

## 291 Haynes Line, Beaconsfield



**Architect:** Unknown

**Construction date:** Ca 1894

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

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

**Use/building type:** Residential

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

**Heritage New Zealand Listing:** -

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

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

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

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

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



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

### The Strawbridge Family

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

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

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

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

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

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

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

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

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

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

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

### The Corpe Family

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

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

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

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

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

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

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

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

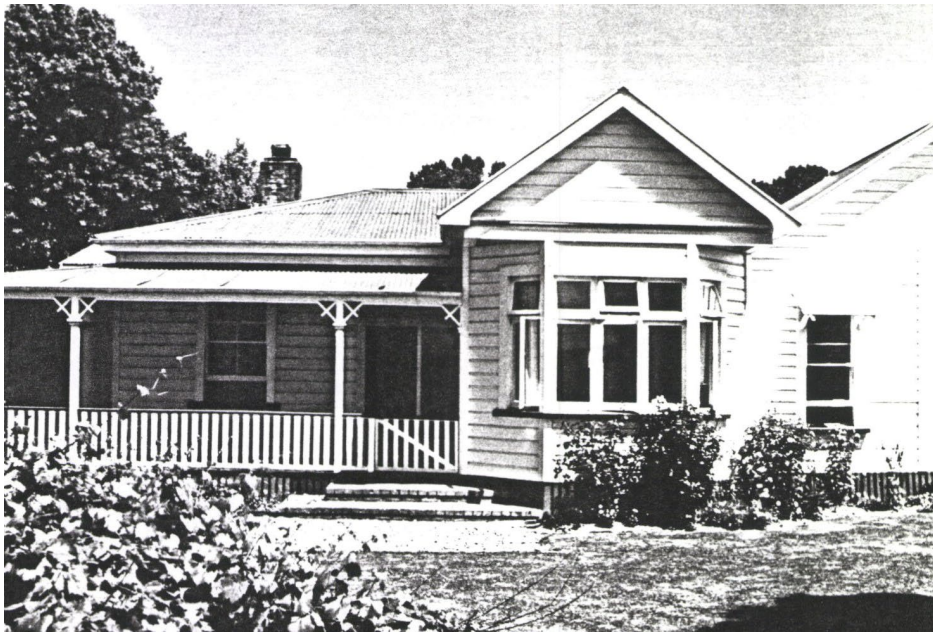
<sup>12</sup> Stone, *Re: Strawbridge Family to NZ* article

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

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

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

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



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

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

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

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

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

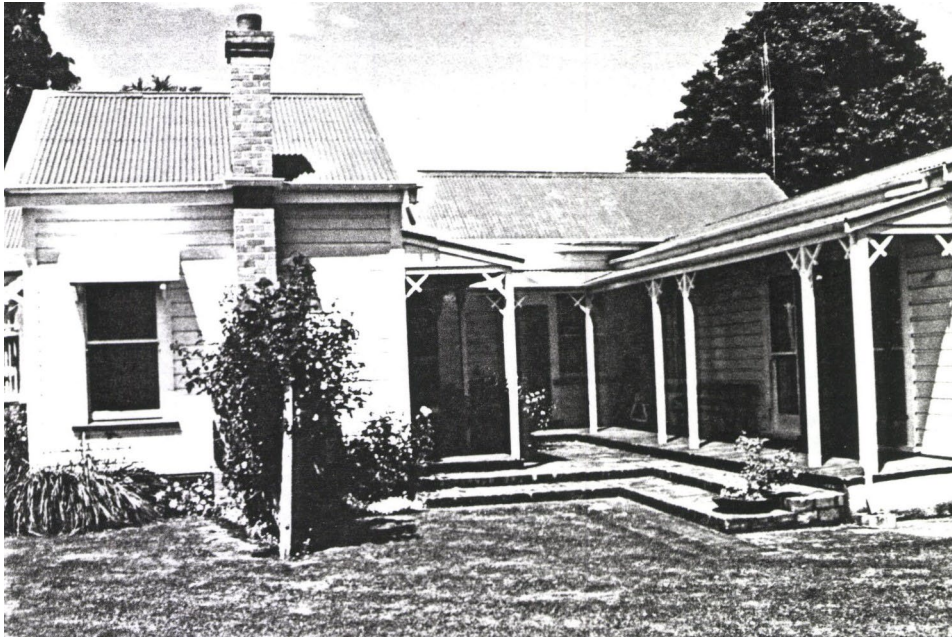
<sup>17</sup> NZ BDM online Birth File No. 1916/14131 (erroneously recorded as "Carpe"); & Death File No: 1919/7847: <https://www.bdmonline.dia.govt.nz/>

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

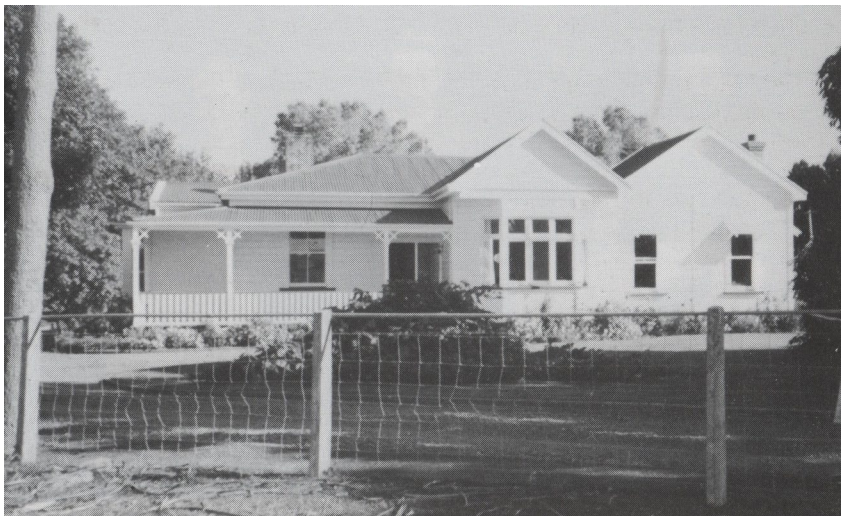
<sup>19</sup> *The New Zealand Romney Marsh Sheep Breeders' Association Incorporated Flock Book Volume XXXIV* (Hastings, 1938), p. 42; Pilkington, pp. 78-79

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

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



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



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

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

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

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

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

## ARCHITECTURAL DESIGN

### Planning, style, construction

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

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

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

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

### Style background

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

The Bay Villa was made popular and relatively common from 1890 to 1910 by speculative builders who combined details from other styles such as Gothic, Queen Anne and Eastlake to the original Italianate. The most obvious and common characteristics of the style included variations on a ‘T’ shaped plan with a front verandah constructed against a projecting gable wing with bay window. Later developments lead to Double Bay and Corner Bay Villas, with the verandah extending between the bays. Early bays were faceted and later bays were square in plan.

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<sup>23</sup> Building Permit file for 291 Haynes Line, Beaconsfield, Manawatu District Council

Common details in the Bay Villa included flying gables, gable screens, modillions under eaves, pilasters, low to medium pitched hipped roofs, boxed eaves, moulded brackets and fretwork, turned balustrades, moulded handrails and rusticated weatherboards.

These common details were made possible by the use of mechanical saws and jig-saws. Various timber companies in New Zealand, such as the Kauri Timber Company, published catalogues showing a wide range of these highly decorative timber elements which could be added to windows, verandahs, gables and roofs.

### Setting

The house is set back from Haynes Line within open, flat farmland. The house is surrounded by large trees and there are many outhouses and other farm buildings nearby. Access to the house is a drive through double gates with canted picket fences which curves to the east to the rear of the house. A parallel road to the east gives access to the farm buildings at the rear. There are few neighbouring houses.

### SUMMARY OF HERITAGE VALUES

291 Haynes Line has **low** to **moderate local** significance for **physical, historic** and **cultural** heritage values.

The house has **moderate architectural** and **representivity** values as an example of the Victorian Bay Villa with typical planning and detail characteristics of the style. These include a 'T' shaped plan, projecting gabled bay and verandah. The style is ubiquitous throughout New Zealand and therefore has **low rarity**.

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

The exterior visible form the road appears to have **low authenticity** with many alterations.

The house has **moderate associative** values with the Corpe family for 113 years who were dairy farmers and foresters, pioneering frozen butter exports in the area.

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

Given the range and levels of heritage values, 291 Haynes Road has **moderate education** values as it can contribute to an understanding of settlement, farming and the architectural history of the Manawatu.

### SOURCES

#### Printed Sources

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

Pilkington, Dorothy, *In the Shadow of a Great Name: The story of the Beaconsfield district* (Beaconsfield, 1977)

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

## Online Sources

Geni.com: Myrtle Edith Constance Corpe: <https://www.geni.com/people/Myrtle-Corpe/6000000012311680233>

Google – Street View: <https://maps.google.co.nz/>

Kapiti Coast District Council: Cemetery Database: <http://www.kapiticoast.govt.nz/services/A---Z-Council-Services-and-Facilities/Cemeteries/Cemeteries-Database-Search/> (as per footnotes)

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

Palmerston North City Council: Cemetery Database: <https://www.pncc.govt.nz/services/onlineservices/cemetery-and-cremation-search/> (as per footnotes)

Online Births Deaths & Marriages: <https://www.bdmonline.dia.govt.nz/> (as per footnotes)

Papers Past: <https://paperspast.natlib.govt.nz/newspapers> (*Feilding Star, Manawatu Standard, Manawatu Times, Rangitikei Advocate & Manawatu Argus, Wairarapa Age*) - (as per footnotes and text)

Stone, Shirley, *Re: Strawbridge Family to New Zealand in 1874* (August 1974),

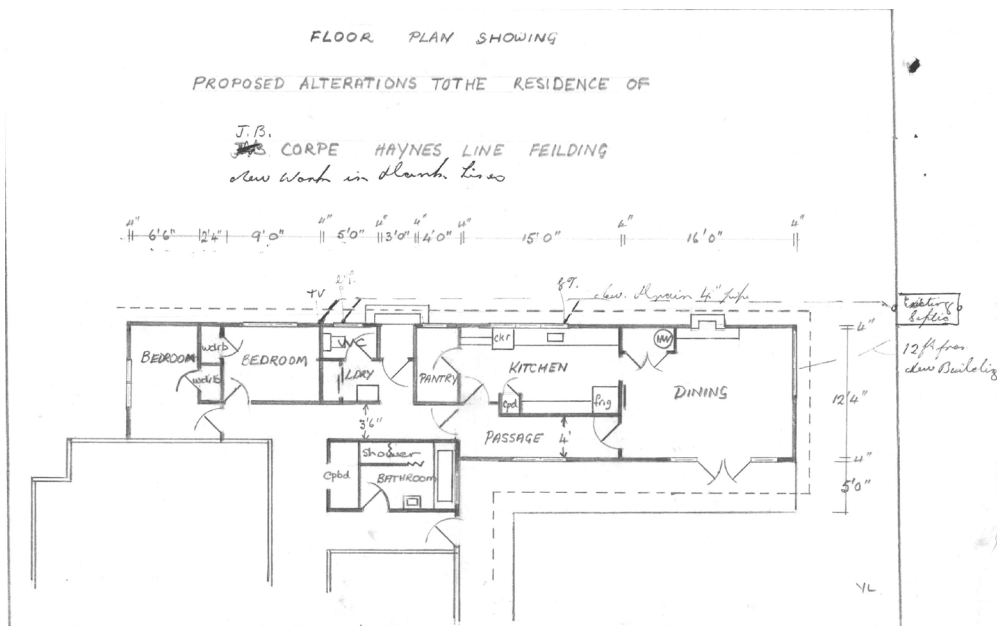
<http://www.genealogy.com/forum/regional/countries/topics/newzealand/10174/>

Wiktionary, the free dictionary: [https://en.wiktionary.org/wiki/milch\\_cow](https://en.wiktionary.org/wiki/milch_cow)

## Other Sources

Manawatu District Council: (Building Permit records, Certificates of Title; Heritage file RH16 'Arotai')

## IMAGES



The floor plan of the additions to the back of 291 Haynes Line, which was added in 1964 (Source: Manawatu District Council: Building Permit file for 291 Haynes Line, Beaconsfield)



291 Haynes Line. This photo shows the comparatively low-roofed extension at the back of the house that was added in 1964, as shown on the property's Building Permit plan. (Source: Google 'Street View', May 2015)