LEADER AND WATT BUILDING

97 Fergusson Street



Current owner: Leader and Watt Ltd

Architect:

Construction date: ca. 1900

Visible materials: Painted cement render, timber joinery, steel roofing, aluminium shop fronts

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building appears to have been constructed in the early part of the twentieth century by local builder, W H Wilkinson.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and emigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

Joseph and William Bramwell were from Cumberland in England and established a drapery business in Feilding, having moved from Greymouth in 1893. They bought the established grocery and hardware business of W G Haybittle and operated in both Feilding and Colyton. The Bramwell Brothers “Importers, Universal Providers and General Merchants” occupied this building from the turn of the century and between 1935 and 1962. Advertisements in the *Feilding Star* in the 1890s shows their stock included hardware, oils, varnishes, brushes, cutlery, vases, Little’s and Cooper’s Dips, arsenic, sulphur, teas, coffees, groceries, and novelties. Joseph W Bramwell owned this shop as well as 93 and 101-103 Fergusson Street.

Both brothers were active members of the local community being involved with school committees, chamber of commerce, the A & P Association, Palmerston North Hospital Board, and as members of the Borough Council.

ARCHITECTURAL DESCRIPTION

The style used by the local architect is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The design includes classical elements such as cornices, pedimented windows, classical parapets, pilasters, and quoined window openings combined in a symmetrical design. An early photo of the building shows a large semi-circular central parapet with bull nosed verandah, cast iron posts to the verandah and incised lines in the plasterwork to imitate ashlar. The semi-circular parapet and verandah posts have been removed, while the facade appears to have been resurfaced removing the ashlar lines.

The interior of the upper floor retains the original warehouse space with match lining and steel trusses to the ceilings, exposed brickwork and timber strip flooring. Little of the original ground floor fabric appears to have been retained.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical**, **architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also **historically** associated with Bramwell Brothers who operated in Feilding for nearly 70 years, occupying this shop in the early part of the 20th century and who owned it from 1935 to 1962. The brothers were active in local voluntary organisations and as borough councillors.

The building has **architectural** values having been designed in the Edwardian Free Classical style, similar to the more common Edwardian Baroque, contributing to the architectural character of the Feilding township. It has **group** values as part of a homogeneous group including Turners Gifts and as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building has moderate exterior authenticity.

Sources

NZHPT Field record form

TURNER'S GIFTS AND LUGGAGE**101 Fergusson Street****Current owner:** B Turner & Sons Ltd**Architect:****Construction date:** 1893**Visible materials:** Painted cement render, timber joinery, steel roofing, timber shop fronts**Architectural style:** Edwardian Free Classical**Use/building type:** Commercial**Date and compiler:** Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013**Proposed ranking:** B**PHYSICAL AND SOCIAL HISTORY**

The building appears to have been constructed in the early part of the twentieth century by local builder, W H Wilkinson.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and emigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

Joseph and William Bramwell were from Cumberland in England and established a drapery business in Feilding, having moved from Greymouth in 1893. They bought the established grocery and hardware business of W G Haybittle and operated in both Feilding and Colyton. The Bramwell Brothers “Importers, Universal Providers and General Merchants” occupied this building from the turn of the century and between 1935 and 1962. Advertisements in the *Feilding Star* in the 1890s shows their stock included hardware, oils, varnishes, brushes, cutlery, vases, Little’s and Cooper’s Dips, arsenic, sulphur, teas, coffees, groceries, and novelties. Joseph W Bramwell owned this shop as well as 93, 97 and 103 Fergusson Street.

Both brothers were active members of the local community being involved with school committees, chamber of commerce, the A & P Association, Palmerston North Hospital Board, and as members of the Borough Council.

ARCHITECTURAL DESCRIPTION

The style of the building is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The design includes classical elements such as cornices, pedimented windows, classical parapets, and pilasters combined in a symmetrical design.

The exterior follows the same height as the Leader and Watt building and is similar in external design and use of materials.

The interior of the upper floor retains the original warehouse space with match lining and steel trusses to the ceilings, exposed brickwork and timber strip flooring. Little of the original ground floor fabric appears to have been retained.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical**, **architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also **historically** associated with Bramwell Brothers who operated in Feilding for nearly 70 years, occupying this shop in the early part of the 20th century and who owned it from 1935 to 1962. The brothers were active in local voluntary organisations and as borough councillors.

The building has **architectural** values having been designed in the Edwardian Free Classical style, similar to the more common Edwardian Baroque, contributing to the architectural character of the Feilding township. It has **group** values as part of a homogeneous group including the Leader and Watt building and as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building has moderate exterior authenticity.

Sources

NZHPT Field record form

TURNER'S GIFTS AND LUGGAGE

103 Fergusson Street



Current owner: B Turner & Sons Ltd

Architect:

Construction date: ca 1910

Visible materials: Painted cement render, timber joinery, steel roofing, aluminium and timber shop fronts

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: Category B

PHYSICAL AND SOCIAL HISTORY

The building appears to have been constructed in the early part of the twentieth century by local builder, W H Wilkinson.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and emigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

Joseph and William Bramwell were from Cumberland in England and established a drapery business in Feilding, having moved from Greymouth in 1893. They bought the established grocery and hardware business of W G Haybittle and operated in both Feilding and Colyton. The Bramwell Brothers “Importers, Universal Providers and General Merchants” occupied this building from the turn of the century and between 1935 and 1962. Advertisements in the *Feilding Star* in the 1890s shows their stock included hardware, oils, varnishes, brushes, cutlery, vases, Little’s and Cooper’s Dips, arsenic, sulphur, teas, coffees, groceries, and novelties. Joseph W Bramwell owned this shop as well as 93, 97 and 101 Fergusson Street.

Both brothers were active members of the local community being involved with school committees, chamber of commerce, the A & P Association, Palmerston North Hospital Board, and as members of the Borough Council.

ARCHITECTURAL DESCRIPTION

The style of the building is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The design includes classical elements such as cornices, classical bracketed parapets, and pilasters combined in a symmetrical design.

The exterior is of painted cement render, timber joinery and timber and concrete shop fronts.

The interior of the building retains little visible of original fabric and planning.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical**, **architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also **historically** associated with Bramwell Brothers who operated in Feilding for nearly 70 years, occupying this shop in the early part of the 20th century and who owned it from 1935 to 1962. The brothers were active in local voluntary organisations and as borough councillors.

The building has **architectural** values having been designed in the Edwardian Free Classical style, similar to the more common Edwardian Baroque, contributing to the architectural character of the Feilding township. It has **group** values as part of a homogeneous group including the Leader and Watt building and as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building has moderate exterior authenticity.

Sources

NZHPT Field record form

MASONIC LODGE

21 Kimbolton Road



Current Owner: Masonic Hall (Feilding) Ltd

Architect:

Construction date: 1897, 1913

Visible materials: Cement render, timber joinery, steel roofing and wall cladding

Architectural style: Edwardian Free Classical

Use/building type: Masonic Lodge

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The Feilding Lodge No. 287 was established in 1881 and first occupied the building in 1897. The current road elevation was added in 1913.

The origins of Freemasonry are obscure, however the earliest known Masonic Lodges were in Scotland in the late 16th century. In 1717 four London Lodges combined to form the first Grand Lodge. Freemasonry spread firstly to the British Colonies in North America by the 1730s and rapidly thereafter to its other colonies. Early settlers in New Zealand were Freemasons and numerous Lodges have been established throughout the country since.

The first Freemasons meeting in Feilding was held in 1881 in the Denbigh Hotel and apart from Lodge number 41, two others were founded; Feilding Lodge no. 41 and Kimbolton Lodge no. 123. These latter two Lodges have been wound up and lodge no. 287 is currently proposed for sale.

ARCHITECTURAL DESCRIPTION

The architectural style of the building is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The building has a symmetrical pedimented front facade, pedimented windows and classical parapet balustrading. Other classical elements in the facade include the Corinthian columns, Ionic pilasters, plinth and cornice. The remainder of the exterior has been recently clad in profiled long run metal cladding.

The interior was not able to be inspected.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **social, historical, cultural, spiritual, architectural** and **archaeological** heritage values.

As a Masonic Lodge that has operated since 1897, the building has provided a **social, cultural** and **spiritual** focus for members and guests for 116 years. For this period it has been **historically** associated with the unique charitable functions, practices and ceremonies of the world-wide Freemasonry organisation while its membership has been associated with local trades and professions, which have contributed to the growth and development of the town.

The building has **architectural** values in its free interpretation of the Classical style which was popular for Lodges in the period and which creates an imposing facade to a largely domestic scaled street. The street front of the building has high levels of authenticity.

As a building constructed prior to 1900 it has the potential to provide **archaeological** information.

Sources

NZHPT Field record form

FEILDING CLUB

25 Kimbolton Road



Current Owner: Feilding Club Incorporated

Architects: T H James, C.T. Natusch

Construction date: 1897

Visible materials: Timber weatherboards and joinery, steel roofing

Architectural style: Victorian Italianate Villa

Use/building type: Club

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The Feilding Club was established in 1888 and the clubhouse was designed in 1896 by local architect, T H James. R Heald constructed the building for a total of £900.00. In 1906 the billiard room was extended and in 1910 C T Natusch was commissioned to design a new roof to the billiard room and D S Hingston was the selected building contractor. In 1916 additional stables were constructed for the members. An original hitching post for members' horses has been retained.

Interior alterations have occurred to the locker room, card room, kitchen, the Visitor's Room, and the bar.

Architects

Thomas James

Thomas Harvey James was born in Greymouth in 1867 and was articled to F de J Clere. He established his architectural practice in 1889 in Palmerston North. While practising in Palmerston North he designed the Colonial Bank, and won the competitions for the Grand Stand and, in conjunction with F de J Clere, the Palmerston North Hospital. He designed the Hallenstein's

buildings in Feilding and Dannevirke, Feilding branch of the UFCA, the Feilding Club, the Feilding Municipal Buildings, Star Bowkett Building Society, Feilding Building Society, and Wesleyan Church

C. T. Natusch

The architectural practice of C T Natusch was founded in Wellington in 1886 by Charles Tilleard Natusch, which later became the partnership of C.T. Natusch and Sons. After several name changes and three generations, it continues today as the Judd, Fenwick, Natusch practice.

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 brought 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 by C.T. Natusch until the three sons were able to rejoin him 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. Its well known houses include Bushy Park (Kai Iwi), Gwavas (Tikokino), Matapiro (Napier), Maungaraupi (Marton) and Wharerata (Massey University).

ARCHITECTURAL DESCRIPTION

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

The club building is timber framed and the exterior is clad in timber weatherboards with timber joinery. The building has corrugated steel roofing with timber modillion brackets consistent with the overall architectural style, as is the asymmetrical planning.

The interior main spaces comprise the entrance foyer, hall, reading room and billiard room, which are largely authentic with painted moulded batten and panel ceiling linings with paper to the coving. Walls are papered with clear-coated timber architraves and skirtings, and fireplaces, and four panelled doors lighting fitting are also largely original. The entrance has clear coated timber batten and panel ceilings, match-lined walls, architraves, skirtings and dado rail with embossed leather dado (noted as being leather maché in the contemporary newspaper accounts). The billiard room largely follows the same pattern of ceiling and wall cladding, but the roof and central clerestory are supported on exposed timber trusses.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical** and **architectural** heritage values.

The building has **historical** values as one of the oldest gentleman’s clubs in the Manawatu and its association with many of Feilding’s most influential businessmen members of the Manawatu. Early members included Mayor and local MP Douglas Hastings Mearthur, Mayor High Lind Sherwill, businessmen Edmund Goodbehere and Mayor W. A. Sandilands. The building is also **historically** associated with two significant architects, T H James and C T Natusch who designed the major elements of the current building.

The building has **architectural** values in its Italianate villa style, a style more common for domestic buildings. The interior design of the club building uses high quality materials and finishes to evoke the luxury usually associated with such a building type. Materials used for the interior decoration, particularly the dado, are rare. The building retains high levels of authenticity of exterior and interior design, craftsmanship, and materials.

Sources

NZHPT Field record form

THE WHITE HOUSE

33 Kimbolton Road



Current Owner: David Michael Broad

Architect: Robin Hood

Construction date: 1915

Visible materials: Painted cement rendered concrete, aluminium joinery

Architectural style: Arts and Crafts

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

This house was built in 1915 to the design of architect Robin Hood, with the same architect undertaking further modifications to it in 1937. The property is notable for having been used by medical doctors almost continuously since at least 1889.

In 1889 Clifton Charlton, a physician of Feilding became the owner of the property. In May 1891, Scottish-born Dr. Daniel Johnston had appeared in Feilding and was advertising that he could temporarily be consulted at Mrs Hastie's (Feilding Hotel) and in 1892 Charlton's former property became his.

In 1909, Johnston leased the property at 33 Kimbolton Road to Dr Francis Scobie Mackenzie for a one-year term starting 1st February 1909 - however, the lease lapsed at some point. He then sold the property in late 1911. At that time, the title of the property was transferred to Ernest Millington Livesey, a surgeon of Feilding.

Dr Livesey had been born in Lancashire, England in about January 1870, and after his family migrated to New Zealand, he graduated M.B. and Ch.B. at the Otago Medical School in 1903. He began practicing in 1903 *"at Mr W.O. Jones', Brightwater, in connection with Dr Pearless, of Wakefield."* On 15th August 1903, by which time he was living in Christchurch, he applied to have his name placed on New Zealand's Medical Register. Three years later the *Feilding Star* of 21 February 1908 announced *"Dr E.M. Livesay (sic), late of Christchurch, who has just returned from England, has begun the practice of his profession in Feilding, and may be consulted in York Buildings, Fergusson Street."*

It is likely that in his early years in Feilding, Ernest Millington Livesey lived in the old house previously on the 33 Kimbolton Road property. Part of its outline appears on the original plans of the present house, and this indicates that the present medical rooms are now on its former site. The new house protruded from the old house's front-right corner (as seen from the road) and they were joined by a passage created through the wall of the old house.

The new concrete house was designed by Feilding architect, Robin Hood, and tenders were called to build it in May 1915. The successful tenderer was William Wilkinson, who built a number of Feilding's significant buildings around that time.

In mid-1923, Dr Livesey sold the house to Kenneth Salmond, described as a medical practitioner of Feilding. He was the son of Sir John William Salmond, who had been appointed New Zealand's Solicitor-General in 1910. After beginning his medical career at Dunedin, he became the medical superintendent at the Picton Hospital and maternity home. After moving to Feilding he was instrumental in setting up a private hospital. He served in the First and Second World Wars with a distinguished service record.

This property's Building Permit records indicate that in early 1937, Feilding architect Robin Hood designed additions to the residence, new consulting rooms and a 'motor shed' for the property. Prior to the work beginning, Salmond had the existing consulting rooms and kitchen (i.e. the old house) removed, so that their replacements could be built on the same site.

In January 1948, the was again transferred to another doctor, John Peter (known as 'Peter') Broad. Like Livesey and Salmond, Dr Broad had trained at the Otago Medical School, before serving in the Middle East during World War Two. Upon his return, he was appointed Surgeon Registrar to the Palmerston North Hospital Board. In 1948, he took up General Practice at Feilding, based in this house, and since that time the Broad family has owned this property and run it as the Feilding Medical Centre.

Following Broad's death on 8 May 2010, the property was transmitted to David Michael Broad and Lloyd Evans, as J.P. Broad's executors. It was then on the same date transferred to David Michael Broad – who remains the current owner. Today the house is the Feilding Medical Centre's and their entry on the Royal New Zealand College of General Practitioners' website states that as at 2010 their "*long established practice*" had two full time doctors, plus the usual staff. It added that six of the eight GPs then in Feilding had at one stage or another been attached to the practice.

Architect

Hood, Robin (1880-1953) was born in Dunedin in 1880 to Ellen and William Hood; William being an upholsterer, wood carver and sculptor. Robin moved to Feilding in 1908 where he spent time labouring while studying to be an architect. By the time of his marriage to Ethel Moore in 1912 he had established a practice in Feilding as an architect. By 1920 the Hoods moved to Palmerston North where he continued to practice architecture, with his offices at the Manawatu Racing Club Building at 84-94 Rangitikei Street.

Robin Hood designed a significant number of buildings in the Manawatu, Rangitikei, Palmerston North districts. These include:

- Coronation Building, Progress Building, Broadway Chambers on Broadway, Palmerston North;
- The Strand Building, the Square Palmerston North;

- The Shop and Post Office, Snell’s Butchers at Terrace End, Palmerston North;
- St Columba’s Church at Ashhurst;
- Catholic Church, Dannevirke;
- 86, 90, 103 Fergusson Street, Feilding;
- 78 Pines Court, Feilding
- 566 Church Street, Palmerston North;
- 73 North Street, Palmerston North;
- and many other houses in Palmerston North, Feilding, Marton and elsewhere.

ARCHITECTURAL DESCRIPTION

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

Architects who designed in the Arts and Crafts style included Walter Crane, W R Lethaby, and C R Ashbee. The Movement spread to Germany, Belgium, the Netherlands, Scandinavia and Austria.

The Movement also promoted a concern for appropriate conservation of historic buildings, which in turn led to the establishment of the Society for the Protection of Ancient Buildings.

Other styles which owe their development to Arts and Crafts included the ‘Old English’ vernacular, ‘Queen Anne’, the ‘Free Styles explored by Charles Renee Mackintosh, flamboyant Classicism, the dignified Neo-Georgian, and graceful French influenced Beaux-Arts Classicism.

Typical features of the Arts and Crafts style include a conspicuous roof, prominent eaves with exposed rafters, tall chimneys, oriel windows, eaves brackets, roughcast and contrasting textures and colours.

The two storied brick and stucco house has the typical characteristics of the Arts and Crafts style, which includes a conspicuous roof, prominent eaves with exposed rafters, gable parapets, rounded apex gable, rough cast walling, chimneys, shaped dormers, large arched openings, informal window arrangements and a circular accent.

The house is located on the south of a large section with a garden to the north. A dog-leg path from the street through the garden leads to the entry in the centre of the north elevation, under a projecting two storied porch with chamfered walls. The house has a wide entry hall with stair on the east wall and doors to the study on the north west corner, a living on the south west corner and a box room. The first floor has a large stair hall with three bedrooms and bathroom.

The plans show an existing building to the east where, presumably the kitchen and laundry were located. Plans of the Hood extension to the house show this original extension modified to accommodate a waiting room, consulting room, and surgery as well as the kitchen, washhouse and a bedroom.

SUMMARY OF HERITAGE VALUES

This building has **high local** significance for **social, historical, and architectural** values.

The building has **social** and **historical** values in its continuous association with the medical profession in Feilding having been owned or occupied by doctors since at least 1889. The current building, built in 1915, was designed as a "residence and new consulting rooms for Dr K G Salmond" and previous owners include doctors Charlton, Johnston, McKenzie, Livesey, and Broad.

The building is **historically** associated with Robin Hood, who designed the building and who was a regionally significant architect of the first decades of the twentieth century. Having been built by William Wilkinson, the building also retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period.

The house has **architectural** values as a **rare** purpose-designed doctors surgery while also being an excellent example of the Arts and Crafts style. It has the characteristic conspicuous roof, prominent eaves with exposed rafters, gable parapets, rounded apex gable, rough cast walling, chimneys, shaped dormers, and large arched openings, informal window arrangements and a circular accent. The building is largely authentic.

The site has **archaeological** values as the site has been occupied prior to 1900.

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ART CENTRE FORMER RANGITIKEI CLUB 35 Kimbolton Road



Current owner: G. Smith & S. Hearn

Architect:

Construction date: 1911

Visible materials: Painted brickwork, cement render, timber joinery, steel roofing,

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed in 1911 for the Rangitikei Club. The Club was founded in 1897 and the president, Mr W Bailey opened the new building on 24 March. The Club sold the building in 1975 to the Labour Party.

ARCHITECTURAL DESCRIPTION

The style used by the local architect is Edwardian Free Classical. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The design includes classical elements such as cornices, string courses, vermiculated keystones, quoins around windows, classical balustrading and brackets combined in a symmetrical design. Consistent with the style, the building uses painted brickwork which is contrasted with cement render quoins. The main roofing material is corrugated steel.

The interior has been modified with the billiard room, front entrance and some rear service areas retaining some original fabric and design. A dado rail, architraves and a fireplace in the billiard room have been retained.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** and **architectural** heritage values.

The building has **historical** values as the clubrooms for the Rangitikei Club for 64 years.

The exterior facade of the building has **architectural** values in the individual, somewhat busy, interpretation of Classicism, which makes a modest contribution to the streetscape. The building has moderate external authenticity.

Sources

NEW WORLD BUILDING

37-41 Kimbolton Road



Current Owner: Gordon Alex Victor Smith, Shirley May Hearn & Colin Alexander Luttrell as to a ½ share; Colin Arthur Smith, Una Josephine Smith & Stuart Ian Atkins as to a ½ share.

Architect: Robin Hood (1935: R. Thorrold-Jaggard)

Construction date: 1912 (1935: façade)

Visible materials: Painted cement rendered concrete, timber joinery

Architectural style: Arts and Crafts, Art Deco

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

District Plan designation: -

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

This building replaced a previous building on the site that was destroyed by fire late on 6th February 1912. The earlier building, which was wooden, was used as an auction mart owned by Messrs. A.H. Atkinson & Co. Ltd. This firm had been established in 1905 by Mr A.H. Atkinson, and the company had been formed in 1907 when Mr H. Roberts (former manager of the Feilding branch of the Union Bank of Australia) joined the firm. The firm auctioned wool, skins, hides and tallow, along with conducting stock and clearing sales.

By mid-March 1912, architect Robin Hood was calling for tenders to build a business premises in brick for A.H. Atkinson & Co. Ltd. Tenders closed on 23rd March. Meanwhile the firm continued their auctions from temporary premises at the back of the old premises.

Twelve months later the *Feilding Star* of 15 October 1913 (p. 2) recorded that the following day Mrs Revington Jones and Mrs Morshead were to open the Burlington Tea Rooms upstairs in A.H. Atkinson & Co.'s new building. The tearoom was described as having "*been daintily furnished, and it*

is intended that the rooms will be available for entertaining on Wednesday afternoons and evenings, as well as other evenings.”

The *Feilding Herald's* 1974 publication, *A Century of Progress: Feilding Herald Manchester Block Centennial Issue*, (p. 43) published a detailed history of the NZ Farmers' Co-op Distributing Co. This states that the company began in 1903, and that the first of the firm's branches to be established was the one in Feilding in 1917. Then in 1922, the company's head office was moved from Wellington to Feilding – presumably to this building.

The Feilding branch of the company was established when the board purchased the Atkinson & Co. business. The new branch opened for business within this building on 21 June 1917 - with Mr A.H. Atkinson temporarily managing the new branch until a new manager was appointed.

The company was described in mid-1917 at the time of the opening of the Feilding Branch, as being run by farmers for the farming community and as being headquartered in Wellington. It was associated with the Farmers' Co-operative Wholesale Federation, and was doing the combined purchasing for 25,000 farmers throughout New Zealand.

It seems likely that earthquakes of the early 1930s inspired the 1935 modification of the building's 1912 façade and in May 1935, a set of plans to modify the building were drawn up by Palmerston North architect, Reginald Thorrold-Jaggard. These brought the façade of the building to more or less what it is today. The three 'hoods' on the upper façade were then installed - respectively over the two pair of side windows and the larger one over the pair of centre windows.

Another major alteration to the building is detailed in the Manawatu District Council's Building Permit file. This covers the conversion of the upper floor in 1991-92 into five one-bedroom flats.

The *Feilding Herald* publication, *Manchester Block 125 Years On*, published on 28 January 1999 (p. 48), provides some history of the Feilding New World Supermarket. It describes how the NZ Farmers' Co-op Distributing Co. sold groceries from where the Feilding Video Centre was located (i.e. the former auction room), and that over the years the grocery department was enlarged. Then in 1981, what in due course became the New World Supermarket was built. At first still known as the NZ Farmers' Co-op Distributing Co. (or F.C.D.C.), between 1981 and 1986 the firm's name was altered first to Crown Farmers, and then to Dalgety Crown. Ivan Young had been Grocery Manager since the 1960s and he remained Grocery Manager for the next two businesses. Then in 1986, he and his wife Edna purchased the supermarket.

The building (and the supermarket) was subsequently purchased by G.A.V. and C.A. Smith, and – based on the current Certificate of Title description - it is now owned by Gordon Alex Victor Smith, Shirley May Hearn & Colin Alexander Luttrell as to a ½ share; and Colin Arthur Smith, Una Josephine Smith & Stuart Ian Atkins as to a ½ share.

The New World Supermarket, however, has been owned by Todd Carter and Nicola King since February 2012.

Architects

Robin Hood

Robin Hood was born in Dunedin in 1880 to Ellen and William Hood; William being an upholsterer, wood carver and sculptor. Robin moved to Feilding in 1908 where he spent time labouring while studying to be an architect. By the time of his marriage to Ethel Moore in 1912m he had established a practice in Feilding as an architect. By 1920 the Hoods moved to Palmerston North where he

continued to practice architecture, with his offices at the Manawatu Racing Club Building at 84-94 Rangitikei Street.

Robin Hood designed a significant number of buildings in the Manawatu, Rangitikei, Palmerston North districts. These include:

- Coronation Building, Progress Building, Broadway Chambers on Broadway, Palmerston North;
- The Strand Building, the Square Palmerston North;
- The Shop and Post Office, Snells Butchers at Terrace End, Palmerston North;
- St Columbas Church at Ashurst;
- Catholic Church, Dannevirke;
- 86, 90, 103 Fergusson Street, Feilding;
- 78 Pines Court, Feilding
- 566 Church Street, Palmerston North;
- 73 North Street, Palmerston North;

and many other houses in Palmerston North, Feilding, Marton and elsewhere.

R Thorold-Jaggard

Reginald Thorold-Jaggard was born and educated in England. He received his articles there before immigrating to New Zealand in 1913. He settled in Palmerston North and soon met and married Lily Daisy Collier who had been recruited in London by the local firm of Collinson and Cunningham as a dressmaker. Jaggard was initially in the employ of Oscar Jorgeson, a well-known local architect, before setting up his own practice. In the ensuing years Jaggard designed many local buildings and domestic dwellings. Among those still standing are the Former Hepworth Building (1917), King St Flats (1925), Square Edge (1945), Ward Brothers building (1936), Family Entertainment Centre, The Square (1935) and House, 314 Church St. The firm was carried on by his son Bill Thorold-Jaggard who sold the practice in 1962.

ARCHITECTURAL DESCRIPTION

The original style of the building was Edwardian Queen Anne, which typically combined a Classical frame with highly decorative Dutch inspired parapets with Tudor bow windows. Thorold-Jaggard's alterations removed the decorative parapets and applied Art Deco decoration to what remained of the pilasters and parapets. The upper floor bow windows were retained but hoods added over them with another hood added over the central windows. These changes have modified the style of the building to one with aspects of the Arts and Crafts style.

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

The building has the characteristics of the style, which includes a prominent gabled roof, prominent eaves with exposed rafters, a deep gable verge with purlins exposed, rough cast walling, Marseille tile roofing, tall and prominent chimney and an informal window arrangement.

SUMMARY OF HERITAGE VALUES

This building has **local** significance for **historical, social** and **architectural** values.

The building has **historical** values as the first branch, and then the head office, of the NZ Farmers' Co-operative Distributing Co. established in 1903. In 1917 the Co-op was doing the combined purchasing for 25,000 farmers throughout New Zealand. The organisation continued to operate in Feilding and throughout New Zealand under its original name, then Crown Farmers, and finally Dalgety Crown. Dalgety Crown became part of the national PGGWrightson Group in 1983. In 1986 the association with the organisation ceased in when the supermarket became privately owned.

The choice of Feilding as the headquarters of the organisation reflects the significance of the town to the rural sector. Also locating the headquarters of the NZ Romney Marsh Sheep Breeders Association and the founding of NZ Motor Trade Association in Feilding reinforces the historical importance of the town to the New Zealand agricultural sector.

The building has **social** values, as it is associated with providing supermarket services to the community for nearly 100 years, 69 years of which were under the auspices of a farmer's co-operative.

The building has moderate **architectural** values as one of a number of buildings designed by Robin Hood, a regionally significant architect of the first decades of the twentieth century. The building was altered by another regionally significant architect R Thorrold-Jaggard, who practised in middle decades of the twentieth century.

The current design of the building is a **rare** amalgam of the original Queen Anne and later Arts and Crafts style but with Art Deco decoration.

It has moderate local **landmark** values for its scale, unusual style and as part of the eclectic grouping of the Little Kiwi and Medical centre.

Sources

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The Cyclopaedia of New Zealand, Vol. 6 (Christchurch, 1908)

Wises' New Zealand Post Office Directory (various years)

Manawatu District Council: Building Permit files for this building and the New World Supermarket (23-27

Fergusson Street); Cemetery online database; Feilding Library Photographic Collection.

Pam Phillips, Palmerston North (granddaughter of Robin Hood): 'Plan B' from 1912, the only surviving plan from Robin Hood's original plans for this building, showing the upper and lower floor plans, including the substantial auction room behind the office block.

R. & W. Thorrold-Jaggard Papers; Series 1, Contract Ledgers, Vol I, Community Archives, Ian Matheson City Archives, Palmerston North

Archival sources, newspapers and online articles as referred to in the text and footnotes

SANDILAND'S BUILDING

61 Kimbolton Road



Current owner: Uptown Investment Ltd

Architect:

Construction date: 1904

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Baroque

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed in 1904 W A Sandilands, by local builder, W H Wilkinson. William Alfred Sandilands was born in Melbourne and emigrated to Feilding in 1883. He was a Councillor and Mayor in 1894 and was instrumental in establishing the Feilding Club.

Modifications over the history of the building include new ground floor shop fronts and suspended ceilings in the Chinese Restaurant. The original ceiling is retained above the suspended ceiling.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and immigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The building is designed in the Edwardian Baroque style, a style popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as ‘English Renaissance’ at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the ‘serious’ architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beaux-Art architecture of France as ‘foreign’. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practised the style from the 1880’s included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century. The profusion of the Baroque style in Feilding is unusual especially for commercial buildings.

The building has a symmetrical composition and details consistent with the style. These include dentilled cornice, central broken pediment, keystones over windows, rusticated pilasters, rusticated half columns and the Ionic order. The exterior front facade is cement rendered brickwork, cement rendered details, corrugated steel roofing to both verandah and main roof. The verandah posts are cast iron with Ionic capitals and joinery is of painted timber.

The ground floor interior of the building is most original in the bike shop with painted timber moulded batten and panel with timber cornice to ceilings, match lining on walls and painted timber architraves. The heavy ledged and braced rear door reflects the original and continuing functional nature of the retail spaces. It is likely that the Chinese restaurant has retained the ceilings above the present suspended ceilings. The central entrance to the upper level retains authenticity in materials with original ceilings and walls to match the ground floor. Timber dado, architraves and skirtings have been retained, as have the four panelled doors and large double doors and furniture to the ground floor entrance. The main significant interior spaces are the central entrance hall, stair well with original balustrading, newel posts, handrails and lino clad stairs and the upper hall landing.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** and **architectural** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also associated with his client, W A Sandilands, a well-respected local lawyer and Mayor for whom the building was constructed.

The building has **architectural** values having been designed in Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. The building has high levels of authenticity of exterior and interior design.

Sources

NZHPT Field record form

JOCKEY CLUB BUILDING

71 Kimbolton Road Feilding



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Current owner: John William Key & Joan Ellena Key

Architect: Robin Hood

Construction date: 1916

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Free Classical/Arts and Crafts

Use/building type: Commercial

Date and compiler: Val Burr, I. Bowman, March 2013

New Zealand Historic Places Trust Registration: Category 2

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

Edmund Goodbehere had this building erected in 1916, to the design of well-known Feilding architect, Robin Hood. Originally a single-storey office building, a two-storey extension was added to the back of it in 1987. As well as his normal business activities Edmund Goodbehere was a long term secretary of the Feilding Jockey Club (FJC). The club's committee met at this office (and its predecessors). This usage outlived Goodbehere – as his son and grandson also served as the club's secretary in their turn and who were also owners of the building. Finally, in 1977, the club purchased the building, and thereafter owned it until 1987, following which the building took its present form.

Edmund Goodbehere was born in Birmingham, England, in 1854, where his father, Samuel Goodbehere (1819-1899), was a solicitor. In 1880, Samuel and Mary Anne Goodbehere and their family of two sons and four daughters, migrated to New Zealand where they settled in Feilding. Edmund Goodbehere established his business in Feilding in 1881, as a land, estate, commission, insurance and general agent, and valuer. By 1897, he was an agent for the Australian Mutual Provident Society and the Commercial Fire Insurance Company. He

undertook “every description of insurance business.” He was also working as a valuer for the Property Tax and Land Tax Departments.

As well as his various other roles, he also served on the Borough Council in 1888-90, 1892-1904, and 1907-12, including serving as Mayor for the terms 1892-93, 1897-1904 and 1909-12. In addition he served in an array of capacities on various community and recreational committees ranging from the Feilding Hospital Board, and the Feilding Athletic Sports Committee, to the local Horticultural Society. He was manager of the Feilding Building Society, and also served as a Justice of the Peace, and as Feilding’s coroner from 1909 until at least 1934.

Architect

The architect, Robin Hood (A.N.Z.I.A., F.N.Z.I.A. [1938]), was born in Dunedin in 1880. He arrived in Feilding in about 1908 and trained as an architect by correspondence while living there. The *Evening Standard* of 13 September 1911 (pg. 8, col. 7), records what his granddaughter, Pam Phillips, thinks may be his first tender notice. This calls for tenders to build a grain store for Hodder & Tolley Ltd. at Marton. Amongst his many jobs, Hood designed a number of buildings for that firm. These include a manure store in Kimbolton Road, along with an office and store block, and a petrol store, in Manchester Street. Probably this office and store block is now Stroud’s building at 49 Manchester Street. He also designed the company’s well-known main building in Rangitikei Street, Palmerston North. Between 1920 and his retirement in about 1947, Hood was based in Palmerston North. There he was responsible for a number of prominent buildings, including the Strand Buildings in the Square. Hood died in Palmerston North in 1953.

ARCHITECTURAL DESCRIPTION

The architectural style of the building is Edwardian Free Classical with an Arts and Crafts influence. Edwardian Free Classical was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style. The Arts and Crafts influences can be seen in the circular door opening and parapet.

The building is constructed of painted cement render over brickwork, painted timber joinery, and the verandah is supported by timber columns and is roofed with corrugated steel.

The streetfront glazing and the interior have been significantly changed.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** heritage values

The building is **historically** associated with Edmund Goodbehere, a former Mayor and long-time secretary of the FJC, whose son and grandson also served in the same position. The building was the building in which the FJC committee met for many years until the club purchased it from the Goodbeheres.

Sources

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Cyclopedia of New Zealand, Vol. 6 (Christchurch, 1908)

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'Jockey Club History of 95 years', in Goldingham, F. Q., *A Century of Progress* (*Feilding Herald*, Manchester Block Centennial Issue, 1874-1974), p. 26

Manawatu Phone Books

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Building Permit File: 71 Kimbolton Road, Feilding

Feilding Public Library: Photographic Collection

Cemetery Database

New Zealand Historic Places Trust, Wellington

File No. 1223, 71 Kimbolton Road, Feilding

Also online files for: No. 1220 (3 Manchester Square), No. 2833 (70 Manchester Street),

No. 2835 (72 Manchester Street), No. 1225 (cnr Macarthur & Goodbehere Streets)

BIN INN

85 Kimbolton Road



Current owner: D.R & L.J. Wiseman

Architect:

Construction date: ca. 1900

Visible materials: Painted brickwork, cement render, timber joinery, steel roofing, aluminium shop fronts

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, October 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed in the early part of the twentieth century for Alfred Eade and Sons Ltd, joiners and cabinet makers. Alfred Eade founded the firm with his brother in 1897 and worked from their own premises in Manchester Street. In 1947 the firm purchased this building and, since 1967 operated from it.

ARCHITECTURAL DESCRIPTION

The style of the building is Edwardian Free Classical. This style was popular with architects who wished to base their designs upon Classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as Edwin Lutyens of Britain and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The design includes classical elements such as cornices, pedimented windows, classical parapets and brackets combined in a symmetrical design. The finials at either side of the elevation suggest a Gothic origin. The use of cement render contrasts with the painted brickwork. The main roofing material is corrugated steel. The exterior shop front has been modified from the original timber to aluminium.

The interior retains the authentic warehouse space to the upper floor with exposed timber sarking and framing, exposed brickwork and timber strip flooring. The ground floor retains the staircase and panel and batten ceiling only.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** and **architectural** heritage values

The building has minor **historical** significance in its association with Alfred Eade whose firm has owned the building since 1947.

The building has **architectural** values as a local representative example of the Free Classical style, combining mainly Classical elements with Gothic. Although a modest building, its unusual design enhances the local streetscape character. The building has moderate authenticity.

Sources

NZHPT Field record form

FEILDING COURTHOUSE

91 Kimbolton Road



Current owner: Ministry of Justice

Architect: John Campbell

Construction date: 1909

Visible materials: Painted cement render, timber joinery, steel roofing.

Architectural style: Edwardian Free Classical

Use/building type: Community

Date and compiler: Ian Bowman, October 1996

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

The building was opened on June 24 1909 and was built by David Adams of Wellington. The building replaced a timber court building possibly built in the 1880's and which was moved along Stafford Street to make way for the new building. The timber court building was demolished in 1962.

Several modifications have been carried out since its initial construction. In 1936 the interior was modernized, while in 1953, following inspections for earthquake vulnerability, strengthening work was carried out. In 1971/72 internal toilets were provided.

Architect

The architect, John Campbell served his articles under John Gordon (c1835-1912), in Glasgow. He arrived in Dunedin in 1882 and after a brief period as a draughtsman with Mason and Wales joined the Dunedin branch of the Public Works Department in 1883. His first known work, an unbuilt design for the Dunedin Railway Station, reveals an early interest in Baroque architecture.

In November 1888 Campbell was transferred to Wellington where in 1889 he took up the position of draughtsman in charge of the Public Buildings Division of the Public Works Department. He

remained in charge of the design of government buildings throughout New Zealand until his retirement in 1922, becoming in 1909 the first person to hold the position of Government Architect. Government architecture designed under his aegis evidences a change in style from Queen Anne to Edwardian Baroque. His best-known Queen Anne design is the Dunedin Police Station (1895-6), modelled on Richard Norman Shaw's New Scotland Yard (1887-90). Arguably his best Edwardian Baroque building is the Public Trust Office, Wellington (1905-9). Although Campbell designed the Dunedin Law Courts (1899-1902) in the gothic style with Scottish Baronial inflection, he established Edwardian Baroque as the government style for police stations, courthouses and post offices throughout New Zealand by 1903. In 1911 Campbell won the nationwide architectural competition for the design of Parliament Buildings, Wellington. Although only partially completed, Parliament House is the crowning achievement of Campbell's career.

ARCHITECTURAL DESCRIPTION

The building was originally designed in the Edwardian Baroque style, a style popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as 'English Renaissance' at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the 'serious' architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beau-Art architecture of France as 'foreign'. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practiced the style from the 1880's included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century.

The original design included typical baroque elements of heavy cornice, open semi-circular pediment, bracketed stepped parapet, and keystones over windows. A semi-circular central doorway was flanked by pairs of pilasters. In the subsequent alterations, much of the decoration has been removed and the new lower parapets are clearly architecture from the 1950's International Style.

The interior of the building largely retains the original layout with the courtroom occupying two thirds of the floor space with the clerk's office, witness room, magistrate's room and library still occupying the original locations. Interior fabric also is largely retained with panelled and battened ceilings to the main rooms, timber cornices, decorative ceiling ventilators, four panelled doors and timber dado. The courtroom furniture is also possibly original with clear-coated panelled benches and stands.

The building stands on a prominent corner in Feilding set back from its boundaries in a park-like setting, which allows the building to be seen easily. Few other buildings in central Feilding have such a setting.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for its **social, historical** and **architectural** heritage values.

As a district court in which many court hearings and criminal trials have been heard for 104 years the building has considerable **social** and **historical** values to Feilding. The building is also **historically** associated with its architect, John Campbell, probably the most influential architect in New Zealand's history because of his role in charge of government architecture from 1889 to 1922.

Although parapets and other decorative elements on the building have been removed, it has **architectural** values as a local example of the work of Government Architect, John Campbell in the Edwardian Baroque style he developed for public buildings throughout his tenure. The style, landscaping and prominent position, contribute to the building having high visibility, contributing to the streetscape of Kimbolton and Stafford Streets

Sources

Landcorp report

CARTHEW'S BUILDING

1 Manchester Square



Current owner: G. J. and M. E. Smith

Architect:

Construction date: 1887, 1902

Visible materials: Cement render, steel and timber joinery, steel roofing

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for William Carthew in 1887. William Carthew was a Cornish miner who emigrated to New Zealand in 1864 pursuing his mining career on the West Coast, D'Urville Island and Thames, until 1879 when he established his book selling and stationers business. He also sold pianos and was agent for the New Zealand Insurance Company. In 1894 he was elected Mayor of Feilding and established the Odd-Fellows Society in Feilding. The book selling business remained in the same family for four generations until 1988.

The building also housed a toy arcade, professional rooms for a dentist, and a lending library.

ARCHITECTURAL DESCRIPTION

The style used for the building is a flamboyant Edwardian Free Classical style with elements of Baroque and Mannerism visible. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The building is constructed of painted cement render over brickwork with painted timber joinery. The ground floor shop front has been renewed from the original. The facade facing Manchester Square is symmetrical about the original front entrance with a large arched window supported on paired pilaster, above which was a sharp pointed pediment decorated with a festoon. Double and single shallow pedimented windows are arranged symmetrically on the facade with a heavy cornice and balled parapet crowning the building. The east elevation follows the central entrance window design. The original verandah has been removed but cast iron columns have been retained.

The interior is presently being relined with four ornate columns being removed. The exposed timber trusses and painted timber match lining on the ceiling and walls to part of the upper floor retain the original storage function with some shelving so retained. An office retains some original painted timber moulded batten and panelled ceiling.

The building is one of a contiguous group that comprises a large area of Manchester Street that forms an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

The building has **historical** values in its association for former Mayor William Carthew, for whom the building was constructed. It is also historically significant having been a bookstore for over 100 years until 1988.

The building has **architectural** values having been designed in a somewhat exuberant interpretation of Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding's regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources

NZHPT Field record form

COOPER RAPLEY BUILDING

4 Manchester Square



Current owner: B.R & J.R. Gifford

Architect:

Construction date: ca. 1904

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Baroque

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for solicitor, Alfred Richmond and land agent, Arnold Atkinson both of Feilding. The building was used as commercial premises on the ground floor and tea-rooms on the upper floor until 1920, when the Union Bank purchased the building. The modifications carried out by the Bank included the installation of a mezzanine, and the construction of a strong room. The mezzanine provided living accommodation for the staff.

For a period in the 1930's and 40's, the top floor of the building was a boarding house and among the tenants was Dave Domett who founded the Domett group of companies in transport and manufacturing in the local and national scene.

D C Cullinane, a local lawyer, purchased the property after it became redundant following the merger of the Union Bank and Bank of Australasia. The firm, of which he was a partner, owns the building and occupies part of it. In the 1980's the building underwent significant modifications, including the verandah addition.

ARCHITECTURAL DESCRIPTION

The building is designed in the Edwardian Baroque style, a style popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as ‘English Renaissance’ at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the ‘serious’ architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beaux-Art architecture of France as ‘foreign’. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practised the style from the 1880’s included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century.

The profusion of the Baroque style in Feilding is unusual especially for commercial buildings.

The building is constructed of painted cement rendered brickwork and painted timber joinery. The original design seen in early photographs shows a building divided into three shallow bays with semi-circular and triangular broken pediments over large Mannerist style openings to the upper floor. The lower floor on early photos show three heavy shouldered architraves with keystones separated by two triangular pedimented openings matching those above. A central large semi-circular pediment, string course, cornice and parapet of balustrading and balled finials maintain the classical imagery of the design.

The shop front is new while the verandah posts are old fabric reused from another building. Classical elements are freely interpreted, as the name of the style suggests.

The building is adjacent to Carthews building, which, in its turn, is contiguous with the Williams building. The group is probably the most significant collection of Edwardian buildings in Feilding and are well related in scale and design.

Access to the interior was not possible, however decorative plastered ceilings were visible through the windows with internal partitions of painted timber match lining and timber panelled interior doors.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values.

The building has **historic** values in its association with local businessmen, Alfred Richmond and Arnold Atkinson for whom it was constructed.

The building has **architectural** values as a free interpretation of Edwardian Baroque, a style that was popular in the town for commercial buildings in the period. It has **group** values as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity. It has moderate to high levels of exterior design.

Sources

NZHPT Field record form

MY FARM (FORMER NZ POST OFFICE) 8 Manchester Square



Current Owner: Manchester Square Investments Ltd.

Architect: Public Works Architectural Branch

Construction date: 1947-49

Visible materials: Painted cement rendered concrete, steel joinery

Architectural style: Modern Movement

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The former post office at 8 Manchester Street, Feilding, was born of an omission to dedicate a site for such a facility when the town was originally laid out, and then of an earthquake that ruined its predecessor. Despite no longer housing Feilding's Post Office (or the subsequent Postshop), some continuity of use since 1902 remains with the presence in the building of Feilding's postal delivery centre and the Feilding South Post Box Lobby.

Feilding's original post office opened in 1874 in the Colonists' Land and Loan Co.'s buildings. From there it was moved to the railway station (the railway line opened in late 1876), and then to a building in the town. In 1880, the post office again moved, this time to a "substantial wooden building" on the railway platform.

The first post office located on the 8 Manchester Street site was officially opened on 27 February 1902 by Postmaster General, Sir Joseph Ward. The land had been donated for the purpose by Mrs Hastie, owner of the Feilding Hotel on the opposite side of Kimbolton Road. Mrs Hastie's stipulation with her gift was, however, that the main entrance to the new post office had to open onto Kimbolton Road and thus look toward her hotel directly across the road.

The *Feilding Star* of 29 January 1901 (p. 2), at the time of the laying of the building's foundation stone, recorded that the town had been in need of a new post office for some years. However, *"being a private town no reserve for a post office had been set aside. At length the Government was going to put up the offices near the railway. Some of the business people did not think that a suitable site and offers of other sites were made."*

The new post office was duly designed by Mr J. Charlesworth, of Wellington, and built by Feilding builders Messrs. Heald & Young.

On the evening of 24 June 1942 and early on the morning of the 25th, a series of significant earthquakes struck the Wairarapa. The post office proved to be the most damaged building in Feilding.

With the conclusion of the war, thought turned at last to rebuilding the post office - the plans for the new post office being drawn up by the Public Works Department's Architectural Branch in late 1945. The official opening ceremony was held on 11 October 1949 and it remained as the Post Office until 2000 when it was transferred to Westfield Buildings Ltd. in 2005. In 2011 the building was purchased by Brendan Charles Brosnahan and Susan Jennifer Brosnahan, and then in 2011 ownership was transferred to the present owner, Manchester Square Investments Ltd. The building is now occupied by My Farm Ltd.

Architect

Francis Gordon Wilson was born on 27 November 1900 in Perth, Western Australia. He was educated in Wellington, New Zealand, at the Terrace School and at the Technical College. In 1916 he was articled to William Page, architect. He commenced his professional architectural studies in 1920 at Auckland University College, at the same time working for Hoggard, Prouse, and Gummer. He joined the firm of Gummer and Ford at its inception in 1922 and, in 1929, after being elected an associate of the New Zealand Institute of Architects in the previous year, was made an associate partner of the firm. In this position he became involved in such projects as the Remuera Library, the Wellington Public Library, the Auckland Railway Station, the National War Memorial Carillon, and the Dominion Museum and National Art Gallery.

In 1936 Wilson was appointed to the staff of the Public Works Department, where he held the positions consecutively of Housing Architect, Chief Housing Architect, Assistant Government Architect, and, finally, Government Architect. In 1932 he received special commendation for his entry in the R.I.B.A. Empire Victory Scholarship Competition and in 1948 was awarded the New Zealand Institute of Architects' Gold Medal for the design of the Dixon Street State Flats. The New Zealand Institute of Architects elected him a fellow in 1951, and in 1954 he was made an associate of the Royal Institute of British Architects. He served on the National Historic Places Trust, the Town Planning Board, the Association of New Zealand Art Societies, the Architectural Centre Council, and the council and executive committee of the New Zealand Institute of Architects.

In 1936 he married Virginia Smith and had three sons and two daughters. He died in Wellington on 23 February 1959.

Gordon Wilson's major contribution to New Zealand's architecture was in the field of coordination and administration; he recognised very early in his career the value of team work in the design and construction of buildings and he had the ideal personality to coordinate the various specialists into

an efficient and enthusiastic working group. A sound designer himself, he insisted upon high-quality design in all his projects; indeed, it was this insistence, which stimulated much of the keenness of his design teams.

He did not enter private practice on his own account but was always associated with others; first in a progressive private office, later in the State Housing Division, and, finally, as Government Architect. He joined the Housing Department at its inception and was largely responsible for its organisation and development as an important Department of State. His skill found greater scope on his appointment as Government Architect. In this capacity he was not only responsible for many buildings of national importance but he also became associated in his official capacity with many other important projects, such as development plans for universities, New Zealand House in London, and as an assessor of architectural competitions.

ARCHITECTURAL DESCRIPTION

The two storeyed concrete building is rectangular with a small setback on the northwest corner, which emphasises the location of the main entry. When first built, the main entry leads to the main public space behind which was the mailroom. The Post Master and clerical staff were located at the east end of the building with a separate entry from the Square to these offices. Private boxes, a lunchroom and other service areas were located along the south of the building. The first floor housed the switch room and operating rooms, toilets and a number of rental spaces. The stairs to the first floor are off the smaller northeast entry and the northwest corner. This main stair is expressed on the exterior with a truncated tower and continuous vertical glazing on the north wall.

Each elevation is rectangular with a flat parapet and a horizontal emphasis. On the ground floor of the north elevation are bands of steel windows between the entries at either end under a shallow flat cornice. On the first floor is a series of equally spaced rectangular steel windows, each with a shallow projecting frame. The west elevation, which extends forward of the north elevation, has four steel windows on the first floor matching the north elevation. Immediately under these on the ground floor are four openings, three steel windows and a door of the same width all under a shallow cornice. The stair tower, in the same plane as the remainder of the wall, projects above the parapet and was designed with a flagpole attached at the south end.

The remaining two elevations are utilitarian with window and door openings to suit interior planning.

The style of the former Post Office is designed in the Functionalist style. One of the two principal styles of the Modern Movement, it explored an ideal architecture without reference to past styles.

The main idea behind the style was that design should be functional above all else and that buildings would be timeless and universal. Spatial organisation was the principle concern of Functionalist architects with aesthetics of secondary importance. However, as it developed, the expression of function became an aesthetic in itself. While the style was developed in Europe and Germany in the 1920s and 1930s the concepts behind the style continued to be explored into the 1970s, as can be seen in the Feilding building.

The building is consistent with the stylistic characteristics including asymmetrical massing, simple geometric shapes, columns not emphasised, horizontal detailing (the shallow, flat cornices) tiling,

large areas of glass, steel window framing, roof concealed by a parapet and stairs expressed by a vertical emphasis.

SUMMARY OF HERITAGE VALUES

This building has **local** significance for **social** and **architectural** values.

The building has **social** values as the former Post Office, which provided services critical to the functioning of many homes and businesses. These included postal, banking, telegraphic and telephone services as well as social services of registering births, deaths and marriages. The Post Office was often the physical and social centre of the community and often where events were recorded or celebrated.

The former Post Office building reflects the significance of the government department in Feilding through its scale and important location in the Square. The Post Office was first established in Feilding in 1874, occupying a number of locations until 1902, after which Post Offices were on this site for 99 years. While its main function was removed in 2001 the building still houses Post Office boxes.

The significance of the Post Office to the economy and well being of Feilding is attested by the determination to rebuild after the earthquake, immediately after WWII even though there were considerable labour and material shortages

The building has **architectural** values as one of many building designed under the aegis of Gordon Wilson, one of New Zealand’s most significant architects. He was instrumental in introducing the modern movement to New Zealand and the Feilding Post Office is exemplary of the characteristics of the Functionalist Style. The building has the typical formal, material and construction characteristics of the style and is one of four architecturally significant buildings from the Post War period in Feilding.

It has local **landmark** values in its high visibility, location and scale.

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Manawatu District Council: Building Permit file on this property

Archival sources, newspapers and online articles as referred to in the text and footnotes

FEILDING HOTEL

9 Manchester Square



Current owner: R. J. and I. M. Wiseman

Architect:

Construction date: 1875, 1909, 1910

Visible materials: Cement render, timber joinery, steel roofing, wrought iron balustrading

Architectural style: Edwardian Baroque

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The first hotel on the site was constructed in 1875 and was the first licensed hotel in Feilding. The first publican was Mr T V Brown, while the best-known licensee was Mr and Mrs James Hastie who ran the hotel from 1880. Mrs Hastie donated the site for the Post Office with a stipulation that the main entrance to the new post office had to open onto Kimbolton Road and thus look toward her hotel directly across the road. In 1909 and 1910, the hotel was damaged by fire. In the first fire, fireman Douglas Williamson lost his life. Extensive remodelling of the hotel was carried out in 1965 with further minor modifications carried out in the 1970/s, 1980's and early 1990's.

ARCHITECTURAL DESCRIPTION

The building is designed in the Edwardian Baroque style, a style popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as 'English Renaissance' at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the 'serious' architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beaux-Art architecture of France as 'foreign'. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practised the style from the 1880's included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century.

The profusion of the Baroque style in Feilding is unusual especially for commercial buildings.

Although the building is designed in the Edwardian Baroque style, much of the decorative elements defining the style, having been removed. The building is constructed of painted cement rendered brickwork with painted timber joinery and a corner stained glass window. Alterations to the exterior have resulted in several windows being replaced in aluminium, removal of the parapet balustrading and an ornate cast iron continuous verandah being replaced by a cantilevered wrought iron balcony. Only the base of the original scrolled cupola remains.

The interior planning has largely been retained, however the only apparent original fabric remaining in the building comprises decorative plastered cornices and beams in several main spaces.

The building has a significant presence in Feilding due to its scale and location. The hotel is located on a major corner on Manchester Square, which allows two complete facades to be seen. The design of the building enhances the corner with its faceted oriel window and (originally) scroll bracketed dome. The extensive original two storey cast iron verandahs and entrances considerably enhanced its scale and dominance of the Square.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **landmark** heritage values.

As an hotel on the site on the site of the first hotel in Feilding, the site and use of the building have had a considerable **historical** association with the town from the earliest days of settlement.

The building has **architectural** values as a **landmark** building in Manchester Square that has been designed in the Edwardian Baroque style, a popular style in Feilding in the period as well as for governmental buildings in the early 20th century. Its scale, corner design and location in Manchester Square enhance its townscape significance. It has moderate levels of design.

Sources

NZHPT Field record form

AYLMER BUILDING

FEILDING INFORMATION CENTRE/NATIONAL MP OFFICE

10- 11 Manchester Square



Current Owner: R.G. and G.R. Hitchman

Architect:

Construction date: 1906

Visible materials: Cement render, timber joinery, steel roofing

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

Not known.

ARCHITECTURAL DESCRIPTION

The architectural style of the building is Edwardian Free Classical with symmetrical facade and entrance, large arched windows and parapet of classical balustrading. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The exterior is largely authentic and is constructed of cement rendered brickwork with painted timber joinery. The interior, too, is largely authentic with most spaces retaining original painted timber match lined ceilings, painted timber cornices, painted timber match lined walls with timber dado and dado rails, architraves and skirtings. The most significant space is the main reception area with original fireplace, safe and four panelled doors. The area is lit by an original centrally located skylight.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **architectural** values.

The building, with its adjoining neighbour, has **architectural** values as a modest but elegant example of commercial design in the Edwardian period and makes a significant contribution to the streetscape of Manchester Square and the regionally rare historic character of Feilding. The building is authentic on both the exterior and interior.

Sources

NZHPT Field record form

FEILDING SALEYARDS 42 Manchester Street



Current Owner: PGG Wrightson and Elders NZ

Architect: Yards & former Cattle Pavilion: R. Thorrold-Jaggard (1934-1998). Café: R. & W. Thorrold-Jaggard (1949)

Construction date: c 1878

Visible materials: Painted cement rendered concrete, aluminium joinery, aluminium louvres

Architectural style: -

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

In recording a history of the firm Abraham & Williams Ltd., the *Evening Post* of 2 November 1916 (p. 16) began with an outline of the story that forms the genesis of the Feilding stock saleyards:

“Forty years ago no organised system of disposing of stock by public auction had been established in the Manawatu and Rangitikei districts. The late Mr Jno. Stevens was the first to grasp the possibilities and the necessity that existed for the establishment of such a trade, and he started sales at Bulls, acting as auctioneer himself, a position for which he was admirably qualified through his expert knowledge of cattle and sheep, whilst his wonderful memory for individual beasts was most useful, and on one occasion enabled a farmer to escape a prosecution for stealing a beast, which Mr Stevens was able to swear to as having been bought at his sale some considerable time before.”

“The establishment of these sales soon brought about a demand for finance from farmers who were then clearing the new country, which they had recently taken up, to enable them to stock their farms, and Mr Stevens then took into partnership with him the late Lieutenant-Colonel Gorton...”

The article then went on to say that the firm Stevens & Gorton subsequently established saleyards at Feilding and Palmerston North, as well as Marton, Sanson, Awahuri, Foxton, Hunterville, Pohangina and Woodville.

Stevens & Gorton's first sale was held in the yards on 22nd November 1878. Apparently Stevens had been selling stock in his own yards in Feilding prior to entering into the partnership with Gorton. It is not known where his yards were located but it is possible they were on the present site in which case the establishment of the Feilding stockyards may date to 1876.

The first known auction at what is now known as the Feilding saleyard occurred on Friday, 22nd November 1878. On this date Stevens & Gorton offered for sale at what they termed the "*Denbigh Cattle Market*": 35 bullocks, 45 steers of various ages, 20 2-y-o heifers, 18 mixed cattle, 45 mixed yearlings, 40 cattle of mixed ages and sexes, 20 quiet "*milch cows*" with calves at foot or heavily in calf, and a number of horses. Thereafter Feilding's two saleyards began holding auctions at different times of the month.

Gorton & Son's (a successor to Stevens and Gorton) Sheep Fair of 22 February 1901 proved to be a record yarding for the district with 30,770 sheep being yarded. Hunter (p. 17) records that in 1902 there was a huge yarding of sheep at the Feilding saleyard, which set a North Island record. A panorama photo of the packed yards exists, and the number of sheep penned is given at 45,000.

Between 1878 and 1906 there in fact were two stock saleyards in Feilding, the other being the Warwick Street Sale Yards. The various owners of both Feilding yards and other auctioneering firms operating in the district then combined to run their Feilding auctions from the same yard from January 1907, a situation that continues to this day. Owners of the two yards, Gorton & Son, Abraham & Williams (i.e. the two successors to Stevens & Gorton), NZ Loan & Mercantile Co., and Dalgety & Co. joined with each firm taking a quarter share.

The first sale of 1907 under the new joint ownership was conducted by Messrs Gorton & Son. In opening the event, Norman Gorton (Colonel Gorton's son) stated that the four firms would hold a sale every Friday in the one set of yards. Records in the number of sheep yarded increased almost yearly. The annual Sheep Fair, held on 26th February 1909, became a record with 41,000 sheep being yarded for the event and the 1910 Sheep Fair over 40,000 sheep were yarded. 1936 saw 40,000 at the fair and then a new record of approximately 50,000 in 1937.

An extensive editorial on the history of Feilding published in the *Feilding Star* of 19th October 1909 (p. 2), referred to Feilding being a "*millionaire in sheep*," as on 30th April 1909, the total flock in the neighbouring counties of Oroua, Kiwitea, Pohangina, Manawatu, Kairanga and Rangitikei totalled 1,103,842 sheep. At the same time there were 23,480,707 sheep in New Zealand.

The *Feilding Star* of 12 September 1913 (p. 2) described Feilding as the most important stock centre in the North Island, and remarked that the Auctioneers' Association were justified in going to the trouble and expense of keeping the yards as up-to-date as possible. Plans were being made to put down a better surface in the yards in order to "*facilitate flushing out and keeping them clean*." Proper drains were also to be put in. However, the overflow was not permitted to run into the (town's?) septic tank, as the Engineer stated that the tank was already getting too much storm water.

On 6th July 1916, the *Feilding Star* (p. 3) announced the amalgamation of the firms Messrs Gorton & Son, of Feilding, and Messrs Levin & Co., of Wellington.

Many other improvements were made over the years including extensions, new drainage, concrete paving and extensions of the water supply. In addition, a number of buildings were constructed to enhance facilities at the stockyards. These included shearing sheds, Gorton & Son's office alongside the Saleyards Café site, a sheep dip, and a cattle rostrum. The Saleyards Café now seems to be the sole actual 'heritage structure' left at the saleyard. Designed by prominent Palmerston North architects R. & W. Thorrold-Jaggard, the café's plans are dated March 1949. The café was built with concrete foundations, concrete block walls and a roof of hessian and bitumen. The ground floor area floor was 890 square feet. The estimated cost was £1,689.15.0. The café building remains owned by the saleyards' owners, however, it is leased out to café operators.

In March 1998, Manawatu District Councillors debated the heritage value of the saleyards in the course of submissions for the Council's Draft Annual Plan. They concluded that the yards, which were described as the largest in the North Island, were unique and in need of protection.

The stock yards' 125th anniversary was celebrated on 2nd and 3rd June 2005 - albeit that this was more correctly the 127th anniversary. Hunter (p. 67-68) records that the Feilding Civic Centre was decorated accordingly and past auctioneers also took part in the stock sale that coincided with the event.

At one time, the saleyards comprised of 489 pens and covered 3.7 hectares. It was considered one of the largest stock saleyards in the Southern Hemisphere, selling around 100,000 cattle and 600,000 sheep annually. However, stock yardings have reduced in line with national trends and by 2005 around 50,000 cattle and 450,000 sheep were being sold there annually. In 2005 the saleyard consisted of 350 sheep pens, 140 cattle pens, and 45 deer pens, the latter dating to the 1980s when deer farming became prominent.

Hunter (p. 53) describes the Feilding saleyards as a landmark in Manawatu and as the recognised *"lifeblood of the town"*, with many businesses and activities having direct and indirect associations with it, including the Central Districts Field Days, the Farmers' Market, and the A.P. & I Shows. The saleyard also serves as a tourist attraction in its own right, with guided tours of the saleyard being available on Fridays during the sales.

Possibly it was the presence of a major saleyard in Feilding that drew some of the most prominent livestock breed societies to establish their bases in the town. These included the New Zealand Romney Marsh Sheepbreeders' Association - still remembered through 'Romney House' at 22-26 Stafford Street - which had its office in Feilding by 1905. The renamed NZ Romney Sheep Breeders Assn. remained in Feilding until 2007. The Southdown Sheep Society Inc. is still based in Feilding, as is the Angus NZ Association Inc. The NZ Hereford Cattle Breeders Association Inc. (now the NZ Hereford Assn. Inc.) had its office in Feilding in the 1950s and still has its office there. Note that all the four meat breed societies searched for during this study either still had their offices in Feilding or, as in the case of the NZ Romney Assn., had only recently departed after a century in the town.

There are a several notable people associated with the saleyards. John Stevens, who was the first to establish sales in Feilding, was a licensed native interpreter, a noted horseman, a member of the Wellington Land Board, MP for Manawatu and at one time a Captain of a troop of the Rangitikei Cavalry Volunteers. Lieutenant-Colonel Edward Gorton was one-time commander of the Wanganui District and Inspector of the Government Stores of the Colony. He resigned his public duties in 1879 to take up his partnership with Stevens. His son, Norman became a partner and manager of Gorton and Son Ltd. Walter Watts was a noted building contractor and stockyard builder including all saleyards for Gorton and Sons Ltd.

Architect (café)**Thorrold-Jaggard, Reginald**

Reginald Thorrold-Jaggard was born and educated in England. He received his articles there before emigrating to New Zealand in 1913. He settled in Palmerston North and soon met and married Lily Daisy Collier who had been recruited in London by the local firm of Collinson and Cunningham as a dressmaker. Jaggard was initially in the employ of Oscar Jorgensen, a well-known local architect, before setting up his own practice. In the ensuing years Jaggard designed many local buildings and domestic dwellings. Among those still standing are the Former Hepworth Building (1917), King St Flats (1925), Square Edge (1945), Ward Brothers building (1936), Family Entertainment Centre, The Square (1935) and House, 314 Church St. The firm was carried on by his son Bill Thorrold-Jaggard, who sold the practice in 1962.

ARCHITECTURAL DESCRIPTION (café)

The building is designed in the Moderne Style, a term ‘Moderne’ was originally used to describe the more ornate buildings of the twenties and thirties not in the unadorned International style. It is now used to distinguish the cubic decorated Art Deco from the curved streamlined style of the later 1930’s and early 1940’s, which developed from Art Deco.

Industrial designers lead the way towards the streamlined Moderne style and designed products, which heavily influenced the design of buildings. These products were designed to express speed, with the ovoid or tear drop the most popular shape. The design of cars, trains, boats and aeroplanes were also designed in this style and it was particularly the aeroplane aesthetic of projecting wings, curves, and portholes which were adopted by architects for Moderne styled buildings.

The style evolved, especially with house design to have characteristics of horizontal forms with rounded corners and curved projecting wings. Parapets hiding flat or shallow roofs were very common. Many houses of the 1940’s and even into the 1950’s used this style, particularly State and developer housing largely because it was a cheaper style to produce with little, if any decoration. Window and door joinery was timber, rather than the more expensive steel joinery of the International style, and a flat roof, though prone to leaking, was cheaper than a pitched roof.

The simple, single storey concrete block and plaster building has a wide overhanging flat roof and high regularly spaced windows divided into narrow horizontal divisions. The interior layout has the kitchen at the saleyard end with a narrow central counter.

SUMMARY OF HERITAGE VALUES

This building has **regional** significance for **social** and **historical** values.

The saleyards are at the heart of Feilding with the town having been built around them and generating a significant proportion of the local economy for 134 years. Unlike other towns and cities the importance of the saleyards to Feilding has seen their retention on their original site and they remain an important **landmark** in the town’s urban design.

Of considerable **historic** significance, the yards were the second to be constructed in the region and by the early twentieth century Feilding was the most important stock centre in the North Island. By the 1990s the yards were the largest. The scale and significance of the yards saw the establishment of national offices of the sheep and cattle breeders associations in Feilding, including the NZ Romney Marsh Sheepbreeders Association, the Southdown Sheep Society, the Angus NZ Association, and the

NZ Hereford Cattle Breeders Association. All but one still retain their offices in the town.

The yards are associated **historically** with businessmen John Stevens and Lt Colonel Edward Gorton who first recognised the need for saleyards and their entrepreneurship saw them established. Subsequent owners include Richard Abraham and Gorton and Sons and they are currently owned By PGG Wrightsons and Elders NZ, both large national rural supply companies. Another individual of **historic** significance associated with the yards is their first builder, Walter Watts, a highly regarded regional building contractor.

Of **social** and **historic** significance, the saleyards are associated with a number of nearby heritage buildings, which were constructed in close proximity to provide related services or accommodation. An example is the land behind the Denbigh Hotel being the site of the first stockyards. Norman Gorton’s home, Mahoe, is also a recognised heritage building.

A building on site of minor **architectural** significance is the Café designed by well-known Palmerston North architect Reginald Thorrold-Jaggard.

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Also, archival sources, newspapers and online articles as referred to in the text and footnotes; David Stroud (Saleyards tour guide); and the staff of the Saleyards Café.

LAWRIES BUILDING

47 Manchester Street



Current owner: J.A.T. Lawrie Family Trust

Architect: T.W. Higgins (grain store at rear), alterations Thorrold-Jaggard

Construction Date: ca. 1917

Visible materials: Painted cement rendered concrete, timber joinery

Architectural style: Arts and Crafts, Art Deco

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

District Plan designation: -

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The earliest material on this building in the Manawatu District Council's Building Permit files, is dated 1 June 1917. This is an application by Abraham & Williams Ltd., who wished to erect a water closet (toilet) on the premises. The plan concerned shows that this building was still just an office block at that time.

Abraham & Williams was established in 1892 by Richard Slingsby Abraham and Alick Williams, from part of what had previously been the firm Messrs. Stevens & Gorton. That business was in turn founded by John Stevens & Lieutenant-Colonel Gorton, at Bulls, in 1878. By 1897, Abraham & Williams consisted of a Head Office and yards in Rangitikei Street, Palmerston North, and branches in Pahiatua and Levin.

In October 1919, Mr W.T. Higgins, A.R.I.B.A., F.N.Z.I.A., a registered architect from Marton, drew up plans for the large grain store to be added to the rear of the office block. The builder was A.J. Murch. Permit No. 228 for this grain store was dated 2 December 1919, the work being valued at £770.

The 1950-51 Rate Book shows the transfer of the property from the name of Abraham & Williams Ltd. to Wright Stephenson & Co. Ltd. However, Abraham & Williams Ltd continued to be listed in the Manawatu phone book until 1986. By this time the entry was being used to divert would-be clients to (by that time) Wrightson NMA Ltd. This clearly establishes the place of Abraham & Williams Ltd. in the minds of about four generations of rural clients. Around 1951, Wright Stephenson & Co. Ltd., built a large new building (now Farmlands) at what is now 44 Manchester Street, almost opposite this building. The old building was therefore surplus to requirements.

A note in the 1952-53 Rate Book indicates that Abraham Seed & Produce Co. Ltd. was to assume responsibility for rates on this property. At this time the property was numbered 41 Manchester Street. This company's association with the building certainly enhances its earlier history.

The *Evening Standard* of 4 November 1969 (pg. 1, col. 2-3) provided a brief history of Abraham Seed & Produce Co. Ltd, at the time of the latter's sale to long-time competitor, Hodder & Tolley Ltd. This states that Abraham Seed & Produce Ltd. was "*the result of the efforts of its founder and managing-director, Mr Ronald Abraham, who built the company up from a small Grey Street (Palmerston North) store in the 1930s into a major concern, which today has an annual turnover of around \$1½ million.*"

In the early 1930s, the directors of Barraud & Abraham decided to concentrate on the general merchandise part of their firm's activities, and to separate this from the seed and produce part of the company. The result of this, eventually, was Abraham Seed & Produce Ltd.

Abraham Seed & Produce Ltd. transformed the exterior of the building into what it is today. R. & W. Thorrold-Jaggard, of Palmerston North designed minor alterations in 1952 and, in 1955, altered the building to its current appearance. Until this time the façade and the office were apparently fairly original.

In 1969 the building was let as a shop with tenants including a wool shop, Levana's Factory Shop, and Needle's Eye Sewing Centre (1985) Ltd. In 1994 offices were reinstated.

ARCHITECTURAL DESCRIPTION

The office floor level was around three-quarters of a metre below the floor level of the grain store. The 1917 plans combined with an inspection of the building's exterior, reveal that it retains its original three small, high, triple windows on the town side of the building. It also retains a single side door near the front of the extension on the same side. This door is set high above the ground and matched the height of drays loading via the side access-way. There were no windows on the other side wall, with three skylights providing the light for that side of the building. A strong room with brick walls and a steel door was incorporated into the grain store against the exterior wall, opposite the aforementioned side door and immediately behind the offices. Its floor level matched that of the offices. A large wooden sliding door at the rear of the building was again planned to suit the deck-height of drays. This has been replaced by doors more fitting to the building's present purpose. The jagged join in the bricks between the 'old' and 'new' portions of the building, on the town side, indicates that a few more bricks came free when the back wall of the office was removed than was intended.

SUMMARY OF HERITAGE VALUES

The building has local significance for **historical** heritage values

The building is **historically** significant in the commercial life of Feilding as the office and warehouse of Abraham and Williams, a major national stock and grain firm who had the building constructed opposite their own sales yards. To a lesser extent its historical significance also relates to Abraham Seed & Produce Co. Ltd. Both firms played an important part in the history of Feilding and the Manawatu. It is also an important part of the historical precinct relating to the Feilding stockyards.

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DENBIGH HOTEL

50 Manchester Street



Current owner: C. D. & A. Ruffell

Architect:

Construction date: 1874, ca. 1910?

Visible materials: Cement render, timber joinery, steel roofing, wrought iron balustrading

Architectural style: Edwardian Italianate Palazzo

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

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PHYSICAL AND SOCIAL HISTORY

The first accommodation house on the site was constructed in 1874 by Charles Roe who arrived at Petone in 1840. Following his emigration to Wellington, he moved to the Australian gold fields before returning to Wellington where he had an interest in Wellington's first hotel, Dickie Barretts'. He then followed a career in journalism with the New Zealand Advertiser and Parliament's Hansard until 1874. Mr Roe ran the Denbigh hotel for 14 years until his retirement. He named the hotel after the Earl of Denbigh who was a director of the Emigrant's and Colonists' Aid Corporation, a significant organisation in the settlement of Feilding. As with the Feilding Hotel, the Denbigh has been damaged by fire and rebuilt over the years.

The hotel was constructed by William Wilkinson.

"Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding." Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and immigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many

buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey's corner to Bramwell's, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The building is designed in the Italianate Palazzo style. This Italianate commercial style was a part of the classical revival of the nineteenth century, which was championed by Sir Charles Barry from the 1840's in his design of clubs and smaller office buildings. His preferred style was the sixteenth century Italian Palazzo and he was also influential in using this style for large country houses for the wealthy. Commercial buildings, particularly banks, preferred the use of classical architecture, and the design of C R Cockerell's Sun Fire and Life Assurance building of 1839-42 in Threadneedle Street confirmed the Italianate Palazzo style. The design of larger structures using classical language was easily solved using the Palazzo style and quickly saw warehouses and multi-storey offices and other buildings adopt the Italianate Palazzo style. Architects such as Edward Walters, J E Gregan, Edward l'Anson, and John Gibson, popularised the style in England while Scottish architects also took up the style with gusto. The High Victorian period saw additional classical styles such as the French renaissance become a significant style, however the popularity of the Italianate Palazzo style for commercial buildings was maintained until the Edwardian period, when the style evolved into the Inter-war Commercial Palazzo style. This was developed by American architects McKim, Mead and White initially for Chicago high-rise commercial buildings, and this style became popular throughout the 'New World'.

A rusticated base with arched window openings, triple arched colonnade to the upper front elevation and heavy cornices over upper windows and keystones are consistent with the style. As with most buildings of the town and period, the building is constructed of painted cement render over brickwork with painted timber joinery. Cast iron balustrading to the upper balcony is possibly an original element, however research on the original form and appearance of the building is lacking to form a definite conclusion.

The interior largely retains its original planning; however relining the interior in the latter part of this century has obscured any original material to the ground and most of the upper floors. Small glimpses of the original lining material can be seen in the staff quarters where bedrooms have painted timber match lining on walls and ceiling and a bathroom has pressed metal on walls and ceiling.

The substantial building addresses Manchester Street, with an obvious, and long, side elevation to Fergusson Street.

SUMMARY OF HERITAGE VALUES

The building has regional significance for **historical** and **architectural** heritage values.

As the first public accommodation house in Feilding, the building has had an **historical** association with Feilding since its first settlement. Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period.

The building has **architectural** values as a good representative example of the Edwardian Italianate style, which was popular for hotels and office buildings in the early 20th century. The front elevation contributes to the streetscape of Fergusson Street and is a primary building in the town's historic Edwardian precinct. It has moderate levels of authenticity of exterior design.

Sources

NZHPT Field record form

SPILLARD'S

52-58 Manchester Street



Current Owners: A. & A. Clarke (58), N. Li & K Cavanagh (54-56), Mr. & Mrs. C Raharuhi (52)

Architect: JE Hugli ?

Construction date: 1901

Visible materials: Cement render, timber joinery, steel roofing, aluminium shopfronts, cast iron and steel verandah posts

Architectural style: Simplified Edwardian Baroque

Use/building type: Commercial

Date and compiler: Ian Bowman, February, 1999. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

This building replaced another that also contained four shops, which was destroyed by fire in 1901. Both previous and replacement buildings were owned by Swiss jeweller and watchmaker James Hugli. Hugli also owned and ran a jewellery shop in the Square, Palmerston North, which he designed. It is possible that the existing building was also designed by him. The destroyed building had Hallensteins's New Zealand Clothing Factory, Marshall Law (grocer), F. Butler (boot store) and H.J. Whitelaw (saddler & harnessmaker) as tenants.

Mr F. (Herbert Francis) Worsfold, hairdresser & tobacconist bought number 58 in 1904 and operated his business from it. Although retaining ownership, until at least 1940, other hairdressers operated from the shop. From the early 1960's the shop served as Aitken Bros. bookshop until around 1995, then housing Magazine Plus until 1997-8.

In 1904 number 56 was sold to Richard J. Harper, a law clerk, and in 1907 was purchased by watchmaker and jeweller, George Short. In his entry in the *Cyclopedia of New Zealand*, published 1908, Short described his new shop as being "up-to-date in every respect", and as outclassing "many shops in larger towns. There is a plate glass show window, in which the stock is neatly and conveniently arranged. The interior presents an attractive appearance with two large show cases

and counter cases, all of which are made dust-proof, with plate doors and mirror back. The ceiling is of moulded steel, artistically picked out, and adds to the appearance of the shop." Herbert Smithers, bought it from George Short in 1918 but in 1931 Short rejoined the firm, becoming Short & Smithers at that time. Between 1957 and 1983, Herbert Smithers' son, George, ran the shop who was followed by grandson, Ross.

Changes in ownership of number 54 came almost yearly, beginning in 1903 with R.S. Cooper, a fruiterer and confectioner. In 1904 J Peter Nymand, a Dannevirke jeweller purchased the shop selling in turn in 1905 to chemist, Mr G.H. Haybittle. The next year Mr T.A.W. Nicholson was the owner and in 1907 George William Hean owned the building. By 1914, chemists F. & R. Campbell, occupied the shop, which was named the "Red + Pharmacy". Following the death of Mr Campbell in the 1960s their former employee, Mr MacDonald, owned the shop. Jim Fairey the bought the shop in 1978, after MacDonald's death. Thereafter, until 31 January 1997, the shop operated as J.W. Fairey Ltd., Chemist. In 1998 Auroma N.Z. Ltd. moved into the building.

The first occupier of the new corner shop at 52 was the New Zealand Clothing Factory (Hallenstein Bros.) in 1901. This business had occupied the previous shop on the same site since 1892. However, by 1906 F. Chappell & Co. occupied the building, and, as with the other shops there proceeded a succession of owners and tenants. These included mostly drapers, and also, temporarily, the Post Office Money Order & Savings Bank Department while the new Post Office was under construction. In 1971 Helen Spillard Fashions Ltd., a women's and children's clothing business, moved into the corner shop.

In 1912, a new corner entrance was constructed and the verandah, was extended along Fergusson Street. In 1961 the shop's front entrance was again altered to the current configuration.

ARCHITECTURAL DESCRIPTION

The shop is designed in a simplified version of Edwardian Baroque. The general style was popular in the Edwardian period particularly for large civic and governmental buildings. The style was known as 'English Renaissance' at the time and was seen as a truly national style for England and her Empire. It was a style that was adopted by the 'serious' architects who considered Gothic architecture as irrelevant and old fashioned, and the Classical Beaux-Art architecture of France as 'foreign'. The English precedence of Sir Christopher Wren, Vanbrugh and Hawksmoore was significant in the new revival and important English architects who practised the style from the 1880's included Eden Nesfield, Norman Shaw, John Brydon and Edwin Lutyens. Art Nouveau architect, Charles Macintosh and Arts and Crafts architects such as Edward Prior also used the style.

The use of Baroque in New Zealand was largely influenced by the works of Government Architect, John Campbell, in Parliament Buildings and the many post offices throughout New Zealand in the early part of the twentieth century.

The profusion of the Baroque style in Feilding is unusual especially for commercial buildings.

The building is constructed of painted cement rendered brickwork and painted timber joinery. Each shop has a symmetrical facade, semi-circular arched windows with keystone and classical cornice. The verandah is original from at least 1912. The original shopfronts have largely disappeared, however it is possible that one shop retains its original pressed metal ceiling.

The building is one of a contiguous group that comprises a large area of Manchester Street that forms an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values.

The group of shops has **historical** values being 112 years old years. They have seen a large number of businesses come and go through this time, although the present businesses reflect the range of original uses.

The buildings have **architectural** values having been designed in simplified Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township.

The four shops have **group** values as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. As a corner building on a principle intersection in Feilding, it is visible from many viewpoints and is a principal building in the historic precinct.

The building retains moderate levels of authenticity of exterior design.

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Andrea & Aiden Clarke, Children’s Wardrobe, 1/6/1999

W.R. ‘Bill’ Cook, West St., Feilding (owner of 52 Manchester), 4/6/1999

J.W. ‘Jim’ Fairey, Newcastle St., P.N. (owner of 54 Manchester), 4/6/1999

John Gregory, ‘Gregory of Feilding’, 4/6/1999

Frank May, Queen St., Feilding (ex-manager of Hannahs’, opposite) 3/6/1999

Ross Smithers, Short & Smithers, Jewellers, Feilding. 19/4/1999, 1/6/1999

Feilding Public Library photographs
Sts MA 18, MA 14, MA 7

WILLIAMSON BUILDING

60-62 Manchester Street



PAGE
108

Current owner: Majon Limited

Architect:

Construction date: 1901

Visible materials: Painted cement render, painted steel and timber joinery, corrugated steel roofing to verandah and main building

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for Archibald Williamson in 1901 by William Wilkinson. Archibald Williamson was born in the Shetland Islands and immigrated to New Zealand in 1874. After his tailor's apprenticeship in Napier and work in Australia he established his own business in Feilding.

"Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding." Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and immigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many

buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The building is designed in the Edwardian Free Classical style with some Italianate features to the design. The style was popular with architects who wished to base their designs upon Classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style, which they saw as a development towards a modern style.

The building is constructed of painted cement render over brickwork with painted timber joinery and cast iron columns to the verandah. The above verandah design comprises three slightly projecting bays with pediment supported on Corinthian pilasters crowned by an Acroterion. Two bays have ‘Palladian Windows’ and the third has Italianate windows to the bay and flanking the bay. The faceted form of the shop fronts has been retained but material and cladding has been renewed. The verandah shown in early photographs has ornate cast iron brackets, which no longer exist.

The ground floor interior of the coffee shop is largely original with painted ceiling timber moulded battens and panelling, painted timber pilasters and bracketed arched opening, timber posts, and prism skylight to the floor above. The ceiling to the bakery is original, however the whole of the upper floor is almost completely original with signage on doors of the original owner. The upper floor retains painted timber match lining on ceilings and walls, painted timber architraves and skirtings and several fireplaces. The timber stair is also retained.

The building is one of a number that form an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also associated with his client, Archibald Williamson for whom the building was constructed.

The building has **architectural** values having been designed in Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources NZHPT Field record form

JD's LINEN (WILLIAMS BUILDING) 68 Manchester Street



Current owner: C. & M. Bennett

Architect:

Construction date: 1901

Visible materials: Cement render, steel and timber joinery, steel roofing

Architectural style: Edwardian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for Archibald Williamson in 1901 by William Wilkinson. Archibald Williamson was born in the Shetland Islands and emigrated to New Zealand in 1874. After his tailors apprenticeship in Napier and work in Australia he established his own business in Feilding.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

William Wilkinson was born in Preston, Lancashire and emigrated to New Zealand in 1879. After first working in Feilding he then moved to Auckland and the Waikato before commencing business on his own account in 1896. He established the first joinery shop in Feilding and among the many buildings he constructed includes: the Denbigh Hotel, Feilding Technical School, the Bank of New Zealand, Sandilands Buildings, the Manchester Street block from Carthews to Haybittle and Sons, the Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The building is designed in the Edwardian Free Classical style with Italianate features in the design. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The buildings are constructed of painted cement render over brickwork with painted timber joinery and cast iron columns to the verandah. The above verandah design comprises three slightly projecting bays with pediment supported on Corinthian pilasters crowned by an Acroterion. Two bays have 'Palladian Windows' and the third has Italianate windows to the bay and flanking the bay. The shop front is new. The verandah shown in early photographs has ornate cast iron brackets which no longer exist.

The ground floor has been stripped and relined, however the upper floor is almost completed original with signage on doors of the original owner. The upper floor retains painted timber match lining on ceilings and walls, painted timber architraves and skirtings and several fireplaces. The timber stair is also retained.

The buildings comprise a large area of Manchester Street and form an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also associated with his client, Archibald Williamson for whom the building was constructed.

The building has **architectural** values having been designed in Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding's regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources

NZHPT Field record form

THE HAIR COMPANY 70 Manchester Street



PAGE
112

Current owner: G. J. and M. E. Smith

Architect:

Construction date: 1897, ca 1930's

Visible materials: Cement render, steel & timber joinery, steel roof

Architectural style: Inter war Art Deco

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for Edmund Goodbehere in 1897 by William Wilkinson. Edmund Goodbehere was a land agent and sometime Mayor of Feilding.

“Perhaps, even if the town and District were searched in every direction, it would be found impossible to find one who has made a greater contribution to the progress of Feilding, in the material sense, than the sturdy pioneer and artisan to whom we pay public recognition this week - Mr William Wilkinson, master builder of Feilding.” Feilding Star, 5th December 1936.

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Fergusson Street block from Tingey's corner to Bramwell's, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The facade of the shop has been remodelled to a simplified classicism in an Inter war Art Deco style. The double window has been replaced by a simplified triple window and flat cornice and pilasters.

Art Deco was coined in the 1960's after Exposition des Arts Decoratifs et Industriels Modernes in Paris in 1925. Before 1960 it was just termed 'Modern' to differentiate it from the more European and American functionalist modern architecture. In the early period it was a French style, but was embraced in the States because of the building boom in the 1920's. It was the first style to break with the revivalist tradition in the States. Art Deco is considered an extension of Art Nouveau with similarities in ornamentation, quality of craftsmanship and use of fine materials and its development from Art Nouveau was influenced by the avant garde decorative arts world of Cubism, Constructivism and Futurism. The style also shared a concern with the machine age aesthetic and design tenet of form following function with modernism. The key decorative characteristics of the style include zig zags, low relief geometrical designs, chevrons, parallel and straight lines, and stylised floral designs. Materials commonly used were smooth plastered concrete, geometric forms, stylised classical geometric forms, decorative parapets, decorative cornices, flat pediments and the use of decorative glass blocks were common.

The ground and upper floor have been stripped and relined, while the shop front has been replaced by aluminium.

The building is one of a contiguous group that comprises a large area of Manchester Street that forms an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also associated with his client, Edmund Goodbehere a former Mayor of Feilding for whom the building was constructed.

The building has **architectural** values having been redesigned in the Art Deco style style of the 1930s. It has **group** values as a primary building at the centre of Feilding's regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources

NZHPT Field record form

LOTTO SHOP

72 Manchester Street



PAGE
114

Current owner: G. J. and M. E. Smith

Architect:

Construction date: 1897

Visible materials: Cement render, steel and timber joinery, steel roofing

Architectural style: Late Victorian Free Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

The building was constructed for Mrs Frederick and Mrs Woollams in 1897 by William Wilkinson. The Woollam's ran a chemist shop from the building until 1961.

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Fergusson Street block from Tingey’s corner to Bramwell’s, the Feilding Library, the Rangitikei Club and the Masonic Hall.

ARCHITECTURAL DESCRIPTION

The exterior of the building is designed in the Victorian Free Classical style with different details to the remainder of the Williamson block. The style was popular with architects who wished to base their designs upon classical architecture but were unwilling to have their architectural talents fettered by an academic approach to classicism. Architects such as British architect Edwin Lutyens and American Frank Furness were influential in popularising the style which they saw as a development towards a modern style.

The building facade has a central triple window with central pediment and cornice supported by part fluted pilasters. An urn, scrolled pediment, and balusters form the parapet. The ground floor shop front has been renewed.

The ground floor interior has been stripped out and relined, while the upper floor retains its original materials. In this area the ceilings and walls have painted timber match lining, with painted architraves, skirting, and four panel doors.

The building is one of a contiguous group that comprises a large area of Manchester Street that forms an unbroken precinct of substantial Edwardian commercial buildings in Manchester Street and Manchester Square. The scale and styles of the buildings in the precinct are similar and reflect the prosperity of Feilding at the turn of the century.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

Having been built by William Wilkinson, the building retains **historical** associations with the most prolific and successful builder in Feilding of the Edwardian period. It is also associated with his clients, Mrs Frederick and Mrs Woollams for whom the building was constructed. The building was used the Woollams family for over 60 years as a

The building has **architectural** values having been designed in Edwardian Baroque, a locally popular commercial architectural style that is important in defining the character of the Feilding township. It has **group** values as a primary building at the centre of Feilding’s regionally rare Edwardian precinct of similar styled and scaled buildings. The building retains exterior authenticity.

Sources

NZHPT Field record form

Striped Marlin/Wild at Heart 75-77 Manchester Street



PAGE
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Current owner: George Lun (in 1997)

Architect: Robin Hood

Construction date: 1916

Visible materials: Cement render, brick masonry, timber joinery, steel roofing

Architectural style: Edwardian Art Nouveau

Use/building type: Commercial

Date and compiler: Ian Bowman, July 1996. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

This building was erected for Mrs Mary Belfit, as a block of two shops. It was built by Messrs. Perrin & Needham, to the design of Feilding architect, Robin Hood, the plans being drawn up in August 1916. The building permit, No. 4, was dated 11 October 1916 and presumably the building was therefore erected during late 1916 and early 1917. Its value at that time was £1,550.

Mary Belfit (née Evans) was by this time the widow of Matthew A. Belfit, a highly respected saddler and member of the Feilding community. He died aged 37, on 30 September 1904 and his funeral was widely reported and attended. Mary was left with three young children.

There is no indication as to why Mary Belfit chose to replace previous building she owned on the site built in 1893. If there was a fire, then it must have been quite small, as the buildings of either side of the present building clearly pre-date it. Perhaps a larger and more solid building was seen as a better investment for an aging widow. Mary died at her South Street home on 1 July 1926, aged 59 years and the building ownership transferred to her brother and then her son inherited the property. The current owner purchased the property in 1964.

Tenants of shop one include George C. Palmer, a saddler, several booksellers and stationers, which was a long term use, several sports-goods businesses and in 1992 Country Relics took over the lease of the shop. Shop one has been expanded into a portion of shop two - perhaps during the 1984 alterations.

Shop two tenants included hairdressers, land agents, a tax consultancy, an electronic goods business. Present owner, George Lun, says that during his time of ownership, the upper floor has been used to teach dancing and as offices, then one of the lessees of the sports shop, converted it into a flat.

Architect

The architect, Robin Hood (A.N.Z.I.A., F.N.Z.I.A. [1938]), was born in Dunedin in 1880. He arrived in Feilding in about 1908 and trained as an architect by correspondence while living there. The *Evening Standard* of 13 September 1911 (pg. 8, col. 7), records what his granddaughter, Pam Phillips, thinks may be his first tender notice. This calls for tenders to build a grain store for Hodder & Tolley Ltd. at Marton. Amongst his many jobs, Hood designed a number of buildings for that firm. These include a manure store in Kimbolton Road, along with an office and store block, and a petrol store, in Manchester Street. Probably this office and store block is now Stroud's building at 49 Manchester Street. He also designed the company's well-known main building in Rangitikei Street, Palmerston North. Between 1920 and his retirement in about 1947, Hood was based in Palmerston North. There he was responsible for a number of prominent buildings, including the Strand Buildings in the Square. Hood died in Palmerston North in 1953.

ARCHITECTURAL DESCRIPTION

The two storied building, which measured 55 feet 6 inches in length and 33 feet 8 inches in width, was divided into two shops, although part of the internal wall has been moved since then. Shop one is the larger of the two (77 Manchester Street), having a maximum width of 19 feet, however, in the original design, two staircases took up some of this space. Shop one is now occupied by 'Country Relics'. Shop two, (75 Manchester Street) which was 13 feet in width, was occupied until recently by Auroma (N.Z.) Ltd.

At least shop one, had access to upstairs space. This shop had the back portion of the upper floor.

Hood's instructions to the builders state that cleaned old were to be re-used for a brick-nogged wall in the new building. New bricks were to be used once the old bricks were all used. Hood also described the decoration on the front of the building, including three "shields" attached above the windows and cement scrolls under the caps of the two pilasters. The shop risers were to be decorated with 28 dozen, 6ins by 3ins, glazed tiles. The recess at the front entrance was to be paved with 9 dozen red tiles.

SUMMARY OF HERITAGE VALUES

The building has **regional** significance for **historical, architectural** and **group** heritage values

The building (and site) has **historical** values in its long association with two of Feilding's founding families, the Belfits and the Evanses, with Matthew Belfit clearly being very much respected in his

day. In terms of women’s history, there is some significance, in that the building is an example of how a widow might support herself in earlier times.

The building is also **historically** associated with Robin Hood, who designed the building and who was a regionally significant architect of the first decades of the twentieth century

The building has **architectural** values having been designed in an unusual neo-classically inspired interpretation of the Art Nouveau style. It has **group** values as a primary building at the centre of Feilding’s historic commercial precinct. The building retains exterior authenticity.

Bibliography

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Evening Standard: 13/9/1911 8(7)

Feilding Cemetery transcript microfiche: Belfit entries 485-7

Feilding Star: 16/5/1891 2(3), 25/4/1893 3(1), 12/7/1893 2(4), 26/4/1894 2(4), 30/9/1904 2(4), 30/9/1904 2(4) & 2(5) ‘Death of Mr M. Belfit’; 3/10/1904 2(7) ‘Funeral of the late M. Belfit’, 20/4/1905 3(2); 2/7/1926 1(7) & 4(7); 5/7/1926 1(1).

Manawatu Telephone Directories, various years re shop occupants. Dates of occupancy can be estimated only.

Napier, Kathleen, *Feilding in Focus, a Glimpse into Early Settlement Life* (Feilding, 1981).

Wise’s Post Office Directories: available years between 1916 and 1959-60. Dates of occupancy can be estimated only.

Building Permit Records for 75-77 Manchester Street, Feilding.

Feilding Borough Council Rate Books.

Feilding Cemetery records.

Feilding Library: STS: ma 10. Photo of Manchester Street looking east. There is no date but the cars shown date from the 1930s and perhaps the 1940s. Photos STS: ma 5, STS: ma 6, and STS: ma 24 all show the same section of the street, but with the pre-1916 shop (as shown in *Feilding in Focus*) in the place now occupied by the Country Relics building.

Interviews

Chris Gordon, Auroma (N.Z.) Ltd. 17/10/1997

Shirley & Leah Humphrey, Country Relics. 14/10/1997, 21/10/1997

George Lun, Palmerston North (owner). 22/10/1997

Pam Mills, Tax Link (formerly H. & R. Block), Palmerston North. 19/10/1997

Dorothy Mingins, Feilding, 28/10/1997.

Pam Phillips, Palmerston North (granddaughter of architect Robin Hood). 25/10/1997

Dorothy Pilkington, Palmerston North. 21/10/1997.

Jason Smith, DJ’s Sportspower, Fergusson Street, Feilding. 17/10/1997; and Ken Smith, Feilding, 28/10/1997.

FOCAL POINT CINEMA

81 Manchester Street



Current Owner: Focal Point Limited

Architect:

Construction date: 1893

Visible materials: Timber shopfront, corrugated steel and timber verandah, match lined walls and ceilings and strip flooring to the interior

Architectural style: Edwardian Simplified Classical

Use/building type: Commercial

Date and compiler: Ian Bowman, February, 1999. Ranking revised I. Bowman, March 2013

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

This building was built in the spring of 1893 as two narrow shops. Its builder is as yet unknown. For most of its history, the building has been occupied by R.Hannah & Co. Ltd.

The original Section 278, upon which this building is sited, belonged to the Colonists Land & Loan Co. and was probably not built on in their time. It was amongst those offered by that company at its sale on 29 March 1893. In 1894-5 the Valuation Roll of Pt. Lot 1 Sec. 278 gives the rateable value of the land as £52., in contrast with the value of the adjacent land of £20 suggesting that the Hannah/Rockabye Baby building is newly built. The first owner of both shops was Emma Hamilton, wife of draper, J.B. Hamilton who presumably ran his business from the eastern shop. The western shop was occupied for four years from 1894 by C. Young who supplied builders' ironmongery and also "a full supply of stationery, fancy and tobacconists' goods, which he intends to sell regardless of cost. Ranges and stoves are a specialty made by the proprietor." When the burnt out Darragh building, constructed in 1901, was demolished in 1996, the side wall of this building still bore the advertising sign of "C. Young, Furnishing (&) General Ironmonger".

Subsequent occupants of this shop included Hans Mortensen, a watchmaker & jeweller, hairdresser & tobacconist, Mr F. Mercer, Thomas Wilson Potts, a "mercator and general outfitter", Ongley & Kelly solicitors. The building was almost lost to a fire on 9 June 1906, when fire broke out in the 'Hat Box'.

The eastern shop was first tenanted by A. Pallant, Bootmaker whose establishment was called Feilding Boot & Shoe Depot. By 1903 another Bootmaker occupied the shop, Mr A. Hartley. R. Hannah & Co. took over the lease on the property in 1905. Following renovations, Hannahs opened for business on 16/3/1905, with the *Star* making a special comment regarding the array of goods "displayed in their handsome show windows," ranging from working boots to children's footwear. Following the fire, it is possible that Hannahs took over both shops and purchased the building in 1929.

The Maurice family bought the property from Hannahs on 1 June 1995 although Hannahs remained in the building until February 1997. The first sub-tenant, Jenny Agius, moved her baby accessories business, Rockabye Baby, to this building from Manchester Square in 1996-7. Beverly Gratton then took over Rockabye Baby in June 1998. Focal Point Cinema, Coffee and Wine Bar established in 2007.

In 1962, Roberts & Mercer, Architects & Structural Engineers, drew up plans for major work on the building including a new shopfront.

ARCHITECTURAL DESCRIPTION

The modifications in the 1960's has largely removed any architectural style from the building, leaving an outline of a classical pediment to the street elevation. The interior has been similarly modified.

SUMMARY OF HERITAGE VALUES

The building has **local** significance for **historical** heritage values

The building has **historical** values, as it is likely to be the oldest shop in Feilding while also having tenants or owners associated with footwear manufacture and sales for 104 years. This includes a period of 92 years when the shop was at first tenanted and then owned by the national shoe company R. Hannah and Co.

The building has little external and internal authenticity.

Sources

Evening Standard 3/12/1996, p. 14 (re: new Darragh building)

Feilding Star, dates as shown in text

Manawatu Phone Books

Kathleen Napier, *Feilding in Focus: A Glimpse into Early Settlement Life* (Feilding, 1981)

Wises Post Office Directories, various years

Building Permit files, Rate Books, Valuation Rolls

Manawatu District Council Street Index, 15 December 1998

Plan showing Reserves in the Township of Feilding, near Wellington, to be sold by the Emigrants & Colonists' Land & Loan Corp. on 29/3/1893.

See also the history file on what was then known as the Country Relics building at 75-77 Manchester Street, prepared by Val Burr.

Interviews

Beverly Gratton, owner of Rockabye Baby, 4/5/1999

F.B. Maurice, R.D. 7, Feilding, (owner) 27/5/1999, 1/6/1999. Also CT 103/92 & Memorandum of Grant of Easement No. 489.

Frank May, Queen St., Feilding (ex-manager, Hannahs), 3/6/1999

Dorothy Pilkington, Milson Line, Palmerston North, 8/5/1999

Mrs Rose, mother of shop owner Beverly Gratton, 19/4/1999

Mary Smith, Homelands Ave., Feilding, (ex-manager, Hannahs), 3/6/1999

Feilding Public Library photographs

Sts MS 27, Sts MA 24

ROMNEY HOUSE

22-26 Stafford Street



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Current Owner: R & S Commercial Properties Ltd.

Architect: Durrant and Cantlon

Construction date: 1964

Visible materials: Painted cement rendered concrete, aluminium joinery

Architectural style: International style

Use/building type: Commercial

Date and compiler: Ian Bowman, Val Burr, 2012

Proposed ranking: B

PHYSICAL AND SOCIAL HISTORY

This building takes its name from its forty-three year association with the New Zealand Romney Marsh Sheep Breeders' Association Inc., for which it was built in 1964. The name 'Romney House' is still acknowledged by a sign mounted above its verandah.

The New Zealand Romney Marsh Sheepbreeders' Association, as it was originally called, was incorporated by Charter in December 1904 under the provisions of 'The Agricultural and Pastoral Societies' Act, 1877. Its first flocks were also transferred from the NZ Sheepbreeders' Association in 1904. The Association's office was already based in Feilding by July 1905, at which time the Association's secretary, Ernest J. Wackrill, advertised a new Association member's details in the *Manawatu Times*. Then in February 1907 it was decided at the Association's AGM in Masterton, to hold future AGMs at Palmerston North at the time of the Winter Show. Thus the Association gradually centralised its administrative activities into the Manawatu.

The New Zealand Romney Sheep Breeders' Association Inc. (as it is now named) was duly incorporated on 26th July 1956 although at that time the official name still appears to have been the New Zealand Romney Marsh Sheep Breeders' Association Inc.

On 26 March 1963 the NZ Romney Marsh Sheep Breeders' Association Inc. became the owners of the existing site. In the October of the same year, plans were lodged with the council, the architects being Durrant & Cantlon of Palmerston North and Feilding. A permit was issued on 4th February 1964 which stated that the builder was H.R. Jones & Co. Ltd. and that the plumber/drainlayer was H.D. Burgess. The building was described as having concrete foundations, reinforced concrete walls, and brownbuilt roofing. The ground floor area was 1,800 sq. ft. and the building's value was £19,435.0.0.

A document dated 29 July 1998 showing the New Zealand Romney Sheep Breeders' Association's letterhead (located on the Societies section of the Companies Office website), indicates that the society still occupied this building at that time. However, the Association has been registered to a Christchurch address since 1st June 2007.

The property's Certificate of Title records that the building's ownership was transferred to the present owners, R & S Commercial Properties Ltd., in 2007. This company, which was incorporated in August 2007, is in turn owned by Robert John Trubshaw and Sue Annette Trubshaw, of Feilding.

Architect

Jack Cantlon established a successful architectural practice in Palmerston North with partner Durrant after working for nationally recognised Modernist architect Bernard Cox as a cadet in the 1950s. The firm became Cantlon and Chapple in 1969, changing name again in 1971 to Group Architects and Engineers.

ARCHITECTURAL DESCRIPTION

The building is designed in a mid century version of the International Style. This was a style pioneered in the early 20th century in Germany by architect Walter Gropius and associates. Interest and application of the style spread through Europe and America from the 1920s. The term "International Style" was coined by Henry-Russell Hitchcock and Philip Johnson in their *The International Style: Architecture since 1922*, published for their exhibition of "Modern Architecture" in 1932. Their thesis was that a new style had emerged from the works of Frank Lloyd Wright, H P Berlage and Otto Wagner which was being adopted throughout the world and was rightly termed an International Style.

These architects wished to explore the possibilities of a new architecture while embracing newly available mass produced materials such as reinforced concrete, glass and steel. Significant elements of the movement included a wish to express the "machine age aesthetic", an honest expression of the structure, use of technology, and simplicity in design.

While mostly a German, French and Dutch style in the 1920's immediately after the second world war it was almost universally accepted outside the communist world. The use of the style continued into the 1960's, especially in America where it became the norm for corporate architecture. New Zealand architects brought the style back from Europe after World War II and became the dominant architectural style until the 1980s.

The building has the typical characteristics of the International style. These include a rectangular building form, large areas of glass fixed as curtain walls, plain, smooth wall surfaces and expression of the structural frame. Added to these design elements are the zig zag verandah roof and projecting frame. These were popular in the 1960s and 1970s versions of the International Style. It is likely that this form was derived from industrial architecture as the style was seen as transcending building types and the form can also be seen housing, commercial, service station, railway station and airport architecture of the time.

The street elevation of the three-storied reinforced concrete building has a central entry with shopfronts either side. Above the ground floor the elevation has three vertical bands of windows per floor extending from floor to ceiling. Each band is divided equally into three vertically and within the band are nine panes in a staggered pattern, another common design element of the period. The height of the central panes mirrors the zig zag roof.

Between the bands of windows are plastered panels.

SUMMARY OF HERITAGE VALUES

This building has **local** significance for **social, historical, and architectural** values.

The building has **historic** values as it was constructed for the Romney Marsh Breeders Association for their national head office. The importance of the sheep breed to New Zealand is incalculable and this is underscored by the need for a sizeable office building. The organisation was based in Feilding from 1905 until 2007, reflecting the significance of the town to the association for more than 100 years as well as the large contribution of the industry to the local economy.

The building has **architectural** values as an excellent representative example of the International Style as interpreted in the 1960s. The building has the typical formal, material and construction characteristics of the style and is one of four architecturally significant buildings from the Post War period in Feilding. The window pattern and zig zag roof and projecting frame on the street elevations are especially common design elements of the style.

The building is an **authentic** example of Palmerston North architectural firm of Durrant and Cantlon.

As a substantial, and uncommon Post War building in Feilding, it is a local **landmark**. It is also significant being located in the heart of Edwardian Feilding designed in a markedly different style to its neighbouring Edwardian buildings.

Sources

The Council of The NZ Romney Marsh Sheep Breeders' Association (Incorporated), *The New Zealand Romney Marsh Flock Book, Volume XXXIV, 1937* (Hastings, 1938)

Wises' New Zealand Post Office Directory (1920, 1936, 1943, 1959-60), Feilding section

Manawatu District Council: Building Permit Records & website: www.mdc.govt.nz/

New Zealand Romney Sheep Breeders' Association Inc. website: www.romney.co.nz

Archival sources, newspapers and online articles as referred to in the text and footnotes