

AWATEA – 69 Pharazyn Street, Feilding



Architect: Unknown

Construction date: 1893

Visible materials: Timber cladding & joinery, corrugated steel roofing

Architectural style: Victorian Queen Anne

Use/building type: Residential

Date and Compiler: Ian Bowman, 2014

Heritage New Zealand listing: Category 2

Proposed Category: B

PHYSICAL AND SOCIAL HISTORY

The house was built by Wellington based builder J Dormer for the Clapham family. The house was originally constructed with a windmill and stables. The Clapham family had moved to the Manawatu from Wellington in the late 19th century and they owned the house until the mid 20th century with a number of other owners since.

ARCHITECTURAL DESCRIPTION

The two storeyed house is designed in the Victorian Queen Anne style which was a revival style of late 17th and 18th century architecture popularised by British architects Richard Norman Shaw and William Eden Nesfield in the 1870s initially for large country houses. American architects Charles McKim and Henry Hobson Richardson also adapted the style and less academic versions of the American and British styles were used in New Zealand. The Queen Anne style was part of the picturesque movement and commonly the houses were designed to be asymmetrical, with conical towers and tall chimneys to create an interesting skyline and interplay of complex forms. Other key New Zealand characteristics of the style include highly decorated gable forms, half timbering effects, bay windows and wide verandahs. Art Nouveau inspired lead lights were also common with the style.

The house has double gables aligned in the north south direction with a gable at right angles to the south, facing the road. The latter is a flying gable over a double storey bay window and which projects beyond the main bulk of the house. The road elevation has a small gabled roof over double windows

in the upper floor and a chamfered north western corner with bracketed gable. The verandah extends from the bay window wing, wrapping around the north and east elevations at ground floor level, the south western corner being built-in. The main entry, adjacent to the extending wing, also has a small gable. There is a lean-to at the rear.

The house is constructed of corrugated steel roofing to the verandah and main roofs with timber joinery, rusticated weatherboards, coverboards, and verandah framing and decoration. Gables are decorated with finials and half-timber framing.

The interior of the house was inspected in 1995 and, then, its plan was compact with the public rooms on the ground floor with the kitchen at the rear while the bedrooms are located on the upper floor. The interior then was generally relined, but original architraves, skirtings, stairs, four panelled doors, a decorative arch to the stair landing, and fireplaces were retained. An outhouse, said by the present owner, to be the servants' quarters, was constructed at the same time as the house and enhances the level of authenticity of the setting. It is not known if this still exists, however a triple car garage is located at the rear.

The house is on a large suburban section, set back from the road, with a long drive through large trees and areas of lawn. A timber post and rail fence denotes the road boundary.

No plans of the building have been sighted.

REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

SUMMARY OF HERITAGE VALUES

The building has **high local** significance for **physical, historic, and cultural** heritage values.

The house has **high architectural and representative** values as a good, representative example of the Victorian Queen Anne style, demonstrating many of its typical characteristics including decorative flying gables with gable screens and finials, bay windows, turned timber verandah posts, and asymmetry.

The building retains **moderate** levels of **authenticity** of exterior design, craftsmanship, materials and setting.

The house has **moderate educational values** as its design can contribute to an understanding of Victorian architectural styles.

The house is listed with Heritage New Zealand as a Category 2 building. The Heritage NZ listing includes the outbuilding immediately west of Awatea, as well as the windmill and well, but excludes the recent garage building.

SOURCE

HNZPT Field record form