

## WORKERS HOUSES: 9, 11, 13, 15 Beattie Street, Feilding



**Architect:** Unknown

**Construction date:** ca 1900

**Visible materials:** Timber cladding & joinery, corrugated steel roofing

**Architectural style:** Edwardian Italianate Bay villa

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2015

**Heritage New Zealand listing:** numbers: 2832; 2831; 1228; 1227 Category 2

**Proposed category:** B

### PHYSICAL AND SOCIAL HISTORY

From the design of the four houses it appears they were constructed circa 1900. It can also be assumed that the group was constructed as workers houses. Little other information on the houses is available.

### ARCHITECTURAL DESCRIPTION

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

The evolution of timber residential styles in the States included the Eastlake style which was based on an exuberant use of jig-saw and turned patterned timber decoration on Queen Anne, Italianate, Stick, and other late nineteenth century 'eclectic' styles. Various timber companies in New Zealand published catalogues showing a wide range of these highly decorative timber elements which could decorate windows, verandahs, gables and roofs. The houses in Beattie Street have Carpenter Gothic details have been added to the Italianate form such as the running wave barge boards and verandah brackets.

The houses have a main gable parallel with the street and another gable intersecting it at right angles at one end of the main gable which projects towards the street. Each of the projecting gables has a hipped roofed, faceted bay window. A hipped roofed verandah extends across the street front from the gable and each house has a lean-to at the rear. Two houses have finials and one has a simply decorated valance to the verandah.

The houses have corrugated steel roofing to the main, lean-to and verandah roof, rusticated weatherboards, and timber joinery. Windows are single or two paned double hung sash and front doors are paneled and glazed.

Based on an inspection from 1996, the interiors have a central corridor leading to the rear kitchen and scullery with rooms either side of the corridor. The central corridor in the then most original house, number 15, has panel and battened ceilings, scrim and paper walls, match lined dado and original architraves, skirtings and four panel doors. The western central rooms have back to back fireplaces with simple mantles. The other rooms are simply decorated to match the corridor but without the dado paneling.

The houses are close to the road and each has a driveway to the rear of the section. Three of the houses have fences at the footpath with modest gardens between the fence and house. Some larger trees were visible at the rear of the house.

No plans of the building have been sighted and the interiors of the houses were not inspected in 2015.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2015 for this building is still applicable as at April 2021.

## SUMMARY OF HERITAGE VALUES

The buildings have **moderate to high local** significance for **physical, historic, and cultural** heritage values.

The cottages have **moderate architectural** and **high representivity** values as good examples of the ubiquitous New Zealand Italianate Bay Villa style with typical characteristics including asymmetry, medium pitched gable roofs, with one at right angles to the other projecting towards the street with bay windows, verandahs, and simple "off the shelf" jig saw gable and verandah decoration.

The houses have **high rarity** values as the only group of workers early 20<sup>th</sup> century cottages in Feilding.

The exteriors of the houses appear to have **moderate** to **high authenticity** with minor modifications visible such as shingles added to gables, missing verandah and gable decorations to some.

The group of houses have **high group** values as they form a coherent collection of workers cottages built in the early 20<sup>th</sup> century all of which have the characteristics of the Italianate Villa style.

The design of the houses has **high pattern** and **educational** values as the style is ubiquitous throughout New Zealand which reflects a popular style used particularly by speculative builders using standardised plans and readily available components from pattern books.

## **SOURCES**

Former NZHPT Manawatu Branch Committee file