

Historic Places In Palmerston North



An inventory of places listed on the Register of the
New Zealand Historic Places Trust Pouhere Taonga

Historic Places Manawatu-Horowhenua Incorporated

2013

Historic Places in Palmerston North

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Introduction

This inventory offers a summary of the information available on each historic place at the time of writing. However the New Zealand Historic Places Trust is actively engaged in research into places of interest in our region and new listings are made from time to time and the reports in the Register updated.

We also welcome new details on local places and they can be included in future revisions. Contact the Secretary, Historic Places Manawatu-Horowhenua, Box 732, Palmerston North.

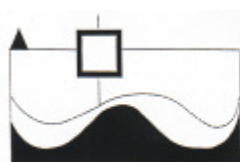
If you require further information you may consult the following sources:

- For further information on the New Zealand Historic Places Trust Register see www.historic.org.nz/theregister.aspx
- Many places listed are included in the District Plan of the Palmerston North City Council, Appendix 17A. Listing in the District Plan also protects other places of local historic interest not listed in the Trust Register. See www.pncc.govt.nz or contact: City Planner, Palmerston North City Council.

Acknowledgements

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Palmerston North Central Business District



Regent Theatre

59-71 Broadway Avenue, Palmerston North

NZHPT Registration Number:	5104
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	16/11/89
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

Built in 1930, Palmerston North's Regent Theatre is one of the few remaining intact examples of a chain of 'Regent' theatres built in New Zealand and Australia by successful Australia-based theatre company J C Williamson. The first Regent theatre, the Auckland Regent, opened in 1926 and by 1934 the company had built 23 theatres throughout New Zealand. The reinforced concrete design is the work of Melbourne architect Charles Hollinshed who with business partner A H Walkely specialized in theatre and cinema design and was J C Williamson's principal architect. The three storey concrete façade is a good example of the 'moderne' or early art deco style with its "symmetry, vertical fins, shallow stylized relief, stepped skyline, and chevron ornament" (Bowman & Kelly, 1993).

In contrast to the exterior, the elaborate interior took its inspiration from the 'picture palace' era of the 1920s and 1930s and displays a mix of styles from Baroque to Persian to neo-Classical.

Features of the interior include the vaulted marble staircase, the kowhaiwhai design on the mezzanine ceiling, and the large fresco in the auditorium, which is the largest surviving work of noted Australian scenic artist W Colman, who worked as the chief artist and designer for J C Williamson. The theatre was designed for the dual purpose of presenting both live performances and 'talkie' films and its acoustics were considered world class at the time of its opening.

The Depression led J C Williamson into financial difficulties and in 1946 the firm was taken over by New Zealander Sir Robert Kerridge, who by 1949 owned 111 theatres throughout the country. From the 1960s, the advent of television and the extension of licensing hours caused a drop in cinema attendance. The Regent Theatre, like many other large single screen cinemas, became dilapidated and run down. This upside of this neglect is that the building was never modernized, and is a rare authentic example of 1930s Regent Theatres that were once common in New Zealand, most of which have been demolished or have been converted for alternative use.

Film distribution company Pacer-Kerridge took over the Kerridge empire in the 1980s but soon saw their fortunes fall in the share market crash of 1987 and in 1988 the Palmerston North Regent Theatre was put up for sale. A year later, a community campaign, 'Save the Regent', was launched by the Regent Action Group, supported by the Manawatu Branch Committee of the NZ Historic Places Trust and community groups such as the Friends of the Regent. A petition to save the building gained 6,500 signatures and in October 1993 the Palmerston North City Council purchased the building for future use as the city's main auditorium. Pressure from the public and the various groups involved resulted in the Council going ahead with a major upgrade and restoration of the building, carried out between 1996 and 1998. The final total cost of the work was \$13.13 million of which \$1.7 million was raised by the community and \$1 million was generously provided by the New Zealand Lotteries Grants Board. An award, displayed in the foyer, was presented to the Council by the New Zealand Historic Places Trust 'for exemplary preservation of the Regent Theatre and commendable leadership in work to preserve a historic place'.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

New Zealand Historic Places Trust, *Proposal for Classification: Regent Theatre*, 1989.

Regent Theatre, NZHPT Register no. 5104, 5/12/2002, Rebecca O'Brien, NZHPT.

Palmerston North City Library Photograph Collection: T 21, 25; St 73.

All Saints' Church (Anglican)

344-348 Church Street, Palmerston North

NZHPT Registration Number:	191
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	16/11/89
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

The current brick building is the third church to be constructed on the site. The first Anglican service held in Palmerston North took place in a sawmill in 1972. In the three years before the first church, a simple wooden construction, was built services were held in a variety of venues including the courthouse and George Snelson's general store which opened in 1871. In 1881, a more substantial Gothic-style building was constructed to a design by Ernest Larcomb, and the original church was later appended to it. This second building was named All Saints' and was added to in 1891-2 and again in 1901 to accommodate the growing Anglican congregation.

In 1905, Archdeacon C Coleridge Harper commissioned architect Frederick de Jersey Clere to design a new church. Clere was the Wellington Diocesan Architect of the Anglican Church and designed over 120 churches in New Zealand during his working life, including the Cathedral of the Holy Spirit (1914) and the Abbey Theatre (former Baptist Union Church) (1928) both in Palmerston North. His initial design was rejected but in 1913 he was commissioned to create a new design for the building. The builder was John Henry Meyer who began construction that year.

The building was completed in 1914 and consecrated in 1916. It is a large church, 65 feet wide and the total length is over 140 feet. The design is in the English Gothic style and the building is largely authentic on the interior and exterior. Details of the tower, the pinnacles, the form of the parapet, the hood moulds, and the recessed window sills reveal Clere's familiarity with the use of brick in England, particularly in domestic architecture. Among the many interior features is the Great East Window, with tracery forming a cross, installed in 1924 as a memorial to those who died in the First World War, the organ (1929), and the Oamaru stone altar (1939) and heart kauri reredos (1944), both carved by Frank Guernsey. A line of sturdy jarrah pillars supports the hammerbeam roof. The sanctuary, the choir, chapel and organ chamber are all of generous proportions.

The church was closed indefinitely in 2013 pending decisions on earthquake strengthening.

The building has strong spiritual and religious significance and is of historical importance due to its association with the Palmerston North Anglican community. It also has architectural significance as an example the architectural style and of the work of eminent architect, Frederick de Jersey Clere. All Saints' Church also has considerable aesthetic appeal with its landmark spire.

Principal Sources:

All Saints' Church (Anglican), NZHPT Register no. 191, 1/5/2003, Rebecca O'Brien, NZHPT.

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Maclean, Susan, *Architect of the Angels: The Churches of Frederick de Jersey Clere*. Wellington, Steele Roberts, 2002.

New Zealand Historic Places Trust, *Proposal for Classification: All Saints' Anglican Church*, 1989.

O'Brien, Rebecca, *Upgrade Report: All Saints' Church*, NZHPT, n.d.

Palmerston North City Library Photograph Collection: C 1-3, 15, 16, 18, 22, 27-32, 35, 38-40, 42, 43, 46-49, 83-91, 103; A 23; Bm 52; Sq 98, 99, 350-352, 361, 362, 364.

Cathedral of the Holy Spirit (Catholic)

197 Broadway Avenue, Palmerston North

NZHPT Registration Number:	195
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	28/06/90
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names: St Patrick's Church (1925-1980), St Patrick's Cathedral (1980-1988)



Brief History

Construction of this 'magnificent building', as it was described by the local newspaper after its completion in 1925, took almost two years at a cost of £43,845. Contract drawings (1922) name Clere and Williams of Wellington as architects jointly with J T Mannix of New Plymouth. Eminent New Zealand architect Frederick de Jersey Clere (see All Saints' Church) was a pioneer of reinforced concrete construction, and this Church is outstanding example of his skill with this material.

In 1923 he formed with his son Herbert a new company, Clere & Clere which supervised the construction of the building by the local firm, Trevor Brothers. The new St Patrick's Church was opened and dedicated by Archbishop Frances William Redwood (1839-1935) on March 22nd, 1925.

The Gothic Revival style building is constructed almost entirely of reinforced concrete and as a result many of the Gothic elements of the design are purely ornamental and relatively abstracted. Elements used include the lancet window, the pointed arch, and the pinnacle. On the northeast wall of the nave are four stained glass windows designed in the Harry Clarke studios in Dublin. The remaining windows were designed by F X Zettler, Munich. With dimensions of 175 feet by 62 feet, the church was designed to seat between 1050 to 1100 persons. The tower, which incorporates a painted metal statue of St Patrick, rises 159 feet above the pavement and is a landmark in the flat, urban area of Palmerston North.

When Palmerston North became a diocese on 23 April 1980 the church's status was elevated to that of cathedral. Following a reordering and renovation of the interior in 1988, undertaken by Brian Elliott of the firm Dickson, Elliott, Lonerghan, the building was rededicated as the Cathedral of the Holy Spirit. A major feature of the alteration was the moving of the marble altar well forward, a screen separating the main body of the cathedral from the former sanctuary. The architect and Elizabeth Auton, local fabric artist, designed the screens on either side of the altar. The building has strong spiritual and religious significance as the centre of Roman Catholic worship in the Diocese of Palmerston North and is of architectural and technological importance as an example of the skill of noted architect Frederick de Jersey Clere in reinforced concrete design and of the structural engineering skills of the firm Clere & Clere.

Principal Sources:

Cathedral of the Holy Spirit, Church brochure, n.d.

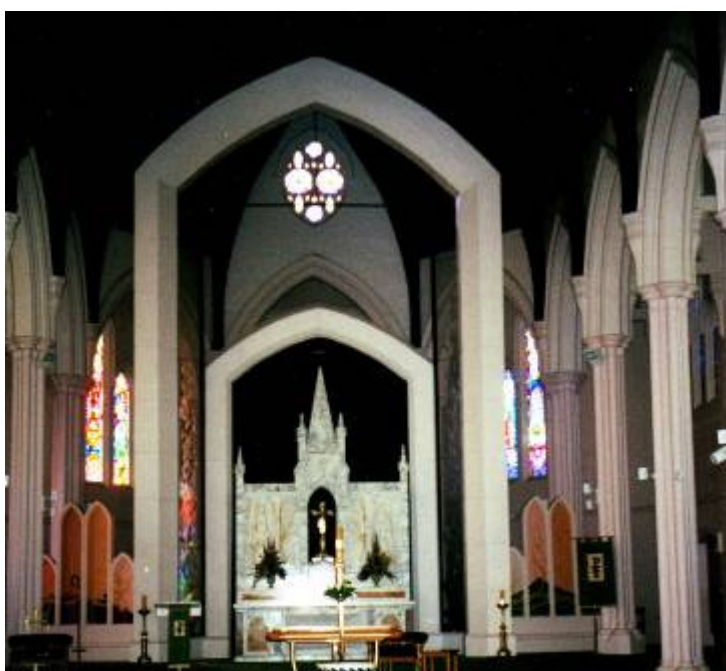
Cathedral of the Holy Spirit, NZHPT Register no. 195, 1/5/2003, Rebecca O'Brien, NZHPT.

NZHPT, *Proposal for Classification: Cathedral of the Holy Spirit*, 1990.

O'Brien, Rebecca, *Upgrade Report: Cathedral of the Holy Spirit*, NZHPT, n.d.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library
Photograph Collection: C 10, 20, 94, 95, 108.



Grand Hotel Building (Former)

41-44 The Square, Palmerston North

NZHPT Registration Number:	192
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	28/06/90
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

The Grand Hotel building (1906) is the second hotel to occupy this site. In 1889 the Provincial Hotel was completed and leased to boarding house keeper Martin Craven who purchased the property the following year. However, in 1906 the building was destroyed in a fire and Craven commissioned Christchurch based architect Joseph Clarkson Maddison (1850-1923) to design a new hotel for the site. Although Maddison is best known for his designs for freezing works and abattoirs, he also designed a number of public buildings including churches and hotels and also private residences.

The building is of the Second Empire style popular at the time, which developed in France during the reconstruction of Paris by Napoleon III in the late nineteenth century. The circular dormer windows and mansard roof are typical of the style, which is closely associated with Classical architecture, as is apparent in the use of elements such as columns, rusticated masonry, pediments and entablatures in the Grand Hotel.

The four-storey building was designed to accommodate 66 bedrooms, two conservatories, a large dining room and a shop on the ground floor. The building has a concrete foundation and is constructed of load-bearing brick. The building work was carried out by Trevor Brothers Company, and James Trevor, a partner in the firm, purchased the building from Craven in 1908.

In 1927, the building was sold to Edmond Lionel Barnes and has changed hands a number of times since. The hotel hosted the Duke and Duchess of York in 1927, and Queen Elizabeth II and the Duke of Edinburgh in 1954. In 1963, the tower was removed, and the hotel was closed in 1972. During the 1980s, the ground floor was subdivided into a number of retail spaces, and the upper floors converted into office space. The imposing timber main staircase is the only remaining authentic interior feature of the building. The Grand Hotel is of national historical significance as it hosted the first reigning monarch to visit New Zealand and is architecturally noteworthy as an excellent example of the Second Empire style and as an example of the work of prominent New Zealand architect Joseph Clarkson Maddison. It is of local historical importance as a link with Palmerston North's prosperous Edwardian past, and is a landmark building.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Grand Hotel Building (Former), NZHPT Register no. 192, 1/5/2003, Rebecca O'Brien, NZHPT.

O'Brien, Rebecca, *Upgrade Report: Grand Hotel Building*, NZHPT, n.d.

Palmerston North City Library Photograph Collection: Z 5134; Sq 94, 98, 154, 246, 249, 351, 256, 275, 361, 364.

Coronation Memorial Fountain

The Square, Palmerston North

NZHPT Registration Number:	1258
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

Designed in the Gothic style by Napier-based architect Charles A Vautier, the fountain was constructed in 1902. It commemorates the coronation of King Edward VII in 1902, and the 25th anniversary of the incorporation of the Borough of Palmerston North on August 9th of the same year. An inscription also commemorates the proclamation of Palmerston North as a city in 1930.

The structure is constructed of Timaru bluestone and Oamaru stone, and was carved by Palmerston North stonemasons Samuel Dowdall and his son James Thomas Dowdall. The fountain resembles a small Gothic spire with its buttress-like base corners, trefoil relief, and crocket ornamentation. The spire is topped with an ornamental crown. Originally, four octagonal rows of steps led up to the fountain, a drinking cup was attached with a chain to each of the four corners of the structure, and two higher water sprays accompanied the four spouting bronze lion heads. Included in the inscriptions on the four faces of the monument are the names of the Borough Council members of 1902, and of the mayors of Palmerston North from 1877 to 1902.

Originally located in the centre of the square, the fountain was relocated in 1926 to make way for the new War Memorial. The fountain was positioned in the centre of the fishpond in the south-west quadrant of the Square, which was constructed in 1905 by the Beautification Society. The pond was filled in with soil to create a flowerbed in 1990. The memorial was moved again in 2005 to the Ladies' Rest part of the Square as part of the Square rejuvenation project. Restoration work over 2005/2006 included stripping of paint to reveal the stone, replacement of lost decorative features by stonemason Mark Whyte, replacement of the octagonal steps according to the original plan, and restoration of the fountain's inner pipes and chambers. This monument has strong historical and patriotic significance.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Historic Places Manawatu-Horowhenua Record 010023.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Sq 33, 41-43, 56, 228, 243, 369;

Mo 8; Pond without fountain, Sq 93, 123.

Hitching Post

The Square, Palmerston North

NZHPT Registration Number:	1259
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

The hitching post, erected in 1900, is the single remaining example of the many hitching posts erected in and around the Square in the late 19th and early 20th centuries by the Palmerston North Borough Council. Horse-drawn transport remained predominant in Palmerston North for some decades after the turn of the century.

The painted wooden post with ring and bolt attachment has a reversed scalloped decoration on top, and was probably once part of a post and rail fence, as a morticed cavity remains on one face.

Principal Sources:

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.
Palmerston North City Library Photograph Collection: Sq 209, 259.

Te Peeti Te Awe Awe Memorial

The Square, Palmerston North

NZHPT Registration Number:	1272
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

This monument to Rangitāne chief, Te Peeti Te Awe Awe, was unveiled at a civic event on the 29th of January 1907 by Native (Māori Affairs) Minister Sir James Carroll who, with Hone Heke MHR, was welcomed by the Rangitāne people.

Te Peeti's brother, Hare Rakena Te Awe Awe (Harry Larkins) performed the haka pōwhiri. Three of the flags flown for the ceremony had been presented to Te Peeti by the New Zealand Government for his services in the Taranaki wars. One was Tānenuiarangi, presented in 1868, which is still preserved today as a taonga by the Te Awe Awe family.

Te Peeti Te Awe Awe was born about 1820 and spent much of his early life at Puketotara near the present village of Rangiotu. His marae was known as Kikiwhenua and was situated on the site now occupied by the Awapuni racecourse. After the death of his father in 1863 he allied his people to the Government, determined to regain land lost in intertribal wars. In about 1878 he was a convener of a meeting of representatives of the Rangitāne and the surrounding Whanganui, Ngatiapa and Ngāti Kauwhata tribes who selected a Maori name for the Square, Te Marae o Hine, 'The Courtyard of the Daughter of Peace'. Te Peeti Te Awe Awe died at Awapuni in 1884 and was buried at Puketotara. His younger sister Ereni Te Awe Awe commissioned the monument in 1905 and the cost of £1,000 was raised by the Rangitāne people.

The Carara marble monument with lead-filled lettering set upon a concrete plinth was designed by Palmerston North artist Harold Anderson, and is principally in the Neo-Gothic style with Classical elements such as festoons. The figure was based on photographs supplied by the Te Awe Awe family. Local monumental mason Samuel Dowdall who carved the Coronation Memorial (1905) was also employed on the project. It is thought that Dowdall created only the pedestal and that an Italian sculptor was commissioned to fashion the monument. On the pedestal are the leader's dying words, 'Kua kaupapa i au te aroha, ma koutou e whakaoti' (I have laid the foundation of friendship for you to bring to completion).

The Council agreed to place the statue in a prominent position in the Square Gardens, on the site once occupied by the Papaioea pa, an ancient Rangitāne stronghold. The statue faces east in the direction of the Gorge through which the Rangitāne originally travelled to take possession of the lands of Manawatu. It is of great historical value as it provides a memorial to a notable Rangitāne leader who was a very significant figure in the relations between Māori and Pākehā in the early history of Palmerston North. The statue itself is regarded as unique in other respects. It is the only statue commemorating an historic person in the Manawatu. An expert from the Dominion Museum once termed the statue priceless, as there are believed to be only three other similar marble statues in New Zealand. One of these, the statue of Keepa Te Rangihwinui (Major Kemp), a cousin of Te Peeti, stands in Moutoa Gardens, Whanganui.

Principal Sources:

Charles Matenga, personal communication.

Ian Matheson City Archives, file A175/72/3.

Palmerston North City Library Photograph Collection: Sq 9, 19, 46, 238, 255, 258, 310, 342, 366, 368; Mo 21, 30.

Ansett Tower (Former T & G Building)

16-22 Broadway Avenue, Palmerston North

NZHPT Registration Number:	7375
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	13/02/97
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names: Broadway Towers, Ansett House



Brief History

This Art Deco inspired building was erected in 1938 by Melbourne-based insurance company The Temperance and General Mutual Life Assurance Society (T & G). T & G was established in Melbourne in 1876 in a take-over of the Assurance Branch of the Independent Order of Rechabites. The firm expanded rapidly throughout Australasia and brought its operations to New Zealand in 1903.

During the 1920s and 1930s the firm erected many new buildings and replaced existing ones throughout Australasia. Employing the services of Melbourne architectural firm A and K Henderson, a design style was developed during this period which included the distinctive ziggurat tower, a symbol of T & G. The Palmerston North building is typical of this style, with its strong vertical emphasis, shallow wall planes, articulated skyline and Stripped Classical elements.

The architectural drawings are dated January 1937. The four-storey building cost £46,000 to construct. This landmark building was the tallest in the city at the time of construction and was notable at the time for its modern facilities including fully automatic lifts housed in the tower along with a stairwell. The building was renamed Broadway Towers in 1987 and the exterior restored.

Another name change occurred in 1993 with the take-over of T & G by National Mutual Life Insurance, and again four years later to become Ansett House.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Sq 260, 268, 269, 272, 273, 285, 376, 377; Z 5183, 5187, 5188; St 99, 101; Bc 31, 212.



United Manawatu Lodge (now Aqaba)

186 Broadway Avenue, Palmerston North

NZHPT Registration Number:	7378
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	24/04/97
City/District Council:	Palmerston North City Council
District Plan Status:	Not listed



Brief History

The new Temple of the United Manawatu Lodge of the Ancient Order of Freemasons on Broadway was dedicated and opened on 24 July 1931. Meetings of the Lodge had begun in Palmerston North in 1877. In 1880 the first purpose-built Lodge building was opened opposite the corner of George and Main Streets, on land later to become the railway yards.

Twelve years later, when the railway was established, the Lodge moved into a new building along Broad Street (now Broadway) designed by Ernest Larcomb.

The membership rose to 130 and the building gradually became inadequate. This, along with borer damage and dry rot led to its eventual demolition in 1930 and the site was cleared for the construction of a new Temple in an Art Deco style. The total cost of the building including the interior furnishing and decoration was £4,194.

Over the years, Lodge membership included many notable citizens such as J O Batchelar, G E Warburton, A Nannestad, J E Perrin, L R Bryant and Ernst V West, the architect of the new Temple. West's existing plans are noted as 'alternative' and the building differs slightly from them. The '1721' seen above the front entrance is the registration number of the United Manawatu Freemasons Lodge, and the 'E.C.' is an abbreviation of 'English Constitution'. Symbols from ancient cultures are important in the philosophy and rituals of freemasonry and many were included in the design.

The two spheres above the parapet reflect the Masonic interest in the circle as a symbol. The compass and set square representing the stonemason's tools are key Masonic symbols and several ancient architectural styles are incorporated in the building. Two main pillars are based on those of Solomon's temple, described in *The Bible*, (Chronicles II, Ch 1-10). Members were familiar with the design of the temple from plans donated by a Lodge member. The Lodge also held lectures on Greek and Roman architecture and chose Ionic capitals for the two small pillars at the entrance. The Egyptian motifs are noteworthy. After the discovery in 1922 of the tomb of the Egyptian pharaoh, Tutankhamun, Egyptian motifs became popular in Art Deco architecture. The Egyptian hieroglyphics on the two front porch panels read 'Thy name shall live upon earth; Thy name shall endure upon earth; Thou shall never perish'. The eagle over the door and the repeated design of stylized plant forms are also motifs from Egyptian art.

After World War II, many buildings designed in the neo-Egyptian style were demolished or altered to remove any reference to the style. Thus the former Temple of the United Manawatu Lodge of the Ancient Order of Freemasons remains a rare example. The use of elaborate symbolism also marked the interior. Notable New Zealand artist Harry Linley Richardson created the design for a 'celestial canopy' of day and night scenes, which was painted onto the ceiling by the decorator. A mural on the refectory wall depicted the jury of gods at the judgment of the soul and has been preserved. The floor was tiled in a black and white chequerboard pattern with a blazing star in the centre.

In 1987, high maintenance costs and the building's earthquake risk led to the decision of the United Manawatu Lodge to relocate to the Manawatu Kilwinning Lodge building on Church Street. The building was sold to businessman Brian Ax and was partially stripped of the heart rimu, which was installed in the Manawatu Kilwinning Lodge. It is now the Aqaba café and bar, which was named after the Jordanian port on the Red Sea, appropriate to a building with links to ancient culture of the Middle East.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 010132.

Palmerston North City Library Photograph Collection: Ld 4.

Ward Brothers Building

213 Cuba Street, Palmerston North

NZHPT Registration Number:	7360
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	13/12/96
City/District Council:	Palmerston North City Council
District Plan status:	Category 2



Brief History

In 1911, Palmerston North brothers William Ercott Ward and Edward E Ward began their paperhanging and decorating business in the washhouse of William Ward's home. The business expanded into mirror-making, glass-cutting and picture framing and in 1927 Ward Brothers relocated to Cuba Street. The brothers later commissioned architects Ernst West and Francis Hornibrooke to design this two storey building, which was constructed by contractor A G Holmes in 1935 at a cost of £2214. The Ward Brothers Building is a good example of the Art Deco style, in both the second story façade and interior elements. The exterior is finished with painted cement render and features an oriel window with geometric patterned leadlight windows. The stepped parapet, stylized low relief ornament, stylized lettering, and the zigzag and chevron motif are all elements typical of Art Deco architectural design. Geometric patterns are continued in the leadlight skylight in the second floor ceiling.

The original plan of the building allowed for two shops on the ground floor and several large showroom spaces and service rooms on the first floor, with a slightly off-centre staircase. The Ward brothers originally ran their store out of the left shop and leased the other. In the early 1960s the downstairs partitions were removed to create one large commercial space, and these were later reinstalled. The Ward family continued to retain ownership of the building for some years. The glass part of the business was sold to Keith Sieverts in 1981 and the same year the paint and wallpapering business was sold to the Paint and Wallpaper Factory who leased the ground floor of the building, while Ray Ward operated a picture framing business from the upstairs area. Williams' Army and Navy Store leased the ground floor from 1987. The first floor was extensively altered in 1990 when the space was leased to Spostato Restaurant. The staircase was repositioned at this time to allow separate access to the upstairs level. The restaurant is now closed.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.
Historic Places Manawatu-Horowhenua Record 010144.

Palmerston North Heritage Trails Working Party, *Architects Walk*, Palmerston North, Palmerston North City Council, 1994.
Ward Brothers Building, NZHPT Register no. 7360, n.d., New Zealand Historic Places Trust.

Soldiers Club Building (Former)

Corner, George Street and Cuba Street, Palmerston North

NZHPT Registration Number:	1269
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2

Other Names: RSA Building; Anzac Club



Brief History

This building was erected for the Anzac Club and Manawatu Patriotic Society in 1917 as a facility for servicemen returning from the First World War. Wealthy local farmer Percy A McHardy donated the land on which the building is situated and the Manawatu Patriotic Society undertook a major fund-raising campaign. The plans were drawn by Danish-born Palmerston North architect Ludolph Georg West, and his son Ernst West who together designed a number of buildings in Palmerston North. Other surviving examples of their work include (among others) the former Club Hotel (1905), the Manawatu-Kilwinning Masonic Lodge (1908), the First Church of Christ Scientist (1931) and the Ward Bothers Building (1935). Ludolph West was Mayor of Palmerston North from 1886 to 1887, a Borough Councillor and a prominent freemason, and Ernst West was a Borough Councillor from 1921 to 1925.

The design is based upon the New World Regency and later Georgian styles, characterised by simple hipped roofs, flat dormer windows set below the roofline, and colonnaded verandas. The veranda, which overhangs the footpath, was partially glazed-in as early as the 1920s and the remaining balcony area was enclosed in 1945. The building is a unique example of this style in New Zealand. Construction of the building cost £6000 and the principal contractor was Rolf & Dickel.

From the end of World War I the building served as the Returned Soldiers' Clubrooms (later the RSA) until December 1966 when they moved to new premises in Broadway. Anchor Holdings purchased the building in the early 1960s and the building changed hands again when the Palmerston North City Council purchased the building in 1974 with the intention of turning the site into a car parking area. However with strong opposition from within the Council to the demolition of the building, discussions about the fate of the site continued until 1993 when refurbishment began and the building was sold. Today the ground floor of the building houses a popular café/restaurant and the upper floor is rented as apartments.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Ian Matheson City Archives, file 36/81 part 1.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Cha 7; Bc 162, 233-37, 357; Z 5157.

Palmerton North Technical College (now UCOL)

Corner, King Street and Princess Street, Palmerston North

NZHPT Registration Number:	1266
NZHPT Status: Historic Place:	Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2

Other Names: UCOL, Manawatu Polytechnic, Palmerston North Technical Institute



Brief History

Palmerston North's first technical classes began in 1902 in the Presbyterian Hall under the control of the Whanganui Education Board. After virtually lapsing due to falling numbers, classes were revived in 1906 and control given over to the High Schools Board with classes held under the newly formed Technical School Committee. Three years later, under school director F D Opie, funds were raised for the college's own premises.

The Palmerston North Technical College was opened in September 1909. The architect was pre-eminent Wellington-based architect Frederick de Jersey Clere. Clere is considered to have been conservative in his designs for commercial and public buildings, and this is carried through in the Technical College with its 'symmetry and austere lines'. The building is predominantly in the Edwardian Free Style, with elements of Classicism and the Queen Anne style in the gables. It is constructed of concrete and plastered brick with a Marseilles tile roof. There is a large central ventilator. Substantial alterations to the building had been carried out prior to 1933, at which time the gables and upper storey arch windows were removed and fire escapes fitted for safety reasons. Despite these alterations the building remains a good representative example of the style.

In 1955 the College moved to new premises in Rangitikei Street and was renamed the Queen Elizabeth Technical College, to mark the coronation of Her Majesty Queen Elizabeth II. The Palmerston North Teachers' College then occupied the former Technical College building. In 1971, the Teachers' College relocated to new buildings in Hokowhitu and the tertiary vocational education component of the Queen Elizabeth Technical College, the Palmerston North Technical Institute, took possession of the former Technical College. The Palmerston North Technical Institute later became the Manawatu Polytechnic, then UCOL. The historical significance of the building lies in its association with the history of technical education in the area, and with Frederick de Jersey Clere, a significant New Zealand architect.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

'Manawatu Polytechnic', *The Guardian*, Jan 17, 1984, p. 14.

Palmerston North Heritage Trails Working Party, *Architects Walk*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Z 5182; Scs 9, 10, 48, 63, 69, 73, 74; Te 1.

Old Post Office (now Café Esplanade)

Victoria Esplanade, Park Road, Palmerston North

NZHPT Registration Number:	1267
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

This 1889 building was Palmerston North's third purpose-built central post office. The first was erected in the Square in 1875 and the second was moved beside the railway station in the centre of the Square in 1880. This third post office was originally located on corner of Main Street and the Square but was relocated several times. It was shifted back, still facing the Square, to make way for the subsequent Post Office when this was built in 1905, and shifted back further and reoriented towards Main Street shortly afterwards. It appears to have been moved again in 1937 when the new Post Office was extended down Main Street. In 1989 it was moved to the Victoria Esplanade.

The original building plans are dated the 5th of January 1891. Construction, which cost £759 9s 11d, was carried out by the firm Burrell and King. The main architectural feature of the wooden single storey building is the imitation brickwork at the corners, called quoins. Alterations were made and the central portion extended forward in 1895.

When the site came up for redevelopment in 1988, the occupier Postbank donated the building to the Palmerston North City Council. The building was cut in to three sections and shifted in the early hours of 10 March 1989 to its new location in the Victoria Esplanade along Palm Drive where it was to function as a tea kiosk. The Manawatu Branch Committee of the New Zealand Historic Places Trust (now Historic Places Manawatu-Horowhenua) commissioned an architect's plan and feasibility study of the move, and the Miniature Railway Society donated \$107,240 towards the cost of the relocation and restoration, while the Council oversaw the project and provided the remaining approximately \$120,000 required for the refurbishment, which took place in 1990.

That year the New Zealand Historic Places Trust presented the Council with a National Merit Award for its role in preserving the Post Office. The council initially leased the building to John and Liz Buxton who opened the building as the Palm Grove Lounge, a tea kiosk, restaurant and function venue, in 1990. It currently has new tenants and trades as Café Esplanade.

Principal Sources:

Heritage Trails Working Party, *Esplanade Walk*, Palmerston North, Palmerston North City Council, 1993.

Ian Matheson City Archives, 'Old P.O. Maintenance and General' file number 83/13/14 part 1.

Ian Matheson City Archives, file A175/429.

Palmerston North City Library Photograph Collection: Po 4, 25, 26, 31; Sq 4, 241.

Chief Post Office (Former)

Corner Main Street and The Square, Palmerston North

NZHPT Registration Number:	1255
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

Construction of this building, Palmerston North's fourth purpose-built Post Office, began in 1905. The plans were prepared by prominent Wellington-based architect, Joshua Charlesworth whose work includes the Wellington Town Hall (1901) and seventeen branches of the Bank of New Zealand. (1907-17). The two-storey building is typical of the Edwardian Italianate style favoured at the time for commercial and entertainment building types. Design was marked by an asymmetrical tower with loggia underneath, classical stringcourse, parapets, cornices, and windows with pedimented head. The elegant tower housed a four-faced clock with chimes.

The building was constructed of brick with cement render and timber windows and the building work was carried out by local firm J Trevor and Son who also operated an important brick-making business in Boundary Road (now Tremaine Avenue). Prime Minister and Postmaster-General Sir Joseph Ward officially opened the building in 1906. The local Member of Parliament William Wood had persuaded the New Zealand Government to meet half of the cost of the building and his wife Mrs W T Wood led the local fundraising campaign to raise the remaining money. On June 3 1906, Mrs Wood opened and started the clock and chimes and christened them Kerei Te Panau after a local Rangitāne kaumātua (elder).

Extensions were made to the Square and Main Street elevations in the early 1920s and again in 1937 and the architectural features were largely matched. The tower, parapets and other embellishments to the façade of the building were removed in 1942 as a precaution following the Wairarapa earthquake. In 1957 the clock was rehoused in the new Hopwood clock tower donated to the city by local businessman, Arthur Hopwood. The building served as the city's Post Office until 1988 when New Zealand Post moved to new premises on the corner of Main Street and Princess Street though Postbank continued to occupy the building for several years.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Ian Matheson City Archives, file A175/429.

Palmerston North Heritage Trails Working Party, *The Square Walk*, Palmerston North, Palmerston North City Council, 1993.

Petersen, G C, *Palmerston North: A Centennial History*, Wellington, AH & AW Reed, 1973.

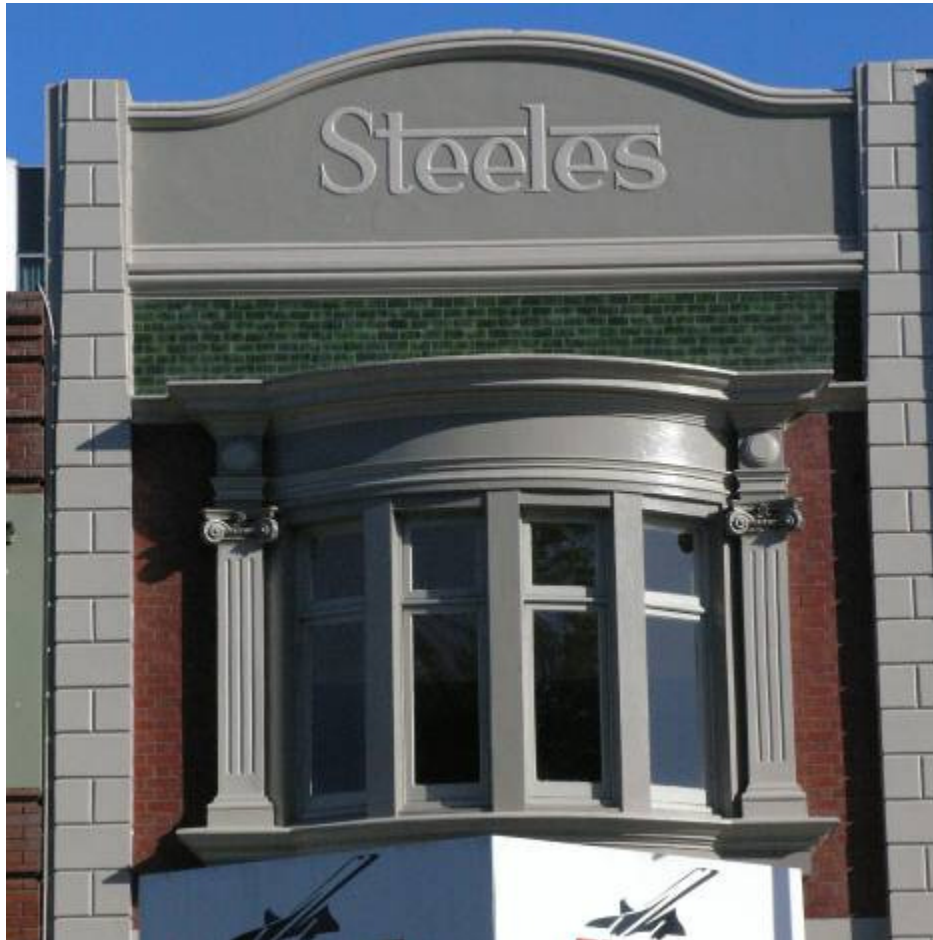
Palmerston North City Library Photograph Collection: Po 2, 3, 5, 7-13, 15-19, 24, 27, 29-33, 35, 36; Z 5139; Sq 13-16, 19, 24, 25, 30, 41-43, 241, 245, 277, 326; Bg 29; Hopwood Clock Tower Sq 134, 205.

Steeles Building (Former)

137 The Square, Palmerston North

NZHPT Registration Number:	1270
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names: Former Hepworth Building



Brief History

This small commercial building was erected in 1917 for Herbert Hepworth, a pharmacist. Hepworth's pharmacy occupied the ground floor, and the upstairs portion was designed to serve as living quarters. Architect R Thorrold Jaggard designed the building. Jaggard began his career in the firm of well-known local architect Oscar Jorgesen before establishing his own practice. Among the surviving examples of Jaggard's many commercial and domestic designs in Palmerston North are the King Street Flats (1925), Square Edge (1945), Ward Brothers building (1936), and a residence, 314 Church Street.

Wellington conservation architect Ian Bowman (2003) described the former Hepworth building as being in “the late Edwardian Free style using some features of the Queen Anne, such as the oriel window, casements, combination of colours and some elements of the Classical orders”. According to Bowman, “the use of a mixture of materials, including brick, tiles, timber, cement render, wrought iron, and pressed metal, is reminiscent of late Victorian public house design”. The former Hepworth Building and the adjoining former O’Connor and Tydeman Building represent an era when even smaller retailers built their own single shop premises. In the early 1940s, the building was purchased by the O’Connor family and leased to Steeles, whose name is still seen in relief above the upper storey windows.

Principal Source:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Stubbs Jewellers Building (Former)

138-139 The Square, Palmerston North

NZHPT Registration Number:	1271
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names: Former O'Connor and Tydeman Building



Brief History

Built in 1923, the former Stubbs Jewellers building is slightly younger than its neighbouring structure, the former Steeles building. Although the identity of the architect of the Stubbs Jewellers building is not known, the two buildings are both designed in the late Edwardian Free Style, and have been described as complementary. Experimentation with various styles was common in late Edwardian English architecture.

The Stubbs Jewellers building façade features an exaggerated and heavily rusticated arch and keystone that takes its inspiration from the Arts and Crafts movement, while the former Steeles building exterior features an oriel window of the Queen Anne style. Both built in brick, they also typify the next stage from the wooden shops that originally stood around the Square. The small slender building was purpose-built by P F O'Connor to accommodate his jeweller's store, O'Connor and Tydeman, in the downstairs space along with optometrists Barry and Freeman and a dentistry upstairs.

The interior layout is similar on both floors, with street-front sales areas and service areas to the rear. The staircase is located towards the front entrance. O'Connor and Tydeman's business was taken over by jeweller Norman Stubbs in the late 1920s and Stubbs continued to occupy that part of the building until 1983.

Barry and Freeman's was later occupied by a café and then the wood and coal store of S Rush and Sons, who also ran a lending library from their store and leased part of their shop space to a tobacconist. The building was leased to Linen House in 1961 and later to Jean Zone who bought the building in 1981. Various businesses have occupied the upper floor over the years. The former Stubbs Jewellers building, along with the former Steeles building, is today a rare example of the Edwardian Free Style in a small commercial premises, and by virtue of this and its location, is a landmark building in the Square, a link with the smaller business premises of the early twentieth century.

Principal Source:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

DIC Building (now Palmerston North City Library)

4-9 The Square, Palmerston North

NZHPT Registration Number:	1256
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan status:	Category 1

Other Names: Former C M Ross and Co Building



Brief History

The former C M Ross and Co Building, now the Palmerston North City Library, stands on the former site of George Snelson's iron store. Snelson and his wife Louisa were among the very first arrivals in the new settlement of Palmerston in December 1870. Snelson was the first storeowner and was also the town's first mayor. Charles M Ross established C M Ross and Company in 1882 and the business first had premises on Broadway Avenue before moving to a small store occupying part of the site of the present building the following year. The trading name was initially 'Bon Marché' and later became 'Rosco'. As the business expanded, Ross purchased additional land fronting the Square adjacent to the first store and after his death in 1927 the firm commissioned architects Arthur Robert Allan and H R Hickson to design a large building to fill the site. This was the first commission received by Napier-born Arthur Allan after shifting his practice from Napier to Palmerston North in the mid-1920s. Allan designed a number of other commercial buildings as well as houses, schools and churches.

The building, which cost £27,700, is a rare example of the Chicagoesque style in Palmerston North. Elements of the façade that reflect the style are the deep cornices, vertical structural members (expressed as pilasters), large window openings with a horizontal emphasis, and Classical details such as festoons and brackets. Its scale and location on the Square make it a landmark building. The department store's tearooms were considered the best and smartest in the city, and many civic banquets were held at the tearooms, including the banquet for Queen Elizabeth II and the Duke of Edinburgh during their 1954 New Zealand tour.

In 1959 C M Ross and Company was purchased by Auckland department store Milne and Choyce. A decade later the business was sold to D I C, a Dunedin department store and the building changed hands again when Dunedin retail chain Arthur Barnett purchased the business. The store was closed in August 1991 and purchased by the Palmerston North City Council to house the new City Library. The Borough Council assumed responsibility for library facilities as early as 1879 and since that time the City Library had been located at various sites in the city, from 1929 to 1965 on the corner of The Square and Fitzherbert Avenue and from 1965 on the corner of The Square and Main Street. On May 25 1996 the old Rosco building was reopened as the Palmerston North City Library.

The architect for the new library building was Ian Athfield, a prominent Wellington architect who was noted for his innovative solutions to refurbishment of heritage buildings such as the Wellington City Library and a number of Wellington waterfront buildings. Athfield retained the façade of the Rosco building but demolished much of the interior, exposing materials that were incorporated into the design. The entry was on a main concourse, marked by a controversial giant tapering copper pillar, which linked the Square with the retail and café area in George Street. This helped to recognize the connection between the Library and other heritage buildings in the area. On the passage opposite the Library entrance is a 3 metre high sculpture in patinated bronze titled 'All Creatures Great', a work of Palmerston North sculptor Paul Dibble. Athfield's design won an Institute of Architects' award. Athfield's practice has won more than 60 national and international awards and in 2004 he was awarded the New Zealand Institute of Architects' Gold Medal acknowledging his influence on New Zealand architecture. This building has heritage significance because of its long association with retailing in the city and because it is an example of a heritage refurbishment by a notable New Zealand architect.

Principal Sources:

Bowman, I & Kelly, M, *Palmerston North CBD Heritage Inventory*, Palmerston North, Palmerston North City Council, 2003.

Ian Matheson City Archives, file A175/50, part 3.

Palmerston North Heritage Trails Working Party, *The Square Walk*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photographic Collection: Sq 229, 266, 267, 274, 287, 319, 324, 378; Pg 26, 107; Bc 48, 72, 154, 256, 257, 267, 268, 287, 291, 292, 296, 371, 378, 382, 385, 387; O 67-70 – Royal Visit; Z 5132, 5138, 5149, 5150.

Palmerston North Police Station (Former)

351-361 Church Street, Palmerston North

NZHPT Registration Number:	9534
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	20/08/2010
City/District Council:	Palmerston North City Council
District Plan Status:	Not listed



Brief History

The former Palmerston North Police Station, completed in 1939, was occupied by the Palmerston North police for over sixty-five years. It was the city's fourth police station, and replaced a wooden Victorian era building on the same site. The section of land bordered by Church Street and Main Street, also the site of the current Courthouse, has been associated with law enforcement since the late nineteenth century. In 2005 the new Palmerston North Central Police Station was opened on the opposite side of Church Street because of a growing workforce and the need to accommodate new technologies used in policing.

During the Great Depression of the 1930s, Government spending on public buildings declined. The new purpose-built Police Station cost around £30,000, a large sum at the time and signified the Government's commitment to providing facilities for a modernising police force and to investing in public works more generally. The foundation stone was laid in September 1938 by the Hon. Peter Fraser, Minister of Police and later Prime Minister, at a ceremony also attended by the Commissioner of Police, D G Cummings, several Members of Parliament, other dignitaries, and many members of the public. A time capsule was placed in the building at the time. No official opening ceremony was held due to the onset of the Second World War.

The reinforced concrete building was designed by the Office of the Government Architect under the leadership of John Thomas Mair. It consists of a symmetrical two story main block with originally a single story wing on the eastern side of the front elevation. The design incorporated an existing cell block built in 1935 at the rear of the previous wooden police station.

The building is in Mair's favoured Stripped Classical style, which is characterised by the restrained use of Classical elements such as columns and pediments. The front elevation is thickly plastered over the concrete structure with imitation stone joints. Decoration is limited to the front elevation of the main block with recessed windows set in an Art Deco ziggurat surround, a hand-modelled Royal Coat of Arms and a kowhaiwhai parapet. The use of a Maori design elements was extremely rare for public buildings at the time but is also a notable feature of the Sir Geoffrey Peren Building, Massey University.

After his appointment as Government Architect in 1923, Mair made a determined move away from the traditional styles formerly used for public buildings towards modernist architecture. Modernism embraced the use of materials such as reinforced concrete and prefabricated metal joinery. The theory and design of reinforced concrete was developed in Europe from about 1890-1915. It was used increasingly in New Zealand from the early twentieth century and its use was given further impetus after earthquakes in Napier (1931) and Long Beach, California (1933) because of its potential for earthquake resistance. Seismic resistance was mandatory and unreinforced masonry was banned under the new 1935 New Zealand design code. Structural engineers in California, Japan and New Zealand led the development in the use of reinforced concrete.

At the time of its construction, the former Police Station was considered a model police station, the most modern of its type in the Southern Hemisphere. The design was intended to promote efficiency in police service operations, and incorporated sleeping, dining and recreation facilities for staff. It attracted interest from a number of Australian State Police Commissioners who requested plans to assist in designing police stations across the Tasman. The building has largely retained its original form despite several modifications. A second story was added to the east wing of the building some time prior to 1983 and the ornamental gates were removed. In the 1990s, a porch and ramp were added to improve access to the building. A number of internal walls remain due to the reinforced construction and although some of the interior linings and joinery have been replaced over the years, sections of the original material can still be seen.

After the departure of the police, the time capsule was opened. It held copies of newspapers containing articles on the foundation stone laying ceremony, and papers from the Public Works Department including architectural drawings of the building. A photograph showed workers laying the concrete foundation and the structural steel going up. Also included was a hand-painted scroll signed by key people involved and dignitaries present at the foundation stone laying ceremony.

Principal Sources:

Reed, P, Schoonees, K, & Salmond, J, *Historic Concrete Structures in New Zealand: Overview, Maintenance and Management*, Wellington, Department of Conservation, 2008.
Palmerston North Police Station (Former), NZHPT Register no. 9534, 20/7/2010, Natasha Naus, New Zealand Historic Places Trust.
Palmerston North City Library Photograph Collection: Pol 1, 2a-e, 5, 11, 13; Former wooden police station Pol 4.

Massey University



Sir Geoffrey Peren Building

(Formerly Massey University Main Building)

Massey University Campus, Tennent Drive, Palmerston North

NZHPT Registration Number:	184
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	28/06/90
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names:	Main Science Building
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Brief History

Massey Agricultural College was established in 1926 by the amalgamation of the agricultural departments of the Auckland and Victoria University Colleges. Massey was the second agricultural college to be established in New Zealand after Lincoln University, which began in 1878 as a School of Agriculture. Planning began immediately for a purpose-built college, and in the meantime the existing houses on the site were utilised, including the Batchelar Homestead. Auckland based-architect Roy Alstan Lippincott (1885-1969) was commissioned for the design of three essential founding buildings for the new college: a main science building (now the Sir Geoffrey Peren Building), dairy factory and refectory (see Old Dairy Factory and Refectory Building). The plans for the Sir Geoffrey Peren Building are dated 10 June 1929.

Born and educated in the United States, Lippincott had been involved with the 'Chicago School' of architects influenced by Louis Sullivan and Frank Lloyd Wright. Lippincott worked in Australia where he held a junior partnership in the firm of Walter Burley Griffin who won the competition for the design of Canberra. In 1921 Lippincott established a partnership with draughtsman Edward F Billson and moved to Auckland where his work included the design of Smith and Caughey's Department Store Building (1927-29) and a number of buildings for Auckland University, including the Arts Building (1921). Lippincott visited universities in Canada and the United States in 1927 to gather information for the Massey Agricultural College project. The Dairy Research Building (1929) was the first to be completed and Fletcher Construction began work on the Sir Geoffrey Peren Building and Refectory in that year. The 'Main Science Building' was officially opened by Governor General Lord Bledisloe on April 30, 1931.

Lippincott's design follows the 'form follows function' tenet of the American Chicago School of Architecture, and the abstracted decorative detail is also a mark of the style. The New Zealand Historic Places Trust file describes the design as "essentially an American Collegiate building adapted for New Zealand conditions, utilizing indigenous motifs for decorative effect". In 1950 the building received a major restoration and in 1980 a further restoration was undertaken by Walker, Love and Associates, who won an architectural award for the work. In 2010, the building was renamed after Sir Geoffrey Peren, the founding Principal of Massey Agricultural College, who had campaigned for the establishment of the College. In order to perform seismic strengthening work and the much needed historical restoration of its interior, the building was emptied of occupants in 2012. Under a conservation plan developed in 2009, the building is to be restored largely to its original appearance. The strengthening and restoration work is expected to be completed in 2014 and the building should be ready for academic staff to move back into by the start of 2015. Notable heritage features are the north and south entrances, the wrought iron gates, the entrance doors, the bronze light fittings and the plaster relief panels. The building has historical significance in its association with the development of a scientific approach to agriculture in New Zealand, an industry which has had a key role in the New Zealand economy, and also in its 80 years of use as a tertiary teaching facility. The building has technological value for the design and construction of its concrete frame.

Principal Sources:

Louis Changuion, personal communication, 29/07/2013.

Massey University Main Building, NZHPT Register no. 184, 2/10/2001, Helen McCracken, NZHPT.

New Zealand Historic Places Trust, *Proposal for Classification*, Buildings Classification Committee Report, 1990.

Pilkington, D, *Palmerston North City Heritage Trail*. Palmerston North, Palmerston North City Council, 1993.

Pilkington, D, *Massey History Walk*, Palmerston North, Palmerston North City Council, 1994.

Palmerston North City Library Photograph Collection: Ma 19, 21, 22, 36, 46, 47, 48, 52, 56, 58.

Massey University Refectory Building

Massey University Campus, Tennent Drive, Palmerston North

NZHPT Registration Number:	1187
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

Auckland-based architect, Roy Alstan Lippincott (1885-1969), was commissioned for the design of three essential founding buildings for the new Massey Agricultural College: a dairy factory, refectory, and main science building (see Old Dairy Factory and Sir Geoffrey Peren Building). The Refectory and Sir Geoffrey Peren Building were designed concurrently as a pair and were erected by Fletcher Construction. The Refectory plans are dated 22 April 1929, and those of the Sir Geoffrey Peren Building, 10 June 1929. The Refectory was completed in early 1930 providing temporary lecture space until the Sir Geoffrey Peren Building was opened in April 1931.

The Refectory is of the Spanish Mission style that is characterised by tile roofs, smooth plastered wall surfaces and semi-circular window heads. This represents a break with such revivalist styles as Neo-Georgian and Stripped Classical that were common in New Zealand at the time. The precedent for this style was R A Abbot's design for the Auckland Grammar School (1916). In comparison Lippincott's design is notable for its simple, dramatic forms and absence of decoration, relying for its interest on the pattern of the windows. A high central wing runs east-west with a tall semicircular-headed window, the centrepiece of the building, at the west end. Built prior to the Napier earthquake of 1931 and before the first structural building code of 1935, the Refectory building has technological value for the design of the reinforced concrete frames with brick and terracotta infill panels. The original contract drawings still exist.

In 1932 the Refectory common room was converted into study bedrooms and was not used for its intended purpose until dormitories were constructed on campus. The building became an Army staff college from 1942 to 1944 during the Second World War. The two-storey addition to the kitchen wing was constructed during this time to extend the food preparation area and create a matron's flat on the first floor. In 1963/64 a mezzanine floor was constructed within the former dining hall providing space for a new common room. When the Student Union Building was opened in 1968 the Refectory was modified to accommodate the new Student Health Service and now also housed the drama studio, staff offices and lecture rooms. Substantial renovations were made to the building in 1980/81 to update teaching facilities and to accommodate the new Business Studies Computer Research Unit. Following the Christchurch earthquakes in 2011-2012 and the risks these quakes highlighted in terms of occupying old buildings, the Refectory was earmarked for seismic strengthening work and consequently emptied in 2012. The strengthening work will be accompanied by the restoration of the interior of the building. The restoration work will return the building to close to its original design. The mezzanine floor, installed in 1963/64, will be removed. The building is expected to be ready for occupation again by mid-2014.

Principal Sources:

Cochran, C, *The Refectory, Massey University, Palmerston North, Conservation Plan*, for Property Management Section, Massey University, 1999.

Louis Changuion, personal communication, 29/07/2013.

Pilkington, D, *Massey History Walk*, Palmerston North, Palmerston North City Council, 1994.

Wharerata

Massey University Campus, Tennent Drive, Palmerston North

NZHPT Registration Number:	1188
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2

Other Names: Massey University Staff Club



Brief History

Whare Rata was built in 1901 for successful farmer Arthur Russell and his wife Ethel (née Williams), at this time respectively 54 and 37 years old. Arthur Russell came to New Zealand in 1857. He was the third son of Colonel Andrew Russell and a member of a well-known Hawke's Bay family that included several other high-ranking army officers. He spent his early years farming at Mangakuri in Hawke's Bay. In 1882 he and his younger brother Herbert bought the 300ha property 'Te Matai' situated between Palmerston North and Ashhurst.

In 1900 Russell bought 26 acres from Sir James Prendergast's Fitzherbert estate and commissioned architect Charles Tilleard Natusch to design this 23-room home for his retirement. Natusch designed many grand country houses, mostly in Hawke's Bay and Wairarapa. His designs are in the English Domestic Revival style, which is represented in the design of Whare Rata. The name Whare Rata is said to have been chosen as 'Rata' was the name given to Mr Russell by the Hawke's Bay Maori people because of his red beard. The name was fused into one, Wharerata, when Massey Agricultural College took over the property in 1951.

Alterations were made in 1906 to the eastern wing of the house including the construction of a matai floor for dances in what was the morning room. Ethel Russell soon became a renowned as a hostess but between 1911-1918 the family returned to England for their children's education. Rhododendrons bought in England can still be found in the garden today. Arthur Russell died in 1924 at the age of 78.

In 1928 Massey Agricultural College was opened for teaching and the College and Whare Rata shared a boundary, the students using some Whare Rata land as a playing field. Mrs Russell visited England in 1930, returning with a large collection of valuable antiques. The west wing was demolished and she engaged Christchurch architect Heathcote Helmore to design a new wing enlarging the drawing room, now known as the Russell Room, to its present size of one thousand square feet. The room above became her bedroom. At that time Mrs Russell with her chauffeur and handyman John Cameron built the sunken garden, landscaped in the style of an English manor and the concrete balustrades that run around two sides of the house. In 1936 she supervised the planting of 1,000 new trees following a destructive storm.

In 1949 Mrs Russell died in her 87th year, leaving the Crown the first option on the property and the Agricultural College purchased the property and moved into Wharerata in 1951 when her daughter Beatrix vacated the house. The building was then utilised for lecture rooms and staff offices with only superficial alterations. In 1971 the Massey University Staff Club took over the staff common room and began a lunch service. In 1977 a new kitchen and dining room were completed and the restoration and furnishing of the remainder of the ground floor was completed in 1979. The house now serves as a staff club and function centre and also provides a boardroom and three small flats for international academic visitors to the University.

Throughout the years care has been taken to ensure that the interior preserves the original style and atmosphere and a large painting of Mrs Russell donated by Te Manawa Art Society has a prominent position in the Russell Room. The garden has been very well maintained. In March 2007 further alterations designed by Chapple Architects and evaluated by Conservation Architect Chris Cochran were carried out by Gibson & Oliver, Building Contractors. These were undertaken to facilitate the more efficient operation of the building as a function centre. The design reflected the architect's intention 'that much of the heart of the existing house should retain a character and scale of spaces and passages that resembles the original features of the house'. The external finish of wide pattern rusticated weatherboards with facing and detail similar to the existing pattern has been preserved throughout all alterations.

Principal Sources:

Application for Resource Consent, Chapple Architects Limited, 3/9/05.

Pilkington, D, *Massey History Walk*, Palmerston North, Palmerston North City Council, 1994.

'Wharerata - House of Red Beard', *Massey Alumnus*, November 1974.

Palmerston North City Library Photograph Collection: Ma 37-40; Bur 4, 39.

Craiglockhart (Moginie House)

Massey University Campus, Tennent Drive, Palmerston North

NZHPT Registration Number:	1185
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

Craiglockhart was built for Charles J. Monro (1851-1933) and his wife Helena (nee MacDonald (1865-1962), and named after the family estate in Scotland. Monro purchased 51 acres at Fitzherbert directly across the Manawatu River from Palmerston North in 1889 and began developing the land. His house was designed by Whanganui architect, A. Adkins, and the contract was awarded to local builders, Kibblewhite and Taylor for £1023. Craiglockhart, on a rise looking north across the river, was completed in April 1890. The stables were built by Collinson and Bunting, and a pigsty and fowl house were added. The gardens and orchard established by Monro were regarded as one of the most beautiful in the region. Remnants of the orchard can still be found at the bottom of Monro Hill.

The house is a two-storey wooden building with a corrugated iron roof. Additions were made in 1894 and there have been many subsequent alternations including the projecting room above the doorway. The drawing room was 4.5 metres high with Gothic arches and designed to provide excellent acoustics adequate for visiting opera groups. The house had a complex set of stairways leading to various family and servants' bedrooms on the upper floor. One bedroom had a trapdoor leading to the cellar. The service rooms included a kitchen, pantry and dairy. The only toilet was outside at the back of the house.

Modern services were gradually introduced. The water supply for the house initially consisted of a system of rainwater storage tanks and a hand pump, but in 1900 a windmill was installed. In 1908 a pump was placed in the Turitea Stream 220 metres away. In 1904 the telephone was connected and in 1907, electricity was introduced in the form of an electric generator. In 1913 candles and lamps were finally replaced with gas.

Craiglockhart was one of several large houses built at that period which now form part of the Massey University campus. Others were Tiritea, Wharerata and Atawhai (Fergusson Hall). Craiglockhart was purchased by Massey Agricultural College in 1944 from Charles Monro's widow Helena for £3,500, with the help of a bequest from Mrs M Moginie of Auckland, who had a particular interest in the provision of university training for women in agriculture and horticulture. The house became a women's hostel known for some years as Moginie House. The hostel was upgraded in about 1980 and in 1987 its original name was restored when Moginie Hall was built.

Charles Monro was the son of Dr (later Sir) David Monro, who arrived in Nelson in 1842 where he subsequently owned a number of farms. Sir David became Speaker of the House of Representatives in 1861 and was knighted in 1866. Charles was initially destined for an army career and was sent to England aged 16 to be enrolled at Christ's College, Finchley, a small public school. There he participated in the new game of rugby football, and on his return to New Zealand organised the first rugby match played in this country on 14 May 1870 between the teams of Nelson College and the Nelson Football Club. This is commemorated by a lookout, erected on Monro Hill along Bourke Road in 1970 by the New Zealand Rugby Football Union and the National Roads Board. The lookout was revamped by Massey University in 2011 and includes steel sculptures by local ironworker, Mike Currie, which represent various aspects of the life of Charles Monro. A further sculpture commemorating Monro was erected outside Te Manawa Museum where the NZ Rugby Museum is also housed in 2011. Monro was involved through his life in numerous land transactions and farming enterprises including a vinery, orcharding on a commercial scale and investment in the flax industry. He was active in the social, musical and sporting life of Palmerston North.

Principal Sources:

Akers, C. *Monro: The Life and Times of the Man who Gave New Zealand Rugby*. Palmerston North, Clive Akers, 2008.

Louis Changuion, personal communication, 29/7/2013.

Pilkington, D, *Massey History Walk*, Palmerston North, Palmerston North City Council, 1994.

Palmerston North City Library Photograph Collection: Bur 16, 37; Ma 4, 17, 54; Pi 116, 118, 119; Ro 21, 22.

Old Dairy Factory

Dairy Farm Road, Palmerston North

NZHPT Registration Number:	7180
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	23/06/94
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

This was the first of three founding buildings designed by Auckland-based architect Roy Alstan Lippincott for the new Massey Agricultural College established in 1926. The building was constructed to house a model dairy factory for the manufacture of cheese and butter and laboratory facilities for research. The dairy and research facility was the top priority of the new college, and the design was completed in 1926. Construction work by the firm Trevor Brothers began in 1928 and the building was opened in 1929. The rectangular, single storey, hipped roof building is constructed of reinforced concrete with concrete floors and a wooden truss system supporting a Marseilles tile roof. The broad low eaves are suggestive of the Arts and Crafts movement. Mouldings on either side of the windows can be interpreted as a Maori motif and terminate as a relief dado to sill height. The interior was designed to ensure a hygienic environment. Skylights provide light to areas of the building that do not receive sufficient light from windows, and the centre of the roof supports a small pyramidal lantern.

Massey Agricultural College and the Dairy Research Institute shared the building until 1931, and the factory continued to be used for students' training and research until 1967. Several internationally recognised developments in dairy technology, including the isolation of bacteriophages in New Zealand cheese starters in 1935 and the vacuum pasteurisation of cream for butter making in 1950s, were pioneered in the building.

During the 1970s, the building was occupied by NZ Pharmaceuticals who developed export-earning products from meatworks waste. Massey University sold the building to DSIR in 1988.

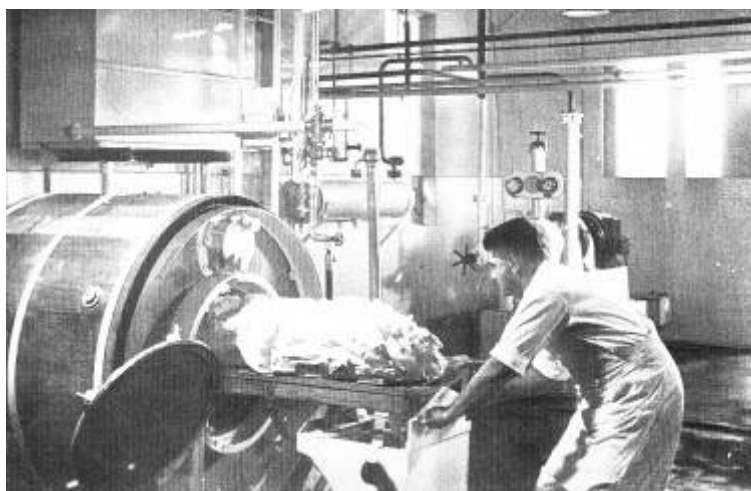
It is currently leased by AgResearch to the Bio Commerce Centre, a biotechnology business incubator. The partial restoration of the building in 1992 earned it the Western Branch Award for Architecture in the NZIA-Resene Awards for sympathetic restoration. The building has historical importance as a symbol of the recognition and acceptance of the role of research in the development of the agriculture industry and is architecturally noteworthy as one of three founding buildings of the Massey Agricultural College designed by noted architect Roy Lippincott.

Principal Sources:

New Zealand Historic Places Trust, *Proposal for Classification: Buildings Classification Report*, 1993.

Old Dairy Factory, NZHPT Register no. 7180, 5/12/2002, Rebecca O'Brien, NZHPT.

Palmerston North City Library Photograph Collection: D 60, 63-73; Grass 2.



BUTTER-MAKING, Massey Agricultural College, New Zealand
Palmerston North City Library Photograph Collection

Houses



Caccia Birch House

112-130 Te Awe Awe Street, Palmerston North

NZHPT Registration Number:	196
NZHPT Registration Type:	Historic Place – Category I
NZHPT Registration Date:	24/11/83
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1

Other Names: Nannestad Homestead, Woodhey, Vice-Regal Residence,
The Convalescent Home for Women of the Services



Brief History

This elegant homestead was completed in about 1892 for Norwegian settler Jacob Nannestad and his wife Anna (nee Moller). The exact date of construction is uncertain. In 1874, Nannestad established a sawmilling business, Richter, Nannestad & Company, near the corner of present day Albert and Main Streets with fellow countrymen John Kristian Richter and Frits Jenssen. The company bought 144 hectares (355 acres) of land in Hokowhitu in 1893, and in 1895 Nannestad purchased a portion of this property, which included part of the Hokowhitu Lagoon, and commissioned Danish born architect Ludolph Georg West to design the dwelling, a simple, two-storey native timber weatherboard building with corrugated iron roof and sunburst exterior detailing.

In 1903 the house was sold to Englishman John Henderson Pollock Strang and his wife Mary (nee Ritchie) who renamed the house 'Woodhey' and commissioned the original architect Ludolph West to prepare plans for additions of two large conservatories, two nurseries, servants' quarters, and a coach house. From 1908 to 1910, after a fire that destroyed Parliament Buildings in 1907 forced sessions of Parliament to be held at Government House, Woodhey became the temporary residence of the Governor of New Zealand, Lord William Lee Plunket (1864-1920) and his wife Lady Victoria Plunket (who was patron of the Plunket Society) and family. A billiard room (now the Lord Plunket Room) and extra servants quarters (since demolished) were added at that time.

In 1921 the house was sold to William Caccia Birch and his wife Maude (nee Keiller) who were responsible for developing the grounds around the house. After Mr Caccia Birch's death in 1936, Maude Caccia Birch gifted the part of the Hokowhitu Lagoon included in the title to Palmerston North City Council in 1937 and the remainder of the property to the government in 1941. 'Caccia Birch House' as it was then renamed was used for military staff training during the Second World War and later as a convalescent home for servicewomen and nurses returning from service.

The Education Department acquired the property in 1960 and the house served a variety of roles as an educational institution until 1976. After several years of disuse, the house was declared surplus to government requirements in 1983, and the following year the Palmerston North City Council accepted the gifting of the house to it on the condition that some of the surrounding land would be subdivided to fund redevelopment. In 1989 the Caccia Birch Trust Board was formed to plan its restoration and redevelopment and it was opened as a conference and function centre in 1992. Caccia Birch House is of national historical significance because of its association with Lord and Lady Plunket, both of whom made important contributions to New Zealand's development, and with the country's preparations for and response to the Second World War. It also has local historical significance due to its links to Jacob Nannestad, whose firm was a major early employer and was responsible for the clearing of much of the bush in the Palmerston North area. The house is also an example of one of the larger early homes built in the area.

Principal Sources:

Caccia Birch (Public Building), NZHPT Register no. 196, 1/5/2003 Rebecca O'Brien, NZHPT.

Upgrade Report: Caccia Birch House, n.d., Rebecca O'Brien, NZHPT.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Bur 11, 25, 38, 40, 41, 54, 56, 61, 94, 95, 119, 130, 157-174; Fm 1-4; J 27-29.

16 Guy Avenue

(formerly the Guy Homestead)

NZHPT Registration Number:	2850
NZHPT Registration Type:	Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category II



Brief History

This property is a good example of a late nineteenth century middle class home, one of the first built on Rangitikei Street. It is also important for its links with the Guy family. Stafford and Milne (probably Wellington agents) are recorded in 1866 as the first owner of section 281, a ten-acre block fronting Rangitikei Street between Featherston Street and Grey Street. By 1879 the property had been acquired by G M Snelson along with the adjoining blocks, 280 and 282. It was tenanted in succession by Thomas Parkes, Thomas Stubbs and John Raily. In 1887 the land was sold to Joseph Beale who built the house in 1893 and sold it to Andrew Guy in 1899. Guy was a member of a prominent family in Buteshire, Scotland and became a well-known solicitor and founder of the legal firm now known as Cooper Rapley.

Originally the property included ten acres of land with a frontage on Rangitikei Street. Entry was by way of a tree-lined drive skirting a tennis court, shrubbery and gardens. On the opposite side a fine plantation of exotic trees gave shelter from the easterly winds. The Guy family was large and the house was the centre of social life, which included balls, musical evenings and tennis parties. After Guy's death his widow, Ellen, began subdivision in 1938, leading to the formation of Guy Avenue.

The house was sold in the same year to Elizabeth Jane Duncan, spinster. It was transferred in July 1950 to John Henry Duncan, retired blacksmith. It was sold to Clarence Hunt in 1954 and to Ivan Moel Elliott in 1977.

The house is an example of a relatively plain square villa and is one of the few built in the 1890s to have two storeys. It is of weatherboard construction with an iron roof, which consists of four equal portions meeting at a central point. It has two bay windows with ornamental window hoods on the ground floor, separated by a small front porch. Kauri was used for much of the interior. There have been few changes though the kitchen was altered in 1960.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 1010084.

Wright, E R & Woodhouse E D, *Colonial Homes of Palmerston North*, Wellington, AH & AW Reed, 1975.

Palmerston North City Library Photograph Collection: Bur 249-256.

Kaingahou

642 Pioneer Highway, Palmerston North

NZHPT Registration Number:	1265
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 1



Brief History

Bishop Ditlev Gothard Monrad, a former Prime Minister of Denmark, settled with a small group of family and friends on land at Karere in 1866. He returned to Denmark in 1869 but members of his family remained in Manawatu. Ditlev Gothard Monrad, his grandson, built Kaingahou (new home) in 1903-1904 for his retirement from the family farm. Monrad purchased the section, which was originally part of the Scandinavian small farm settlement scheme of the 1870s from his mother-in-law, Laura Ronberg.

The builder was local master builder Abraham du Fresne, a Dane of French Huguenot ancestry who was part of the local Scandinavian community. It has been speculated that Monrad, having a keen interest in architecture, designed the house himself or in conjunction with du Fresne.

An unusual feature of the construction for a home of this period is the continuous concrete ring foundation, probably used due to the swampy nature of the site.

Also unusual for a house of its time in New Zealand, the main living rooms are built to catch the sun, and the lounge opens directly into the dining room. The latter has been claimed to be a Scandinavian style. Opening on to the veranda are tall double-hung sash windows with sills only 20cm from the floor. They can be pushed up to make an opening of 1.8m, which allows entry into the rooms.

The house has five fireplaces all with carved rimu surrounds and patterned tile decoration. There have been only minor changes to the floor plan though the kitchen and bathroom have been modernised.

The turret and flagpole, formerly used to fly the Danish flag on special occasions, also reflects the Scandinavian influence. One of the main features of the road frontage is the long picket fence (53m) and the elaborate main gates, which have received good maintenance.



Ditlev Monrad died of tuberculosis in 1908 and his widow, Kamma, sold the property to George Kendall in 1913. Kendall died in 1930, and his oldest, unmarried daughter remained in the house until 1973. Some three acres of the originally 4 ¼ acre section were sold for state housing development in 1957. During the following decade the house changed hands several times and was purchased in 1983 by Bodil and Gunner Petersen, also Danish.

Eager to ensure the character of the historic house was preserved into the future, the Petersens negotiated with the New Zealand Historic Places Trust in 1992 for a Covenant to be placed on the house. This was the first Covenant to be placed on a heritage site in Palmerston North and prevents alteration of some of the house's most historically significant features whilst allowing alteration of the interior with the consent of the Trust. The house was again sold in 2002 to K A Lynch and W J Drake and the new owners had the interior altered slightly to accommodate a bed and breakfast suite. The house has since been purchased by new owners.

Principal Sources:

Ian Matheson City Archives, file no.175/370.

Petersen, B & G, *Kaingahou*, Palmerston North, Manawatu Branch Committee of the New Zealand Historic Places Trust, 2001.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Bur 111-113,127,179-189.

28 Ranfurly Street

NZHPT Registration Number:	1263
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Not Listed



Brief History

John Mowlem, described as a 'gentleman', owned section 1050 of about an acre situated between Ranfurly Street and Fitzherbert Avenue and sold it in 1897 to Edward Dixon. In 1902 it was divided in two and in 1903 Frank Kirk bought a ½ acre and in 1905 built the house at 28 Ranfurly Street for £400. In 1917 the house and section was sold to Robert Port and in 1919 the property was bought by Lilly (Lilley) Newell and Emma Schofield who further subdivided the section and sold the house to David Fastier. In 1927 it was sold to Charles and Jean (Jeannie) Page, in 1949 to Norman Robert Trilford and in 1950 to John and Marion Tetley.

The house is a turn of the century single-storey bay villa clad in rusticated weatherboards with an iron roof and is maintained in predominantly original condition. It was built with totara piles, timber bearers, matai floor boards, an iron roof and a 12ft stud. The piles were replaced with concrete during the 1950s. A verandah encompasses the front and right side elevations and is decorated with turned posts and slats around the central bay window.

There is a square bay and gable at both left and right sides.

The house has tall double hung windows in front with coloured glass fanlights and decorative fretwork under the eaves. The coal range in the dining area has been removed and replaced with a fireplace set in bricks with a wooden surround and there have been some unobtrusive alterations to kitchen and bathroom fittings.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 010125.

Ian Matheson City Archives, file no. A175/228.

Marion Tetley, personal files.

40, 42 and 44 Ranfurly Street

NZHPT Registration Numbers:	2851, 2852, 2853
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Not Listed



Brief History

Section 1054 was granted to James O'Shea (merchant) in 1875, subdivided in 1890 and bought by J P Innes (law clerk) in 1905. Lots 5 and 6 were sold to Richard Smith (builder) who probably built the three houses. These were rented for a number of years and then sold to different owners in 1920. The houses are three narrow cottages, all alike, though slight alterations to the frontages have occurred over the years. They are constructed of timber, probably totara, on solid totara piles and have an 11ft stud. During renovations houses 40 and 42 were lined with gib board. The roofs are corrugated iron. They were built about the same time as 239 and 241 Ruahine Street and have the same floor plan, typical of cottages designed to fit on narrow urban sections. Two bedrooms open off a short passage that then leads to a living room and kitchen, which span the width of the house. The front windows are however slightly different in the two groups of houses.

From 1920-1971 the houses had the following owners:

No 40: 1920 Walter Leonard Rochstraw, motor mechanic
 1922 John Piper, labourer
 1923 William Ritchie, land agent
 1946 Alfred Mervyn Tongs, compositor
 1951 Catherine Mitchell McLeod, married woman
 1966 Agnes Nevill, spinster (d.1968) estate passed to
 1971 Sheila Doreen Wainright.

- No 42: 1920 Sylvia Lindsay, wife of James Lindsay, carpenter
 1924 Richard Burke, settler
 1946 Bertram Potter, insurance agent
 1953 Emily Blenkiron, widow
 1971 George Wainright, farmer.
- No 44: 1930 Sarah Jessica Bassett, married woman
 1929 Arthur Lockwood, settler
 1941 passed as estate to Ellen Johnson, widow
 1968 George Wainright, farmer.
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Principal Source:

Historic Places Manawatu-Horowhenua Record 010042.

Rangi Marie

3 Rangiora Avenue, Palmerston North

NZHPT Registration Number:	1268
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

A large section on Featherston Street was bought in 1902 by Charles M Ross, the founder of the department store C M Ross & Co in the Square, now the City Library. The house was built in 1908. Ross died in 1924 and the property passed to his widow Keren who lived there until her death in 1954. In 1940 Mrs Ross sold 20 acres (about 8 hectares) surrounding the house to the government, which was acquiring land for state housing, and the subsequent development of Rangiora and Moheke Avenues reduced the extensive grounds of the house. Other nearby land was purchased by the State and the whole area was called the Ross Block until in 1948 the suburb was named Roslyn. During the period 1959 -1988 the property changed ownership several times, it being a Rest Home, student flat and private residence. In 1988 it was purchased by J Jobson and N Hope. It is currently owned by J Jobson and M Le Fevre.

The distinguishing feature of the house is the symmetrical front elevation with a small flight of steps between two reception rooms with projecting, gabled bay windows set on the diagonal at each corner.

External decoration includes stickwork walls, ornate fretwork to the gables, porch and veranda, and brackets under the eaves. The small entrance leads to a study and the larger main entrance is to the left. The hall is panelled on walls and ceiling and ends with a fine arch leading to a side hall. Prior to registration as an historic place the original stained glass entrance and stained glass fan lights were removed. The interior has been extensively altered from time to time and a new wing was added in the 1920s. Several of the old fireplaces retain the original surrounds. The original stables still stand and were upgraded in 2009.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 010066.

Ian Matheson City Archives, C M Ross sub series 2/23/2.

Wright, E R & Woodhouse E D, *Colonial Homes of Palmerston North*, Wellington, AH & AW Reed, 1975.

Palmerston North City Library Photograph Collection: Bur 68, 273.

M. Le Fevre personal communication, October 2013.

Woolahra

781 Rangitikei Line, RD 5, Palmerston North

NZHPT Registration Number:	1273
NZHPT Registration Type:	Historic Place-Category II
NZHPT Registration Date:	25/11/82
City/District Council:	Palmerston North City Council
District Plan Status:	To be confirmed following recent district boundary change



Brief History

In 1876 Thomas Cooper bought a block of native forest and about 1882, during the stumping period, a local carpenter built a lean-to pioneer cottage on the property. This was retained for nearly one hundred years and until 1989 was the last remaining pioneer dwelling on Rangitikei Line. In 1888 the land was sold to Sibbit John Podevin, in 1897 to Edward Turner and Jessie Ann Skerman, in 1900 to Arthur John Podevin and then in 1901 to Alex McCulloch JP, a farmer from Trentham. He bought 211 acres extending from Rangitikei Line through to Gillespies Line. In 1901 a new front section, designed by H C Collinson, Clerk of Works for the Palmerston North Borough Council, was added to the cottage. The house was given the name Woolahra but from 1912-1920 it was known as Holly Lodge. In 1907 McCulloch retired from farming and employed a series of managers until 1922, when his son Alex McCulloch junior took over the farm. On his retirement in 1962, the farm was divided and the section on which the house stood was sold to Kevin O'Donnell.

In 1963 the old pioneer cottage part of the house was modernised but it was finally demolished in 1989, and a new rear section to the house was built in the same style.

The front part of the house has important heritage value. The house is beautifully constructed and its rafters are 6in by 2in matai or totara. It is an example of the double gable villa, symmetrical with a central door flanked by two symmetrical eight-pane windows. A verandah sweeps round the house on three sides and has a central gable over the entrance. The decoration on the bargeboards is simple and some Victorian details such as the finials have been removed. The front part of the house is on a higher floor level than the lean-to at the rear. The house is in good repair, has been repiled and retains the original wooden shingles under the iron roof.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 120008.

Wright, E R & Woodhouse, E D, *Colonial Homes of Palmerston North*, Wellington, AH & AW Reed, 1975.

Palmerston North City Library Photograph Collection: Bur 93.

Cluny Park Station Homestead

726 Rangitikei Line, Palmerston North

NZHPT Register Number:	Homestead – 2847, Stables – 2848
NZHPT Registration Date:	25/11/82
NZHPT Registration Status:	Historic Place Category II
City/District Council:	Palmerston North City Council
District Plan Status:	To be confirmed following recent district boundary change



Brief History

The Manson brothers were major early landowners in the Manawatu. In 1877 John Manson bought large tracts of land totalling 13,680 acres and when he died in 1890, his brothers William and Donald inherited the greater part of his estate. By this time Rangitikei Line properties had been developed into first class pasture and the value had increased from £2 to £14 per acre.

In 1893 a homestead was built at the Cluny Park Station by Höbner Brothers for William Manson while his brother Donald made his home at Edinkillie Park on the opposite side of Rangitikei Line. The Cluny Park house is in the Victorian Italianate style, which became popular as result of the work of British architects Sir Charles Barry and John Nash. Features of the style are asymmetry, the low roof pitch, classical elements such as the pediment over the windows, the tower, the belvedere (later removed), bracketed eaves and decorative cast iron elements.

A verandah was added as an antipodean version of the Italianate arcade. The house is constructed with corrugated steel roofing and timber rusticated weatherboards and joinery. Gable bargeboards, finials and verandah posts are also of timber with cast iron decoration

enhancing the verandah and bay windows. The front of the house is mainly original but a large section of the house at the rear has been removed.

The interior front rooms are largely unchanged from the period of construction with timber cornices and architraves, skirtings, ceiling roses and ornate fireplaces. The kitchen and rear section was modified in 1920.

Cluny Park changed hands several times before it was bought in 1959 by Mr W G Looman, and considerable restoration undertaken. When the neighbouring house of E W Collins was demolished, its iron cast iron work was salvaged for use. The entrance dado and arch and the front room fireplace have also been recycled from elsewhere. English ash, oak and elm trees surround the house.

The substantial barn behind the homestead included a hayloft, riding horse stables, draught horseboxes, and a dairy and milking shed for the house cow. It is built of weatherboards with an iron roof in the Polish design of Hübner Brothers with a finial, decorated gables and a weather vane. The puncheon floor is an example of traditional building methods used in the early settlement period. It consists of roughly dressed local totara blocks. There is match lining in the upper floors.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 120016.

Manawatu District Council Heritage Building Inventory, 2000.

Wright, E R & Woodhouse, E D, *Colonial Homes of Palmerston North*, Wellington AH & AW Reed, 1975.



239 and 241 Ruahine Street

NZHPT Registration Number:	2854, 2855
NZHPT Registration Type:	Historic Place- Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

A block of land on Ruahine Street was vested in the Borough Council in 1887 to help finance a hospital for Palmerston North and sold in 1893 for this purpose. Lot 8 on which the two houses were later built was bought by Thomas Edwards, sheep farmer, and passed on his death to Robert Edwards, architect, Mayor of Palmerston North 1892-93. He was well-known for building the first public swimming pool in the city. The land was then bought by F J Hanlon, settler, in 1903 and passed to his son Lawrence, a bricklayer, who had the houses built in 1906.

After 1919 they were owned by a series of working people until 1970s when Alexander Clark Limited bought them as rental properties. They were bought by the Palmerston North City Council in 1983 but have since been sold.

The two houses gain value by having been designed as a pair, a mirror image of each other. The design is similar to that of 40, 42 and 44 Ranfurly Street, which were built about the same time – narrow, one-room wide wooden cottages with corrugated iron roofs. They all have the same floor plan, typical of cottages designed to fit on narrow urban sections. Two bedrooms open off a short passage that leads to the living room and kitchen, which span the width of the house. The front windows are, however, slightly different in the two groups of houses. Both houses in Ruahine Street have a lean-to added to the back. The houses have an 11ft stud, wooden ceilings, original doors and skirting boards and are probably built of totara.

Principal Source:

Historic Places Manawatu-Horowhenua Record 010028.



170 Russell Street

Corner Russell Street and Grey Street, Palmerston North

NZHPT Registration Number:	1264
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

The house was built by L T Arnott, a local building contractor, as his own home. Construction took 18 months and the house was completed in 1923. It was constructed of cavity brick, plastered over with concrete cast from moulds to resemble logs. Its style is that of a Californian bungalow with the appearance of a Canadian style log cabin. It is unique in Palmerston North and the unusual style has been termed 'dendritic' or 'dendromorphic'. The structure took about 85,000 bricks and these are known to have been made at the Hoffman kiln in Featherston Street, Palmerston North. A feature of the interior of the home is a magnificent fireplace carved in Italy. Arnott also built another smaller house using the same basic floor plan on the corner of Grey and Amesbury Streets.

The concrete log fence at the front and the fence on the Amesbury Street house were constructed by Arnott and his bricklayer.

Though there are similar fences at 157 and 155 Russell Street, it is not known if Arnott built these. The fences were built by using tubes of wire netting filled with a coarse concrete mix. When this had dried the structure was plastered over. Chips of brick were added and plastered to give the branchlet effect.

Principal Sources:

Historic Places Manawatu-Horowhenua Record 0100016.

Pilkington, D, *Palmerston North City Heritage Trail*, Palmerston North, Palmerston North City Council, 1993.



Other Historic Places



Te Motu-o-Poutoa

Anzac Park, Cliff Road, Palmerston North

NZHPT Registration Number:	9562
NZHPT Registration Type:	Wāhi Tapu
NZHPT Registration Date:	22/06/11
City/District Council:	Palmerston North City Council
District Plan Status:	Listed in District Plan Schedule of Objects and Sites of Cultural Heritage Value to Tangata Whenua.



Brief History

Te Motu o Poutoa is located on an elevated bank above the Manawatū River and is accessed on the east side of the Fitzherbert Bridge from Cliff Road. A prominent lookout, it provides extensive views over the city and the Manawatū Plains and looks north to Mount Ruapehu and east to the Ruahine Ranges. The site, also known as Anzac Park, consists of a grassed area and a car park and includes an area of native bush and a plantation of pine trees. The NZHPT registration includes the observatory building.

Te Motu o Poutoa is an integral part of Rangitāne history and is one of their most significant historical, cultural and spiritual sites. The name may be translated as ‘the grove of Poutoa’ being named after a prominent Rangitāne ancestor, Poutoa. Through his mother Uaroi he was descended from Rangitāne, the grandson of Whātonga who was one of the principal chiefs of the Kurahaupō waka. Through his father Ruatāmore, Poutoa was descended from Tara. The descendants of Rangitāne migrated south from the Mahia Peninsula to settle much of the lower North Island and the top of the South Island. The Paewai, Te Awe Awe, Durie and Te Rangiotū families of Palmerston North trace their descent from Poutoa.

Poutoa established his pā c400-500 years ago. It became one of the earliest and most longstanding fortified pā in the area. It was also a place of residence. The pā was strategically placed with views over the river, the main route north and south, and protected the cultivations across the river. It also provided access to food and resources from the surrounding bush, waterways and wetlands. Ngāti Apa, who also trace their descent from the Kurahaupō waka, occupied land to the north of Rangitāne along the banks of the Rangitikei River and many battles were fought between the two iwi. During the 1820s Ngāti Apa attacked and destroyed Te Motu o Poutoa. Many Rangitāne warriors were killed and the site has further significance as the resting place of those ancestors who are buried there. At one time a number of finely carved tōtara posts marked the burial place but they were later removed to Puketōtara pā at Rangiotū to avoid theft by curio hunters. Rangitāne tradition records the presence of an urupā on the flat land between Cliff Road and the riverbank. Bones were taken to Rangiotū and reburied in the 1880s. In 1962-63 the carpark of Anzac Park was lowered and the fill was used in the reconstruction of Summerhill Drive. This would have removed archaeological remains from that area. There is slight evidence of terracing in the bush and pine plantation areas. The Palmerston North City Council has prepared an Archaeological Protocol for the site to cover any future restructuring activities.

The site of Te Motu o Poutoa was sold to the Crown in 1864 as part of the sale of the Ahuaturanga (Te Ahu a Tūranga) block. It became part of the farm of J O Batchelar who sold it to the Fitzherbert Road Board (later the Kairanga County Council) which began the construction of Cliff Road. During World War I the Council transferred the land to the Manawatū Patriotic Society for fund-raising purposes, who in 1916 sold it to the Palmerston North Borough Council to be used as a park and gardens. The area was given the name Anzac Park to commemorate soldiers from the local area who died in World War I.

Currently Programme 560 of the PNCC Long Term Plan 2013-22 provides capital funding to create a Reserve Management Plan for the park and also implement works arising out of a Development Plan to showcase the extensive history of the site.

Principal Sources:

Tipene, Anthony, NZHTP, *Registration Report: Te Motu o Pouto*. Register No. 9562. 2/6/11

Cliff Road – Anzac Park Lookout Site. PNCC Town Clerk's Department 1954-1986. Ian Matheson Archives
PNCC1/11/3:6:0

Nuwynne Te Aweawemohi, PNCC, personal communication.

Manu Kawana, Te Manawa Museum, Palmerston North, personal communication.

Matthew MacKay, PNCC, personal communication.

F.D.L Building (Former Glaxo Laboratories Building)

Campbell Road, Bunnythorpe

NZHPT Registration Number:	1186
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	2/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	To be confirmed following recent boundary change



Photograph by William Stadtwald Demchick (Own work) [CC-BY-3.0 (<http://creativecommons.org/licenses/by/3.0/>)], via Wikimedia Commons.

Brief History

Glaxo Laboratories (NZ) Limited manufactured Glaxo milk powder and other products at this factory in Bunnythorpe. The forerunner of the Glaxo business, successful Wellington merchant business Joseph Nathan & Company, was established in 1873 by Joseph Nathan. Nathan was a prominent member of the Wellington Jewish community, held a number of directorships and became President of the Chamber of Commerce. His son Frederick Nathan was Mayor of Palmerston North from 1923 to 1927, and was instrumental in ensuring that the Turitea site was chosen for the proposed agricultural college (now Massey University).

Joseph Nathan & Company began milk powder production part of a butter factory at Makino in 1904. John Merrett, an English engineer with expertise in milk powder operations, was employed to oversee the establishment of production. After just a few months, it was decided that the factory was unsuitable for large-scale milk powder production, and a purpose-built factory was constructed at Bunnythorpe.

John Merrett drew up the plans for the timber and corrugated iron building and supervised its construction. He stayed on as Manager of the Bunnythorpe factory through its first year of production. At this time, the milk powder was marketed as Defiance Dried Milk. The factory was destroyed by fire in early 1906 and re-opened in 1907, with the milk powder sold under the new trademark, Glaxo. By 1908, Glaxo milk powder was being marketed in Britain as 'The Food that Builds Bonnie Babies'.

The current factory at Bunnythorpe dates from around 1918 and was originally of concrete and timber construction. Up until the 1950s when milk tankers were introduced, farmers delivered milk to the factory in cans by horse and cart and later by vehicle. Milk was dried on heated rollers and packaged onsite for the New Zealand market or export. Besides Glaxo baby food, the factory also produced cheese, casein, and other food products. During the First World War, increased demand for Glaxo, both as a baby food and as a milk substitute for troops, led to the establishment of three Glaxo factories in the Waikato. When the Waikato operations ceased in 1936, some of the staff and equipment were relocated to the Bunnythorpe factory. To accommodate this, the milk drying room, laboratory and pharmaceutical areas were renovated and an administration block was built. The business reregistered as Glaxo Laboratories (N.Z.) Limited in 1937. In 1944, a new concrete façade was added to the factory, bearing the name 'Glaxo Laboratories'.

In 1924 the London-based arm of the Company began production of Glaxo's first pharmaceutical product, vitamin D, marketed as Ostelin. The pharmaceutical side of the business grew in importance during the 1930s and 1940s. Among the pharmaceuticals manufactured at the Bunnythorpe factory were penicillin, vitamin A, and veterinary products. By 1945, it was clear that the factory's pharmaceutical production facilities were inadequate and in 1951 the new Glaxo Laboratories building on Botanical Road, Palmerston North, was officially opened. Baby food production continued at Bunnythorpe.

By the 1950s the Bunnythorpe factory had begun to be considered unsuitable for expanding milk powder production. In the late 1960s, the Company decided to build a replacement factory on a site near Bunnythorpe. However, increasing uncertainty surrounding the future of export markets resulted in this plan being abandoned and the Bunnythorpe factory closed in 1974. Since then, the factory has been used by several businesses and is currently occupied by Chris Gommans Contracting.

Principal Sources:

Brooking, T W H, *Massey, its Early Years: A History of the Development of Massey Agricultural College to 1943*, Palmerston North, Massey Alumni Association, 1977.

Davenport-Hines, R P T & Slinn, J, *Glaxo: A History to 1962*, Cambridge, Cambridge University Press, 1992.

Matheson, I R, *Council and Community: 125 Years of Local Government in Palmerston North 1877-2002*, Palmerston North, Palmerston North City Library, 2003.

Millen, J, *Glaxo: From Joseph Nathan to Glaxo Wellcome: The History of Glaxo in New Zealand* (2nd ed.), Auckland, Glaxo Wellcome New Zealand, 1997.

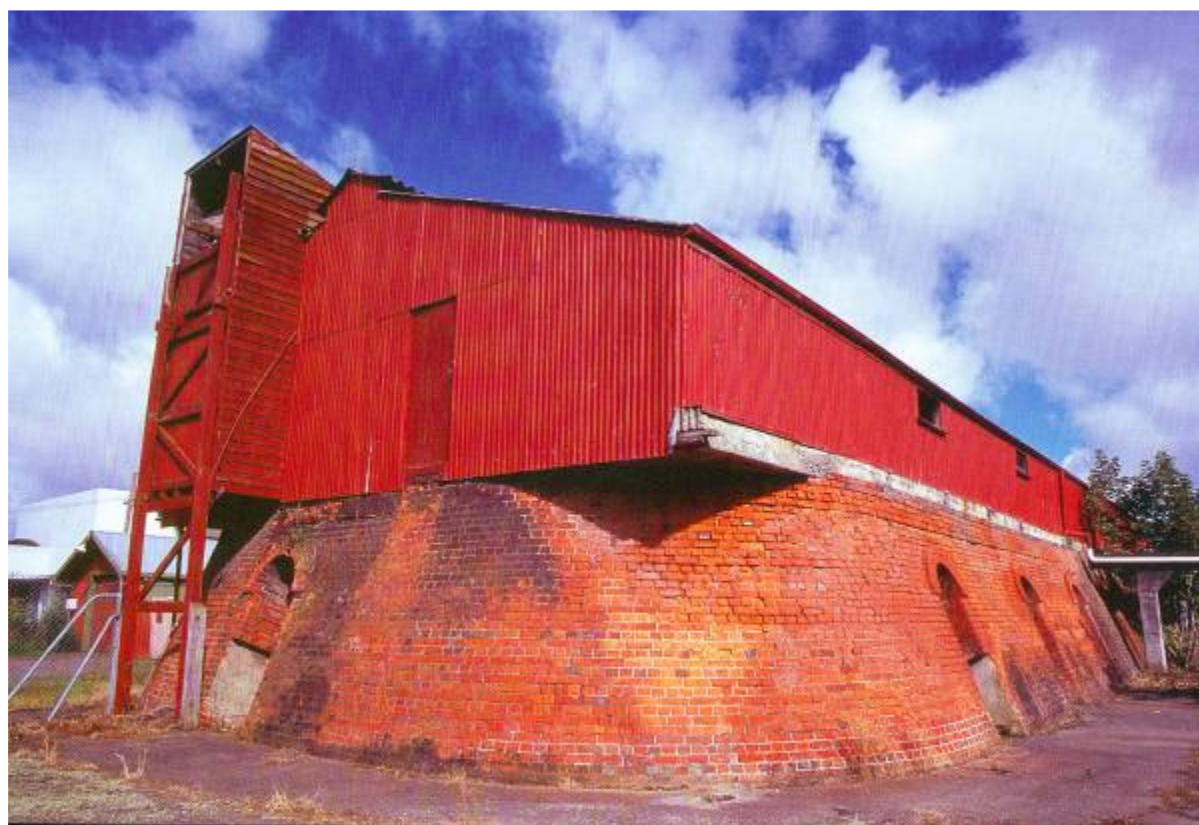
NZHPT BCC Field Record Form, F.D.L Building, New Zealand Historic Places Trust, 1982.

Hoffman Oblong Continuous Kiln

615 Featherston Street, Palmerston North

NZHPT Registration Number:	194
NZHPT Registration Type:	Historic Place-Category I
NZHPT Registration Date:	01/09/83
City/District Council:	Palmerston North City Council
District Plan Status:	Category I

Other Names: Brick and Pipes Limited Kiln, Hoffman Kiln, Palmerston North Continuous Kiln, Sercombe Continuous Kiln



Brief History

The Palmerston North Hoffman Kiln is of national heritage value as an example of a continuous kiln – a type common in industrialised countries from the mid nineteenth century. In New Zealand, these kilns were popular in larger centres from the 1880s but all have now been demolished except the local kiln and another at Benhar, near Balclutha. The Palmerston North kiln was built in 1904 by Manchester-born Robert Price Edwards using bricks produced on site. It was based on a rectangular design patented by William Sercombe of Leicester, England in 1891, which was a variation of the original circular plan patented in Germany by Frederic Hoffman in 1858. His son John Baker Sercombe promoted Sercombe's design in New Zealand.

In 1919 Edwards sold the brickworks to a new company Brick and Pipes Limited. At that time bricks were in great demand, being used widely for the construction of houses, institutions and industrial buildings and it was estimated that the Hoffman kiln could produce 9,000 bricks a day.

However, demand declined after the Hawke's Bay earthquake on 3 February 1931 and local clay also began to run out. The three downdraft kilns on the site became sufficient to meet the demand and the Continuous Kiln was fired for the last time in 1959. In 1977 its 28-metre high chimney, for years a local landmark, was demolished. A protection order was placed over the kiln in 1984 and despite damage by vandals the structure remains sound.

The kiln is an imposing structure, over 34 metres long. The outside brickwork was laid using the strong 'English bond' system and the curved internal chambers and flues are particularly well preserved. In operation, green bricks were placed in ten of a series of fourteen chambers and fires in the empty chambers were fed to reach the temperature of 1,000 degrees required to fire bricks. The fires were directed from chamber to chamber and it took about fourteen days for the fire to travel round the kiln. At any given time different chambers were being loaded, fired, or emptied – a highly skilled process. The heritage value of the kiln is enhanced by its site. The former clay pits can still be identified. Near the kiln is the Brick and Pipe Limited office fronting Featherston Street. It has been subject to vandalism but the façade facing Featherston Street has been preserved.

Principal Sources:

Lundy, D J, *Nine Thousand Bricks a Day: The Hoffman Kiln and the Brickworks of Palmerston North*, Palmerston North, Manawatu Branch Committee, New Zealand Historic Places Trust, 2005.

Pilkington, D, *Palmerston North City Heritage Trail*. Palmerston North, Palmerston North City Council, 1993.

Palmerston North City Library Photograph Collection: Bc 160, 194-196, 250, 255; B 258.

Hokowhitu School

231 Albert Street, Palmerston North

NZHPT Registration Number:	1260
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	02/07/82
City/District Council:	Palmerston North City Council
District Plan Status:	Category II



Brief History

The school was opened on 5 February 1924 by James Nash, the local Member of Parliament. It was needed because of overcrowding at the nearby College Street and Terrace End Schools and 208 pupils were enrolled. The first headmaster was G K Hamilton. The School baths were opened in 1931 and, in the same year, the school made room for pupils from Napier following the earthquake. In December 1941 the army requisitioned the school for a time. Extensive remodelling took place in the 1970s – an adventure playground was established, the school library opened in 1973 and in 1974 the brick entrance on Albert Street was removed and the baths remodelled. The Golden Jubilee was celebrated in 1974 and the Diamond Jubilee in 1984.

The Albert Street frontage, the original part of the school with the distinctive bell tower and the sash windows has heritage value.

The original brass bell disappeared in the 1940s. The school has been added to extensively in a variety of styles. However when the architectural firm MICASMA designed a new classroom, administration block and library in 1998 they set out to achieve empathy with the original building by the use of matching cladding, colour schemes, details and joinery.

Principal Sources:

Evening Standard 31/8/1999, p. 12.

Historic Places Manawatu-Horowhenua Record 010046.

MICASMA Resource Consent Application 25/3/98.

The Tribune 13/11/1983, p. 15.

Palmerston North City Library Photograph Collection: Sc34, 35, 64-66, 73, 80, 88, 119-124; Hoko 11.

O'Neill, G., *Hokowhitu*. Palmerston North Historical Society, 2012.

Stone Wall

Waipuna Farm, Pahiatua Track, RD 1, Palmerston North

NZHPT Registration Number:	7118
NZHPT Status: Historic Place:	Category II
NZHPT Registration Date:	17/12/93
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2

Other Names: Dry Stone Wall



Brief History

In 1919, after returning from service in World War I, Alfred Oswald Meyrick purchased a farm of 164 hectares on the Pahiatua Track (Section 10 and 11, Block XIX). About 1922, he built a dry stone wall, approximately one metre high and two hundred metres in length, with rocks collected from around the property in order to create a paddock to enclose sheep, provide shelter and clear the land of rocks. It follows a curving line down a very steep incline from a high point on the property and can be seen in the distance from near the summit of the Pahiatua Track.

The wall is constructed in the traditional British fashion of agricultural fencing from Scotland/Yorkshire, with larger rocks at the base grading up to smaller rocks along the top. No mortar is used to hold rocks together. A cairn (stone landmark) was constructed in a similar fashion upon a nearby outcrop.

The Manawatu does not have a great stoneworking tradition, being mostly of sand or swamp country, and the nearest other dry stone wall is thought to be in Otaki, built during the Great Depression using alluvial boulders. It has been speculated that Meyrick's decision to use the stones was influenced by the economic recession of the early 1920s, which resulted in slower business and more free time. Erle Crawford, a friend and neighbour of Meyrick recorded that he was also involved in the construction.

When Meyrick retired from farming in 1958, the land was purchased by Richard Harrison and, on his retirement, by his son Ralph. Ralph Harrison has stated that part of the dry stone wall was built during Meyrick's ownership and the cairn and the higher part of the wall including a small sheep yard was built later by he and his father. They continued the wall because it was impossible to dig postholes in the rocky outcrop and the paddocks needed clearing.

Robin and Dawn Whiteman subsequently owned the farm until its purchase by Bucknell Holdings. Martin Cox, director of Bucknell Holdings, became interested in the origin of the wall and eager for its preservation. Designed to restrain sheep, the wall was vulnerable to damage caused by the cattle now being run in the paddocks. There was an unexplained gap in the wall and Cox had it filled by a local person skilled in the tradition. Cox applied to the New Zealand Historic Places Trust for a grant to build a fence on both sides of the wall to prevent damage by cattle. The following year, 1993, the wall was classified Category II as meriting preservation for its architectural quality, and the grant was then approved. Soon after, the farm was bought by Mr and Mrs D A Staples who expressed a positive interest in continuing with the preservation project. The property has since been sold and subdivided but the wall remains in good condition.

Principal Sources:

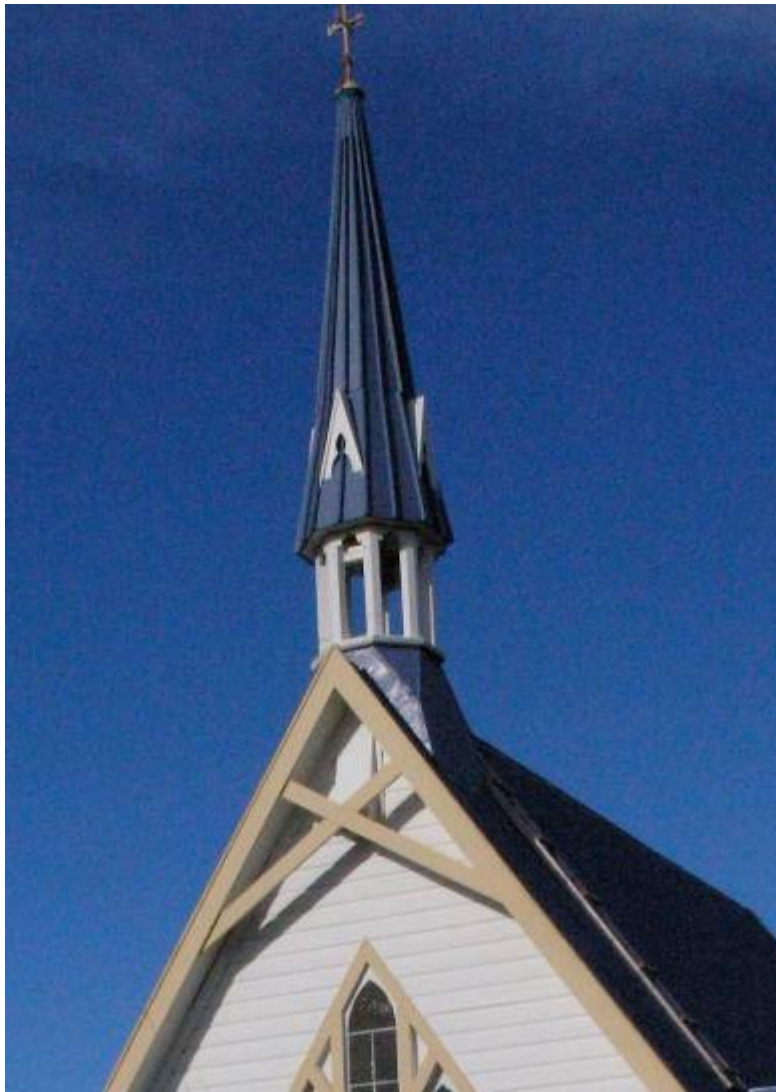
Ian Matheson City Archives, file number A175/199.

Historic Places Manawatu-Horowhenua Record 010133.

PNCC files, HP file number 12012-07.

Tate, M. P., "*If Stones Could Speak*" in the *Manawatu Journal of History*, Issue 3, 2007.

Ashhurst



St Mary Magdalene Church (Anglican)

Corner, 67 Cambridge Avenue and Winchester Street, Ashhurst

NZHPT Registration Number:	1194
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	30/04/10
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

Construction of Ashhurst's St Mary Magdalene Church began in 1897 and the building was consecrated in 1900. It was the town's second Anglican church and it replaced a smaller timber structure built in the 1880s. The need for a larger church to accommodate the growing Anglican community in the area came as the town's population increased due to a rise in European settlement. One of the major influences was the English-based Emigrant and Colonist's Aid Corporation which owned the section of land on which Ashhurst is situated, part of the Manchester Block. The Government also assisted settlement of the area by providing employment for immigrants through its public works and immigration scheme, such as on the new railways which ran through the block.

In 1897 the Church commissioned the diocesan architect Frederick de Jersey Clere to design the new building. Clere had already designed three similar wooden churches in the area at Halcombe (1881), Feilding (1882) and Rongotea (1896), and for Ashhurst's church he was asked to follow the design of his St Simon and St Jude Church at Rongotea. The form of St Mary Magdalene Church is almost exactly that of the church at Rongotea with the exception

of some distinguishing features, such as the design and position of the windows, the form of the steeple, and the opposite positioning of the vestry and porch to that of St Simon and St Jude Church. Clere was asked to provide seating for as many as possible within the constraints of the £300 budget.

Funds for the new church were raised both in England and by the local community. A substantial contribution of £100 was made by Lucy Ashhurst, the sister of Henry George Ashhurst (d. 1882), after whom the town had been named. Upon making the contribution, Lucy Ashhurst pointed out that the town's name had been misspelt as Ashurst, and the error was subsequently corrected. Lucy Ashhurst also donated the church's font in memory of her brother in 1899.

Clere's design was in the Gothic Revival style of church architecture popular in the late 19th and early 20th centuries. The church's timber construction, steep pitch gable roof and sharp-angled steeple are all typical of this architectural style. Also characteristic of the style is the extensive use of native timbers for the church's interior linings and fittings. Many of the interior fittings such as the pews and altar furniture were conceived by Clere himself, who took a holistic approach to his building design. Some of these are included in the NZHPT registration but the original pews have been replaced. Clere was also asked to design a pedestal and lid for the font. Not only does St Mary Magdalene Church exemplify the architectural style for which Clere was noteworthy, it also demonstrates his skill in individualising his smaller wooden churches.

Two principal changes have been made to the church's exterior appearance since its consecration in 1900. Initially, the original Anglican church was retained as an annex to the new building, but was later relocated to Bunnythorpe and then on to a marae near Rata. In 1997, the Church was extended to the north and west with the addition of a larger porch accessible by ramps. Overall, St Mary Magdalene Church has retained its original form and character and has been maintained in excellent condition by the local community. The vestry was refurbished in 1995 and a series of quilted hangings made by members of the community have been completed over the last 25 years.

Principal Source:

St Mary Magdalene Church (Anglican), NZHPT Register no. 1194, 30/11/2009, Karen Astwood, NZHPT.



Post Office (Former)

Corner, 64 Bamfield Street and Cambridge Avenue, Ashhurst

NZHPT Registration Number:	1198
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	30/04/10
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

The former Post Office in Ashhurst was constructed in 1897 in response to increasing demand for postal services due to population growth of the town and surrounding area. It replaced the original post office which operated within a general store, and like its predecessor, provided not only postal and telecommunications services, but banking and other financial services as well. In addition to these functions, the former Post Office was an important place for people to meet informally, network, and find out the latest local, national and international news.

In the late nineteenth century, the Public Works Department created standard designs for common public buildings such as post offices and railway stations which were replicated throughout New Zealand. This stemmed from a rise in construction of these buildings brought about, in part, by the government's Public Works and Immigration Scheme. The south-facing original 1897 section of the building follows a design called 'Style1QW' very often used for smaller towns. This is a simple single-level design using wooden construction and a hipped roof. The detail and decoration of the front façade shows Queen Anne and Stick style influences. This use of decoration indicates that by the 1890s aesthetic appeal was considered more important than previously in the design of public buildings.

Like many other Post Offices, the former Post Office contained a residence for the postmistress which continued to be used throughout much of the 20th century. Having an owner or manager live onsite was a feature of many other businesses, such as banks and shops, in the late nineteenth and early twentieth centuries.

The building was subsequently expanded to increase capacity as the town's population grew and to accommodate evolving operations. In 1909 a west wing was added to the north of the original section. This created an additional bedroom and expanded the kitchen and utility areas. At this time, a lean-to was also added to the east side of the building, which housed an increased number of private boxes and a telephone bureau. The building was extended eastwards in 1947, replacing lean-to, and an east wing added at the same time. These additions enlarged the public space and provided for improved staff facilities including a staffroom, kitchenette and toilet. The symmetry of the front façade was lost as a result of the extension to the east. During the 1960s, the Post Office underwent a series of renovations including re-piling and modernisation of the interior, including the residential space which was still in use for that purpose.

The Post Office closed in 1992 as a result of the trend towards centralisation of services and changes in postal operations. Postal services were relocated to a Post Shop set up within an established store. The Palmerston North City Council purchased the building in the same year and adapted it to become a branch of the Public Library. The interior layout was altered to accommodate its new use at this time, and other minor changes have been made subsequently. The position of the former rooms can still be distinguished in the interior and by the positioning and type of windows. The building continues to function as a branch of the public library and as a community meeting space.

Principal Source:

Post Office (Former), NZHPT Register no. 1198, 17/12/2009, Karen Astwood, NZHPT.

1033B Napier Road

Ashhurst

NZHPT Registration Number:	2813
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	30/04/10
City/District Council:	Palmerston North City Council
District Plan Status:	Not listed



Brief History

This house is situated along Napier Road (State Highway 3) just north of and opposite to the intersection of Raukawa Road. It was built circa 1878 and is one of the earliest surviving buildings from the beginning of European planned settlement in the Manawatu. The modest timber house has two gabled sections and a lean-to spanning the rear of the house. It is an example of the “double box cottage”, a common New Zealand building type from the late nineteenth century. It has much in common with another Ashhurst house, 294-306 Cambridge Avenue, also Category II.

The house was originally the homestead of one of the first farms established in Ashhurst’s outlying areas. Founded in 1877, Ashhurst was the last of three towns established within the Manchester Block by the Emigrant and Colonists’ Aid Corporation which purchased the land from the Government in 1871. Settlers were provided with both a town section and a country section and as with the other towns of the Manchester Block, once the town of Ashhurst was established, settlers were encouraged to develop farms. These farms were intended to support the town initially, and to grow to form the basis of the local economy.

Newspapers from 1878 found lining original parts of the house suggest that it was built as part of this move into the surrounding rural area following the establishment of the town. The development of the Manchester Block settlements was aided by the immigration and public works policies of Julius Vogel, which resulted in the arrival of many European immigrants to New Zealand during the 1870s.

The simple form of the building demonstrates the original owners' focus on meeting their immediate practical needs, and the cottage may have been constructed by the owners themselves. Despite this, the front gable decoration and addition of a verandah show that the owners were conscious of international fashions in architecture and wished their home to be more than simply utilitarian. The lean-to was added to the rear of the house in 1900. Such additions are common to buildings of this type, since owners often desired to expand the living space once resources became available. Little alteration has been made to the building over the years, so it remains an intact example of the building type. However, changes were made to the interior arrangement of the lean-to addition in the late twentieth century.

Just over a decade after it was built, the house is known to have been owned by Joseph McLeavy. By that time, the new Palmerston North to Napier railway line ran through the section. The property was sold in 1909 and then farmed by a succession of parties, before being purchased by the Parkes family in the early 1950s. The homestead housed several generations of the family prior to its sale as a separate section in 1998. The Parkes family retained the land and continue to farm it.

Principal Source:

House, NZHPT Register no. 2813, 14/12/2009, Karen Astwood, NZHPT.



294-306 Cambridge Avenue

Ashhurst

NZHPT Registration Number:	1196
NZHPT Registration Type:	Historic Place – Category II
NZHPT Registration Date:	10/12/10
City/District Council:	Palmerston North City Council
District Plan Status:	Category 2



Brief History

Constructed circa 1888, this semi-rural homestead on the outskirts of Ashhurst dates from the early stages of the town's growth. Ashhurst was founded in 1877, part of the Manchester Block developed by the Emigrants and Colonists' Aid Corporation. The house has much in common with the cottage at 1033B Napier Road, also Category II. Both houses represent a period of the town's development when settlers were encouraged to establish farms in the outlying rural areas. The farms were intended to support the town initially, and to grow to form the basis of the local economy.

The house is built of timber and, like the Napier Road house, is an example of a double box cottage. The simple design of the original house indicates the owner's focus on meeting their immediate practical needs, and may have been constructed by the original owner themselves. A second storey was added to the gabled section in 1902, and several further extensions were made during the twentieth century. The verandah and gable decorations are slightly later than the original building.

These embellishments to an otherwise modest building show the owners' awareness of international trends in architecture and their wish for their home to be more than purely functional.

The three sections which made up the original property were sold in 1888 by the Emigrant and Colonists' Aid Corporation to local labourer Thomas Whitehead, who appears to have been an early Manchester Block settler. The property was sold in 1892 to the Gardiner family who were farmers from Ashhurst and Pahiatua. The house changed hands again in 1902 when it was sold to Mary Wilkinson, a farmer's wife from Pohangina. Ashhurst farm labourer Cyril Peck purchased the property in the mid twentieth century. The house remained in the Peck family until the 1990s when the property was subdivided and the house sold as a separate section from the majority of the land which was retained by the Peck family. The house is currently being restored by the new owner.

Principal Source:

House, NZHPT Register no. 1196, 25/8/2010, Karen Astwood, NZHPT.