

Masterton District – Registered Heritage Items

(NZHPT Registration includes the whole premises)

Awamaru, 20 McKenna Street (RC II)

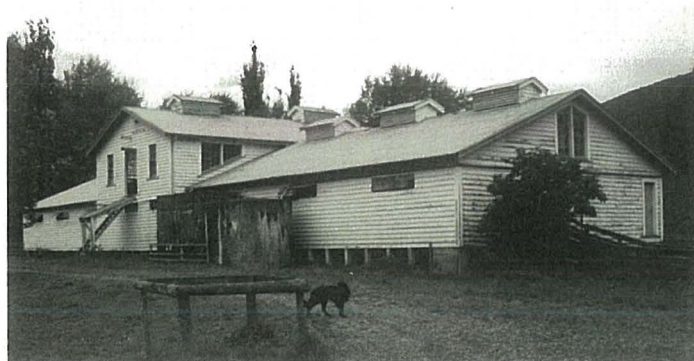


Awamaru is a single-storey Edwardian Bay Villa. It has four bay windows, a verandah, and porches at both the entry and service area. Both its principal bay windows are angled bays, one rectangular in plan with a pitched, pedimented roof, the other onion turreted in Queen Anne style over a quadripartite bay. Internally the main rooms are enhanced by the articulation of their windows, giving good views to the garden and beyond. The principal bedrooms, family room and lounge have a 4.2 metre stud, and a number of original features and finishes can be found in these rooms. There is also a meat cellar.

The house is sited on a very large section. There are three accessory buildings (including a coach house/stables, a gazebo relocated from St Brides Convent) and large gates. Elsewhere on the grounds there are mature and historic native trees (a principal feature of the grounds is a kahikatea, estimated to be over 600 years old), mature exotic trees and regenerating native bush.

A significant feature is its setting adjacent to Garlands Bush.

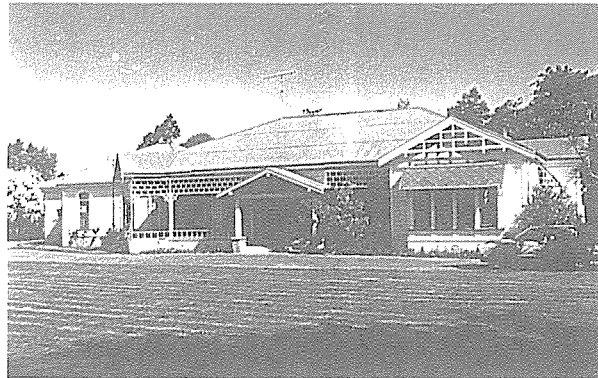
Annedale Station Woolshed (RC I)



The Annedale property is of considerable **historic** value. Begun in the 1870s under JP Penny as a bush covered run, Valentine Smith bought it in 1880 but sold it only three years later to Thomas Williams and William Beetham the owners of Brancepeth. Williams had married Beetham's sister Anne, after whom the property is named. The partners set about intensive clearing of the land and it was probably in this period that the woolshed was constructed.

Of considerable visual interest, the woolshed's prominent ridge ventilators along the main block dominate an already strong form. The whole is of considerable **architectural** and **technical** value. Built of timber frame with weatherboard cladding and corrugated iron roof the woolshed is of eighteen stands designed for use in blade shearing times. Old Wolesley mechanical sheep shearing overhead gear is still in position but is now operated by electricity. The wool room has a mezzanine floor for wool storage. At one end an electrically driven winch raises the bales through a trapdoor using a block pulley. At the other end the mezzanine floor is larger and opens out by means of a double door to a chute for loading out the bales onto trucks – originally horse drawn wagons.

Ardsley Homestead, Opaki Rd (SH2) RC II



The house was built in 1913 for Charles Beetham on part of the Williams and Beetham estate on the former Lansdowne Station and is of some **historic** interest. Charles Beetham was the seventh child of William Beetham, the founder of Brancepeth Station. Lansdowne was taken up in 1856 by John Valentine Smith and sold in 1883. Charles settled on the Lansdowne Block in 1913. The 28 acre property was owned by his descendants until the late 1970s when it became a noted horse stud under James Wallace. The house is a large single storey villa of a relatively simple but imposing style and is of some **architectural** value. A deep verandah with peculiar checkerboard detailing at the eaves is a principal feature of the main frontage.

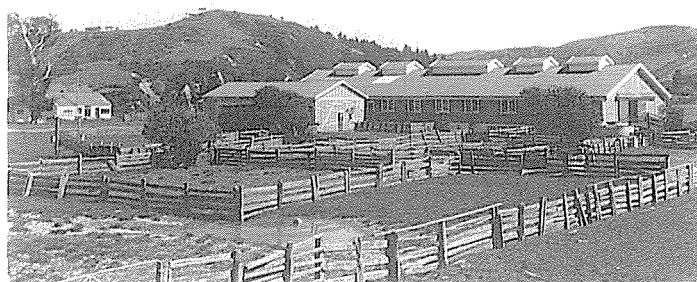
Awatoitoi Homestead, Blairlogie Road, Masterton, RD12 RC I



Awatoitoi is an important building in Wairarapa farming and has considerable **historic** value. Blairlogie Station on which the homestead is sited was first owned by John Morison. John's son Hugh had the house built in 1908 and lived in it until his death in 1951. His wife then lived in the house until 1976 when ill health forced her to move into town. She died in 1980. The house was purchased by Roger Fairbrother, the grandson of Hugh and Muriel Morrison.

Designed by CE Daniells and built by Thomas Birkett, Awatoitoi is reminiscent of an Australian homestead with its broad verandah, and is of considerable **architectural** value. The verandah entrance is built in the form of a ridged gable located in the centre of the main façade at right angles to the main building and projecting out from the main roof. The gable is supported on paired columns with a fretwork archway between forming a valance directly under the eaves. While there have been some internal modifications over the years, these have not affected the integrity of the whole. The house is further enhanced by its well established setting.

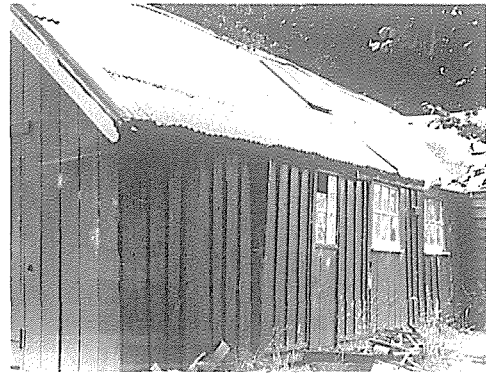
Bowlands Woolshed, incl Yards, Bideford (RC II)



Bowlands Station was one of the first two runs taken up in the upper Tauweru in 1859 by WN and GH Luxford and is of considerable **historic** value. The Bowlands Woolshed was built for WH Levin in 1904. The woolshed's architecture is functional with the five large louvred ventilating lanterns prominent along the ridge. Otherwise, it is a plain, single wing structure showing economy of form in the simple gable treatment of timber frame and horizontal galvanised corrugated iron cladding.

The woolshed was designed in the office of Clere, Fitzgerald and Richmond of Wellington and has **architectural** value. It is probably the work of John Swan as his initials appear on the working drawings dated 16 November 1897. The woolshed has seven stands with four electric machines being now used. The newly shorn sheep discharge to a covered area outside the ports. Because one end is built over falling ground a ready made basement has been formed. The side elevations of the woolshed have well-proportioned, paired, double-hung sashes.

Brancepeth: Stronvar Rd (RC I)



Brancepeth is of considerable **historic** significance as a complex of farm buildings, some over 130 years old and have **rarity** value in their virtually unaltered nature. The original holding of 10000 acres was established in 1856 by William Beetham (1809-1888), an artist, and Jack Hutton. Hutton withdrew early and Beetham's sons' Richmond and William H were on the block by August 1856. The Station was named by younger brother Charles after a wild boar wandered through camp while they were building the first whare. (Brancepeth is Yorkshire dialect for Boar's Path).

In 1883, the marriage of Annie Beetham (who Annedale Station was named after) in 1883 to Thomas Coldham Williams brought financial stability. The partnership between Thomas Williams and William Beetham allowed Brancepeth to develop. By 1890 the property was over 65,000 acres with 80,000 head of stock, the single largest station in the Wairarapa (approximately 1/50th of the districts total farming land). However, under pressure from the Liberal Governments Land for Settlements Act (1894), the partnership was dissolved and the property was partitioned from 31 July 1903, going into effect from 1905.

The original homestead was built in 1859. Parts of an addition of 1886, including the left hand gable, are incorporated in the present building but none of the original remains. The major reconstruction of 1905, including the tower and right hand wing, is of considerable **architectural** value. Designed by Joshua Charlesworth, architect of the Wellington Town Hall, the builder was CE Daniells of Masterton. The castellated tower unites the old and new sections. It is timber-framed and sheathed, with a corrugated iron roof. The interior features pressed metal ceilings, exposed ceiling beams with intricate carving on the brackets, stained glass windows and panelled dados of native timber. The building is in remarkably original condition with no major modifications since 1905.

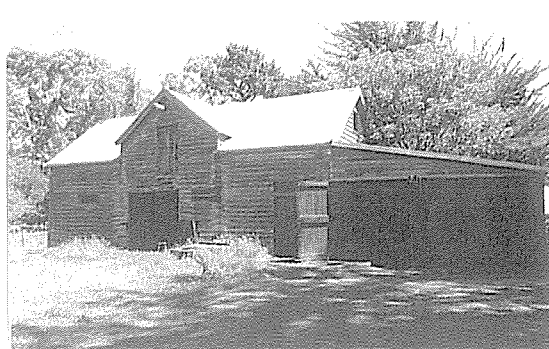
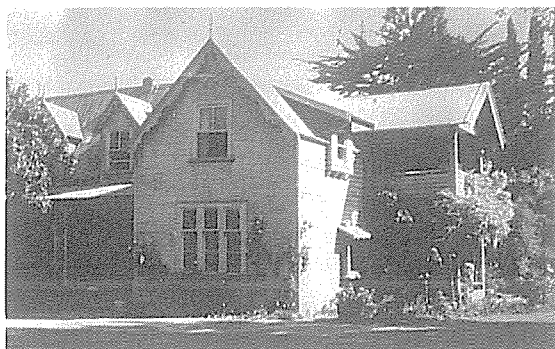
Some of the earliest farm buildings in the Wairarapa remain in close proximity to the house and are of **historic, architectural** and **technical** value. When the four Beetham brothers, William, George, Charles and Richmond took up the block in 1856 they lived for a time in a little whare built of pit sawn totara boards fixed vertically with the joints covered by battens. The roof was of shingles but later it was covered with corrugated iron. Also extant is a small stable built in the 1860s that was used for shepherd's horses. It has a smithy in a rear lean-to.

The farm buildings are all of timber with corrugated iron roofs and, painted in a ubiquitous barn red, are well maintained. The larger stable closer to the homestead began as a single man's cottage in the period 1869-72. About 1875 it was considerably enlarged to provide a coach house with adjoining stables. Another archway was added later for motor cars. The stables contain four loose boxes with swing doors. In the groom's room, the livery worn by the last of the family's grooms can still be seen.

The first woolshed was probably built in 1859 but subsequently had its use changed to a stable for draught horses and as a hay barn (its present purpose). The venerable yards surrounding add to the appearance with their weathered and lichen covered posts and rails.

The killing shed is impressive. It is weatherboarded with a high, gabled roof and double doors at both ends. A timber built store dating from about 1856 also remains in good order. Its proportions are more akin to that of the whata with its steep-pitched roof topped with a finial. The name whata or futtāh seems to be a derivation from the Maori storage whare. The whole is raised from the ground. The clerk's room or office was built in 1875 as part of the farm library. The building, timber framed and weatherboarded with corrugated iron roof is long, narrow and gabled with a porch at one end and a wing at the other for a laundry. The present Lane Cottage built in the 1860s was used as the school and teacher's residence in the 1880s and 90s. The building has a more recent addition.

Brentwood, Upper Plain Road (RC II)



The Reverend John Ross, for whom Brentwood was built, was Masterton's first Presbyterian Minister (1866-71). The villa was built around 1878 by R Alfred Wakelin (1845-1910), and is the largest of the dozen or so remaining buildings built by Wakelin. This makes Brentwood of both **historic** and **technical** significance as the building displays some of Wakelin's trademark construction techniques. Further, it has **architectural** value as an elegant example of an early two storey villa. Built of totara, much of that timber is exposed showing its fine weathering qualities. There is also arguably **rarity** value in the building due to its age and construction. The stable and coach house which adjoin the house, in a neighbouring paddock, are also of **historic** value as their vintage may precede that of the house itself

60 Church Street, Jeans Hacker House (RC II)



This house dates from the 1860s and may be the oldest house in Masterton. It is built on Masterton Small Farms Association 40 acre section SFS 18 originally selected by W Baldwin. The house is important for its **historic** value through its association with prominent early residents in Masterton, the sisters Emma Jeans and Elizabeth Hacker after whom several streets are named. The house is of some **architectural** and **technical** significance being an extended form of an early settler cottage that reflects the status of its women occupants, and uses essentially authentic materials and construction methods of the period.

Courthouse, Te Ore Ore Road (RC II)



Formerly sited in Lincoln Road in Masterton and now moved to a residential site on Te Ore Ore Road, this building was the Masterton Courthouse from 1884 and for this reason has some **historic** value. It is a simple but quite handsome Victorian structure of timber frame, weatherboard and corrugated iron roof. Built by A Cleghorn, the building has some **architectural** value. There is a pleasant hierarchy and detailing around the three windows which feature on the building's principal gable. The building was used by New Zealand Post after the courthouse function was no longer required before being acquired recently for residential purposes.

Ditton Homestead and Woolshed (RC II)



The Ditton Homestead and Woolshed are of **historic** value. Consisting of an amalgamation of smaller lots from the Kopuaranga subdivision of 1877, Ditton was purchased in 1878 by Septimus Mawley (1847-1929) and his partner Dodgshun. The partnership is commemorated in the naming of two local trig points on the station. The homestead was built around 1879 for Septimus Mawley. Ditton was bought from Mawley's Trustees in 1929 by Richard McArthur Falloon. Mawley is commemorated in Masterton by Mawley Park, a caravan park on land presented to the Masterton Borough Council by Mawley's widow in 1930.

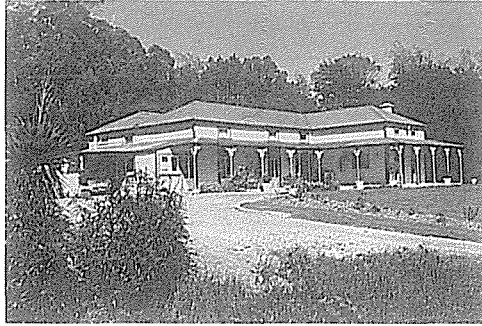
The homestead is a handsome Victorian 'T-villa' of timber frame, weatherboard and corrugated iron roof. The gable on the 'T' does not sport a bay window. The face is plain with a double window of small panes in the upper floor and larger triple window at the ground floor. A verandah shelters the length of the 'T' and above, two dormers project providing light to upper bedrooms. The woolshed is timber framed with weatherboards and corrugated iron roof. Built about 1880, it was added to around 1914. Both the homestead and woolshed have **architectural** value.

Homewood Station Woolshed (RCII)

Homewood Station was originally part of the Waikaraka run that George and John Moore took up at the end of 1854. The station was first leased in 1871 by Frederick Moore (1843-1929) and then divided with John Moore (1807-87) keeping Waikaraka and Fred keeping Homewood and Glenburn. In 1878 Homewood was bought from Moore by Frederick Ernest Tatham and it continues in the ownership of his descendants. The woolshed has **historic** value. The woolshed has six stands. It is a handsome structure of weatherboards, timber frame and corrugated iron roof.



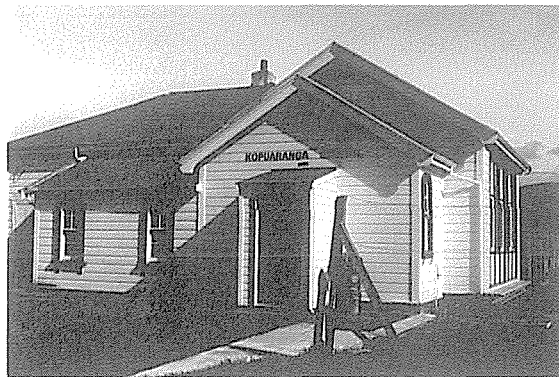
Ica Station: Langdale Rd, Whareama, RD12 (RC II)



Initially, the only access to Ica was by fording the Whareama river. The Station was established in 1864 by purchasing southern block of Guthrie's Castlepoint station from AG Tollemache and is of **historic** interest. It was bought by John Chapman Andrew (1822-1907) who came to New Zealand in 1856 and was later MP, Headmaster of Nelson College and Vice Chancellor of the University of New Zealand. Most of the farm work was carried out by Andrew's son William and manager Thomas McKay. Andrew died in 1907 and by 1909 the family had divided the property into 5 blocks.

The original homestead built in 1866 was burnt down in 1895 and was replaced with an identical building, by local Whareama builder Thomas Birkett, on the same site. The original chimneys were re-used. The rear wing was added in 1903 and a major restoration carried out in 1976 by Calder, Fowler and Styles. The design is said to be of Norwegian origin. Certainly the position of the verandah in relation to the height of the building does not appear Victorian in character. The house has **architectural** value. It is L shaped with the closed angle of the L facing north to catch the sun. Because the fire started in the floor Andrew required that all but two of the rooms be built on concrete and brick foundation with solid concrete floors.

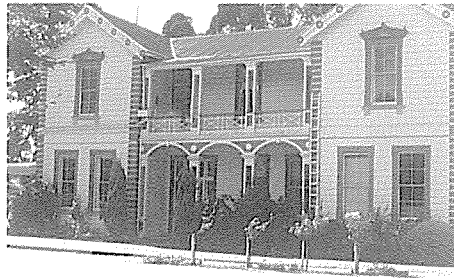
Old Kopuaranga School, Kopuaranga Rd (RC II)



The School closed in 1975 and is now owned by the Department of Conservation. A structure was built for the original school bell in 1960. The school building is of **historic** value. Possibly designed by Thomas Turnbull it was built by John Montgomery in 1884 and extended by CE Daniell in 1896. Kopuaranga School was opened on 20 May 1885.

The school, like the settlement was originally named Dreyerton after Alexander Dreyer, the government interpreter who accompanied the original Scandanavian settlers. The post office was originally called Opaki, changing in 1904 to Kopuaranga. The school changed its name in 1907.

Langdale (dwelling), Langdale Rd (RC II)



The Whareama run later known as Langdale is of **historic** value. The property was originally part of Mary Ann Buxton's 25000 acre Whareama Station. Mrs Buxton was the nominal owner on behalf of her son Henry. In 1868, Buxton drowned in the Ica ford so the farm was managed by William Everett until purchased by John Morison in 1870. It was sold again in 1878 to AL Elder of South Australia and was managed by his two sons, HR and AA and a cousin JA Austin. They renamed it Langdale as the topography reminded them of the Langdale Pikes in their native Cumberland.

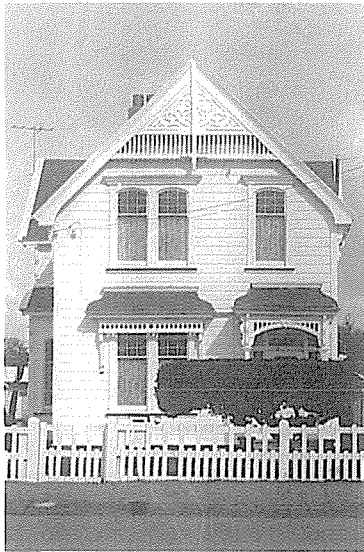
Langdale was acquired in 1900 under John McKenzie's Lands for Settlement Act 1894 from the Elder brothers and was cut up for closer settlement by the Land Settlement Board on 23 March 1901. Included in the scheme was to be the village of Langdale consisting of 20 small sections – in the event 13 of these were unsold and leased back to adjoining landholders. A school, church (still extant) and post office/store (building still extant) were built. The homestead is of **architectural** and **technical** value. Built in 1884 for Alexander Lang Elder, the house has many original features principal among which is the unaltered bathroom and its kauri bath. A verandah and one room has been added and the homestead has been re-roofed.

Lars Anderson Schou's Barn: Mt Munro Rd, Mauriceville West (RC I)



Built in the 1870s by Lars Anderson Schou, a Danish immigrant, this barn is the last surviving example of slab-hus construction and is one of the very few remaining pieces of visual evidence of the pioneering activities of the Scandanavian settlers. It is of considerable **historic** and **rarity** value. The barn is also of **technical** value. It consists of walls of split slabs trimmed to an even plane by an adze. Because the barn was not used as a habitation it did not require either battens over the joints or a pugging of clay. The floor is of earth and the roof is galvanised iron. As there are no battens under the iron this may have been the original material. The form consists of a steeply pitched, gabled roof with lean-tos on both sides. Unpainted with the timber slabs now heavily weathered, the barn has a somewhat dilapidated appearance. Nevertheless a considerable ambience is also created in its quiet and sheltered setting, squatted below giant macrocarpas, in the lee of Mt Bruce. .

55 Lincoln Road, CT Natusch House (RC II)



55 Lincoln Road is listed Category II by the New Zealand Historic Places Trust. This is largely due to its **architectural** value as a town house in Masterton and its relationship with the architect and initial owner, Charles Tilleard Natusch (1859-1952). It has some **rarity** value as one of only a handful of Natusch buildings extant in the Wairarapa. Also, it has **historical** value not only as the work of a pre-eminent architect of the period but by direct association with that family. The house is a handsome example of Natusch's architectural skill in a suburban domestic situation. The building is relatively small by comparison with some of his rural homesteads and is not *per se* in his signature 'board and batten' style. Yet, the building is evocative of his larger works. Both formally and decoratively, it has considerable aesthetic value. It is an elegant rendering of a town villa of the period and has **townscape** value as a prominent villa in a street of light industrial and domestic buildings.

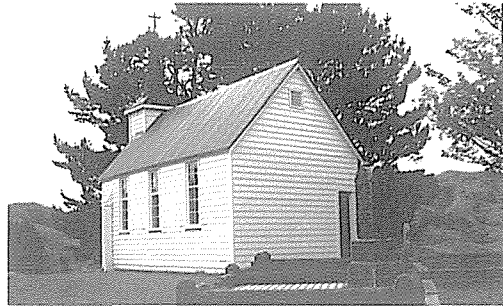
Manawa Station Homestead and Woolshed: Annedale Rd Tinui.(RC II)



Manawa Station was called Bogley Wallah by its original owner, Captain Charles Sharp. It is of some **historic** value. Subsequent owners were Charles Jeffs and Thomas Riach, then John Bridges who on-sold it to W Waring-Taylor in 1868. George Dixon was the next owner and then in 1908 partners Bunny and Dalziell. They subdivided the run between them in 1915. In 1942 the Dalziell portion was further divided by Eric and Jack Dalziell into Manawa and Grassendale stations respectively.

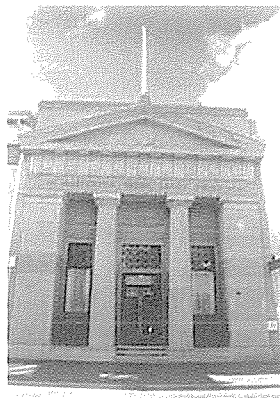
The homestead and woolshed are of **architectural** value. The homestead was begun in 1880 with the main building completed in 1904 by CE Daniell. It is a handsome single storey late Victorian villa. The principle gable does not sport a bay window as might be expected but the verandah along the remainder of the main frontage is handsome with some intricate decoration at the top of the posts and under the eaves. The Manawa station woolshed, built in 1904, has prominent ventilating lanterns on all its roof ridges. Windows tucked close under the gable ends with the heads splayed to follow the roof pitch are characteristics associated in other woolsheds with the work of architect JS Swan who may have been the architect here.

Mauriceville North Methodist Church, North Road (RC I)



The Mauriceville area was settled exclusively by Scandanavian people under Sir Julius Vogel's immigration policy of the early 1870s. On 2 August 1879 a site of five acres and two roods was bought by the community from a section owned by Neils Neilson. The bush was felled and the section cleared. In 1880 Otto Christoffensen was appointed Methodist home Missioner to the Mauriceville North District. He designed and helped to build the church to seat 70 people. The timber was cut locally, hauled to the site and pit-sawn into slabs. Built in 1881, the church building is of **historic** and **architectural** value. The foundation stone was laid on 12 July. It is a handsome little country church of timber frame, weatherboard and steep corrugated iron roof. The nave has three rectangular windows on each side. A belfry sits atop the main roof at the end where a small porch signals entry.

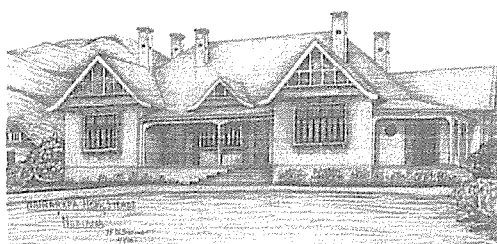
National Bank: (Masterton Trust Lands Trust) built 1925: 187 Queen St. (RC II)



The Masterton Trust Lands Trust is a legacy of the Small Farmers Association. Founded in 1871, it was set up to assist cultural and educational activities. The Trust Lands Trust building was built originally by Fletcher construction for the National Bank in 1925. The bank moved to new premises in 1995 and sold the building to the Masterton Trust Lands Trust. One of the reasons for the Trust buying the building "was to give a more public face to a 124 year old institution clearly identified with and emerging from the very earliest days of European settlement in 1854".

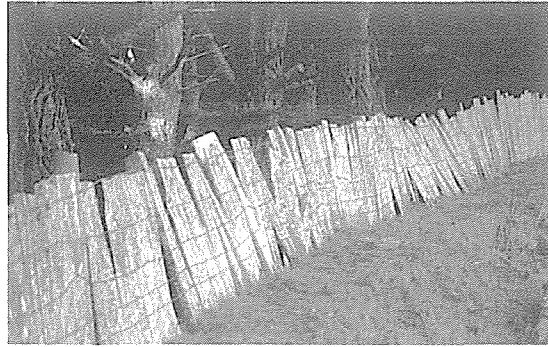
The building was designed by Atkins and Mitchell of Wellington and is of considerable **architectural** value. Its principal feature on its street façade is the powerful pediment that sits astride robust sandstone Doric columns. The building was enlarged in 1956 and underwent significant conservation and refurbishment recently. It is a re-inforced concrete structure. The original part of the building, formerly the Banking Chamber, is a handsome space reaching to 7.2 metres in height. Some important heritage features remain in the original part of the building, in particular three oak panelled doors with architraves, and the deeply coffered ceiling with central panels of coloured and leaded glass.

Ngaiana Homestead, Homewood Rd (RC II)



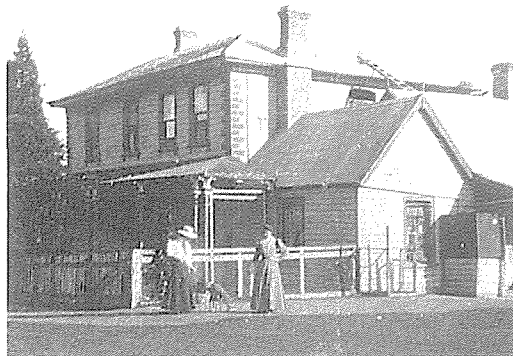
The property came into being as one of the many divisions of the giant Orui/Riversdale Station of the Merediths established in the 1850s. The homestead was designed and built in 1913 by CE Daniell. The gardens are by Buxton. The house is a large single storey transitional villa of some **architectural** value. It features two gables with a verandah running between. There is a slightly oriental feel to the curving of the roofs to both gables and to the small roof that sits centrally above the verandah. The windows are hooded and there are other references to Arts and Crafts in the use of exposed timber in the pediment details.

Omahu Farm Rabbit Fence (RC II)



After the introduction of rabbits into New Zealand, they spread rapidly in the southern part of the North Island. The effect of the rabbit plague on sheep farmers was disastrous. Rabbit fencing was intended to reduce this spread by embedding timber palings in the ground to prevent burrowing underneath. The first of the big fences was completed at the end of 1882 and was intended to seal off southern Hawkes Bay from the infestations of northern Wairarapa. The rabbit fence at Omahu is all that remains of this first fence and is of **rarity** value. It was originally 64km long but now only 750m remains. It is also of **historic** and **technical** value. Made of split totara paling stacked closely together, the palings are embedded in the ground and kept in position with interwoven wires.

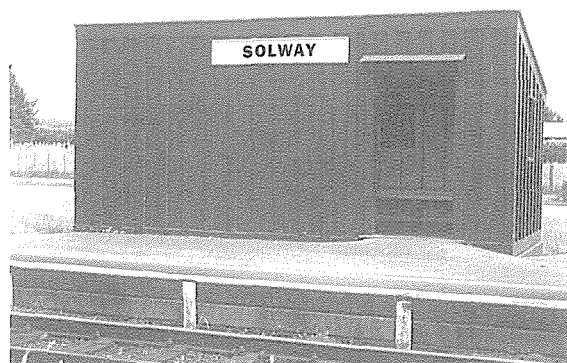
Otahuao (dwelling), Castlepoint Rd (RC II)



Situated a few miles east of Masterton on the Castlepoint Road at an area known as Bennett's Hill, the property had been leased as a Maori Block by Joseph Bennett in 1859, then purchased a year later. The Bennett family occupied it for three generations. A single storey house was built in 1860 part of which still exists on the eastern side as the cottage lean-to. The two storey house was built around 1880 as a double bay villa. The homestead remains largely unchanged and is of both **historic** and **architectural** value. A conservatory to the north has been replaced by an extension to the verandah and there are some minor internal alterations. The totara shingles on the roof have been replaced with iron. The house is constructed of totara with double sided walls 250mm thick. The building uses imitation stone quoins at the corners to reflect status. English trees – elms, oaks and Wellingtonias feature.

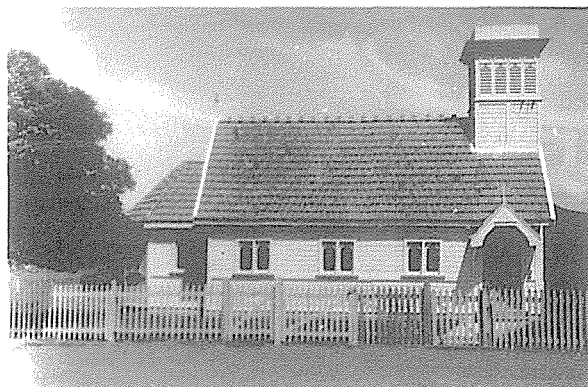
Solway Railway Station, Ngaumatawa Rd:

Registered with Rail Heritage Trust of NZ



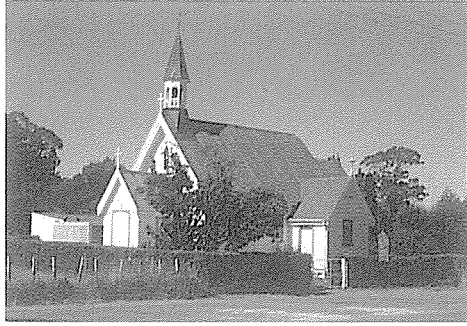
This appears as a simple shelter shed. Yet, it is the finest surviving example of a Class 6 station in New Zealand. It has **historic** and **rarity** value. Also, it has **technical** value. It is built with upright wooden slab construction, a technique apparently confined to the region. It has a rectangular plan and a corrugated iron skillion roof. It has wooden piles. There is no framing and no internal lining. Battens cover the exterior joints and the appearance is similar to vertical board and batten cladding. Facing the platform and located off centre is an open doorway. The building has been in use since 1880 when the Wellington-Woodville line was opened. Originally, the building was sited on the right hand side of the line going north. In 1910 at the request (and the cost) of the A&P Association it was moved to the other side of the tracks to be more convenient to the stockyards. Its name was changed from Kuripuni to Solway at this time.

St Albans Anglican Church, Vallance Road, Tauweru (RC II)



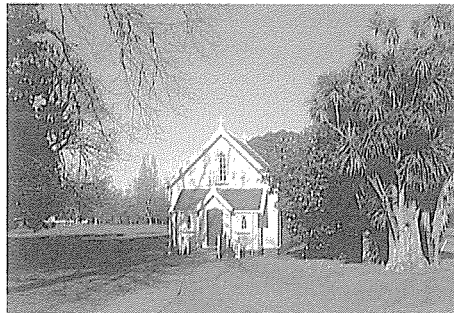
The foundation stone of St Albans was laid by Frederick Wallis, Bishop of Wellington on 3 February 1905 with the church completed that year by CE Daniell using timber supplied mostly by the company's Tauweru sawmill. The design, largely inspired by AP Whatman, is a miniaturised version of the main portion of St Alban's Abbey in Hertfordshire in England. The building was financed in the greater part by the Beetham (Brancepeth), Williams (Te Parae), Vallance (Kahumingi) and Whatman (Abbotsford) families. The principal feature of this church is the square tower that sits above the end of the nave. It is in a simple Norman style though with some Italianate influences in the eaves detail. The apse projection also has Italianate references. Apart from on the tower, the windows are all rectilinear. The entrance is at the side protected by a porch as is a larger gabled extension diametrically opposite that houses the vestry. The roof is Marseille-tiled. The church is in regular use, is in good condition and is of **architectural** value.

St Andrews Anglican Church, Langdale Rd (RC II)



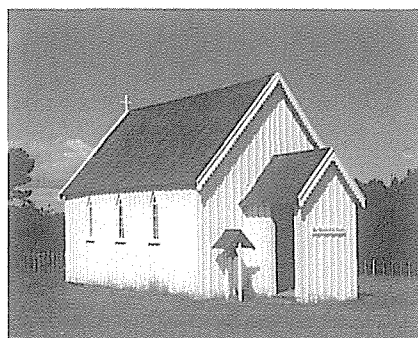
Langdale was acquired in 1900 under John McKenzie's Lands for Settlement Act 1894 from the Elder brothers and was cut up for closer settlement by the Land Settlement Board on 23 March 1901. Included in the scheme was to be the village of Langdale consisting of 20 small sections – in the event 13 of these were unsold and leased back to adjoining landholders. A school, post office/store (building still extant) and a church were built. St Andrews is a beautiful example of an early colonial gothic church. More complex in form than some of its peers, the nave is covered with a steep corrugated iron roof capped at the entry by a pointed lantern belltower. Entry is gained through a porch vestibule with side windows. That gable end of the church has three symmetrical high level stepped windows. An apse houses the chancel and there are short transepts. The interior is a fine essay in kauri with light timber trusses and iron ties. The architect may have been Thomas Turnbull a fact that would support further the church's already considerable **architectural** value.

St Columbas Church: Anglican, Solway College (RC II),



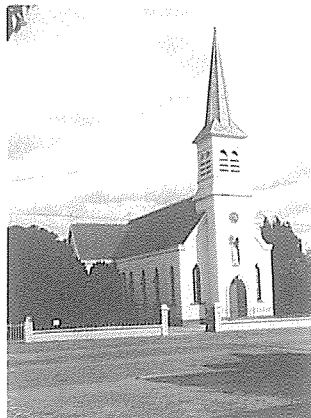
This church was designed in 1902 by architect Frederick deJersey Clere and is of some **historic** and **architectural** value. It was moved in 1996 from its original site on Mangamahoe Road to Solway College to be the school chapel. Mangamahoe was the railhead for 3-4 years during construction of the Mauriceville to Eketahuna section of the Wairarapa-Woodville line. At one time there was a store, a school, a Post Office, a hotel and a church in the village. The land upon which St Columbas was built was gifted by AH Wrightson, the first minister was Rev Walker and the first parishioners meeting was held on 24 April 1903. The chapel was apparently at risk from river flooding so the relocation was encouraged. It is a simple building with a lean-to with a pedimented doorway providing entrance to the nave. Three pointed windows adorn the sides of the nave and a single window sits above the lean-to.

St Francis Anglican Church, Bideford (RC II)



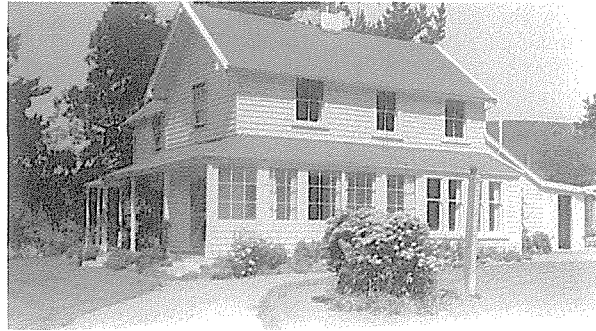
Built by community effort in 1875 as a 'churchroom' on land donated by David Carman (one time owner of Bowlands Station), the building was conveyed to the Wellington Diocesan Trustees in 1878. The building doubled not only as an interdenominational church used by both Presbyterians and Anglicans but also as Bideford's first school, Roads Board meeting room, polling booth and dance hall and is of **historic** value. It was neither named nor consecrated until its centenary on 11 October 1975 when it was named after St Francis of Assisi. The building features vertical board and batten cladding and is one of only three similar Anglican churches in the lower North Island – Old St Pauls Wellington (1843), and St Andrews Martinborough (1882). This begs the question that it may have been designed by CJ Toxward who was involved with the other two churches named. This would add further to its **architectural** and **rarity** value. The original shingle roof was replaced by corrugated iron in 1911.

St Patrick's Church, Queen Street (RC II)



St Patrick's Church was the first Roman Catholic church in Masterton. It followed closely on the heels of St Mary's Church in Carterton. Both churches were brought into existence through the efforts of Father Halbwachs. Bishop Redwood who dedicated the building on 1 June 1879 remarked "any words of mine would be cold and feeble to do justice to your priest, who has been the soul of the Catholic movement in the Wairarapa". The churches **historic** significance alone is important but may be coupled with the **symbolic** value of the church to Masterton and especially to its Roman Catholics. The building also has **architectural** and **technical** significance as it was designed by Thomas Turnbull arguably the pre-eminent private architect of the period in the Wellington region. It is a good example of Turnbull's church work and the buildings structure and use of local materials is innovative. The building also retains significant **townscape** value. While it is no longer visible from "all over town", its 88 foot spire and general presence still arrests the eye in Queen Street.

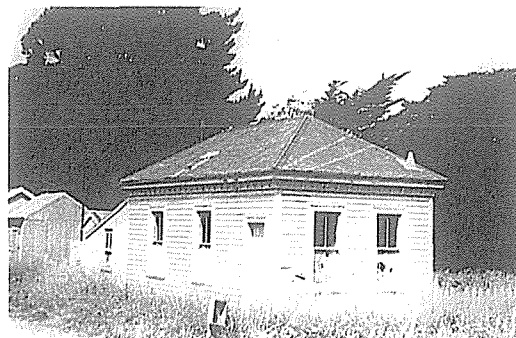
Top House, Matahiwi Road, RD 8 (RC II)



Situated about 4 miles west of Masterton, the property was taken up by Major HF Cootes an Imperial Army Brigade Major who later became a member of the Upper House in Wellington. He had the homestead built in 1865. The house is of both **historic** and **architectural** value. Cootes was a friend of Sir George Grey and William Fox, and took up Matahiwi at Grey's suggestion. However, ill health forced him to move back to Wellington where he died in March 1867. From 1866-76 Matahiwi was leased to Johann Gottlieb Rockel who had arrived in NZ in 1855. Rockel was a Masterton Roads Board member (1868-72) and a foundation member of the Wairarapa A&P Association (1871). He owned and ran the Waipoua Brewery. His son, John Martin Rockel started Masterton's second newspaper, the 'Wairarapa Newsletter'. After his lease expired Rockel tried to buy the station but Rhoda Coote instead leased the station to Coote's nephews, John and Henry Holmes who then bought the property from Mrs Cootes in 1892. Matahiwi is still run by Holmes descendants.

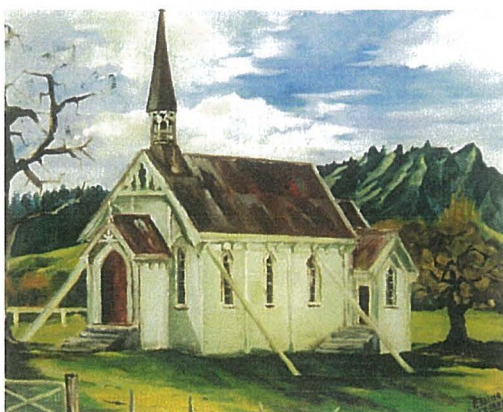
Top House is the original Matahiwi Station homestead and is a very typical 1860s two storey 'T' house. Most notable architectural features include projecting structural beams at the northern and eastern gable ends and overhanging exposed rafters. The original wooden roof shingles had been covered with corrugated iron and were removed about 1979 when the building was re-roofed.

Former County Council Office, Tinui (RC II)



This building was erected around 1900 as the offices of the Castlepoint County Council. The building has architectural value as a simple Georgian style building though the entrance door, unusually, is not central. It has two windows on the principal façade and a similar two on the sides. Built with a timber frame and weatherboards and a corrugated iron roof, the building has a simple but effective decorative element round the eaves to add status.

Church of the Good Shepherd: (RC II) Tinui.



The Parochial District of Tinui was created in 1899. The Rev JC Andrew laid the foundation stone of the church in April 1902 and it was consecrated by the Bishop of Wellington on 23 March 1904. The district was raised to the status of a parish in 1945 and is the largest in the area of the Wellington Diocese but has the smallest population.

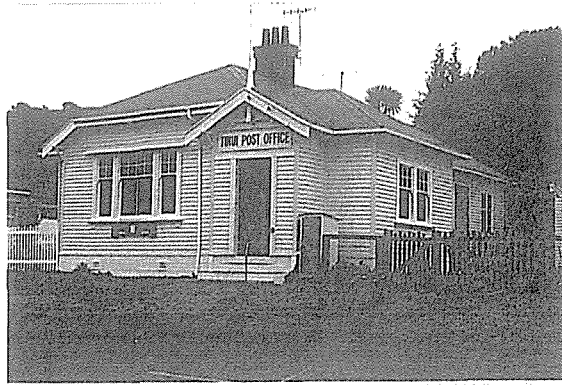
The church was nominally designed by Frederick de Jersey Clere and built by CE Daniell. In fact Clere was away from New Zealand on a trip to England when the church was designed and the plans bear the signature of John Sydney Swan. It is probably the first church design for which Swan was solely responsible. It is of **architectural** value as an example of a Victorian/Edwardian rural community church. It is a simple building. The nave has three pointed windows down each side. The entry is formed by a porch and above a delicate belfry stands atop the main roof. A sacristy is formed by a lower continuation of the main building form.

Tinui Hotel, Castlepoint Rd (RC II)



Built in 1931, this is the third hotel building in Tinui. The present hotel was erected on a new site to replace the previous two that were burnt down. The architects were Murray Keen and Co Wellington; the building was erected for the owners Swan & Co and subsequent owners have included Dominion Breweries. The public bar is situated in a former country house that was moved to the site and joined to the main building.

Tinui Post Office (RC II)



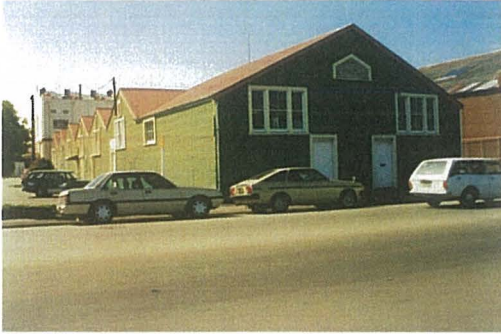
The building was built in 1926 to replace the first post office building erected in 1878. A post office was first established at Te Nui (since 1 August 1909 called Tinui) on 16 November 1869. This office was under the control of Arthur Nicholls and played an important part as a station on the overland telegraph route from Wellington to port Ahuriri (Napier) and Auckland, completed in 1867. From 1900-08 the post office was designated a non-permanent office; from 1908-37 it was staffed permanently by personnel who lived in the residential accommodation that forms the rear portion of the building. From 1937 it reverted to the non-permanent status it retained until it closed in 1988. It then became the residence of the former postmistress. The building is a simple bungalow form with a pediment and flagpole over the entry door the only manifestation of its former status.

Former Tinui General Store (RC I)



The General Store is a simple two storey Victorian cottage-style building. Built in 1870 for Wellington merchants Joseph Nathan and Co, subsequent owners have been Dr John Johnson (1895) and descendants, including Robert McFarlane and family who ran it as a general store until 1958. It has also been run by stock agents, Wrightsons Ltd. It is now owned by a community trust and the shop and associated storerooms are used as a craft shop and meeting room.

Wrigley Street, Sample Rooms (RC II)



old site



new site (Wrigley St)

The Sample Rooms were built in three stages between 1878 and 1899. They were originally built as a coach house and goods shed for the carriers William Hastwell and James Macara. Later rooms were added for travelling salesmen to display samples of their products to potential buyers. The Sample Rooms, originally in Dixon Street, were shifted in 1994, this central portion being moved to Wrigley Street, the Dixon Street frontage moving to Norfolk Road, and the Club Street frontage being demolished.

Te Maipi Wahi Tapu Area – Location – Section 3, Block XIII Rewa Survey District

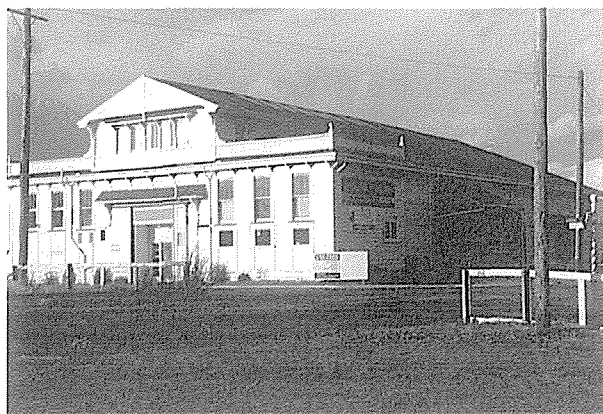
Pa Site (RCII), Location – Section 9 Block XV Otahoua Survey District

Pa Site (RCII), Location – Section 590 & 593, Whareama Block, Blocks 11 & 12, Otahoua Survey District



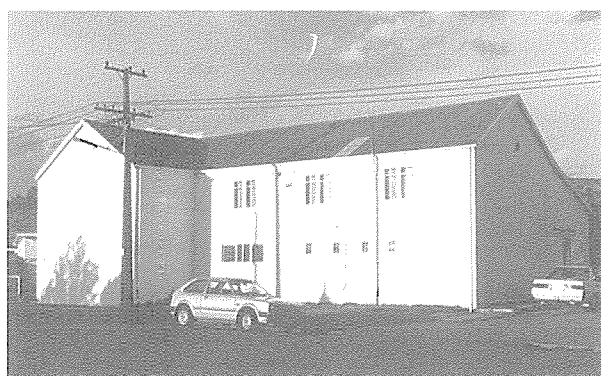
Circa 1908. The veranda fronted ward closest to the camera was demolished in the 1960's. The one behind is the area needing protection.

2 Akura Road, Levin's Wool Store (Exterior only)



The Wool Store is a landmark of Masterton West and the railway area and is of **townscape** value. Built in 1898, it is a structure of imposing design and is also of **historic** and **architectural** value. Essentially the building is three storeys in height, the front of the building is quite classically pretentious. The façade is symmetrical and gives the appearance of a colonnaded frontage with the vertical emphasis of its windows. A heavy cornice line accentuates the parapet at that level. Centrally, above the entrance, a third storey appears almost in basilican form. This section of the roof is topped by a simple pediment. The whole is imposing not only from the size of the warehouse but from the treatment of its principal façade. The building is used now as a church and activity centre.

10 Albert Street, Savage Club (Exterior only)



This building was built around 1877. It was originally a storage barn for grain as Gappers Mill was across the road. As such, the building has **historic** value. SE Gapper, described as a “machinist”, started his mill in 1874. This was sold to Giles and EE Chamberlain in 1877. The building is a large utilitarian storehouse built of timber. Its walls are plain, penetrated minimally by smallish windows. L-shaped in plan, a lean-to roof adds space to the principal arm of the ‘L’.

1 Andrew Street (Exterior only)



Designed and built for George Heron three times Mayor of Masterton at the turn of the century this ornate villa of 1898 was originally sited at the corner of Dixon and Church Streets (Beaurepaires). The building has **historic** value due to its link with George Heron. It has **architectural** value too, as a fine representative example of a Late Victorian villa. Its principal face is symmetrical around a quite flamboyant entry portico which features elaborate fretwork in wood. Some of the detail in the main entry was removed in 1988.

48 Bannister Street (Premises)



This cottage was built around 1863. Weatherboarding on the original part of the house is overlapped totara, the front of the house is rusticated matai. The interior has been extensively modified.

56 Bannister Street (Premises)



This villa/cottage from the 1890s retains many original features and is of representational **architectural** value. While it retains a simplicity of form it is a little out of the ordinary with one bay window to the front and one to the side. There is also evidence of some concern with decoration around the bay windows where a chequerboard pattern appears. A centrally placed chimney suggests this is a building of more status than its near neighbour at No. 48

75 Bentley Street (Exterior only)



This T-villa was built in 1905, and remains in good condition. The house is of some **architectural** value.. The principal bay window is sheltered by a bull-nose capped verandah which butts against the entry canopy which is an insert in the principal gable. The window there does have an interesting pedimental decoration and this detail is repeated on other windows.

82 Bentley Street (Premises)

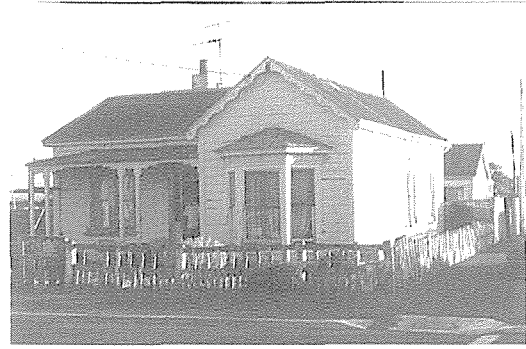


82 Bentley Street has a valuation number 18080-62500B, and can be traced back through various valuation field books to 1897. For much of that time it was part of 1808-625, comprised of three houses (80, 82 and 84 Bentley Street) on lots 16/17, part section 58.

In the 1897 valuation field book there is mention of two houses on the site, both built in 1895. A later book says the third house was built in 1907. At that time the houses were described as being on the corner of George Street (now part of Bentley Street) and Junction Street (the upper portion of Perry Street).

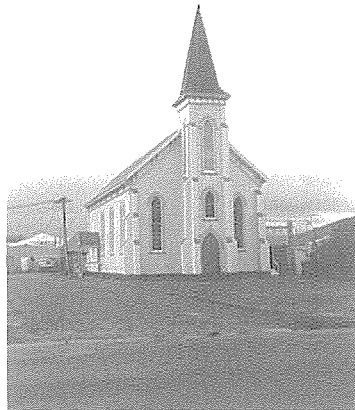
There is another house in the vicinity that was built by A W Renall in 1885, but that is on part 20.

84 and 83 Bentley Street (Premises)



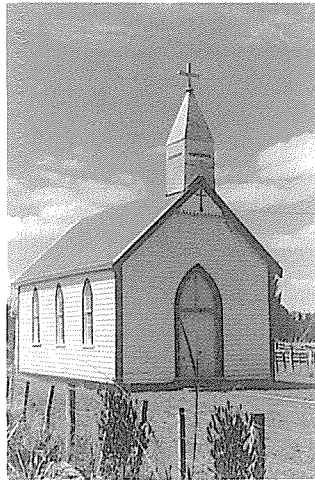
These houses are an interesting pair of handed (mirror image) traditional single storey bay villas dating from the 1880s and have some **group** and **architectural** value as such. They are very typical of their kind featuring a simple bay window on the gable end and a verandah over the entrance and associated window. The eaves have a pleasant 'wave' detail.

8 Bruce Street, Wesley Wing at Aratoi (Interior & Exterior)



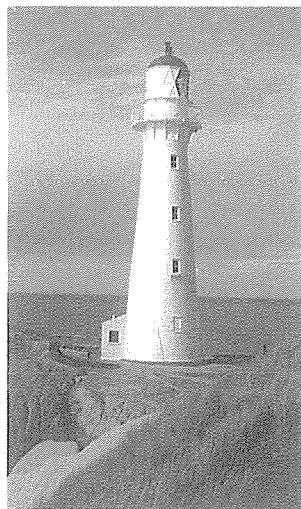
This building is of **historic** and **architectural** value. It was originally a Methodist church built in 1878 on the corner of Chapel Street and Lincoln Road. It was bought by the Masterton Trust Lands Trust in the 1970s after the Methodists and the Presbyterians amalgamated. It was then moved to the Arts Centre and refurbished as a performance and meeting space with a stage at one end. A simple but elegant rectangular gothic building it is dominated at one end by an elegant tower that houses both the building entry and a belfry. The building was moved again on its site in 2001 to accommodate the new Arts Centre building with which it has attained **group** value. The old church building has been skilfully incorporated as an important element of the Arts complex. The exterior remains largely intact, and the interior is also effectively little changed. Arguably, the building is also of **symbolic** value as a merging of Masterton's cultural past with its future.

Bideford - Te Ore Ore Road, Sacred Heart Church (Interior & Exterior)



This simple church of traditional design, with three windows down either side. A lantern belltower sits over the entrance door that unusually is not protected by a porch. Some **historic** value. The building is owned by the Roman Catholic Archdiocese of Wellington.

Castlepoint Lighthouse (Exterior and Interior)



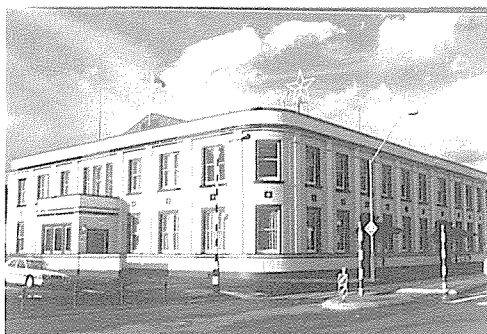
The kerosene lamp at Castlepoint began its work in January 1913. One of the tallest lighthouses in New Zealand, the Castlepoint Lighthouse was one of the last manned. It has both **historic** and **rarity** value. It is now a fully automatic light, a significant landmark as the first landfall coming to Wellington from the Panama Canal.

109 Chapel Street, Old Masonic Hall (Façade only)



This 1926 concrete structure has a symmetrical stripped classical style façade typical of Masonic Lodges and Jewish synagogues. Strong vertical elements at the building's corners epitomise the style. The insignia and motifs of the order are plainly discernable at the cornice and the corner 'towers'. Internally, the upper floor chamber used formerly by the Lodge is still largely extant with a moon and star feature above where the Master sat still in place. Below, the former space used for social functions is now a bar/restaurant but the original space is clearly discernible. The whole is of considerable **architectural** value and has **townscape** value.

64 Chapel Street, District Building (Exterior only)



The first Town Hall was in Lincoln Road (then called Hall Street) near the rear of the Post Office. It burnt down in the early 1880s, and a private hall in Queen Street, the Theatre Royal, was used as the Town Hall. In the mid to late 1890s, the Masterton Trust Lands Trust built a new Town Hall in Lincoln Road. This building was later referred to as the "Opera House".

"The site now occupied by the District Buildings had been donated to the Borough by the Trust Lands Trust for a library, and a two-storied building, incorporating both the library and the municipal offices was built on the site. This building was moved further south on the site and the replacement Municipal Buildings, incorporating the Town Hall, was opened in 1916.

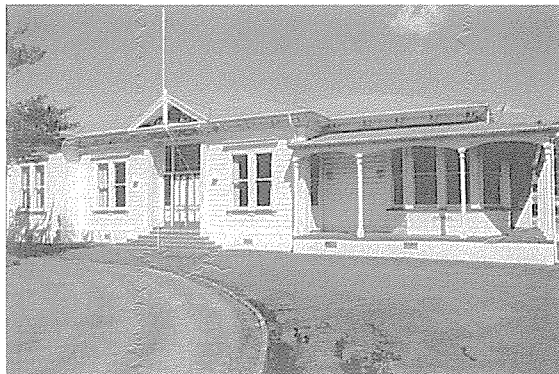
"Damaged in the earthquake of 1942, the building was strengthened and clad in concrete over brickwork. The roof of the auditorium was raised in 1947. All roof embellishment was removed. A further extension was carried out in the 1970s. Internally, the principal hall is a fine space if of unusual proportion. The building has some historic and townscape value because of its status.

70 Chapel Street, Wairarapa Times Age Building (Exterior only)



The Wairarapa Times Age building is primarily of **architectural** value though it also has some **historical** value as the home of the district's principal newspaper. The building was custom built in 1938 for the newspaper. It is an elegant expression of the Art Deco style of architecture. It exhibits a number of the characteristics of the style – streamlining and maritime references. The “streamlined” horizontal banding of the building's two principal facades gives an impression of speed, synonymous with modernity. The principal two storey corner is turned by using the balconied entrance effectively as the prow of a ship. The chevron motifs are also typical of the style, perhaps a reference to ocean waves. The Times Age building is comparable with many of its fine contemporaries in Napier and has **townscape** value as a landmark in Chapel Street.

98 Chapel Street, Masterton Club (Exterior, Entry Hall & Billard Room)



This Gentlemen's Club was founded in 1872 and has much **historical** value. It was created to provide for the gentlemen of Masterton and the surrounding countryside. Many local farmers became members. The club has strong links with early settlers. William Beetham was an active member being President from the Club's foundation until 1921. The original building, built in 1877 on Chapel Street between Perry and Cole Streets, was sold in 1903 and the club became re-established on its present site in its new building in 1905. The building is designed predominantly in the style of an Edwardian domestic residence, albeit large. It is a rambling building. While it has elements of classical symmetry and sports the verandahs, bay windows and pediments of its genre, it is not wholly coherent. Internally, it also rambles. This may all be due to alterations and additions over the years. However, the wonderful Billiard Room remains complete with trussed roof, polished timbers and stag's heads. It is of **architectural** value, and the whole has **townscape** value as an important element of Chapel Street. Two plaques commemorate those fallen in the two World Wars.

120 Chapel Street (Premises)



This Art Deco cottage is of **architectural** value. Built around 1936, it remains in close to original condition and retains much of its original character. Herbert J Jones, a well-recognised local identity as owner of the City Garage in Lincoln Road, had it built as a wedding present for his son. It is one of two houses Jones built on the boundary of the Hydro House. Externally, its rounded corners, parapet and chevron details and stuccoed finish epitomise the style. Internally, the shower was originally of corrugated copper. An original built-in tilting mirror remains in the bathroom.

37 Church Street, St Matthew's Church Hall (Exterior only)



This 1928 structure has **architectural** value. It exhibits Arts and Crafts architectural characteristics with its quasi-medieval buttressed style of construction fashionable in the 1920s. The buttresses, timber eaves details, curves to the window lintels and dressed surrounds to the windows all speak of a care for the building's style in advance of just producing a utilitarian hall. The little window in the pediment of the gable end emphasises this concern with style. The hall was used as the parish church after the brick church fell down in the earthquake of 1942.

39 Church Street, Vicarage (Exterior only)



Part of this very large two storey villa dates back to about 1867. Substantial additions to the original were completed around the turn of the century. Its age and connections with the Anglican Church give the building **historic** value. In 1970 a major upgrade was undertaken with complete repiling and the addition of a second staircase. The whole presents an interesting nesting of roofs of different scales mirroring different eras of construction and is of **architectural** value. Generally, the building has the usual features to be expected in a Victorian/Edwardian villa with bay windows, steeply pitched roofs and pediment details but no apparent need for verandahs. However, it is a very large building and arguably has **townscape** value as a landmark of the area.

46 Church Street (Premises)



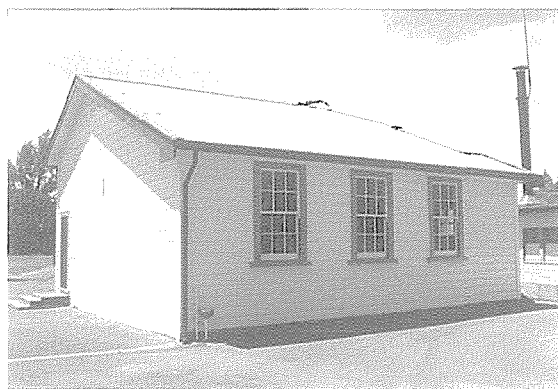
Built in 1904 this bay villa is constructed predominantly of Kauri barged into Lake Ferry and transported to Masterton by bullock team. The house owned by Rev. David and Louisa Hampton was the original Girls Collegiate School and the Principal was Miss Ella Hampton. The house has historical and architectural value.

85 Church Street, Ballroom House (Premises incl. Interior)



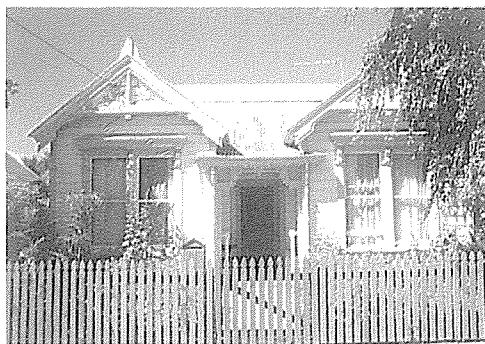
This house of the late 1920s is of **architectural** value. It makes reference to both the Californian bungalow and the English Cottage revival styles. The low sweeping roof is characteristic of the former while the shallow curve of the principal bay window speaks of the latter. It is a large house. Built for ARJ Keir, a former Mayor of Masterton, the house contains a ballroom which was reputedly built for his two daughters. It was later altered and renovated by Keir's son. Apparently, original materials from the house were found during the renovation stacked under the house. They were reinstated.

Masterton West School, Old Kaituna School, Cole Street (Exterior only)



This classroom from 1900 was originally sited Kaituna School, Waingawa and has some **historic** value. It has three large windows on either side and continues its original function re-located to Masterton West School.

41 Cole Street (Premises)



This quite ornate twin bay cottage villa dates from about 1895 and has representative **architectural** value. The house is rigorously symmetrical, its two principal windows flanking the central sheltered entrance door. A classical cornice sits above both principal windows. Both are surmounted by a decorated pediment. The whole epitomises a glorified cottage of the High-Victorian era.

67 Cole Street, Polyclough (Premises)



Built around 1920, this large two storey villa is of some **architectural** interest. References to American colonial architecture as well as to the more contemporary Californian bungalow are in evidence. The building has an imposingly articulated and well-proportioned entrance way. A roofed balcony stands atop the colonnaded portico providing a form of 'porte cochere'.

77 Cole Street (Premises)



Designed by architect Heathcote Helmore, who designed the large house 'Fernside' just north of Featherston, this building exhibits some of Helmore's Georgian tendencies. Designed in 1949 for Mrs Williams of Te Parae, it was apparently built to the maximum size allowed by water (post war-time) restrictions. Although a somewhat conventional building it does hold some **architectural** value mainly due to the link with Helmore. Also, it features some interesting ironwork reputedly from the Verandah of the old Empire Hotel. The carport posts are also possibly from the old butcher shop on Queen St.

78 Cole Street (Premises)



This large townhouse was built for HH Donald for 1200 pounds. Donald may have designed and built the house himself. Originally on 3 acres, it now sits on a smaller suburban subdivision. Nevertheless, it retains much of its impact as an imposing town residence and is of **architectural** value. Its principal feature is the overarching roof that houses its second floor and attic. The gable ends of the principal windows feature hooded windows and half timbers in the quasi-Tudor of the English Cottage style.

80 Cole Street, Woodchester (Premises)



Named for 'Woodchester' a small village in Gloucester, England, this 1931 house was built for Edward Norman, then manager of Borthwick's freezing works at Waingawa. It is a very large house of two storeys plus attic. An ivy covered 'porte cochere' is a dominant element of its entrance. The whole is of some **architectural** value. Apparently from the air, the property sits in the shape of an arrow.

89 Cole Street, Cole House (Premises)



The land this house is built on was that procured by John, known as Jack, Cole after whom Cole Street is named. John Cole was a member of the first settlement party and a colourful character in early Masterton. John died of blood poisoning and the land was taken up by his brother Henry. The property may also have been the site of earlier Cole residences and is therefore of **historic** value. The present house was built about 1923 and has **architectural** value. It is a handsome, large single storey villa with dormers and a fine traditional verandah. It sits in a substantial garden at the entry to which stands a huge totara tree. The tree may be older than its connection with the Cole family.

109 Cole Street, Edenbridge (Premises)



Built around 1920, this is a substantial two storey villa set in its own substantial grounds. Like a number of its contemporaries it is a version of the English Cottage-style revival. This was a hybrid of the Arts and Crafts genre bolstered by the Garden City movement in Britain. The English Cottage style was generally of two or one and a half storeys with the main roof sweeping low, broken by lesser roofs or dormers. Divided casement windows, reminiscent of earlier colonial cottages, were also a feature. Edenbridge is a representative example of the style and has **architectural** value.

131 Cole Street, Nukutaimemeha Wharenui (Premises incl. Interior)



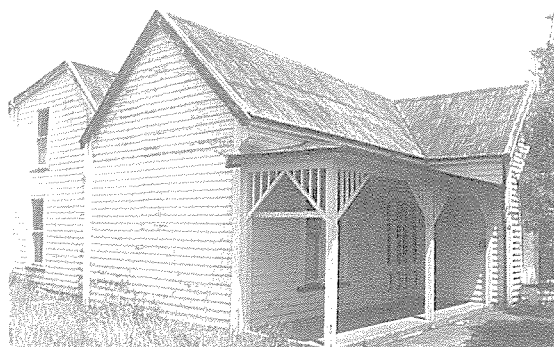
This meeting house with its finely carved and unusually tall tekoteko and koruru above and at the centre post and its decorated raparapa and amo, the end of the bargeboard and the front vertical supports, was built in 1915. It is of considerable **symbolic** value. The principal door and window on the front façade may not be original appearing of later origin and lacking in any decoration. The house was sited in Carterton until 1972 when it was moved to Cole Street. It remains in regular use.

28 College Street, Church House (Premises)



This gabled, two storeyed house was built in 1934 for Sydney LaRoche a teacher at Wairarapa College. The house was apparently produced from plans brought from LaRoche's home country of Scotland though its style does not reflect any indigenous qualities of that country's architecture. In fact, greater clues may be found in its name, Church House, as it does exhibit references to an ecclesiastical source with its battened walls and pointed roofs and, for this reason, is of some **architectural** interest.

53 Colombo Road, Earnville (Premises)



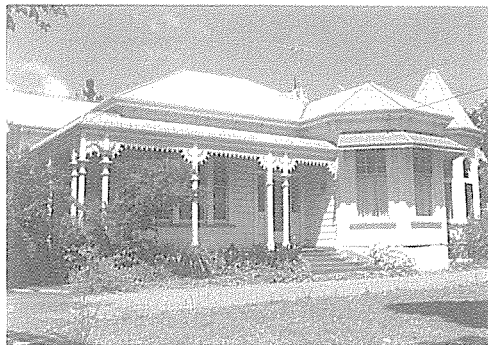
Built for George W Woodroffe in the early 1860s, this L-shaped cottage has additions to the rear that may be from a later period. Also, the verandah may have been modified. The building is simple but has some representative **architectural** and **technical** value due to its age. Also, it has **historic** value. Woodroffe was an important local figure of the time and his daughter, Mrs Cameron, lived in the cottage. She gave her name to the Cameron Block in Masterton. The Colonial Defence Force occupied a house of Woodroffe's under Captain Leetham around 1865 during the Maori Land wars. However, it is not clear if it was this house or a house at Opaki.

95 Colombo Road, Sellar House (Premises)



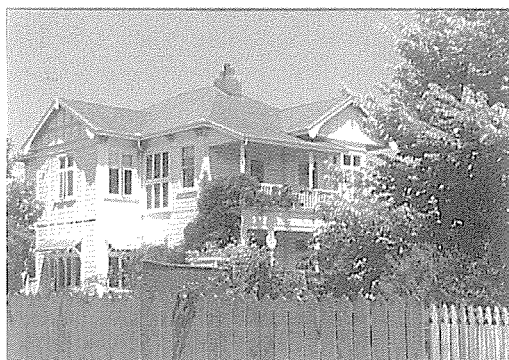
This bungalow is said to be based on a South African design and is of some **architectural** and **historical** value. Certainly the deep verandah speaks of hotter climes. It features unusual sunburst capitals and beams 300mm deep. The house was built for William Sellar who was Secretary of the Hospital Board of Trustees from 1883 to 1898, and Secretary of the Masterton Club from 1881 until 1906. It was occupied by the Sellar family until 1971. It was then sold and leased. Some of its significant older details were lost in a refurbishment of 1988. There is a notable historic oak tree in the garden.

11 Cornwall Street (Premises)



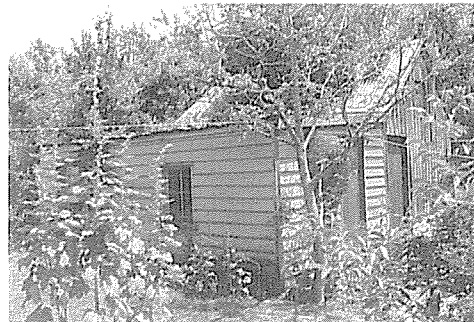
This house is of some **architectural** and **historical** value. This villa was built around 1902 for Frank Whitton, Manager of C Smith Ltd, Drapers. The house was purchased by the Ayson family in 1946, and still remains in their ownership in 2002. Described as a Queen Anne Villa, it features an unusual juxtaposition of a squat tower beside a larger three-quarter bay window. The exterior also features original cast iron lace decoration, ornate window hoods and shingle roofs. Ornate plaster ceilings and scotia decorations are a feature of the interior.

17 Cornwall Street, Eton Homestead (Exterior only)



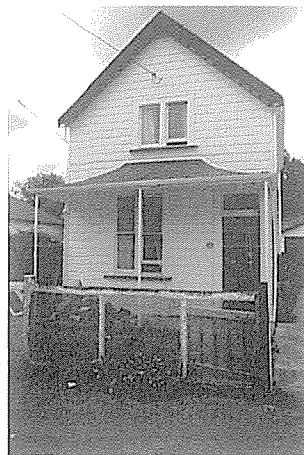
This 1908 two-storeyed homestead was built for Mr Eton, a local pharmacist. It is a large, handsome but relatively unremarkable building though the angled bay window is unusual and is of some **architectural** interest.

125 Cornwall Street, Cottage, Barn and Wash House (Premises incl. Interior)



This old cottage was built in 1879 for a Mr Truscott who was an early settler, brickmaker and produce grower. It is a good example of an early double cottage and as such has considerable **architectural** value. It sports a simple verandah along the full length of its frontage and, to the rear, the lean-to sports a fine example of an exposed brick chimney. A striking feature of the place is the magnificent totara tree which is approximately 150 years old.

11 Cricket Street, Pikes Cottage (Premises incl. Interior)



Known as Pike's Cottage, 11 Cricket Street has **historic** and **technical** significance. The building is arguably the oldest remaining example in Masterton of a small townhouse. This also gives it **architectural** significance. Constructed of timber with weatherboard cladding, the house must have been built before 1878, as it was at that time that the use of corrugated iron as a siding was promulgated by the Town Board for fire safety reasons. The building is thought not to have been built on its present site but to have been moved there from a nearby location. The house is a narrow two storey building, essentially one room wide, with a single gable roof. The gable end faces the street. A concave roofed verandah sprung from under the upper window sits along the front. Original exposed brick chimneys stand to the side of the building and to the rear at the lean-to.

41 Dixon Street, Courthouse (Street Façade)



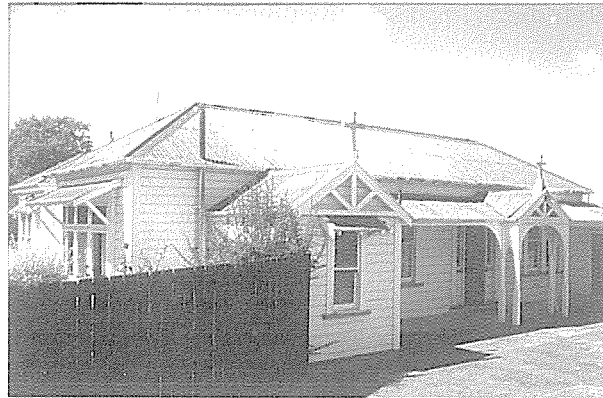
This building was originally constructed of two storeys about 1910. Damaged in the 1942 earthquake, the building lost much of its character, especially its original parapet detail. Designed in an appropriate Edwardian classical style, the building's decoration seems to have had French sources. Some decoration remains, and the building is of some **historic** value.

49 Dixon Street, Former Seddon Technical School (Street Façade)



Built around 1907, this building was the former Seddon Technical School and has **historic** value. It opened in 1908 for technical classes at the instigation of the Masterton Trust Land Trust chaired by CE Daniell. It was taken over for use by Wairarapa College when it was founded in 1937. The building was damaged in the 1942 earthquake and like the Masterton Courthouse nearby had its second storey removed.

164 Dixon Street, St Patrick's Moore House (Exterior only)



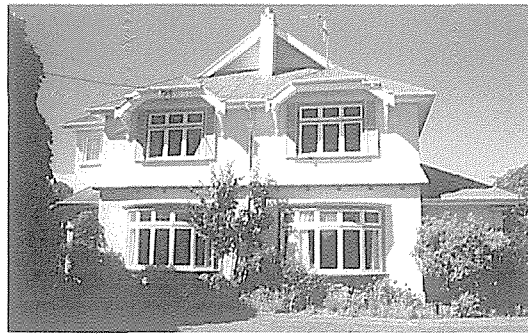
St Patrick's Church was the first Roman Catholic church in Masterton. The church building is a building registered by the New Zealand Historic Places Trust and has historic, symbolic, architectural, technical and townscape value. It is described elsewhere (see MDC registered buildings listings). To the rear of the church site, remnants of the original presbytery including its principal frontage are present. These date back to the erection of the church in 1879 and are of **historic, architectural and group** value.

20 Essex Street, Wairarapa Services Club (Exterior only)



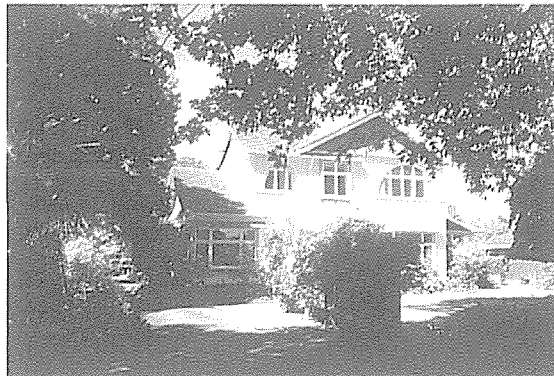
Built adjacent to the Masterton Club and begun in December 1917, this building is of considerable **historic** value as home to one of the earliest permanent Returned Services Association (RSA) clubs in New Zealand. It was established to provide "a club for returned soldiers, their sons and grandsons". The club opened in August 1918. Built in the style of a large domestic villa, it came complete with stables and a dormitory. The principal subscriber to the project was AP Whatman who supported it through its formative years. Inside, there is a fine collection of game trophy heads, some of which were sent to the Wembley Exhibition of 1925.

27 Essex Street, Shearer Homestead (Premises)



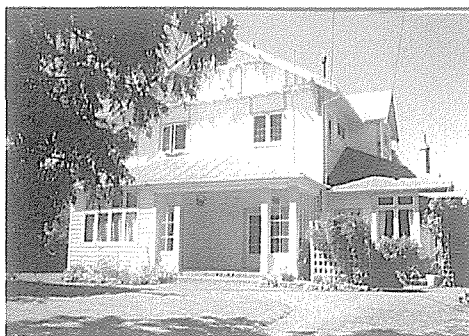
This very large residence was built around 1920 for James Shearer of Hugo and Shearer, Drapers Ltd. Next door, is the 1916 residence of his partner, Arthur Hugo. Like its immediate neighbour, it is a large two storey suburban home. It is a heavy and somewhat overwrought villa, that speaks some of the language of the English Cottage style with its dominant roof line, but it also makes reference to Dutch antecedents with its hooded upper floor windows with rounded bay windows below. The whole is of some **architectural** value.

29 Essex Street, Hugo Homestead (Premises)



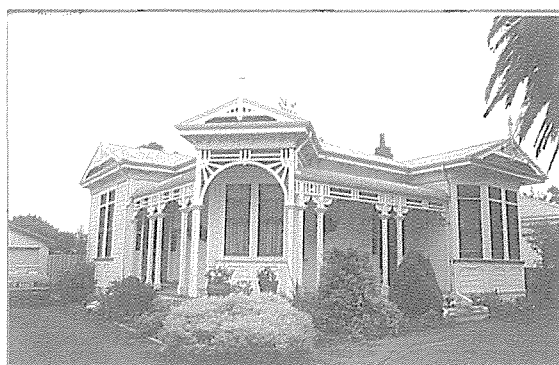
This very large residence was built around 1916 for Arthur Hugo of Hugo and Shearer, Drapers Ltd. Next door, is the 1920 residence of James Shearer. Like its immediate neighbour, it is a large two storey suburban home. It is a relatively straightforward composition, its principal features being the arched window over the principal bedroom and the single storey conservatory which sits to the side of the main block. A feature of the interior is its large hallway and unusual curved stairway in which no tread is repeated. All rooms are well-proportioned. While there has been some modification of the interior, the building's integrity remains intact. The whole is of **architectural** value.

35 Essex Street, Tironui (Premises)



Although titles for the property date back to 1878, this house was started around 1910 by Mr Kembell who owned the 'Cosy' – the Masterton Picture Theatre Company. He also owned a bacon company. The house was bought in 1929 by Mr. Fred Maunsell who owned Forsythe Island in Marlborough Sounds. He had the house extensively enlarged and altered by architect William Gray Young. It is this house that remains largely intact notwithstanding that a subsequent owner had the house divided into 3 flats. It has since been restored back to one unit. Like its neighbours in Essex Street it is a large town residence. The building, in parts, shows some of Gray Young's interest in Georgian simplicity, not least at the entrance porch. It is of some **architectural** value.

61 Essex Street, Carlingford (Premises)



This large and quite handsome villa has **architectural** value. Built around 1900, the house features High Victorian decoration including original verandah lace and brackets. It has two bays and an angled corner bay. Verandahs run along two sides of the house from the corner bay to the bays on either side. The corner bay has effectively its own verandah created by its own extended roof. The house has been refurbished and restored.

86 Essex Street, Rupert Byford House (Premises & Interior)



These houses are of **historic** value primarily due to their links with the Byford family (see Victoria Street Management Area Precincts entry). The Essex Street house was built and occupied by Rupert Byford from 1915 to 1983. It was then owned by the Adams-Schneiders, a well-known political family from 1984 to 1987. A 1915 transitional villa, it has some **architectural** and **technical** value. It makes reference to the Californian Bungalow style with its extended eaves and exposed rafters. The curved garden wall is also referential. Internally, the original wood panelling is intact throughout. In addition, there remain original tiled fireplaces, bath and pedestal basins. The timber and glazing details, by Byfords, are also significant.

Solway College Donald Homestead; Main Building; Fleet Street (Premises)



The College buildings have **group** value. St Columbas Church which is on the site, is a building registered by the New Zealand Historic Places Trust and has **historic** and **architectural** value. It is described in Appendix F.4A). The original part of the Donald Homestead building dates from 1877. It was built for WH Donald who farmed locally and was one of Masterton's earliest settlers. The house has been submerged by later additions. Solway College was founded in 1917. The main classroom building was built of reinforced concrete and designed by William Gray Young. It too has been subject to many alterations.

37 Herbert Street, Homeleigh Christian School (Premises)



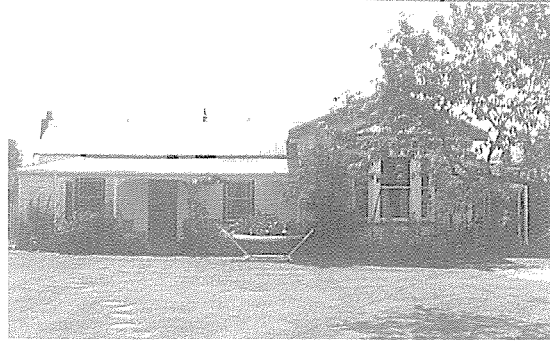
This large building was erected in the early 1920s as a home for orphaned children run by the Methodist Church. The Orphanage closed in the 1960s. The building is a handsome large villa in an English Cottage style, fashionable at the time, though there are references to Dutch gables in the third floor roof and roof treatment. The building is now used as a school owned by the Reformed Church of Masterton and is of some **historic** and **architectural** value

37 High Street, First State House (Premises)



In 1935, the newly elected Labour Government determined to make State rental housing available again. The Department's brief was to build well-designed houses of good materials. The Department met their brief with a range of well-planned houses on the bungalow form. A range of more than 300 plans was available, so no two in any street need be identical. They were compact. Roofs were mostly hipped with only nominal overhangs at the eaves. Windows were casements with high sills. Porches, verandahs and bay windows were largely dismissed. The house at 38 High Street is of **historic** value as the first state house in Masterton. Built in 1938 it is also of **technical** and **architectural** value as, unusually for Masterton, it is constructed in brick. The house epitomises the principles of the State housing programme though the shutters on the principal windows may have been added later.

86 High Street (Premises)



This building was built approximately 1888 on land which was part of the Rhodes/Donald Manaia Station subdivided in the 1870's. In 1897 it was owned by Farmer Charles McKillop.

88 High Street (Façade only)



A simple early cottage built approximately 1888 as part of staff accommodation for Charles McKillop. The verandah posts feature timber fretwork details were added in 1992. The rear of the cottage has been altered and the garage added.

88a High Street (Premises)



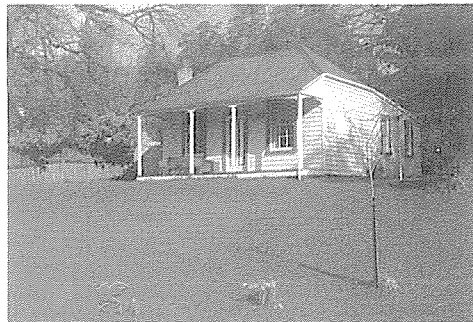
This house, built approx 1886, is of simple Georgian style with its three windows placed symmetrically on the upper floor and its centrally placed door and two flanking windows on the lower floor. The house was owned by Robert Burton, a machinist and engineer, employed by CE Donald. He also owned and operated the Kuripuni Rope Walk.

Homewood Road RD12, Eparaima (Exterior)



Eparaima is of **architectural** value as a fine example of a stately country home. It is a very large and handsome two-storey villa with bay windows, balconies and verandahs sitting in its own extensive grounds with associated outbuildings. The property was originally part of the 20000 acre Waikaraka block taken up by George Moore, a Wellington merchant, in 1854. A story tells of his inexperienced brother John taking a herd of sheep round the coast heading for Hawkes Bay but having to stop in the Wairarapa because the sheep were starting to lamb. On discovering the land they were on was unclaimed they headed back to Wellington to lay claim. By 1870 the property had been divided between two of the three sons. John and Fred sold 1000 acres to brother George and this was the start of Eparaima which eventually grew to 9000 acres though it is currently of 1400 acres. It is presently farmed by 5th generation Moores and is therefore of **historic** value. The earliest part of the homestead was built for George Moore around 1890 with extensive two storey additions being made later. The earliest parts at the back were demolished in 1947.

Ica, RD 12, Ica Station India House (Exterior & Interior)



Ica Station was founded by John Chapman Andrew who came to New Zealand in 1856 and was later MP and Headmaster of Nelson College and Vice Chancellor of the University of New Zealand. The name ICA came from the use of Andrew's initials on the wool bales – JCA. Andrew died in 1907. India House is of associated **historic** value. It was built for Andrew's brother in law Captain Fendall a retired Indian Army Officer. It was also the home of the first Whareama magistrate. The cottage is important **architecturally** and **technically**. It was built around 1866 of pit-sawn timber. The rear lean-to was added in 1895 when the homestead was rebuilt following a fire. Although subject to minor alterations through its lifetime, the restoration in 1976 by Calder, Fowler and Styles returned it close to its condition of 1866. Almost a bungalow in form with a verandah along its front, it has Georgian antecedents. It remains an effective example of 1860's architecture and construction.

6 Johnstone Street, (Exterior)



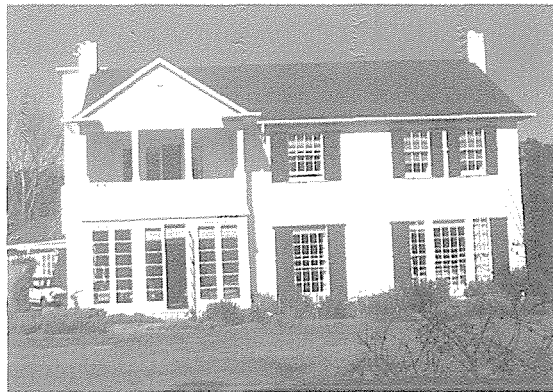
This building was originally built by George Smith around 1871. It is a handsome two storey L-shaped structure of some **historic** and **architectural** value. The external roof at the gable end slopes down over the first floor. The balcony has been filled in but the verandah remains intact. It was added to significantly in the 1920s.

63 Johnstone Street, Donald House (Premises)



This Bay villa dates from 1901 though the associated cottages and barn date back to 1860. It features two bay windows linked by a verandah which uses three posts to emphasis the corner as it turns. The villa has **architectural** value as a representative example of a turn of the century Bay Villa. It was built for David Donald a retired farmer from Homebush. Although now missing its original cast iron lacework, it still boasts a handsome verandah and unusual window hoods on the bays. The house was built by CE Daniell.

43 Jordan Terrace (Premises)



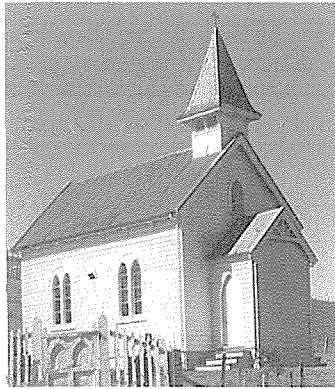
This house was built for a Dr Cowie around 1939 and is of some **architectural** value. The architect was William Gray Young and the house exhibits his predilection for neo-Georgian design. The building is a simple two-storey L-shaped home. The principal gable at the front has an almost American colonial influence with its open balcony from the first floor bedroom sitting under the pediment of the gable. Below, access to the garden is provided by French doors. These and the accompanying windows may not be original. Otherwise, the windows of the house are authentic to the style with small panes of glass within the sash windows and shutters that look more than purely decorative. The whole is weatherboarded with an iron roof. Chimneys feature at either end.

6 Kaka Street, Dixon Farmhouse (Exterior only)



One of the first houses to be built in Masterton on Charles Dixon's Worksop farm, this single storey villa dates from the late 1850s/early60s and is of **historic** value. Charles Dixon, who died in 1876 was one of Masterton's first settlers. The villa has a verandah that turns round the building's two principal frontages. On one it provides shelter to the central entrance door and flanking windows. On the other, it abuts the gable window. It was a modern building for its time.

Kaka Amu Road RD11, Rangitumau Church (Interior & Exterior)



Erected in 1898 with financial assistance from local landowners especially the Stuckey family, this building has representative **architectural** value as a simple gothic country church. Basic in form, it has an entrance porch at its front and a lantern belfry as its principal features. Two double gothic windows are situated on either side of the nave with a smaller window above the entrance porch. Land next to the church was consecrated as a cemetery but has never been used as such. The church is still in regular use.

Kaka Amu Road, Te Rangitumau Woolshed (Interior & Exterior)



The Te Rangitumau Woolshed built in 1882 by James Stuckey was originally a 10 stand blade shed built entirely of heart totara felled on the station. It has a holding capacity of 500 sheep and was built to service a farm of 3500 acres.

There is an interesting square frame tythe.barn type internal structure with intricate joining evidenced. The internal yards and gates were made by “Danielson” a Danish ships carpenter employed by Stuckey and who was skilled in wooden peg fixing. All metal hardware was made in the station blacksmiths shop.

Rabbit skin hooks on wires run the length of the shed above the sheep pens clearly showing the extent of the rabbit problem in the late 1800’s early 1900.

A Worsley 5 stand shearing plant powered by a Blackstone oil fueled engine was installed in 1902, and with the installation of an electric motor in 1953 continues to function to this day.

An interesting feature alongside the northern wall is a circular track where once a horse powered chaff cutter was situated

15 Keir Crescent, Lansdowne House (Exterior only)



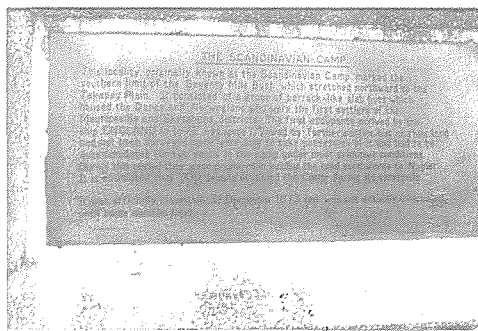
Built around 1924, this very large house is of **historic** and **architectural** value. It was originally the residence of Hugh Williams (of Brancepeth, significant local landowners). It is arguably an interpretation of the English Cottage style. Reputedly, the plans came from England. Certainly the Tudor-style half-timbering that is a feature of all three storeys is English in origin. The house features large gables, balconies and verandahs. Leadlight windows, another mark of the style, are everywhere. There are 120 in house. The grounds are also extensive with two protected trees on the property – an elm and a white chestnut. Apart from kitchen alterations, the property is almost entirely in its original state. Now used as a restaurant and for functions, the house is in excellent condition and provides good access for the public.

1 Kibblewhite Road, Rotomahana (Exterior only)



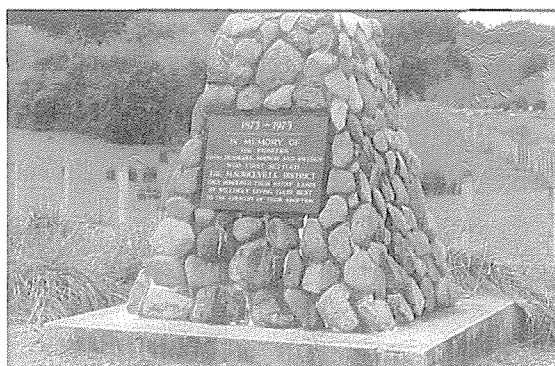
This house is of **historic** and **technical** value. It was built in 1860 for Thomas Wilton on Small Farms Section 50, as a Store and House. The house used to be on the roadside but was moved back to its current position recently. It is a well-proportioned early two storey villa that is a development from the simpler cottage. L-shaped in plan, the principal gable is reflected by the two large dormers on the arm of the 'L'. The arm and the gable sport similar verandahs. While the more exuberant detail of later villas is absent, the building's age and simple form has some **technical** and **architectural** value

Kopuaranga Scandanavian Camp Site plaque (Item only)



This plaque in Donovan's Road, Kopuaranga, marks the graveyard associated with the nearby Scandinavian Camp where settlers first lived when they came to the Mauriceville district in the early 1870s. Thirteen deaths occurred during the brief time the settlers were in camp waiting for their sections to be surveyed, and the graves are unmarked. The only signs of the graves are slight mounds of earth immediately at the rear of the sign. The Scandinavian Society erected the plaque.

Scandanavian Memorial Cairn, Mauriceville West (Item)



10 Kuripuni Street (Premises)



This traditional cottage was built for a Mr Tinsley in 1876. It was owned by Myer Caselberg (Mayor 1884-87) between 1881-1901 and is of **historic** value. It sits in a pretty cottage garden with its verandah and posts decorated effusively by roses and other garden plants. It retains representative **architectural** value as a largely intact example of an early verandahed cottage. It also has some group value considered along with its neighbour at 12 Kuripuni Street.

12 Kuripuni Street (Premises)



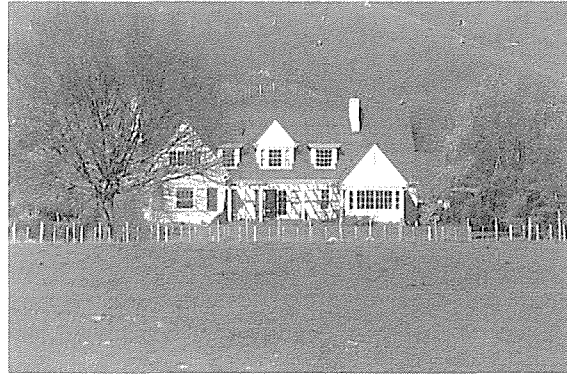
A traditional cottage of the 1870s, the small garden is enclosed appropriately by a small picket fence. The cottage may have some **group** value when considered along with its neighbour at 10 Kuripuni Street as representative examples of such cottages.

24 Kuripuni Street (Exterior only)



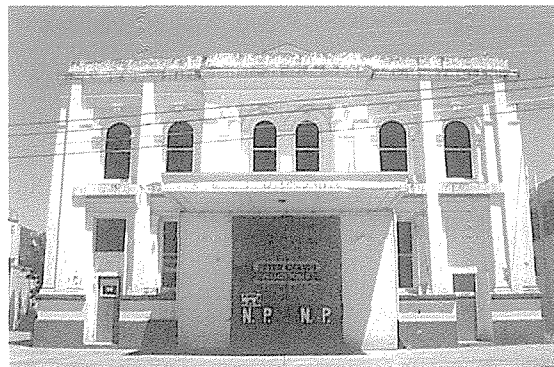
Built in 1866, this building was the vicarage for the first Anglican Vicar of Masterton, the Reverend William Ronaldson (1823-1917) and was once used as the office of the Militia, it is of **historic and architectural** value. The building was sited originally in Church Street. The original form of the building remains intact though it is not clear if the fenestration on the upper floor is original. The detail to both the main door and bay window are quite unusual but speak of the status the building once had in early Masterton.

Letts Road RD9, Katatane Homestead (Premises incl. Cottage & haha)



Katatane was originally part of Te Parae which was part of the huge Beetham-Williams estate of Brancepeth. It was broken off by Guy Williams for family members. The homestead was designed by Heathcote Helmore and built in 1938 using mostly locally milled timbers. A large homestead is in the English Cottage style of the 1920s, it is of **architectural** value. Typical of the style, it is of one and a half storeys, its roof a dominant feature. Dormer windows and gable ends, also characteristic of the style, feature. Two prominent chimneys penetrate the roof. A cottage at the end of the drive is well over one hundred years old having been one of about a dozen used by mill-workers on the Williams-Beetham estate. A haha was built in 1980 in front of the homestead to prevent cattle from reaching the house.

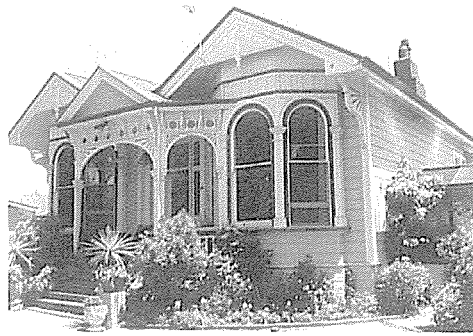
27 Lincoln Road, Old Opera House (Exterior only)



Built as Masterton's third Town Hall in 1897 by the Masterton Trust Lands Trust, the Old Opera House (as it became known) is of **historic** value. The first Town Hall was erected in 1873 with the benefit of a grant of 240 pounds from the Trust lands Trust. It was burnt down in 1882. Its replacement had a similar fate. The third, the Old Opera House, served as the town's main entertainment venue until it was replaced by the Municipal hall in 1916. Originally built for live entertainment, as a fully functional theatre, it was converted in 1911 to operate as a picture theatre. The foundation stone of 1897 was laid by AW Renall "senior member and one of the Founders of the Trust".

The building was severely damaged in the 1934 earthquake, ending its use as a theatre. It remained empty for a period. It was however repaired but was damaged again in the 1942 earthquake. Taken over by New Zealand Rail as freight depot, it was burnt out and reconstructed as a shed. Since 1998, it has been used for an auction market. Only the façade of the original remains and is of **architectural** value. It has a handsome classical symmetry with effective use of pilasters and decoration around the arched windows giving due status to the building's once civic importance. The entry canopy may be an addition or adjustment.

69 Lincoln Road (Premises)



This handsome double bay single storied turn of the century villa has Italianate influenced decoration. Its principal façade is symmetrical dominated by the pedimented central entrance porch. The cornice is highly decorated. The porch essentially spans between the two bay windows encroaching on each side on one of the three windows of the bay. The rest of the building is relatively plain but its main face is rich, lively and exuberant and is of considerable architectural value.

Mangaakuta Pa Cairn (Johnstone St) (Item only)



Erected by the Reiri family to mark the site of the Mangaakuta Pa.

FN1 Mangamahoe Central Road RD2, Kowhainui Homestead (Interior & Exterior)



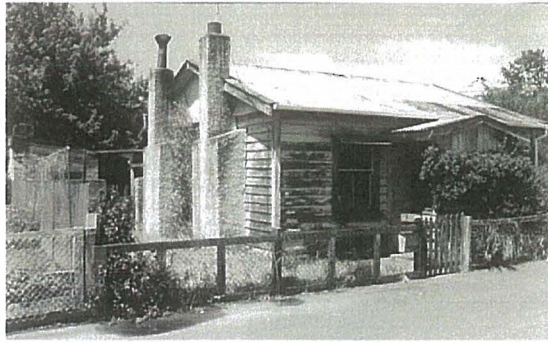
The Kowhainui homestead was begun around 1890. The house was enlarged significantly and altered by architect Charles Tilleard Natusch in 1892 when he was in residence in Masterton. The house has dominant gable roof forms of classical proportion. However, Natusch's characteristic board and batten form of construction is also in evidence. Good wood paneling is a feature throughout the interior of the house that is little changed from the original. The house is of **architectural** value of itself and as an example of Natusch's early work.

12 Manuka Street, Rydal Homestead (Premises)



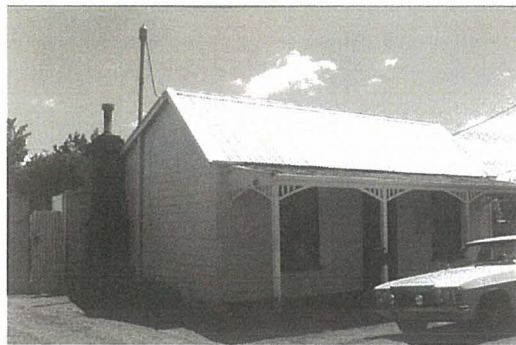
This house is of **historic** interest. Built on land owned originally in the 1860s by Valentine Smith, this house was owned by a different Smith family. Valentine Smith (1824-95) was an important founding figure in Masterton's early history. He may have been a relative of Mein Smith, surveyor for the New Zealand company. Valentine Smith arrived in New Zealand as Secretary to Governor Enderby in Auckland. He took land in the Wairarapa in the 1860s but was obliged to sell out in 1883. The house is a large single storey Victorian villa. It has two bay windows which are linked by the verandah. At the corner, an angled portico provides access to the verandah by a short flight of steps. The pediment to the portico and the verandah details themselves are elaborate though no doubt chosen from a pattern book of the time. The whole is a good example of a town villa of the period and has **architectural** value.

5 Masonic Street (Premises & Interior)



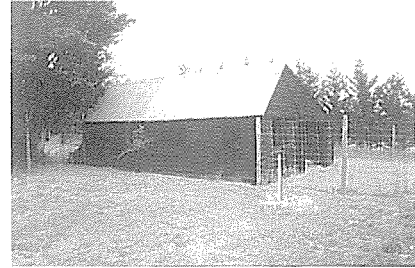
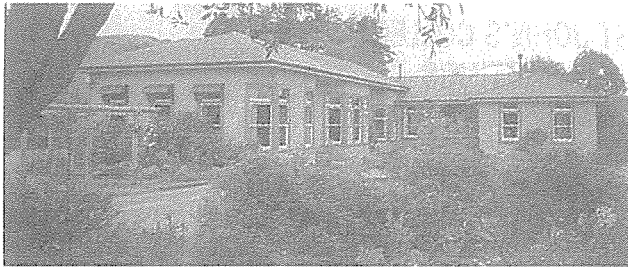
This cottage was built in 1878 and was owned by the Sayer family for most of its 120 years. It is a simple gabled building. It does not sport the traditional verandah along the front but has instead has a small pedimented porch. Two plastered brick chimneys are features of the side elevation. The cottage may have some **group** value when considered along with its neighbour at 6 Masonic Street as representative examples of Victorian worker's cottages. The cottage had no inside running water and the toilet, bath and laundry were in separate buildings. A coal-fired water copper was heated to provide hot water for the bath.

6 Masonic Street (Premises)



This labourer's cottage of 1877 sits on Town Section 96. It is a classic cottage of its kind and retains representative **architectural** value as a largely intact example of an early verandahed worker's cottage. The verandah shelters the principal frontage which has a central door and is flanked by double hung sash windows. A lean-to roof at the rear covers the service areas and an exposed brick chimney is associated with that kitchen area.

**Masterton – Castlepoint Road, RD9, Kahurangi Homestead,
Blacksmith's building, Barn, Racehorse Stables, Hut and Cheesery
(Exterior of items)**



The original building was built in 1856 for Frederick Brunton. The Vallance Family took over the homestead in 1858. It was of two storeys until 1941 when the second floor was removed, possibly due to concerns of earthquake dangers. In 1870, the Billiards Room was added. The deer trophies on the wall remain. Other buildings on the property include a Totara slab hut used originally as accommodation for farmhands then as milking shed, a Dairy Shed, two-storeyed racehorse Stables, Blacksmiths Shop (with original smithy equipment), separating room, concrete laundry, generator room and a remarkable hexagonal concrete cheesery with sloping walls. The whole has **group** and **historic** value.

Masterton-Martinborough Road – Memorial Oaks, Te Whiti (Items)



36 oak trees planted as a colonnade to commemorate those fallen in the 1939-45 war. The trees are of **historic** value. A stylised graphic of the trees is now used as a symbol for ‘Gladstone Country’.

Masterton-Stronvar Road, Deep Gorge Bridge (Item)



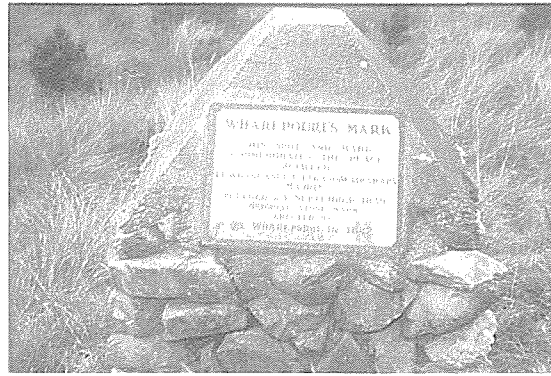
This open truss timber bridge spans the Opokongaruru stream. It is of some **technical** and **historic** value. Completed in 1916 to give access to the Poroporo settlement, the bridge spans a gorge 130 feet deep. It was moved bodily 7 feet downstream in 1938 onto new foundations after the 1936 earthquake caused the southern end to slip away. Now used for bungy jumping only. A new bridge was constructed alongside in 1984.

Walterwoods RD8: Matahiwi Cottage (Exterior only)



Originally from Main Street, Greytown, c1900 moved to Humphries Street in 1976 and then moved to Matahiwi in 1981. Original part of cottage, 2 rooms and upstairs, are c1855. Windows pre-sash (cords and pegs). Pit sawn timber, and original pierced frieze on verandah. Upper storey and $\frac{1}{4}$ cottage had a curley staircase.

Mataikona, Whare Pouri's Mark Cairn (Item)



The cairn commemorates the prophecy of Paora Potangaroa in 1881 and is of **historic** value. Te Wharepouri was a Te Ati Awa chief who lived on the shores of Wellington harbour, and who had been involved in a number of battles with Wairarapa Maori. Following a peace treaty signed between the two groups, Te Wharepouri is said to have journeyed to Wairarapa, bringing a shipload of clothing and food to cement the peace with local chief Te Potangaroa. Te Potangaroa had previously spared the life of Te Wharepouri's sister, whom he had captured in a battle. Te Wharepouri landed a few miles north of Castlepoint and made peace with Te Potangaroa. A sandstone pillar was erected to mark the event. When the Whakatangi-Mataikona road was constructed the pillar was destroyed and a new cairn erected.

Old Mauriceville Dairy Co (Façade only)



A plain concrete building with a pitched roof extended to verandahs, the basic reinforced concrete construction is evident in the way the principal columns are highlighted. A ventilator runs almost the complete length of the ridge. It is an unusually large building in its setting and may have some **historic** value. The building is now a lime depot.

12 Michael Street, Farmhouse and Whare Wall (Premises)



This cottage which dates from 1854 is of considerable **historic** and **architectural** value. Owned by Michael Dixon, an early settler who had a small farm at Kuripuni. Michael Street was named for Michael Dixon and originally called Michael Dixon Street. The name was changed to Michael Street in 1905 to avoid confusion with the other Dixon Street. The house is in a traditional cottage style that incorporates use of the attic space formed by the steeply sloped roof. A lean-to completes the building at the rear. A totara slab wall to the garage is of **technical** and **rarity** value as an almost unique remnant of this type of early settler construction. The authenticity of the whole is supported by the existence of very old walnut, magnolia, matai and apple trees which may have been planted by Dixon.

51 Michael Street (Premises)



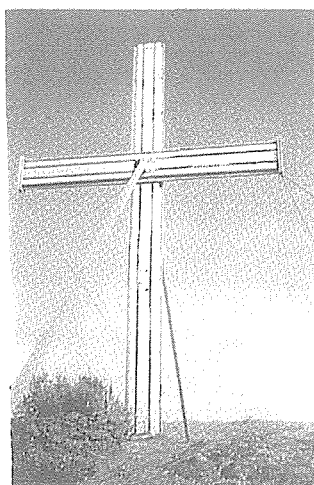
Built around 1890 this building is a peculiar combination of a half house joined to a possibly older traditional cottage. How the two came together in such juxtaposition, and when, is not known. The original cottage is of traditional design with a verandah across its front and may be of **historic** value.

35a Miro Street, Mace House (Premises)



Designed and built by CE Daniell for WG Mace between 1914 and 1916, this was the only house on Jordan Terrace at the time of its construction. A peculiar form of single storey transitional villa it sits in its own extensive grounds and has some **architectural** value. Its principal façade is symmetrical with two gables either side of a third slightly larger gable. The pedimented roof of the central gable acts as a verandah and in the gaps between the gables sit entrances to the building. The fenestration is not consistent and this may be due to alterations in the 1930s.

Mt Maunsell ANZAC Cross, Tinui RD9 (Item)



The ANZAC cross is a memorial cross to those fallen at Gallipoli and is of **historic** value. The original cross was erected on Anzac Day 1916, reportedly the first ANZAC memorial in the world. An aluminium replacement was erected in 1965.

Ngaumutawa Road, Ratana Church (Premises incl. Interior)



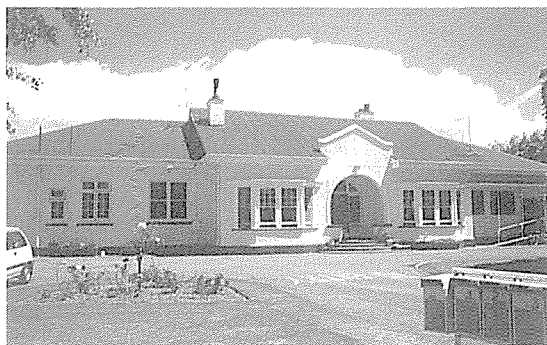
Built around 1912, this Sunday School hall was originally Methodist, but now belongs to the Ratana movement. It is a simple church building of weatherboards sitting under a corrugated iron pitched roof. Three windows on each side light the interior and a porch at either end act as entry and storage areas. It holds some **historic** value.

Ngaumutawa Road, Concrete Arched Gateway and Brick Iron Fences (Entrance to Celia Whatman Home) and the two houses situated on either side of the Ngaumutawa Road frontage.



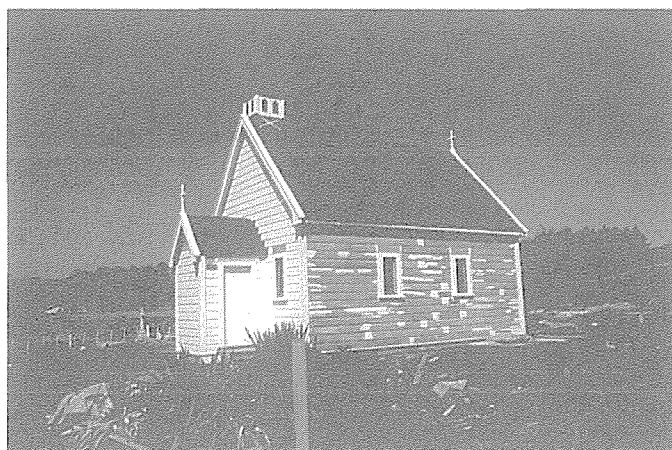
The archway and fences were constructed between 1925 and 1929, the arch reflects the later ownership of the buildings which were donated by Mr Whatman to the Salvation Army. The two Arts and Crafts cottages are built in the shape of a square U.

Ngaumutawa Road, Panama Homestead



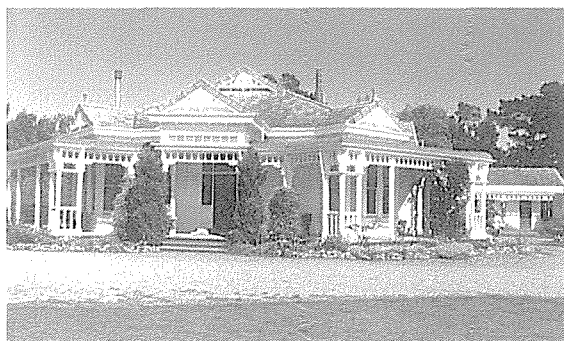
Panama Homestead was the residence of AP Whatman after he retired from farming at Abbotsford. The ashes of Mr Whatman rest under a plaque in the gardens of the homestead.

Okautete, Maunga Moria Church, Okautete Uriti (Premises incl. Interior)



Built at the turn of century for a Maori Christian group known as Te Ture Tuawhitu O Ihowa (the Seven Rules of Jehovah) this church has **historic** value. The building sits simply and elegantly within its own small graveyard. The building is traditional and as such has representative **architectural** value as a simple rural country church serving a Maori community. It has a small entry porch with a small window on either side. The church features two rectilinear shaped windows down either side. Above the entry on the main roof, a small lantern belltower signals the building's function – the call to worship. The church building has been repainted recently in the ubiquitous red oxide colour of neighbouring farm buildings. This was probably its original colour

Opaki Road RD11, Waipipi Homestead and Stables (Premises)



Built in 1903 by CE Daniell for a Mr Wrightson a relative of the Beetham family, this house was bought by the Bunny family in 1909 and remains in the family. AR Bunny was borough solicitor. Some renovations were carried out in 1923 and this may have included the use of Marseille tiles on the roof. Otherwise the building is much in its original form and is of **architectural** as well as some **historical** value. It is a large single storey Victorian villa with bay windows and a handsome, wide verandah. The whole is essentially symmetrical. It sits in spacious grounds with many of its original outbuildings intact. There is a semi detached dormitory at the back, built for Mr Wrightson's children and staff. 1993 saw the first plantings of grapes on the property and the emergence of the 'Waipipi' label.

Palmer Road RD2, Kopuaranga Truss Bridge (Item)



This 1892 bridge was designed by Dawson who invented a design for trusses that was advanced for its time. The bridge is thought to be the only one remaining.

4 Perry Street (Façade only)



Apparently identical to the CML building in Trafalgar St, Nelson, this building, built about 1956 has the appearance of a 1930's Moderne or Art Deco building. The building is simply but effectively formed and has **architectural** value. The building is fully fenestrated at ground level for retail purposes while, above, a rhythm is set up by regularly inserted rectangular windows. At the corner, a modest drum topped by a circular element and decorative rails turns the corner in an elegant manner.

7 Perry Street (Façade only)



Placed close to the old Commercial Bank, the old National Bank (Masterton Trust Lands Trust) and the Westpac Bank all in Queen Street, the old Union Bank building has **group** value. Built around 1913, it became the ANZ Bank when it replaced the Union and since then has had several metamorphoses as a pub and restaurant. Externally, the principal façade is dominated by three full height arched windows. The entrance is contained within the central element which has full height pseudo-Ionic columns on either side. Inside, the old banking chamber provides a pleasantly proportioned space. The original brick fireplace, strongroom and pressed steel ceilings are still evident throughout and add to its **architectural** value.

15 Perry Street, Hardan Building (Façade only)



This 1924 building has **historic** value. Built by CE Daniell for Major General Sir Herbert Hart and H Daniell, it was named for the owners – Har-dan. Sir Herbert Hart was born in Carterton and was knighted for serving four years as Administrator in Western Samoa. He was a solicitor in Masterton between 1919 and 31. The building was purpose built for solicitors with large safes secreted around the building.

20 Perry Street (Façades)



Built around 1922, the Public Trust Office occupies a prominent site at the corner of Perry and Chapel streets. It is essentially a stripped classical office building of three storeys. A parapet detail runs on the two street fronts of the building at second floor level above the building's name, broken only by the angled face that forms the corner. There, a coat of arms provides the main visual interest. The size of the fenestration diminishes from ground to third floor level which is topped by a parapet with cross hatch pattern. The whole is a significant local landmark and has **townscape** and some **architectural** value.

28 Perry St, Ranfurly House (Exterior only)



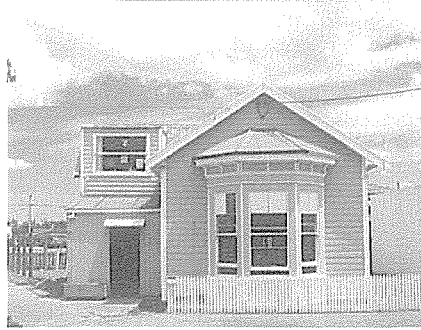
This single storey villa was probably built around the turn of the 19th century. It is of some **architectural** value with its pedimented entry and extensive verandah representative of its era. It also has **social** value. For many years it was occupied by the Ranfurly Club which was New Zealand's oldest women's club when established in Perry St.. The club relocated to Chapel St in the 1950s.

31 Perry Street, (Exterior)



W Donald was reputedly Masterton's first white settler. This building was home of Donald Presses, manufacturers of wool presses and begun by Donald Donald. It has **historic** value. While the two storey building has a simple commercial classical façade on Perry Street, its frontage facing the Town Hall is remarkable, and has, arguably, some **architectural** and **townscape** value in that it sits on a relatively prominent site in central Masterton. Sheathed wholly in horizontal sheets of corrugated iron, its flat face is penetrated by a single window and two pairs of round-headed windows. A small lean-to extends at ground floor level. Original or not, the façade is strikingly dilapidated yet speaks of a wholly exemplary pragmatism. It is a bizarre, and somewhat surreal, building to sit alongside the Town Hall.

33 Perry Street, Donalds Cottage (Exterior)



This small cottage/villa was built in the 1870s most probably to provide an office and design studio for Donald's Presses next door and therefore has some **historic** value. It is essentially a simple bay villa of the period. However, a peculiar, almost flat roofed, dormer has been added above the entry possibly in the 1960s.

46 Perry Street (Premises)



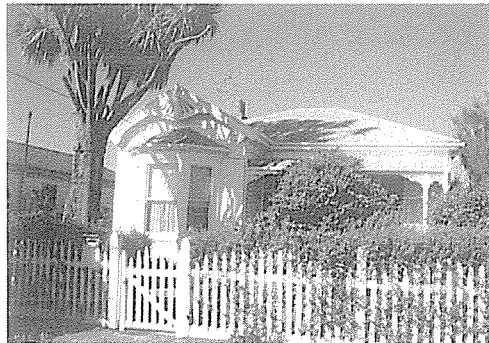
This remarkable brick Doctors residence with surgery attached seems more suited to the inner suburbs of London than to the more rural setting of turn of the century Masterton. As such it has considerable **architectural** and **technical** value. Built around 1908, it has the traditional cavity brick wall so familiar in Britain but of **rarity** value in Masterton. Built for Dr Prior around 1908 both his son and grandson are doctors. The house is little altered since it was built. Internally, the original carved ceiling panels and fireplaces are still intact. Externally, the road frontage and side wall is well modulated with the windows articulated by plaster surrounds. On the corner, at first floor level, a bay window is cantilevered out on concrete cross beams. While the building speaks of London's greyness, the red brick has an enlivening effect beside its weatherboard neighbours.

55 Perry Street (Premises incl. Interior)



This bungalow, despite some references to the Californian Bungalow style particularly at the entrance portico, displays a number of fine Art Deco features and is of some **architectural** and **technical** value. Built around 1935, the interior holds original art deco plaster ceilings, architraves, leadlight windows and a fireplace. An Art Deco brick fence is notable, and features two arched brick and tile shapes that are reminiscent in the form and wave detail of the sound shells of that era.

89 Perry Street (Premises)



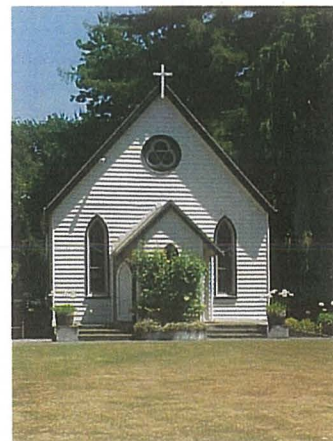
This is a compact example of a bay villa and has representative **architectural** value and is of some **historic** interest. Built around the turn of the century it has a number of interesting features. These include a sunburst feature to the eaves of the gable and nicely turned details to the tops of the verandah columns. Internally, the house is in its original state throughout apart from a toilet addition. The original outbuildings are also intact complete with the original copper. Until 1998, the house was occupied by Miss Dorset who had been its resident since 1925. She is related to Dr Dorset, the first medical practitioner brought out by the NZ Company in 1839.

109 Perry Street (Premises)



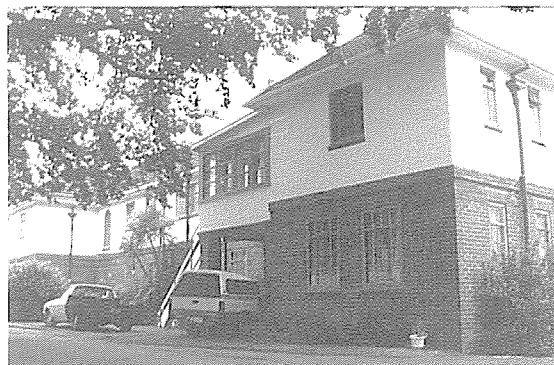
This is a well-preserved example of a traditional turn of the century Bay villa with some fine cast iron verandah lace details and as such has representative **architectural** value.

33 Pownall Street, St Matthews Collegiate School Main Boarding Home (Exterior only) and Chapel (Interior & Exterior)



St Matthews Collegiate School was founded in 1914. Of its older buildings, the main boarding house building is a fine two storey structure and has **architectural** value. The School Chapel is of particular **architectural** and **historic** value. It served as St Joseph's Church in Turakina from 1868. Built in heart Totara, it is a classically simple form of gothic country church. It was one of the first Roman Catholic churches erected in the Wanganui district. In 1947, a severe gale carried the building five metres from its original site. It was placed on new foundations where it came to rest. In 1979, it was moved to St Matthews. Each of the pews carries the name of donor towards the move and refurbishment. Other donations include the lectern, chapel chairs, prayer desk and a font. New coloured glass windows are part of a series. Modern in style they are nevertheless entirely appropriate to the building's new situation.

83 Pownall Street, Wairarapa College Main Building, College House (Exterior only)



Wairarapa College came into being in 1938 as the result of an amalgamation of the High School opened in 1923 and the Technical College established as the Technical School in 1896. The main College building was built in 1923 and is a handsome structure most noted for its octagonal tower flanked by an arch entrance to one side and a strong two storied gable on the other. The building has considerable **townscape** and **architectural** value as a local landmark. The street frontage features original buildings, the administration offices and four classrooms. There has been some strengthening work, but few changes. Some old blackboards are still in place and original walls feature vertical tongue and grooved boarding. New additions have been carried out sympathetically.

The school grounds are extensive and the school has a current population of over 1200 pupils. College House, the boarding house, was established in 1925 and built in 1928. It now houses up to 150 boarders and is a substantial building in many ways kindred to the main College building with its prominent and effective use of exposed red brick. It is of **group** and **architectural** value. Arguably the whole complex has **symbolic** value as an important manifestation of the community's commitment to quality education.

123 Pownall Street (Exterior)



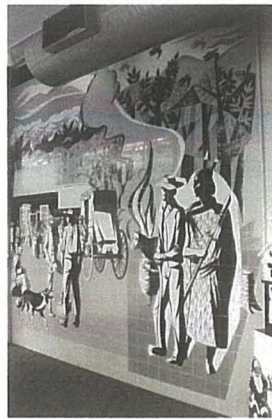
A simple but elegant Californian style villa, this house has representative **architectural** value. Built around 1930, it displays characteristics of the style with its shallow pitched roof, exposed joists, hooded windows and decorated porch.

136 Pownall Street, Trout Hatchery Ponds (Premises)



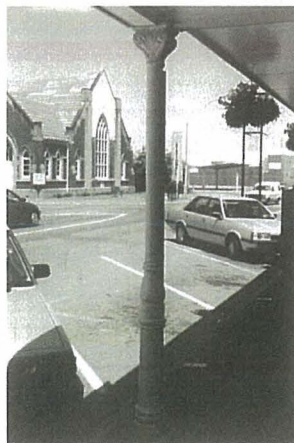
Originally on Chapel St, the hatcheries were transferred to Pownall St in 1928. They have **historic** value. They are fed from a series of springs seeping out of the terraces to the west. At one time they were very active but are now unnecessary as trout breed well enough in the rivers.

Post Office Mural (Item)



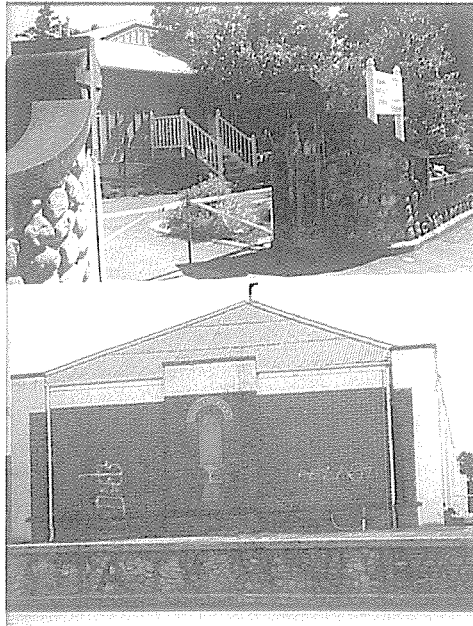
This mural by E Mervyn Taylor was designed in the early 1960s. It depicts life in early colonial Wairarapa and is of **symbolic** value. Unfortunately, the mural is now hidden from view as a result of redevelopment late in 1999.

Queen Street Verandah Posts (Item)



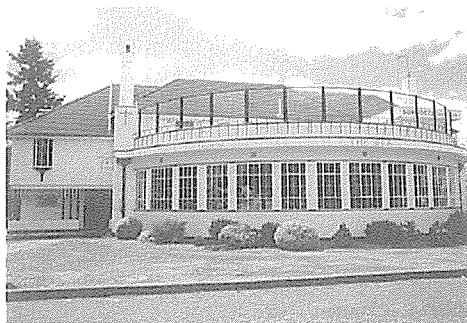
These cast iron posts date back to the 1890s and are possibly the only ones of their type in central Masterton. They have **rarity** value.

Queen Street; St Brides Garden Wall/St Patricks (Items)



The first Roman Catholic school in Masterton opened in a room behind St Patrick's Church in 1883. St Brides Convent of the Brigidine Nuns opened in 1898. St Patrick's school was moved next door the nuns being in charge of both institutions. This wall is a remnant of the old St. Brides Convent and has the wording – "St Pats School" on it. It is of symbolic value.

4 Queen Street, Burridges Restaurant (Downstairs Bar Exterior only)



Built in 1951 on a prominent site at the northern end of Queen Street the appropriately designed and named Horse Shoe Tavern is a local landmark. The circular downstairs bar is quite unique and has architectural and townscape value.

95 Queen Street, (Façade only)



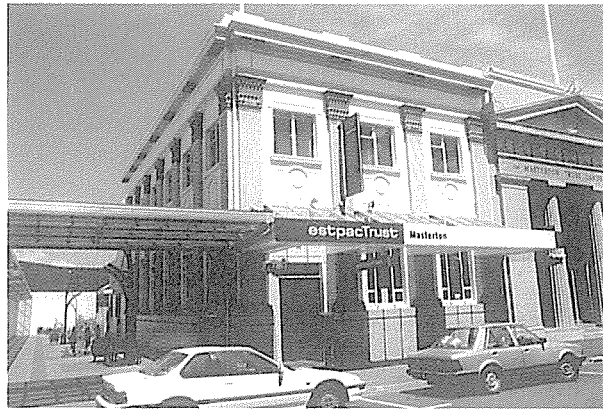
This building has **rarity** value as possibly the last remaining example of this type of façade in Masterton. The building also has **architectural** value as a representative commercial classic shop building. It was built probably around 1888, though it may be older. The building is essentially simple and typical of many such buildings built in towns throughout New Zealand around the turn of the 19th century. The ground floor has retail premises with living quarters above, a classic arrangement for the small shop owner. Traditionally, the façade pretended to some grandeur to suggest style and status. In this case the façade is simple but there is some fine carving to its window details.

184 Queen Street, (Façade only)



This building has remarkable similarities with the Farmers building in Wellington built in 1914. It is of both **architectural** and **technical** interest. Both were built originally for Christopher Smith as family owned drapery stores. The original store was a building built on this site in 1871. It may be that Joshua Charlesworth, responsible for the Wellington Farmers building, also designed this building after the formation of the Wairarapa Farmers Co-operative Association in 1892. Like its Wellington counterpart it is of steel and brick. Custom designed as a retail store, it has a relatively large unobstructed floor area. Externally, the four storey street frontage is plain but with notably large window areas. A dominant cornice set on decorated pilasters contain the principal fenestration.

185 Queen Street, (Exterior only)



This neo-classical bank building was built in 1922 for the Bank of New South Wales (now Westpac) and is of some **architectural** value. Constructed in reinforced concrete, it is one of a **group** of Banks in this part of Queen Street. Its principal façade features full height Corinthian pilasters that divide the window bays with decorative plaster elements placed between the ground floor and upper floor windows.

192 Queen Street, (Façade only)



This building has a 1924 classical brick façade. It is a strange composition of **architectural** interest. Symmetrical, its stepped parapet and arched windows speak of an earlier era. Yet the central rectangular window with simple circular motif seems more contemporaneous with its date of construction.

209 Queen Street, (Façade only)



Built around 1930, this small addition to the cluster of Queen Street banks has **group** value. It is a stripped classical building with a horizontal banding that may be some reference to the fashionable Moderne or Art Deco which was about to burst on the New Zealand scene. The old banking chamber is now used for retail purposes. The whole fits appropriately in terms of form and scale with its neighbours designed for that purpose.

226 - 230 Queen Street (Façade & interior ornate walls & ceiling)



Built in 1930, the Regent Theatre was the most popular picture palace in Masterton in its heyday. It was the avenue for both cinema and live performances seating almost 1,200 people in its stalls and balcony levels. Reputedly, it had the widest proscenium arch of the time in New Zealand. True to its period, it had ornate wall and ceiling decoration and painting in an Arabesque, Spanish-style. Built for JC Williamson who owned a chain of theatres and then brought by Kerridge, the building is a reinforced concrete frame with brick infill. Now converted to a three cinema complex, its main auditorium is gone, two cinemas occupying the stalls space. Nevertheless, the upper cinema (the balcony) retains some of the features of the original, spatially and in terms of decoration, and the foyer and main staircase are essentially intact. Externally, the facade is plain in a stripped classical style. The verandah with curved entry appears original. The whole retains **architectural** and **historic** value.

227 Queen Street, (Façade only)



This building was originally a stables and wheelwright building in the 1870s. It then became home to the Dixon and Wagg Garage and coachbuilders until the late 1920s. It would appear that subsequent to that time it received its current parapet which is in a simple 1930's Art Deco style with its waves motif. The verandah may be original and the whole may have some **historic** value.

7 Rahiwi Place (Premises)



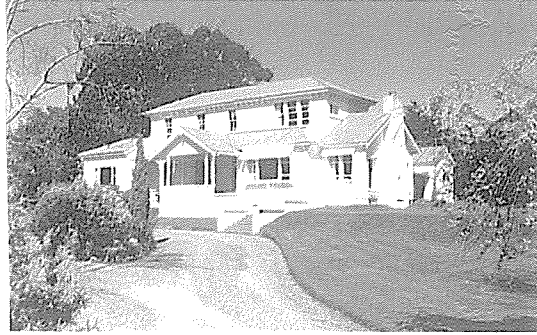
This very large two-storey gabled house was built in 1929 and has **architectural** value as a good example of the English Cottage style. True to the style, it sits under a deep tiled roof. The upper storey, built of heart matai, has a stucco finish while the lower floor is double lined with exposed brick. Its principal frontage features a large bay window at the upper level supported below by brick columns. The entrance is curved and side windows make reference to the Arts and Crafts movement. The grounds are extensive, in the English style including a tennis court.

Rangitumau, Kaka Amu Road, Bunny House (Exterior only)



The Bunny House was moved from Hogg Crescent in central Masterton to its new rural location at Rangitumau, north of Masterton, in 1997. The house is a two storey turn of the century villa. A handsome structure, its principal feature is the upper level balcony that runs round the building. This has a decorative frieze matched by the balcony rail running between the asymmetrically paired post spacings.

Rangitumau Road, Originally Te Rangitumau, Carrick (formerly Linden Downs and Lake Mallard) (Premises)



Built in 1878 for James Stuckey, originally on the 3600 acre farm, this homestead is a large rambling building of architectural value. The house probably began as a single storey farmhouse though it may have been built fully as is. The upper floor and porticoed entrance appear as later additions. The lower floor on its own would have had the feel of an extended cottage especially where the chimney stands exposed at one gable end. The upper level appears as an attempt to give the building some neo-Georgian style. Stuckey was a well known pastoralist of the time whose Hereford herd was recognised nationally. There have been few alterations to the building and many notable trees remain on the property.

Rangitumau Road, McLachlan Stone Circle (Items incl. Circle)



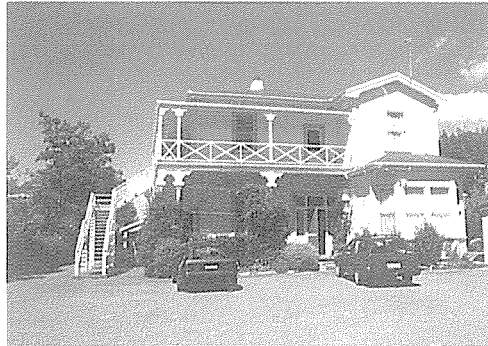
Constructed in February 1999 by Gavin McLachlan it is made up of 13 marbleised limestone rocks weighing up to 5 tons. The stones are all set in high grade concrete and form a circle with an inside diameter of 42 feet. There is one central marker stone. This is a design based on similar circles that are found across Britain and Western Europe that were built as long ago as 5000 BC.

The alignments of the stones are such that the midwinter and midsummer solstices are clearly marked as are the compass points. The whole is surrounded by a ditch and embankment (henge) with the entrance being to the north east (midsummer). This is the only stone circle in New Zealand and one of only 2 in the Southern Hemisphere, the other being the Australian standing stones at Glen Innes, NSW. The site is spiritually significant to the McLachlan Family who regard it as both a refuge and a sanctuary. It was built to mark four noteworthy points :-

1. The midsummer solstice of the year 1999.
2. The McLachlan families 150th anniversary of the arrival of Donald and Catherine McLachlan on the ship "Mooltan" in Dunedin on 26th December 1849 (major function on site on 23rd December 1999).
3. To celebrate and clearly mark the year 2000.
4. To establish a Celtic, Scots and European icon here in New Zealand.

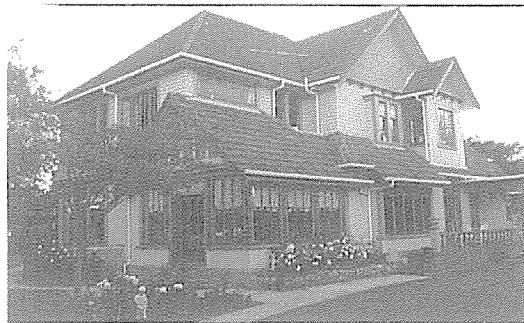
Early circles were first made by megalithic man for use as places of workshop, astrological observatories and solar calendars for plotting the seasons. They are spiritual places of power where the arrangement of the stones acts as a focus for the earths energy.

23 Renall St (Exterior only)



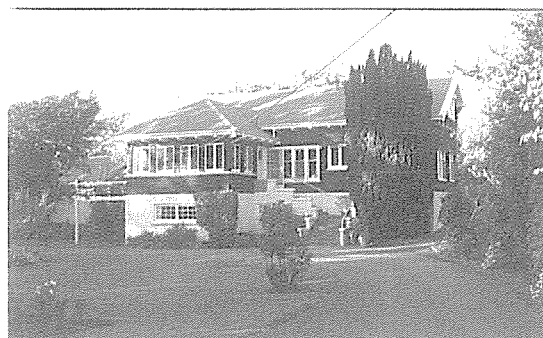
This large villa dates from around World War I and has some **architectural** and **historic** value. Apparently, it has been used as a Boarding House for much of its existence. To begin, it was a Boarding house run by the Misses Sims. In 1921, it became the Brooklyn Methodist Preparatory School for Boys and during World War II it became a convalescent home for US servicemen. After the war, it was divided into 4 flats and the interior was altered. About thirty years ago it was reverted to a boarding house. The building retains much of its original form and external detail. It is well proportioned with an elegant balcony and verandah and a hooded bay window at ground floor level.

28 Renall St, Hugo Homestead (Premises)



This large 1916 Residence was built for HP Hugo, a local merchant. Of two storeys, it sits in a large and well-developed suburban garden. The building form follows the shape of the internal arrangement. There are hints of the Arts and Crafts Movement and the English Cottage style in the simple and functional organisation of the building. It has a large conservatory on the ground floor, with five bedrooms on the upper level. The roof is Marseille tile. The whole is of **architectural** value.

40 Renall Street (Premises)



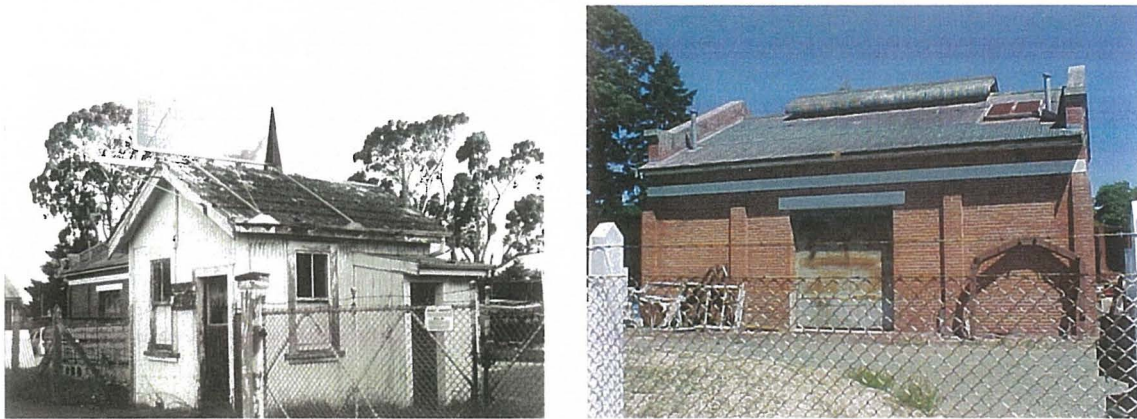
This 1926 house sits elegantly in its large garden and is of some **architectural** value. The single storey dark-stained weatherboard house sits atop a large basement of fair-faced brick or concrete. Built for George Summerell, a company manager, it has been extensively altered internally by subsequent owners. Nevertheless it remains a simple and generally well-proportioned example of a polite family residence of the inter-war period.

115 Renall Street (Premises)



This large house was built in 1929 and is of some **architectural** interest. It has a peculiar treatment of its principal windows. Almost identical roofs cover the dormer window in the roof and the bay window at ground floor level. However, the windows themselves are quite different. The dormer window is smaller with a hood over while similar to one of the ground floor bays, the other of the bay window has a large area of glass extending almost the full width. It may be that only one of them is original.

161 Renall Street (Exterior)



This 1929 brick structure is very pleasing formally for what was essentially a very functional building. Used as a safe store, the building is well proportioned and is of **architectural** value. It features a plastered cornice at the raised parapets at each end. The roof ventilator sits elegantly and unassumingly within the line formed by the parapets. The projecting brick buttresses and simple expression in white plaster of the doorway lintel and tie band round the perimeter just below roof level, add further articulation to this modest edifice and are of **technical** value. The Gatehouse alongside is also elegant for all its corrugated iron construction. It was built, presumably, about the same time as the store.

Riversdale, Saint Joseph's Church (Premises & Interior)



This Roman Catholic church was designed by architect: Thomas Turnbull in 1882. It is constructed of pit sawn timber and was located originally at Woodhurst, Tinui. It was moved in 1983 to Riversdale Beach. The building is of some **architectural** and **historic** value.

Riversdale RD12, Orui Homestead (Exterior only)



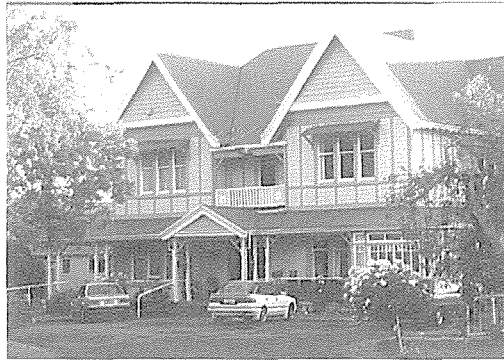
Built around 1916, this English Cottage style homestead has been moved twice from originally being part of the Ngaiana properties. It is of some **architectural** interest featuring several gables all with applied half timbering. Dormers also feature as do bay windows. The original 17000acre Orui-Riversdale block was awarded to Edwin Meredith in 1852. His father was a well to do Naval Officer with land in Tasmania. A 1879 division saw sons, Edwin and Richard take over the property. By 1893 the Orui station was of 8780 acres and went through the hands of Cunningham and Midgeley, REW Riddiford, and in 1946 to Clarence Meredith and the PJ Borthwick Trust. It was brought back fully into Meredith hands in 1954.

7 Roberts Road (Exterior only)



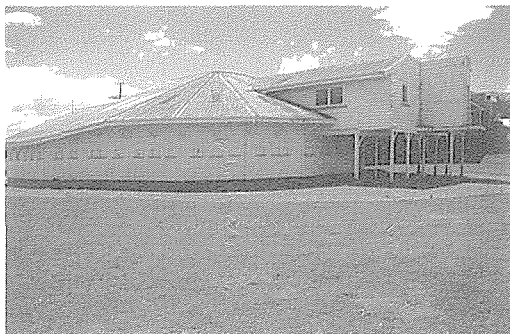
This two-storey Moderne style house dates from the 1940s. It is of **architectural** value as well as some **rarity** value as one of the few examples of this style in Masterton. The house is fair-faced in stucco. The building's form is plain though the rounding of the gable and the appearance of 'streamlining' motifs at the corners is appropriately if minimally referential to the style. The windows are of timber where one might have expected steel.

8 Roberts Rd, Kandahar (Façade, Staircase & Leadlights)



Built in 1909 as a residence for Mr WM Cruickshank, a local real estate agent, it was sold to the Burling family in 1916. Sarah Burling bequeathed the house and its 14 acres to Presbyterian Support Services in 1952. It is used currently as a rest home. It is a large two-storey villa of some **architectural** value. It appears quite top heavy with its two principal gables dominating the main façade. A small balcony runs between at first floor level. Half timbering at the upper level makes reference to the English Cottage or neo-Tudor styles. A verandah runs round the lower floor and is interrupted by a modest portico placed centrally which signals the entry. The interior features a fine staircase and stained glass/leadlight windows.

SH2 Opaki, Masterton Racing Club Totalisator, Stables/courtyard (Exterior)



Formerly the Wairarapa Racing Club, the Masterton Racing club claims to be one of the oldest in the country perhaps dating back to the mid 1840s. However, race meetings are no longer held at Opaki and the course is used for training purposes only. As a result, the buildings of the complex are falling into disrepair. The Totalisator building dates from the mid 1880s and has **historic** as well as some **architectural** value. The Totalisator is an essentially functional building though irregular in plan shape. Betting windows proliferate. At one end, offices project from the roof supported by wooden columns.

SH2, Memorial Boundary Markers (Item)



These truncated columns were put in place at the north and south State Highway 2 entry points to Masterton to commemorate the centennial of New Zealand in 1940 and are of **historic** value. The north one is located outside Hansells on the Opaki Rd. Originally it stood on the corner of Opaki and Fifth Streets. The south one is located at the south edge of Solway Park in a garden. Originally, it stood opposite the High Street and South belt junction.

SH2 Mount Bruce, Old Settler's cottage (Exterior)



This old cottage is in a dilapidated condition. Traditional in its basic form with two windows either side of its central door it does not have a verandah. The lean-to is to the side of the building rather than, as is normal, to the rear. The cottage is clearly very old and may have some **historic** and **architectural** value.

17 Sussex St, Tyneside (Premises)



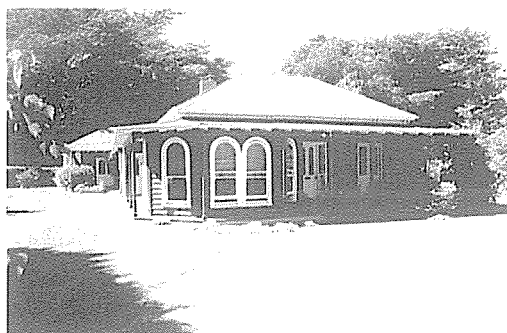
Built in 1903, 17 Sussex Street, 'Tyneside', is of considerable **architectural** interest. In appearance it is almost like a Federation (Australian) style of building with its symmetrical Georgian appearance and 'wrap round' verandah. The hipped roof has a centre gutter. Handsomely detailed around the roof cornice and on the verandah, it may be unique of its kind in Masterton and of some **rarity** value. The verandah is supported by pairs of posts with detailed brackets. Home of John Caselberg, it was named after his wife's home area in England. John Caselberg was son of Masterton Mayor Myer Caselberg who was President of the Chamber of Commerce, the Horticultural Society and was a Justice of the Peace.

30 Sussex Street (Façade only)



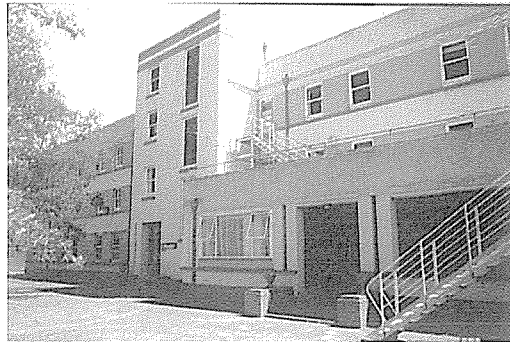
Built in 1888 for John Barron, overseer, this cottage was built on Charles Dixon's Worksop Farm, abutting Garland's Bush. The property is a good example of a workman's cottage and is of both **architectural** and **historic** significance especially the unaltered principal façade with its bullnose verandah. The rear of the house is, however, significantly altered.

Tau(w)eru RD9, Abbotsford Homestead (Exterior only)



Built in 1865, this house was used as an accommodation point for horse traffic between Masterton and Castlepoint. The original homestead built in 1860 was a typical double gabled cottage with French doors both sides of a front door all opening onto a verandah. The present homestead although changed retains the shingle roof of the original under the current iron. Locally milled timber remains part of the existing structure. The house is a simple square single storey villa with a ridged roof, its principal features are its verandah which wraps round the building, and its pronounced arched windows at what appears to be a later addition of a bay window. Certainly the building has been added onto. Nevertheless, it retains both **historic** and **architectural** value. It also has **historic** value due to its age and its association with AP Whatman who lived at Abbotsford and was a benefactor to Masterton.

**Te Ore Ore Road, Wairarapa District Health Board Building
(Formerly Nurses Home) (Exterior only)**



This building was completed in 1937, a modern building for its time with clear references to the Art Deco style. It is of architectural value.

**Te Parae, RD10, Homestead, Woolshed Stables and Horse Plaques
(Premises & Items)**



Te Parae is of historic significance. It came into being when the original 70000 acres of Brancepeth was subdivided in 1905. Archdeacon Henry Williams's son, Thomas Coldham Williams, married Annie Beetham in 1858. His funds provided the capital for the Williams/Beetham partnership at Brancepeth. Brancepeth was divided between the families in 1905. The William's share took in Te Parae, Annedale, Kumu Kumu, Mamaku, Rawhiti, Poroporo, Patukawa and Longridge. This was eventually divided among his thirteen children.

Te Parae was built for Guy Williams in 1905 complete with horse stables, woolshed and library. He created the huge lake with horse scoops and planted a collection of deciduous and evergreen trees that have now reached maturity. The homestead is of two storeys, typical of Edwardian grandeur in a rambling sort of way and has **architectural** value. Its most striking feature is its location and surrounding grounds. The lake sits below the house lawn. Other features include a curving pergola, tennis pavilion, double box hedging, towering Phoenix Palms and a weeping elm supported by ornate iron columns.

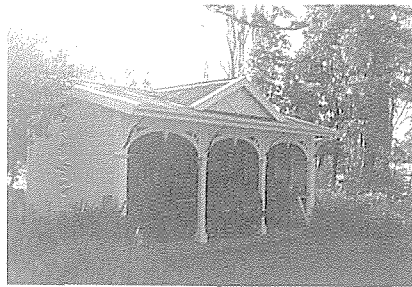
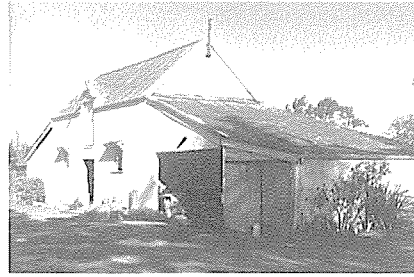
The Williams's land that has been used traditionally to farm sheep and cattle has been further subdivided. The Te Parae stud was set up in 1938. Horses from the stud have performed well both in New Zealand and overseas. Some are buried on the property and memorial horse plaques mark their last resting place. A more recent diversification has been the establishment of one of the earliest commercial deer herds in the country.

9 Terrace End (Exterior only)



This house is a pleasant example of a 1930's bungalow in an Arts and Crafts style. L-shaped in plan the principal gable features half timbering in mock-Tudor style which may also have been a reference to the English Cottage revival. It has some **architectural** value

Upper Plain Road, Llandaff (Premises)



Tennis Court Pavilion

Llandaff was built around 1880 for the Meredith Family who were large coastal land owners of the 17000 acre Orui/Riversdale station. Mount Meredith is named after them. Llandaff was built on a 90 acre block. The house was named for Meredith's mother's hometown near Cardiff. The house remains in close to original condition and is of **historic** and **architectural** value. The main house is large. The Merediths had 13 children. Made of totara, matai and kauri, the house is of 6000 sq ft. It has 6 bedrooms plus accommodation for household staff. Two gable ends surmounted by pitched roofs are separated by a three bay balcony and verandah between. An unusual hooded bay window is a feature of each gable. On the west end, a conservatory extends from the gable.

The house was owned for a time by the Nathan family who carried out a number of renovations including lattice work around the windows and an Indonesian hardwood floor for dancing. Associated buildings also in near original condition include the tennis court pavilion, an aviary, hayloft, stable and a barn with the original timber shingles beneath the iron. The pavilion is a handsome little building. Of simple lean-to construction, it, nevertheless, sports a three bay verandah with a pedimented detail above the central bay. The property is now of 18 acres and retains trees and bushes from its earliest days.

Upper Plain Road, Tapia (Exterior)



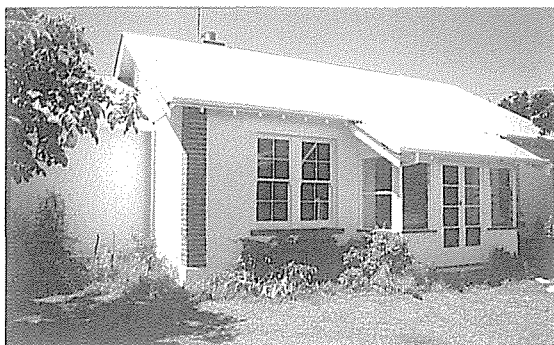
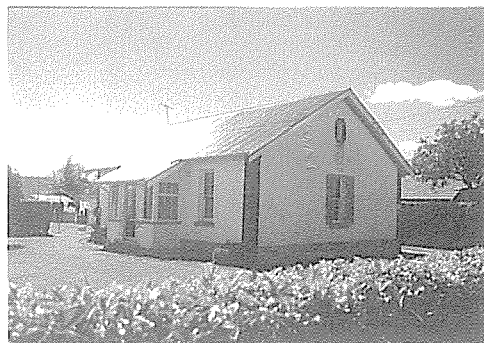
This handsome Italianate property is of considerable **architectural** value. It was begun about 1870 and was much added to in 1913. Originally owned by WH Perry, seed merchant, the building's principal feature is a three storey tower. The building steps from single storey to two and then three in a balanced assymetrical manner. The composition makes skillful use of pitched roofs of different sizes to subtly reinforce the stepping effect. The tower has an interesting angled window on the second floor.

Upper Plain Road, Fernridge Church, (Exterior & Interior)



This well maintained church building was erected in 1922 on land donated by a Mr Andrews. It is simple, pleasant traditional country church building with a modest belfry and an unusually positioned entry. It is of some **architectural** value.

Upper Plain Road, Whatman Cottages No's 2,4,6,8,10,12,14,16,18,20 and 22 (Premises)



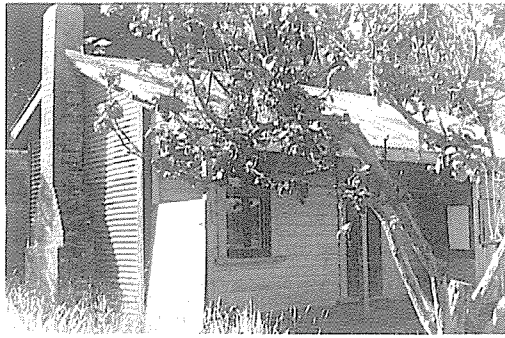
These cottages, built for Returned Servicemen, are typically 1920's Arts and Craft style of stucco on brick. Designed in 1922 by Watson and Gooder, Architects of the Soldiers Club. The eleven cottages were all built together and are similar but with peculiar variations. They feature brick quoins, porthole windows, some hooded windows, and some shuttered windows. They have architectural value and considerable group interest.

Waiawa Road, RD12, Waiawa Homestead (Exterior only)



Originally part of the 25000 acre Langdale Station, the original homestead burnt down in 1891 and was rebuilt in 1893 and lived in by the Austins who managed Langdale for the Elder family. The present homestead built in 1893 was designed by architect Charles T Natusch and is of **architectural** value. It is one of only about six of his buildings left in the Wairarapa. It is a handsome single storey building surrounded with a verandah that features double posts and sunburst motifs. The house sits in extensive gardens on the 780 acre property.

Whakataki/ Mataikona, Patuwai (Paku House) (Premises)



This property belonged to Paku, the old Maori princess who lived there alone until her death in 1951. She was thought to have then been the oldest woman in New Zealand, aged 116. The house is situated on a Maori reserve, next to a marae site. It has **historic** value.

Willow Park Drive, Rathkeale College (Main House) (Exterior)



The house was the centre of a 470 acre farm purchased by Beresford Maunsell when he sold the Tinui holdings taken up by his family in 1859. The name comes from the Maunsell family's original home at Rathkeale, a village in Southern Ireland. Designed by architects Helmore and Cotterill. The house is of **architectural** value. It is approached by a winding drive now Willow Park Drive that opens into a wide lawned area and the school grounds. The gardens were designed by Alfred Buxton. The Lutyens-inspired building still possesses its high and ornate chimneys. Along with the dormer windows, these relieve the steeply pitched gable roof of Welsh slate that dominates the house. The mullioned windows, the beamed ceilings and the spacious rooms are all consistent with the English Cottage style. In the 1960s Mrs Maunsell sold the property to the Church of England for a boys secondary school. The main house is centre of a growing complex of classrooms and boarding houses.

Worksop Rd, St Lukes Union Church (Interior & Exterior)



There had been a wooden church on the site since 1867. It was destroyed by fire in 1938. This building, originally called Knox Presbyterian Church was erected in 1905. Built of brick in simple gothic style, the building makes an interesting use of buttresses at its corners and either side of the principal stained glass window on the gable. The architects were possibly Varnham and Rose of Greytown. Damaged in the 1942 earthquake repairs were carried out by architect, Neil Inkster.

21 Worksop Rd, Hessey House (Premises)



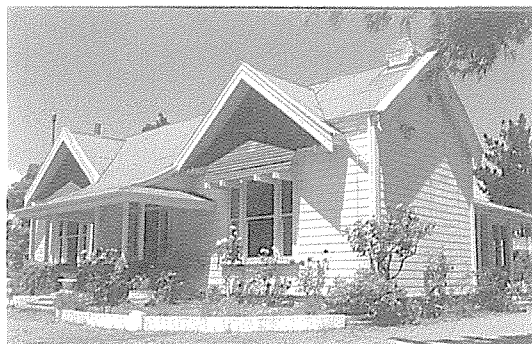
This angled bay villa was built in 1901 and is of **architectural** and some **historic** value. It features High Victorian decoration with original verandah lace and brackets. It has two bays and an angled corner where the verandah turns along two sides of the house. Recently refurbished and restored in many parts to its original state. The house was built for John Hessey (1849-1933), after whom Hessey St was named. He was a Masterton Borough Councillor for approximately 20 years, involved in gold mining, land development, a member of the Masterton Trust Lands Trust and a founder member of the A&P Association. Hessey lived in the house from 1902 to 1918.

34 Worksop Rd (Premises & Interior)



This Bay villa is of representative **architectural** value. Built around 1905, the house is a fine example of a suburban villa of that era. It has decorative elements around the verandah in particular to be expected of that 'pattern book' period. The ornate Totara fence on Worksop Road is original. Internally, the house retains its original ½" thick rimu panelled ceilings, built-in carved joinery and fireplaces. All these are of some **technical** value.

86 Worksop Rd, Rosetta House (Exterior)



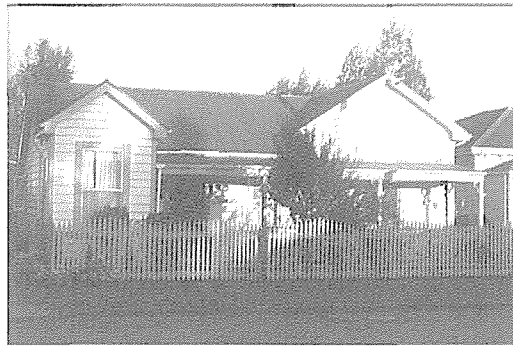
Rosetta House was the home of Myer Caselberg, Mayor of Masterton from 1884 to 1887. It was named after Caselberg's second wife Rosetta who lived in the house until she died in 1922. It is a form of villa that might best be described as a large decorated cottage. The porte cochere style porch at the entrance does not look original. In addition, the rear wing of the house was moved to 114 Colombo Rd in the early 1920s. It has some **historic** and **architectural** value.

21 Wrigley Street (Premises)



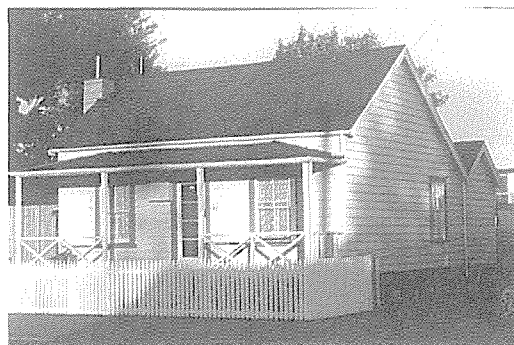
This T-shaped villa was built around 1880. It is of **group** value along with its neighbours at 30 and 32 Wrigley Street. Of traditional design only the pediment detail of the gable is out of the usual being open in style. The house is in good condition and a sound example of its type.

30 Wrigley Street (Premises)



This cottage of 1875 was built for James Wrigley. It is of **group** value along with its neighbours at 21 and 32 Wrigley Street. It is somewhat unusual in design supporting a major and a minor gable. A verandah covers not only the entry but also the façade of the larger of the gables.

32 Wrigley Street (Premises)



This 1880 cottage was also built for James Wrigley. It is of **group** value along with its neighbours at 21 and 30 Wrigley Street. It is of more traditional cottage design with two windows either side of the entrance door, all protected by the verandah along the length of the main façade. A second gable encloses space to the rear normally treated as a lean-to. This may be original or a later addition.

Masterton –Historic Precincts

Masters Crescent Precinct (Premises)

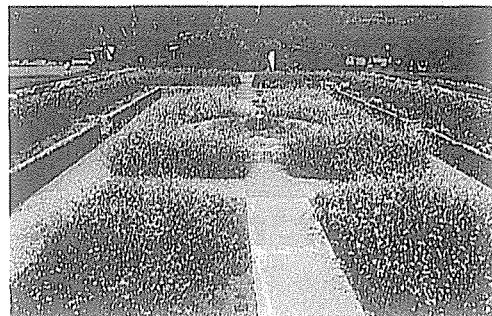
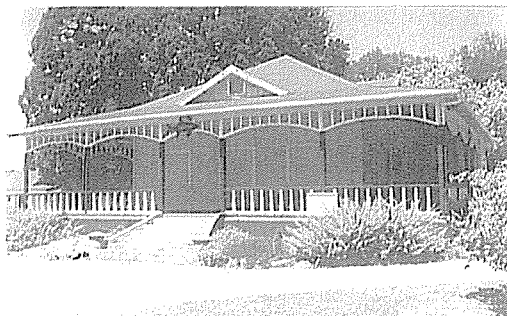
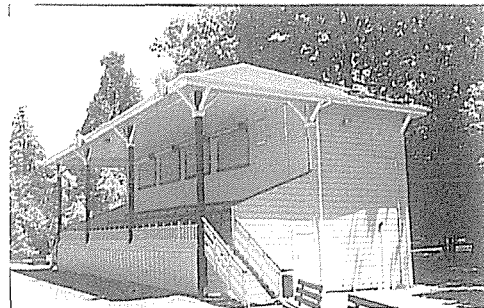
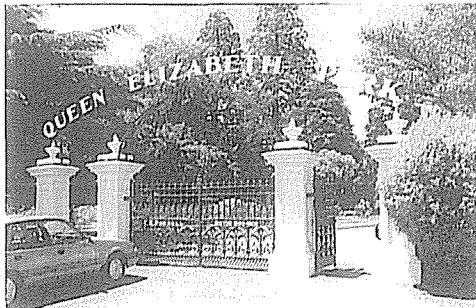
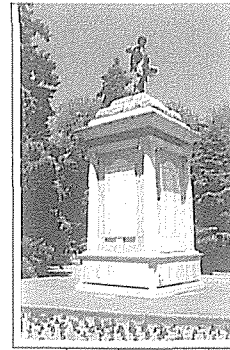
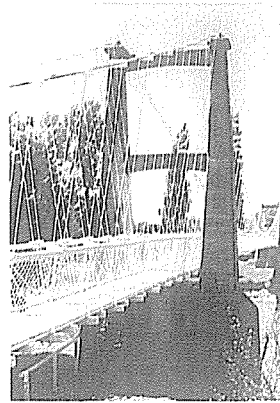
The Masters Crescent area which encompasses over 80 houses in the Masters Crescent, McGregor Crescent, Hoskings Place, Bennington and Beetham Streets is a coherent and largely intact example of a State rental garden suburb. Now largely in private ownership, the precinct reflects the principles of the State Advances Corporation of the late 1930s/1940s. These principles include that:

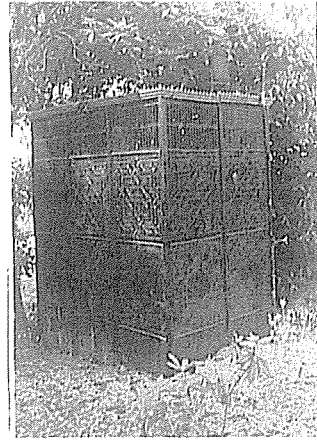
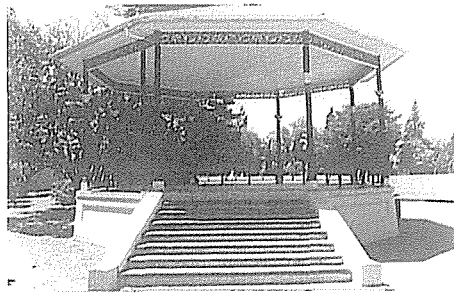
- The houses were not to be seen as ‘workers’ dwellings’
- Standards were to be up to or better than houses inhabited by ordinary typical citizens
- Different designs were to be used so that terms like “government mass produced houses” could not be used

The Masters Crescent precinct is of significance as it is a built manifestation of these principles in terms of planning, including roading, infrastructure, recreation and open spaces and in the range of buildings extant. Built between 1938 and 1950 by the Department of Housing Construction, the precinct has **historical** value due to its place in the State House programme; **architectural** value for the range of house types in place; **technical** value as a comprehensive record of State house construction practice and standards; **and it is notable that all power and telephone services were underground**; and **group** value as a coherent grouping of contemporary houses of the late 1940s.



Queen Elizabeth Park Precinct





“When Masterton was first surveyed in 1856 an area was set aside for ‘public reserve” on the site which is now Queen Elizabeth Park. However, when the reserves were gazetted in 1861, Queen Elizabeth Park was included among the "Education Reserves". As a result, the land was leased and vested for rough grazing.

It was not until 1875 that a successful petition achieved acquiring the land for public use. An enabling act, “The Greytown and Masterton Public Park and Cemetery Management Act 1875” was passed and the control of the park was passed over to the Masterton Park Trust, with a separate trust established for the cemetery.

The Park Trust had difficulties in running the Park, mainly due to their insufficient income. At various times it was suggested that either the Borough Council or the Masterton Trust Lands Trust should take the park over. The Masterton Public Park Management Act 1901 dissolved the trust and vested the park in the Borough Council.

In 1916 Alfred Buxton, a well known landscape gardener drew up a landscape plan for the park, elements of which were incorporated into the layout.

In 1954 the park was renamed Queen Elizabeth Park after the newly crowned monarch.

The Park’s principal buildings are the Grandstand built in 1895; the Edward VII Band Rotunda completed in 1903 in commemoration of the coronation of Edward VII; the Coronation Hall built as a tearoom around 1912 to commemorate the coronation of George V.

The Grandstand is a structure of fine proportions. Built through public subscriptions, it stands in pride of place at the picturesque, tree- surrounded country cricket oval. It is, in many respects, reminiscent of the grandstand in Solway Showground. The grandstand is a fully timber-framed structure with a timber post and beam system supporting the seating which occupies the front half of the building. The back part of the grandstand provides a longroom for entertaining and viewing. Roof trusses span the full width of the building resting on four equally spaced posts on the front wall. Flights of steps at each end lead up to the tiered seating. Changing and storerooms occupy the ground floor.

“The Edward VII Band Rotunda is a handsome structure of cast iron. Octagonal in plan, it is approached up a wide set of stairs that occupy one bay. The cast iron post and beam structure is very light and this lightness is accentuated by the decorative floral detail of the beams. The Coronation Hall is a simple but elegant single storey structure. Surrounded by a veranda simply decorated with curved cornice detailing and open timbered balustrading, it sits under a gently sloping pyramid roof. The roof of the veranda is continuous with the principal roof but even more gently. A pedimented ventilator and a flight of stairs signal entrance.

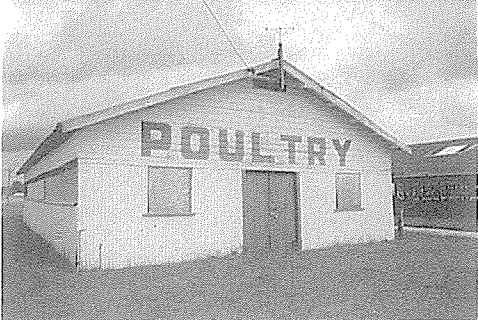
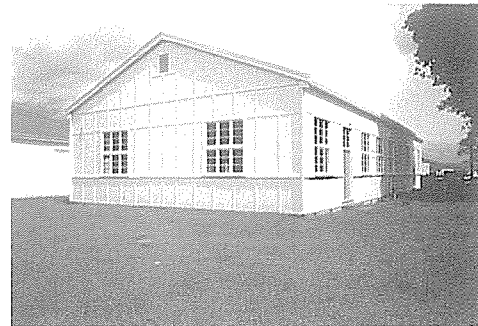
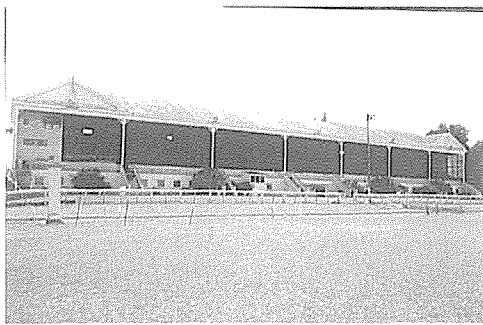
“Other important features of the park included the Pownall Gates, the formal entrance to the Park, built around 1903 in commemoration of Charles Pownall, the youngest ever Mayor of Masterton serving three terms 1890 – 1902. The gates are cast iron and the pillars are of concrete. The gates were later extended with an arch bearing the name “Queen Elizabeth Park”.

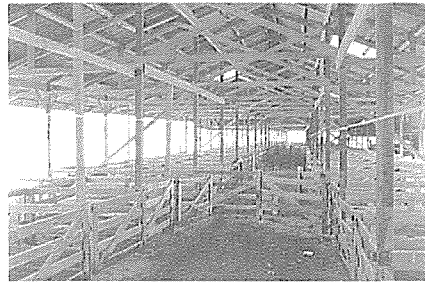
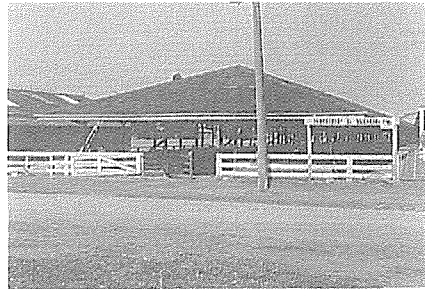
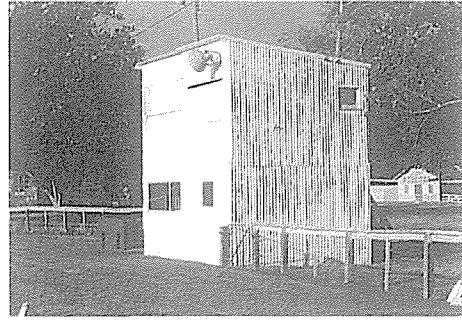
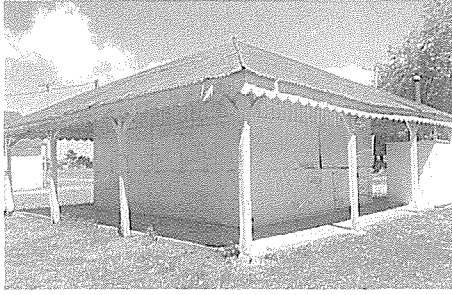
“The Cenotaph or Wairarapa War Memorial is of bronze with an Italian marble plinth. Erected in 1923, the bronze casting was by the Lynch Brothers of Auckland. Only two casts were made. The other is in Devonport Auckland.

“The Swing Bridge was built in 1935 to replace an earlier one that had to be pulled down due to re-alignment of the Waipoua River. The bridge was reconditioned in 1982.

“The Hosking Sunken Garden was established in 1967. It is located in what was formerly the Christina and Alice Hosking Baths, given to the women of Masterton in 1910 by local doctor William Henry Hosking. Dr Hosking was a member of the first Park Trust and hospital superintendent for 20 years and an important local figure. The baths were badly damaged in the 1942 earthquake, but it was not until 1967 that the Council agreed to convert the original pool foundations into a sunken garden.

Solway Show Grounds, High Street/ 80 York Street (Premises)





The Solway Showgrounds has significant **group** and **townscape** value as well as **historic, social** and **architectural** value.

The first Wairarapa A&P Show was mooted in Greytown in 1867 but came to nothing. In 1871, a meeting was held in Mrs Tone's Hotel (The Club) and the site of the Masterton Stockade and surrounding grounds (now QEII Park) was chosen. The first show of the Wairarapa and East Coast Pastoral and Agricultural Association was held in 1871. The following year the show was held in Greytown and this alternating pattern between the upper and lower valley continued for some years. In 1878 the Association acquired its first permanent site at Carterton. In 1885, Masterton residents felt the Show should return to Masterton. And the first meeting of the Masterton Agricultural and Pastoral Association was held that year with its first show at the saleyards of Messrs Lowes and Iorns in Renall Street.

The Masterton Show remained at the saleyards for several more years then moved to a site in Dixon Street. In 1908 the Masterton Association purchased the current 75 acre site at Solway. The grounds included 10 acres of native lowland forest and over 500 trees were planted to provide shade for picnics held at the grounds. J Johnstone of Palmerston North, who had visited showgrounds in New Zealand and overseas, volunteered to design the layout. Some buildings were moved from the Dixon St site. The principal new structure was the grandstand but extensive work was carried out to provide pens, pavilions and rings.

At the time of construction, a commentator noted:

“There are 700 sheep pens of which 400 are under cover of two pavilions. Between these pavilions is a ram ring with seating accommodation for 300 people. Each pavilion is 304 feet long and 42 feet wide. The construction here is of Australian jarrah timber, with a view to durability. The dimension of the pens is six feet each way, which is slightly larger than those at Palmerston, to give abundance of room for the pen of five. The cattle pens number 260, and their laying out was the subject of considerable thought.

For the horses there are 95 covered stalls, and 200 in the open. But the open stalls are placed under the shade of the macrocarpa trees. Similar shade overhangs the pig pens. The usual dog kennels, a produce hall 80 feet by 50 feet, and a band rotunda are also included in the equipment. Later on a lake is to be constructed, adorned by the inevitable kiosk.”

The inaugural Solway Show was held in February 1911.

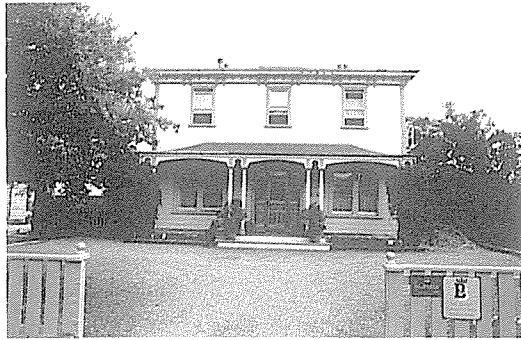
The Grandstand contains service rooms, dining room, kitchen, toilets and President’s room. It was built in 1910 to the design of Crichton and McKay. It is a large and impressive building and has been and remains the focal point of the Solway Sowgrounds. It is a fully timber-framed structure with a heavy timber post and beam system supporting the seating. The roof trusses that span the full width of the building rest on conventional framing on the back (west) wall and posts on the front (east) wall. The roof has two gables coming forward at each end of the front elevation and is otherwise hipped. Flights of steps lead up to the tiered seating while a series of rooms occupy the ground floor.

The Kiosk and Bar is thought to date from 1910. It is a square building in plan with a picturesque verandah on each side enclosing the central servery with hatches opening out under the verandah. The roof is of a pyramidal hipped form in corrugated iron. It has a modern concrete floor. The verandah posts are in need of repair. The Dog kennels were used originally as Plunket Rooms and the building was probably erected in the 1920s. It is an unremarkable timber framed and weatherboarded building. The Trades Hall dates to the time of occupation of the grounds by the United States Marine Corps in 1943. It is a plain building clad in flat sheeting and with a corrugated asbestos roof. The Exhibition Hall probably dates back to 1910. It is of weatherboard with a corrugated iron roof. The Club Hall was constructed at the Masterton railyards as a social hall for the Railway Social Club. It was moved to Solway in 1992.

The Secretary’s Office is the one building known to have been moved from the Dixon Street site. It may therefore date to the 1890s. It is a long narrow building built as a series of rooms (for the Secretary, stewards and the Press) each with its own outside door. It is clad with weatherboard, has an iron roof and sits on timber piles. The Judges’ box may well be original. Utilitarian, it has a mono pitch roof and is clad in corrugated iron. The Poultry and Sheep Pens appear to be the originals as described above and date from 1910. The Sheep Pavilion dates from a little later. Its central part is a shearing ring with tiered seating around. The holding pens are below. The Sheep and Goat Pavilion is also one of the original 1910 buildings and there is some evidence of parts of them coming from Dixon Street. The Black and Coloured Sheep building began life twice its current length. Cut in two, the two buildings served as food outlets sited near the main drive. It dates from 1910.

The Cattle Pavilion is also original. Made up of five main blocks, each with an aisle, and stalls on either side, the building has a low pitched hipped roof similar to that of the sheep pens. Noah’s Ark is a building of the 1950s. The hitching rails of heavy section steel construction with hand wrought hitching lugs and rings on each side are probably original, relics of the pre-automobile age. The small building where golfers now pay their green fees may be the original 1910 gatehouse. There are some other buildings of more recent vintage. Of the many trees on the site, the kahikitea planted by Premier Richard Seddon and the Wellingtonia planted by Lord Islington have historic value.

Victoria St Precinct (Premises & Interiors)



James Wrigley formed the streets now called Victoria and Albert Streets when he broke up his small suburban farm for housing in 1878. At the same time, Richard Kibblewhite proposed to establish a subdivision of his own on his Upper Plain farm using similar street names. The Borough Council accepted Wrigley's names (first come first served) and insisted Kibblewhite's street be named Carverthen.

Settlement of Victoria St was a result of population growth. It was the first major subdivision of suburban land and came before the Council at its second meeting in September 1878. It was sited outside the town of Masterton as laid out in 1854. Development occurred in spite of the 'long depression' of 1874-94. Victoria Street was considered a very desirable residential address in the period 1880-1910. The Aubrey water colour titled 'Masterton North' painted in 1891 shows two drovers driving sheep on what is now King Street. Five of the six houses depicted in the painting are still standing. Subsequent developments occurred. In the same year as the painting, the West Side Infants School was built on what Aubrey shows as a vacant paddock to the south (left) of #18. The school was closed in the 1970s. The site now has two relocated buildings, one from about 1880, the other from around 1910. Both retain the character of what remains from 1891.

Victoria Street contains homes for a cross section representative of early and developing Masterton. The houses and outbuildings are illustrative of New Zealand's predominantly wooden architectural heritage from every decade between the 1870s and 1970s. The Management Area has **historic, architectural, technical and group** value

The street's essentially residential nature remains except at either end. 28 of the 30 houses (8, 11, 15, 19, 25, 26, 28, 41, 43, 38, 36, 34, 32, 30, 24, 22, 20, 18, 14, 10, 21, 23, 29, 33, 35, 37, 39, 40) that have been researched are still used for the purposes they were built for. Of the street's 38 properties, 7 contain purpose built industrial/commercial buildings – six of these are in the two groups at either end of the street, with one (occupying the former West Side School site and now used as a clubrooms and art gallery) surrounded by residences.

The mostly residential section of the street today comprises largely of approximately quarter to half acre sections containing in all but two cases, one residence and associated outbuildings. There are several notable outbuildings such as stables and barns dating from the 1870s, and in one case an archetypal motor garage of the 1920s. Outside privvies (in one case at least dating from night soil days) and wash houses (in one case complete with kauri tubs and copper boiler) also survive. One corrugated iron clad outside privy contains a fine working example of an early sewer head and pedestal unique in the street. One privy was reputedly used as an overnight drover's halt in the 1890s.

Four 'Provenances' exist:

Italianate Cottages: The first houses on Victoria St were small cottages built by Thomas James. They date from 1879 to 1881. Three of the James Cottages) are unique to Victoria St. No 8 is a James Cottage which was owned for a time by Mr Fawcett, composer and co-proprietor of Masterton's first newspaper the Wairarapa News and its third paper the Wairarapa Register. It is a simple gable end cottage of one room width. The entrance door and principal ground floor window is sheltered by a verandah. Imitation stone quoins are a feature at the building's corners on the main frontage. Above, the attic bedroom is lit by an elegant arched sash window placed centrally on the façade. No 10 next door is a similar cottage but both its verandah and upper window lack the elegance of No. 8 and the quoins were not part of this design.

A fourth cottage may be the oldest house in Victoria Street. No. 30 is thought to have been originally built in 1875 as a government cottage and shifted to Victoria St in 1887. It is of a different but related design to the James cottages. Anecdotal evidence suggests the cottage was built by refugee craftsmen from one of the European wars.

Byford Houses: There are nine examples of houses built by the Byford brothers. The Byfords were a family of carpenters and prolific builders throughout the Wairarapa. They arrived in Masterton from Hull in England in 1877. Herbert John was skilled with concrete while Rupert Douglas specialised in timber. Rupert's fire surrounds were a feature of many houses. Their partnership lasted from 1908 to 1957. The firm's yards were at 40 Victoria Street.

26 Victoria St, William Byford House, was built around 1886 by William as his own house. It is a "Flyover" Bay Villa of possibly American influence. The house contains excellent cast iron lace exuberantly expressed both externally and internally. The wood panelling, carved joinery, including imitation stone quoins, and leadlighting is also exceptional.

William built his own house, and No 28 for his building foreman and then took over the property himself in 1881. So, William built two; Rupert Byford built one; Herbert built two; and the Byford brothers built another. The original of one other (a Byford reconstruction of about 1900) dates from around 1879. All are of solid construction with attention to intricate detail although none surpass William's own for workmanship and degree of finish.

Dorset Cottages: There are two buildings of this type built around 1895 to provide cheap rental accommodation during the 30 years of Masterton's population growth (1895-1925). The Victoria St examples are unique to the street. There are four other but later examples in Bentley and Villa Streets

Mixed: Of the remaining buildings, 16 date from the period 1880 to 1953. Examples range from a working man's cottage of around 1890 through to houses built for owners who belonged to the minor professions of 1870s. There are the grand townhouses built for notable Wairarapa farming families of the 1890s-1900s and modest residences dating from in-fill sub divisions and residential developments of the 1920s-1950s. One grand house from the 1880s is Hurlston House at 25 Victoria St. Built by Thomas James around 1880, it was owned by Joseph Payton in 1883 and remained in the Payton family until 1962. It was extensively refurbished and 'modernised' in 1927 and is now an excellent example of the Arts and Crafts style.

Devonshire House at No 15 (now Victoria House) was built as a guesthouse in 1886 for James Bulpitt, a boarding house keeper and has remained as such for most of its existence. It is a handsome and well-proportioned two-storey villa in a simple Georgian style. The roof is a simple hip with modest cornice details. Three double hung sash windows sit evenly spaced on the upper floor. Below, is a fine timber and glass entrance door with large double windows sitting either side. A verandah shelters the ground floor frontage.

11 Victoria Street – In 1881 the land was owned by Thomas James who sold it in 1886 to James Bulpitt, Hospital Custodian. James Bulpitt sold the property to Marie Collins, wife of George Collins, grocer in 1900. Marie Collins was the first woman owner. For 81 years in the 20th Century the property was owned by women. Emma Gapper, widow of Samuel Gapper (Gappers Mill in Aubrey's painting of Masterton North 1891) owned the property from 1903-1905.

The house was built approximately 1880. The original house remains except for the removal of the chimneys. The upper parts of these were destroyed in the 1924 earthquake and not replaced, the remainder were removed in 1994. There is evidence of a verandah being added along the front after 1891. Other additions can be dated by newspapers to May 1927. The shingle roof still exists under the corrugated iron and pipes for gas lighting were discovered during rewiring in 1996.



Hospital Masterton Academy Series 6.